

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, CA 94502-6577  
(510) 567-6700

August 17, 1995

Earl James  
Erler and Kalinowski, Inc  
1730 South Amphlett Boulevard, ST 320  
San Mateo, California - 94402

Subject: Lincoln Properties - 7303, 7305 and 7307 Edgewater  
Drive, Oakland, California

Dear Mr. James:

I have received and reviewed the "Workplan for Installation of Monitoring Wells and Groundwater Monitoring", dated July 31, 1995 for the referenced property.

This Department accepts your workplan with the following modifications:

1. Please include Total Extractable Hydrocarbon - 8015 method in your analysis as according to Sequoia Analytical, the previous soil and groundwater samples collected from the referenced property did not match a typical diesel pattern and was more in the motor-oil range. Also, the samples should be fingerprinted to indicate the hydrocarbon range.
2. Move the monitoring well MW-6 to the new location as indicated in the attached sample location map. The change was based on the groundflow direction as seen in the previous groundwater monitoring events.

Prior notice should be given to this Department before actual field work begins. If you have any questions, call me at (510) 567-6764.

Sincerely,

Madhulla Logan,  
Hazardous Material Specialist

CC: Lincoln Properties, 101 Lincoln Property Drive, Foster City,  
CA-94404

Department Files

# DRAFT



0 200 400  
 (Approximate Scale in Feet)

### LEGEND

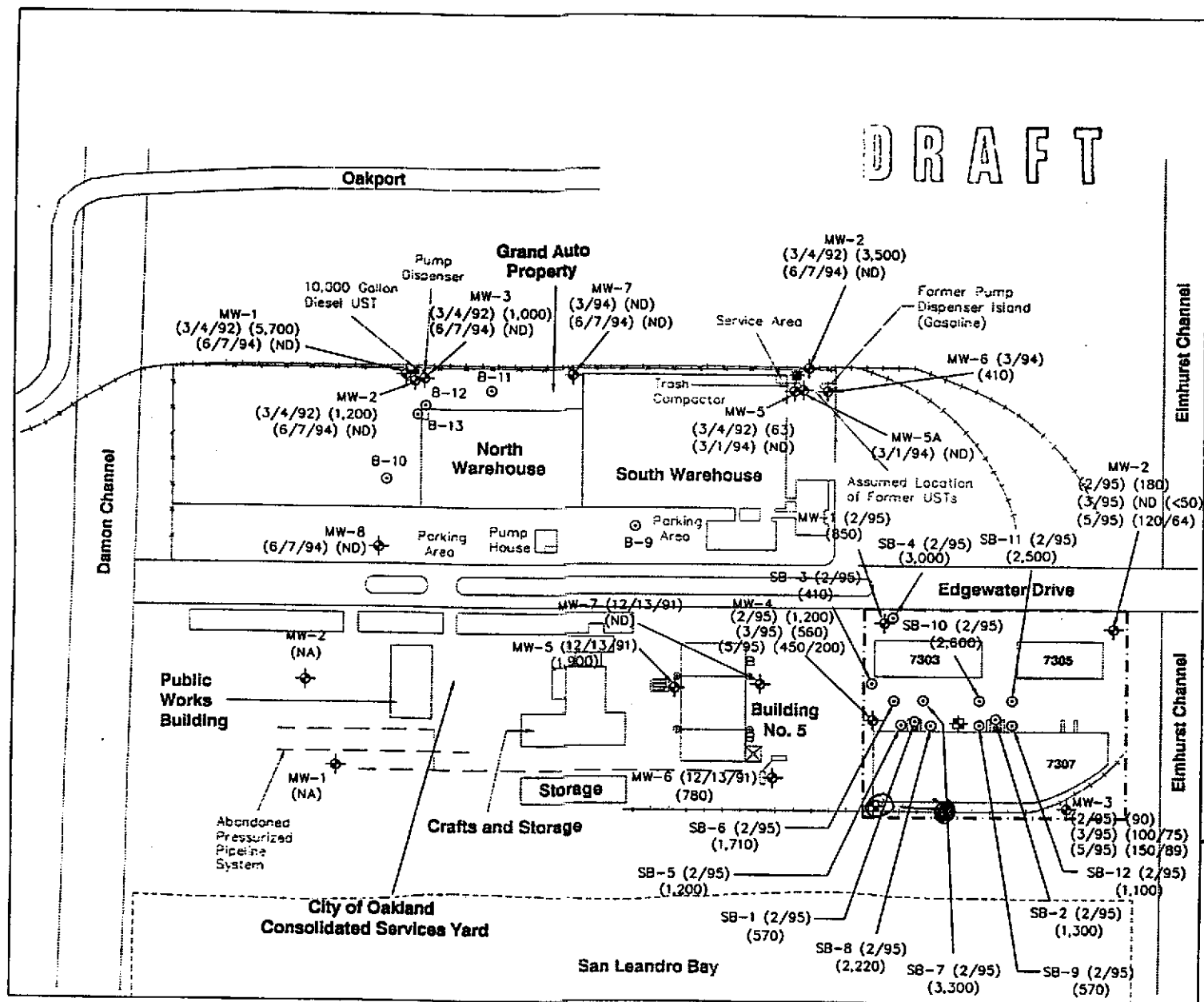
- ACDEH Proposed Locations
- Monitoring Well Location
- Abandoned Monitoring Well
- Soil Boring Location
- Abandoned Pressurized Pipeline System
- Property Line
- Sump Pit
- Sampling Point (Date)
- (500) Total Petroleum Hydrocarbons as Diesel Fuel-ug/L
- NA Not Analyzed
- ND Not Detected Above Laboratory Reporting Limit
- 3/95 100/75 = Duplicate Samples
- 5/95 150/89 = Without/With Silica Gel Cleanup

Notes: - MW-6 modified location  
 1. All locations are approximate.

## Erler & Kalinowski, Inc.

Total Petroleum Hydrocarbons as Diesel in Groundwater

Lincoln-Edgewater  
 Oakland, CA  
 July 1995  
 EKI 950009.00  
 Figure 1



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
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DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

July 19, 1995

Earl James  
Erler and Kalinowski  
Consulting Engineers and Scientists  
1730 South Amphlett Boulevard, St 320  
San Mateo, California - 94402

Subject: Lincoln Properties - 7303, 7305, & 7307 Edgewater Drive  
Oakland, California

Dear Mr. James:

I am in receipt of the document "ASTM Tier 1 Risk-Based Corrective Action Evaluation" dated June 1995, prepared by Erler and Kalinowski for the site located at the above referenced address.

A 3000-gallon gasoline underground storage tank (UST) was removed from the 7307 address in 1988. Soil sampling and groundwater sampling from the vicinity of this former tank indicated low concentrations of gasoline (TPHg) and diesel fuel (TPHd). Clayton Environmental's (Clayton) Phase 1 Assessment report mentions that one of the tenants of the subject site stated that two UST's were removed from the site approximately five years ago and Clayton observed what appeared to be patched asphalt at the locations where the tenants indicated the UST's were located. According to Lincoln Properties, no evidence or documentation of tank removal for the other tank have been found. A formal closure letter was issued by this Department for the gasoline UST tank.

In November 1994, a limited subsurface investigation of the subject site was conducted. Soil and grab groundwater samples were collected and the laboratory analysis indicated that the soil and groundwater at the subject site have been impacted by light and heavy petroleum hydrocarbons. Diesel concentrations in soil ranged from 49 ppm to 1600 ppm. Low concentrations of gasoline up to 0.6 ppm was found in the soil samples. The groundwater samples contained up to 3000 ppb of diesel and up to 29 ppb of benzene.

Additionally 8 soil borings Sb-5 to Sb-12 were drilled on site and four of them were converted to monitoring wells MW-1 to MW-4. Diesel was found in the soil and groundwater samples. Although benzene was found in the grab groundwater samples, no benzene was ever found in the groundwater samples collected from the monitoring wells. Also, according to the laboratory, hydrocarbons quantified as diesel in both soil and groundwater samples do not match a typical diesel pattern. The source of the soil and groundwater contamination at the property has not yet been determined.

In June 1995, one soil sample Sb-6c was collected near Sb-6 which has the highest diesel concentration in soil. Diesel was found at 8.1 ppm at 3.5 ft and 220 ppm at 5.5 ft. No Benzene was found. Gasoline was found at 1.6 ppm. Poly Aromatic hydrocarbons (PAH) including benzopyrene and chrysene was found in concentrations upto 4000 ppb and 5300 ppb respectively. No PAHs were identified in the groundwater above the detection limit but since the detection limit of 5 ppb was higher than established cleanup levels, the impact to groundwater due to PAHs cannot be determined.

A risk assessment using the ASTM's RBCA Tier 1 criteria and fate and transport analysis for PAHs in groundwater was conducted. Based on the information submitted, the main chemicals of concern are the PAHs since concentrations in soil for benzopyrene exceed the cleanup level in Tier 1 RBCA look -up table for the soil leachate and the surface soil ingestion/dermal pathways. Since the site is capped and is expected to remain so in the future, the surface soil pathway is not an issue. Also, the fate and transport analysis using chrysene indicated that the PAH are likely to move less than 10 feet in 100 years. To confirm this analysis and to define the groundwater plume, the following decisions have been made by this Department:

At least two monitoring wells should be installed to adequately define the groundwater contamination. The well locations should be approved by this Department.

Groundwater monitoring should be conducted at quarterly intervals for at least a period of one year. The samples should be analyzed for diesel, BTEX and PAHs. The detection limit for benzopyrene should be reduced to preferably 1 ppb. The need for additional monitoring will be evaluated by this Department after a year.

Based on the results of the risk assessment, no further action is required on the contaminated soils remaining on the property. However if the groundwater sample results indicate that the residual soil concentrations remaining in soil are impacting the groundwater quality, then this decision may be re-evaluated by this Department.

Please submit a workplan to address the above mentioned issues. If you have any questions, call me at (510) 567-6764.

Sincerely,



Madhulla Logan  
Hazardous Material Specialist

CC: Lincoln Properties, 101 Lincoln property drive, Foster City, CA-94404

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
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DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, CA 94502-6577  
(510) 567-6700

July 17, 1995  
StID # 3978

Mr. Andrew Clark-Clough  
City of Oakland  
1333 Broadway, Suite 330  
Oakland CA 94612

**Re: Request for Technical Reports for City of Oakland, Municipal  
Service Center, 7101 Edgewater Dr., Oakland CA 94621**

Dear Mr. Clark-Clough:

Thank you for the submission of the the July 13, 1995 Baseline groundwater monitoring report for the above referenced site. Our office received and reviewed this report on July 14, 1995. Although this report provides some information regarding the groundwater contamination at this site, it fails to address all items requested in my June 16, 1995 Notice of Violation letter. You are referred to this letter if clarification is required.

Not only are all the requested items not provided, but our office finds the contents of this monitoring report insufficient. Since this monitoring event occurred in April 1995, your next monitoring event should be scheduled for some time this month. Please insure that your next monitoring report (due within 45 days) includes the following:

1. Groundwater elevation and gradient tables;
2. A summary table with all previous groundwater monitoring results;
3. A recommendation section which discusses what work is scheduled for the next quarter and proposes additional work for further site characterization; and
4. Indicates when your Remedial Action Plan (RAP) will be provided for this site.

In reference to my June 16, 1995 letter you have failed to address items 1,2 and 4. Item 1 requested clarification as to what remediation was performed after contaminated soils were uncovered in a June 1984 excavation. Item 2 requested that you submit a comprehensive list of all technical reports existing for this site. Rather than this list, our office received additional reports and analytical results which we are unable to identify as all of the existing reports. Lastly, item 4 requested

Mr. A. Clark-Clough  
StID # 3978  
7101 Edgewater Dr.  
July 17, 1995  
Page 2.

clarification for all existing underground tanks at this site. Based on the information we have available, only three underground tanks are permitted at this site and up to 12 tanks exist. Please provide the following information:

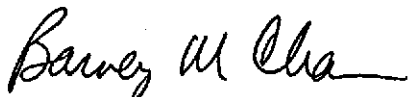
1. A site map indicating the location and contents of all permitted and non-permitted tanks. Please describe whether each tank is empty, contains waste or product or if it has been closed and filled with an inert material;
2. A schedule for the permitting or removal of all non-permitted tanks. Based on the County's information, this UST situation has existed since at least December 1992, over 2 1/2 years ago.

Please be aware that significant petroleum contamination has been detected in soil and groundwater in an adjacent site, 7303-7307 Edgewater Dr. Claims have been made implicating the City of Oakland site, therefore, gradient determination and full delineation of contamination is essential to clarify this claim.

Please submit the requested technical information within 30 days or by August 21, 1995.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
Mr. O. Ozoh, City of Oakland, OGS, 7101 Edgewater Dr.,  
Oakland, CA 94621  
Ms. L. Huang, Baseline Environmental Consulting, 5900 Hollis  
St., Suite D, Emeryville, CA 94608  
T. Peacock, files

rep7101

D. Schoenholz, Part of Oakland 530 Water St, Oak 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



*Madhalla  
FYI*

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

June 16, 1995  
StID # 3978

Mr. Andrew Clark-Clough  
City of Oakland  
1333 Broadway, Suite 330  
Oakland CA 94612

*Neighboring  
Property*

**NOTICE OF VIOLATION**

**Re: Request for Technical Report for 7101 Edgewater Dr., Oakland  
94621, City of Oakland Consolidated Services Center**

Dear Mr. Clark-Clough:

This letter is to notify you that the technical reports and information requested in my February 9, 1995 letter have yet to be provided. I am writing this next letter to you in hopes that you are familiar with this site and can respond to my previous request. In speaking with Mr. Ozoh of the City of Oakland, he seemed to be unaware of the May 13, 1992 Woodward Clyde report which describes certain environmental problematic areas on this site. I have left a copy of this report at our office, however, it has yet to be picked up. Please clarify if Mr. Ozoh or you will be the contact for this site.

I refer you to my February 9, 1995 letter which requested certain technical reports along with requesting additional information. In summary our office requests the following information:

1. Clarification as to what, if any, remediation was performed subsequent to uncovering petroleum contaminated soils in a June 1984 excavation in preparation for a UST installation.
2. Provide a comprehensive list of all technical reports existing for this site so we may verify that we have all relevant information.
3. Groundwater monitoring of the existing wells was requested to be initiated in this letter. Please submit a quarterly monitoring report for the wells at this site along with all other available documents. Should there be no evidence of a hydrocarbon release ie Alternative site 1, no monitoring in that area is required.

Mr. A. Clark-Clough  
StID # 3978  
7101 Edgewater Dr  
June 16, 1995  
Page 2.

*Handwritten:*  
7/19/95

4. Please clarify the status of all underground storage tanks at this site. As mentioned in the February 1995 letter, our records indicate that there are only three permitted tanks at this site while records indicate as many as 12 underground tanks at this site. You must either permit or properly close all tanks exclusive of the three permitted tanks. Significant civil liability exists for each tank and for every day this tank is not properly closed. Should you choose to remove the tanks in question you may contact me directly. Otherwise you may contact Mr. Don Hwang of our office at (510) 567-6746 to obtain the information and forms to properly permit the tanks.

Please submit the requested technical reports/information within 30 days or by July 17, 1995.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

*Barney M. Chan*

Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
Mr. O. Ozoh, City of Oakland, OGS, 7101 Edgewater Dr., Oakland  
94621  
D. Hwang, ACEH Hazardous Materials Division  
M. Ling Tung, files

NOV7101



27  
95

Note  
the name  
change.

FUEL LEAK CASE FORM

Enter Date \_\_\_\_\_  
Review Date 04/06/90  
Date of Last Corr. 02/06/89  
Report Date 07/12/88

Review Status C  
Evaluator TS  
Sitename Horton Property  
Street Number 3307 E  
Street Edgewater Dr  
City Oakland

Zip \_\_\_\_\_  
County Al  
Local Agency 21000  
MOPNO \_\_\_\_\_

Primary Substance 8006619  
Secondary Substance \_\_\_\_\_

Max. Soil Conc. (ppm) 95  
Max G.W. Impact (ppb) -1

Case Type    S            G            D            U  
Groundwater Depth \_\_\_\_\_  
Permeability    1            2            3

Priority C3  
Rank \_\_\_\_\_

Status 0  
Date 3A \_\_\_\_\_  
Date 3B \_\_\_\_\_  
Date 5C \_\_\_\_\_  
Date 5R \_\_\_\_\_  
Date 7 \_\_\_\_\_  
Date 8 \_\_\_\_\_  
Date 9 \_\_\_\_\_

Interim            Y            N  
Interim Date \_\_\_\_\_  
Abate Method NT

Lead Agency    L            R            LI            RI  
UGT            V            N  
Division LPC  
Enforce Type    0            1            2            3  
Enforce Date \_\_\_\_\_  
Pilot Program    Y            N  
RP Search        S            I            R            N

Comment (80 Characters)

NFA proposed

SEP 06 1988 *file*

**UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT**

EMERGENCY  YES  NO HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED?  YES  NO

**QUALITY CONTROL BOARD**  
 FOR LOCAL AGENCY USE ONLY  
 I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.  
 SIGNED: *Katherine Chesick* DATE: *9/1/88*

REPORT DATE: *08/08/88* CASE #:

REPORTED BY: NAME OF INDIVIDUAL FILING REPORT: *George Mead for Lisa Hooton* PHONE: *(408) 978-1514* SIGNATURE: *George Mead for Lisa Hooton*  
 REPRESENTING:  OWNER/OPERATOR  REGIONAL BOARD COMPANY OR AGENCY NAME: *BETA ASSOCIATES*  
 LOCAL AGENCY  OTHER ADDRESS: *2068 LINCOLN AVE* *SAN JOSE* *CA* *95125*

RESPONSIBLE PARTY: NAME: *LISA HOOTON*  UNKNOWN CONTACT PERSON: *Lincoln Property Co.* PHONE: *(415) 571-2200*  
 ADDRESS: *101 LINCOLN CENTRE DR* *FOSTER CITY* *CA*

SITE LOCATION: FACILITY NAME (IF APPLICABLE): ADDRESS: *7307-F* *EDGEWATER DR* *OAKLAND* *ALAMEDA*  
 CROSS STREET: *HASSLER WAY* TYPE OF AREA:  COMMERCIAL  INDUSTRIAL  RURAL TYPE OF BUSINESS:  RETAIL FUEL STATION  
 RESIDENTIAL  OTHER  FARM  OTHER

IMPLEMENTING AGENCIES: LOCAL AGENCY: *Alameda County Dept. of Environ. Health* AGENCY NAME: CONTACT PERSON: *Katherine Chesick* PHONE: *(415) 271-4320*  
 REGIONAL BOARD: *SF Regional Water Quality Control Board* CONTACT PERSON: *Lisa McCann* PHONE: *(415) 464-1287*

SUBSTANCES INVOLVED: (1) *GASOLINE* NAME: QUANTITY LOST (GALLONS):  UNKNOWN  
 (2)  UNKNOWN

DISCOVERY/ABATEMENT: DATE DISCOVERED: *07/14/88* HOW DISCOVERED:  INVENTORY CONTROL  SUBSURFACE MONITORING  NUISANCE CONDITIONS  
 TANK TEST  TANK REMOVAL  OTHER DATE DISCHARGE BEGAN:  UNKNOWN METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY):  
 REMOVE CONTENTS  REPLACE TANK  CLOSE TANK  
 REPAIR TANK  REPAIR PIPING  CHANGE PROCEDURE  
 YES  NO IF YES, DATE: *06/23/88*  OTHER: *REMOVE TANK & PIPING*

SOURCE/CAUSE: SOURCE OF DISCHARGE:  TANK LEAK?  UNKNOWN  PIPING LEAK?  OTHER TANKS ONLY/CAPACITY: *3000* GAL. MATERIAL:  FIBERGLASS  STEEL WRAPPED WITH BITUMAST  
 AGE:  UNKNOWN CAUSE(S):  OVERFILL  RUPTURE/FAILURE  CORROSION  UNKNOWN  SPILL  OTHER

CASE TYPE: CHECK ONE ONLY:  UNDETERMINED  SOIL ONLY  GROUNDWATER  DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS: CHECK ONE ONLY:  SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM)  CLEANUP IN PROGRESS  SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY)  
 NO ACTION TAKEN  POST CLEANUP MONITORING IN PROGRESS  NO FUNDS AVAILABLE TO PROCEED  EVALUATING CLEANUP ALTERNATIVES

REMEDIAL ACTION: CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS):  
 CAP SITE (CS)  EXCAVATE & DISPOSE (ED)  REMOVE FREE PRODUCT (FP)  ENHANCED BIO DEGRADATION (IT)  
 CONTAINMENT BARRIER (CB)  EXCAVATE & TREAT (ET)  PUMP & TREAT GROUNDWATER (GT)  REPLACE SUPPLY (RS)  
 TREATMENT AT HOOKUP (HU)  NO ACTION REQUIRED (NA)  OTHER (OT)

COMMENTS: *2 NATIVE SOIL SAMPLES FROM FLOOR OF EXCAVATION REVEALED NONE DETECTED FOR BTEX, GASOLINE, & KEROSENE*  
*NATIVE SOIL SAMPLE FROM FLOOR OF NORTHEAST END OF EXCAVATION REVEALED 15 PPM DIESEL & 47 PPM 10W OIL*  
*NATIVE SOIL SAMPLE FROM FLOOR OF SOUTHWEST END OF EXCAVATION REVEALED 95 PPM DIESEL & 27 PPM 10W OIL*  
*COMPOSITE SOIL SAMPLES FROM BACK FILL REVEALED NONE DETECTED FOR BTEX & TOTAL PETROLEUM HYDROCARBONS*

*GROUNDWATER FROM EXCAVATION REVEALED NONE DETECTED FOR BTEX & HYDROCARBON FINGERPRINT FOR GASOLINE DIESEL KEROSENE & OIL*

Gasoline standard

*Kevin Gower*

Records Organize Go To Exit  
SITENAME HOOTON PROPERTY CASENO.# RBFILENO 01-0778  
STREETNO 7307-F STREET EDGEWATER DR HOW DISCOVERED TC  
CITY OAKLAND ZIP DISCVRDATE 07/12/88  
COUNTY 01 LOCALAGENCY 01000 MOPNO HOWSTOPPED CT STOPDATE 07/12/88  
PRIORITY X:XXXXX Y:XXXXX LAT:XXXXX LON:XXXXX LEAKSOURCE T LEAKCAUSE F

ENTERDATE 00/00/00 REVIEWDATE 09/12/94 CORRDATE 02/06/89 RPTDATE 07/12/88  
UPDATE REVSTAT C STAFF KLG FUNDING F NO.WELLS: PILOTPRGM Y

PRIM SUB 8006619 SEC SUB MAXSOIL 95 MAXGW -1  
MAXBENZENE 0 BENZENE 0 GWDEPTH CASETYPE S STATUS 0

DATE 1 00/00/00 DATE3A 00/00/00 DATE3B 00/00/00 DATE5C 00/00/00  
DATE5R 00/00/00 DATE 7 00/00/00 DATE 8 00/00/00 DATE 9 00/00/00

INTERIM Y INTERIMDATE 00/00/00 ABATEMETHOD NT LEADAGENCY L

CASELIST FUEL ENFORCETYPE 0 ENFORCEDATE 00/00/00 RPSEARCH S

COMMENT NFA PROPOSED; SENT FILE TO ACHD 9/94

Edit  D:\fuels\FUELDB  Rec 865/2133  File  NumCaps

*Case has been closed  
zero out  
2-23-95  
Tom*