Date: November 1, 2013
File No. 01-2355 (JMJ)

Ms. Diana Pagano
6912 Broadway Terrace
Oakland, CA 94611-1924

City of San Leandro
Engineering and Transportation Department
Attn: Mr. Nick Thom (email: NThom@sanleandro.org)
Civic Center
835 E. 14th Street
San Leandro, CA 94577

SUBJECT: Transmittal of Closure Letter for Former Quality Tune Up, 14901 East 14th Street, San Leandro, Alameda County

Dear Ms. Pagano and Mr. Thom:

Attached please find the uniform underground storage tank closure letter and the case closure summary for the subject site.

Based on the site specific information and data available in GeoTracker and the Regional Water Board's case file, we conclude that this case meets all the criteria of the State Board's Low-Threat Case Closure Policy and that a No Further Action determination is appropriate.

There may be residual petroleum-contaminated soil and groundwater at this site that could pose an unacceptable risk as a result of future construction/redevelopment activities, such as onsite excavation activities or the installation of water wells at or near the site. Contractors performing subsurface activities at the site should be prepared to encounter soil and groundwater contaminated with petroleum hydrocarbons, and any encountered pollution should be managed properly to avoid threats to human health or the environment. Proper management may include sampling, risk assessment, additional cleanup work, mitigation measures, or some combination of these tasks.

If you have any questions, please contact John Jang of my staff at (510) 622-2366 [e-mail jjang@waterboards.ca.gov].

Sincerely,

Digitally signed by Stephen Hill
Date: 2013.11.01 13:45:34
-07'00'

Bruce H. Wolfe
Executive Officer

Attachments:
Case closure letter
Case closure summary

cc w/attach:
Cem Atabek, Ninyo & Moore, 1956 Webster Street, Suite 400, Oakland, CA 94612 (email catabek@ninyoandmoore.com)

Karl Busche, City of San Leandro Environmental Service Division, Civic Center, 835 East 14th Street, San Leandro, CA 94577 (email kbusche@ci.san-leandro.ca.us)

Shari Knieriem, Claims Review Unit, Underground Storage Tank Cleanup Fund, PO Box 944212, Sacramento, CA 94244-2120 (email sknieriem@waterboards.ca.gov)

Mark Detterman, Alameda County Environmental Health Services, 1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502-6577 (email mark.detterman@acgov.org)

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SUBJECT: Closure Letter for Former Quality Tune Up, 14901 East 14th Street, San Leandro, Alameda County

Dear Ms. Pagano and Mr. Thom:

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated. Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Please be aware that claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

Please contact our offices if you have any questions regarding this matter.

Sincerely,

Digitally signed by Stephen Hill
Date: 2013.11.01 13:44:32
-07'00'

Bruce H. Wolfe
Executive Officer

SITE CLOSURE SUMMARY

I. AGENCY INFORMATION

November 1, 2013

Agency Name: SF Bay Regional Water Quality Control Board	Address: 1515 Clay Street, Suite 1400
City/State/Zip: Oakland, CA 94612	Phone: (510) 622-2300
Responsible Staff Person: John Jang	Title: Water Resources Control Engineer

II. SITE INFORMATION

Site Facility Name: Former Quality Tune Up Property				
Site Facility Address: 14901 East 14th Street, San Leandro, CA 94578				
RB Case Nos.: UST File No.: 01-2355		LOP Case No.: RO2925		Priority: B
URF Filing Date: Oct. 1993		SWEEPS No.: N/A		
Responsible Parties (include addresses and phone numbers)				
City of San Leandro				
835 East 14th St.				
San Leandro, CA 94577 (510) 577-3375				
Tank No.	**Size in Gallons**	**Contents**	**Closed In Place/Removed?**	**Date**
1, 2	10,000 gal each	gasoline	Removed	1997
3	5,000 gal	gasoline	Removed	1997
4	500 gal	waste oil	Removed	1997

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Petroleum hydrocarbons from former USTs and dispensers		
Site characterization complete? Yes	Date Approved by Oversight Agency: 5/23/2013	
Monitoring wells installed? Yes	Number: 4	Proper screened interval? Yes
Highest GW Depth Below Ground Surface: 9.79	Lowest Depth: 10.21	Flow Direction: SW
Most Sensitive Current Use: vacant undeveloped land (site not currently in use)		
Most Sensitive Potential Use and Probability of Use: Commercial; Low to moderate probability as area will be part of an intersection/median		
Are drinking water wells affected? No	Aquifer Name: NA	
Is surface water affected? No	Nearest SW Name: San Francisco Bay	
Off-Site Beneficial Use Impacts (Addresses/Locations): None; impacts do not appear to extend off-site		
Report(s) on file? Yes	Where is report(s) filed? SFBRWQCB, ACEH, & Geotracker	

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tanks	(2) 10k gal (1) 5k gal (1) 500 gal	Removed, transported, cleaned, cut, disposed as scrap at Erickson Inc. in Richmond, CA	1997
Piping	NA	Removed, transported, cleaned, cut, disposed as scrap at Erickson Inc. in Richmond, CA	1997
Waste Liquid (oil and water)	350 gal	Removed, transported, disposed of at BC Stocking Distributing, Dixon, CA	1997
Soil	550 Tons	Disposed at Potrero Hills Landfill, Suisun, CA	April 2012
Barrels	5 soil cuttings from wells 5 purge/decon water	Removed, transported, disposed at Soil Safe in Adelanto, CA Removed, transported, disposed at Demenno Kerdoon in Compton, CA	January 2013

MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS BEFORE AND AFTER CLEANUP									
POLLUTANT	Soil (ppm)		Water (ppb)		POLLUTANT	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
					Ethylbenzene	0.56	1.1	180	ND
TPHg	180	290	210,000	340	Xylenes	1.4	3.2	420	ND
Benzene	0.23	ND	200	ND	MTBE	0.15	ND	5.5	ND
Toluene	0.32	ND	180	ND	TPHd	ND	56	60,000	90
					TPHmo	53	54	20,000	NA

Comments (Depth of Remediation, etc.):
"Before" concentration in soil and groundwater based on results of past investigations.
"After" concentrations in soil based on excavation confirmation samples collected in April 2012. Four excavations were performed in the areas of former USTs and dispenser islands, extending to a depth of approximately 15 feet. The maximum TPHg concentration of 290 mg/kg was detected in one confirmation sample collected from the base of an excavation, which was below the depth of groundwater. This maximum TPHg concentration was significantly higher than all other confirmation sample results for TPHg, which were generally non-detectable with some relatively minor concentrations ranging from 1.5 to 98 mg/kg.
"After" concentrations in groundwater based upon first round of post remediation monitoring well sampling.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Yes		
Site Management Requirements: There may be residual contamination in both soil and groundwater at the site that could pose an unacceptable risk under certain development activities such as site grading, excavation, or installation of water wells. Therefore, the impact of the disturbance of any residual contamination or the installation of a water well near the residual contamination should be assessed and appropriate action taken so that there is no significant impact to human health, safety or the environment. This could necessitate additional sampling, health risk assessment, and mitigation measures. The Alameda County Environmental Health (ACEH), Alameda County Public Works, and the appropriate planning and building departments should be notified prior to any changes in land use, grading activities, excavation, and installation of water wells. This notification should include a statement that residual contamination may exist on the property and list all mitigation actions, if any, necessary to ensure compliance with this site management requirement. Future subsurface activities should be prepared for possibly encountering residual soil and/or groundwater pollution and that any encountered pollution must be managed in a proper manner. The levels of residual contamination and any associated site risks are expected to reduce with time.		
Housing: N/A		
Monitoring Wells Decommissioned: yes	Number Decommissioned: 4	Number Retained: 0
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded:		

V. TECHNICAL REPORTS, CORRESPONDENCE, ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Title:	Date:
Tank Closure Summary, Hageman-Aguiar Inc.	October 13,1997
Remedial Action Plan, Ninyo & Moore	January 10, 2008
Interim Remedial Action Report, Ninyo & Moore	June 6, 2012
Monitoring Well Installation Report, Ninyo & Moore	February 19,2013
E-mail correspondence from John Jang at RWQCB#2	May 23, 2013
Notice of Intent to Issue a NFA Letter, RWQCB #2	June 19, 2013
Monitoring Well Destruction Report, Ninyo & Moore	September 20, 2013

VI. ADDITIONAL COMMENTS, DATA, ETC.

PLEASE INCLUDE/ATTACH THE FOLLOWING AS APPROPRIATE:

1) SITE MAP INDICATING TANK PIT LOCATION, MONITORING WELL LOCATION, GROUNDWATER GRADIENT, ETC.; AND

2) SITE COMMENTS WORTHY OF NOTICE (E.G., AREA OF RESIDUAL POLLUTION LEFT IN PLACE, DEED NOTICES ETC.)

The site is located in San Leandro and is currently vacant. Gas stations and auto service facilities previously occupied the site. Future plans for the property are to incorporate it into the intersection of adjacent roadways with a landscaped median occupying the majority of the site. In 1997, John's Excavating removed three gasoline USTs and one waste oil tank (WOT). The tanks reportedly appeared intact. The tanks were transported to Erickson Inc. in Richmond, California, where they were disposed of as scrap metal. Based on the results of soil samples collected during the tank removal activities, the San Leandro Fire Department indicated that no further excavation was necessary and that the soil excavated for removal of the tanks could be re-used as backfill.

The site was further investigated in 2005 with 9 test borings collecting soil and grab groundwater (GW) samples. The following maximum concentrations were reported in soil samples: TPH-G at 180 mg/kg, MTBE at 150 µg/kg, and TPH-MO at 53 mg/kg. BTEX compounds and TPH-D were not reported above laboratory reporting limits (RLs). The following maximum concentrations were reported in grab GW samples: TPH-G at 20,000 µg/L, MTBE at 5.50 µg/L, total xylenes at 1.70 µg/L, TPH-D at 60,000 µg/L, and TPH-MO at 27,000 µg/L. Benzene, toluene, and ethylbenzene were not reported above their respective RLs in GW.

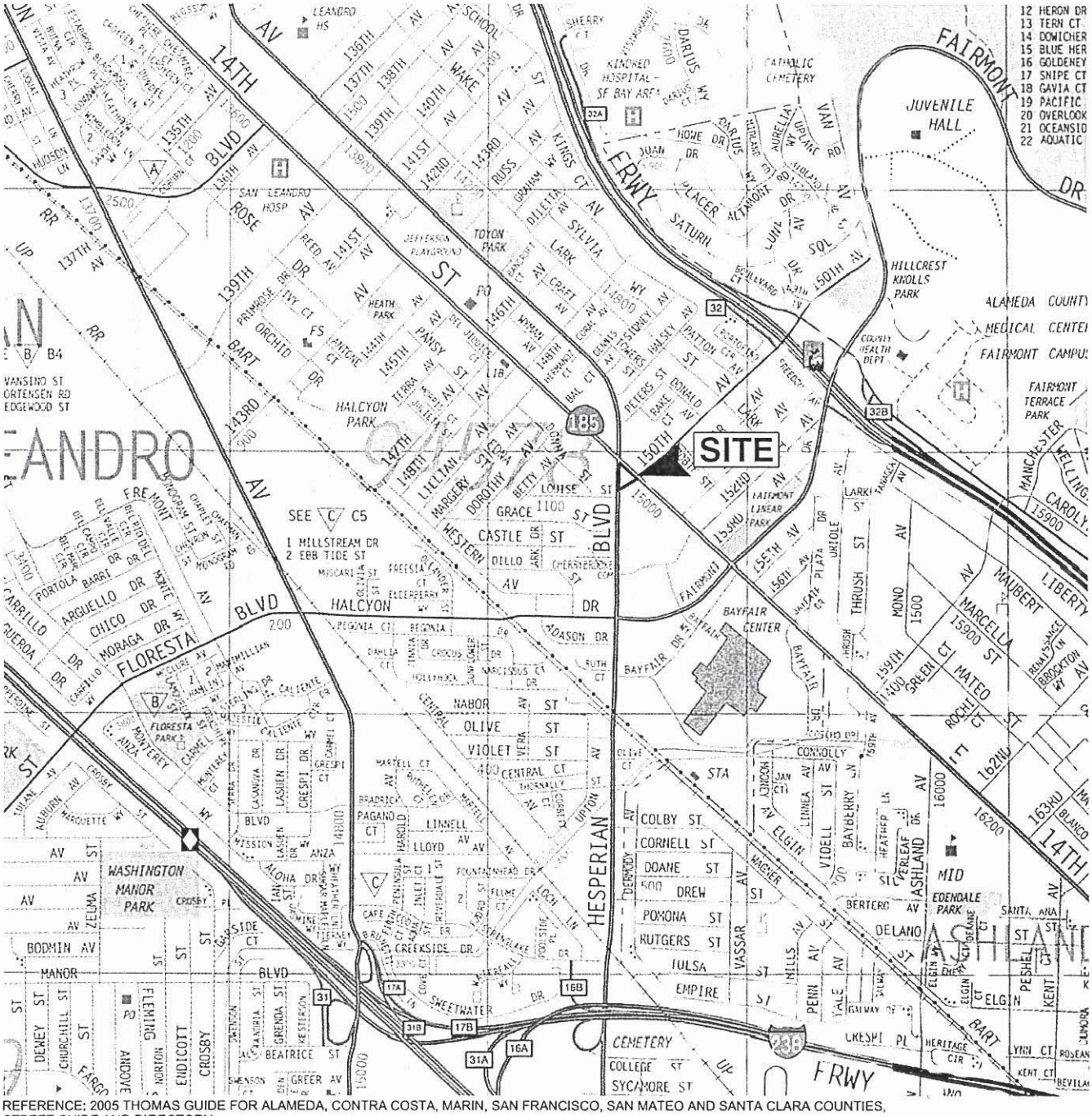
A 2007 Preferential Pathway Study concluded that because depth to shallow groundwater in the site vicinity was several feet below the deepest utility trench, it is unlikely utility trenches would be exposed to impacted GW. The report also indicated that the nearest off-site well down-gradient of the site used for domestic or agricultural use was located approximately 800 feet west of the site. An additional 2007 investigation included three cone penetrometer testing borings to evaluate the subsurface stratigraphy and identify water bearing zones to be sampled subsequently. Analysis of the CPT boring results indicated two water bearing zones at the site and in the site vicinity – a shallow water bearing zone located between 13 and 18 feet bgs; and a mid-range water bearing zone located between 28 and 32 feet bgs. Discreet soil samples were collected from seven borings advanced subsequent to the analysis of the CPT boring data. The following maximum concentrations were reported in soil samples collected: TPH-G at 11 mg/kg; TPH-D at 15 mg/kg; TPH-MO at 12 mg/kg. The following maximum concentrations were reported in groundwater samples collected: TPH-G at 7,000 µg/L; TPH-D at 32,000 µg/L; TPH-MO at 8,300 µg/L; naphthalene at 15 µg/L; and toluene at 1.1 µg/L. These concentrations were primarily reported in samples from the shallow water bearing zone adjacent to the former USTs and the southern-most former pump island. Because groundwater samples collected on-site from the deeper water bearing zone did not contain concentrations of COCs above their RLs, the TPH impact on-site was reported to be confined to the shallow water bearing zone.

A RAP was prepared in 2007 and approved by the ACEH in January 2008. The Final RAP, dated January 10, 2008, proposed targeted removal of soil in four distinct areas of the site, followed by GW monitoring at each of these four distinct areas. In April 2012, about 750 cubic yards of petroleum-impacted source soil was removed from the site and replaced with clean imported backfill material.

On December 17th and 18th, 2012, monitoring wells MW-1 through MW-4 were installed at the site. Only relatively minor concentrations of TPH compounds (well below ESLs) were detected in the soil samples collected. On December 28, 2012, the monitoring wells were developed, and on January 11, 2013, GW samples were collected from the monitoring wells. TPHg was detected at a concentration of 0.34 mg/L in monitoring well MW-2, exceeding the ESL of 0.1 mg/L. TPHg was detected at 0.05 mg/L in monitoring wells MW-1 and MW-3, and was not detected in monitoring well MW-4. TPHd was detected in GW at concentrations of 0.08 mg/L and 0.09 mg/L in monitoring wells MW-2 and MW-3, respectively, which are below the ESL of 0.1 mg/L. TPHd was not detected in monitoring wells MW-1 or MW-4. BTEX and MTBE were not detected in the GW.

Based on the following, case closure for this site is considered to be appropriate: (1) The site has been adequately investigated; (2) The primary sources (the four USTs that formerly occupied this site) were removed in 1997 and no further storage of petroleum hydrocarbons has occurred since that time; (3) Residual petroleum hydrocarbon impacted soil was removed in April 2012 and relatively low or non-detectable concentrations of TPH, BTEX, and MTBE in soil remains at the site; (4) Post remediation GW monitoring has shown only minor residual impacts from petroleum hydrocarbons remain in GW on-site and the impacts do not appear to extend off-site (5) The planned future use of the site as part of a roadway intersection and median would minimize the likelihood of exposure to residual impacts in soil and groundwater; and (6) The residual concentrations in the soil and groundwater do not represent a current or future public health, ecological, or water resources threat.

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file.



REFERENCE: 2005 THOMAS GUIDE FOR ALAMEDA, CONTRA COSTA, MARIN, SAN FRANCISCO, SAN MATEO AND SANTA CLARA COUNTIES, STREET GUIDE AND DIRECTORY.

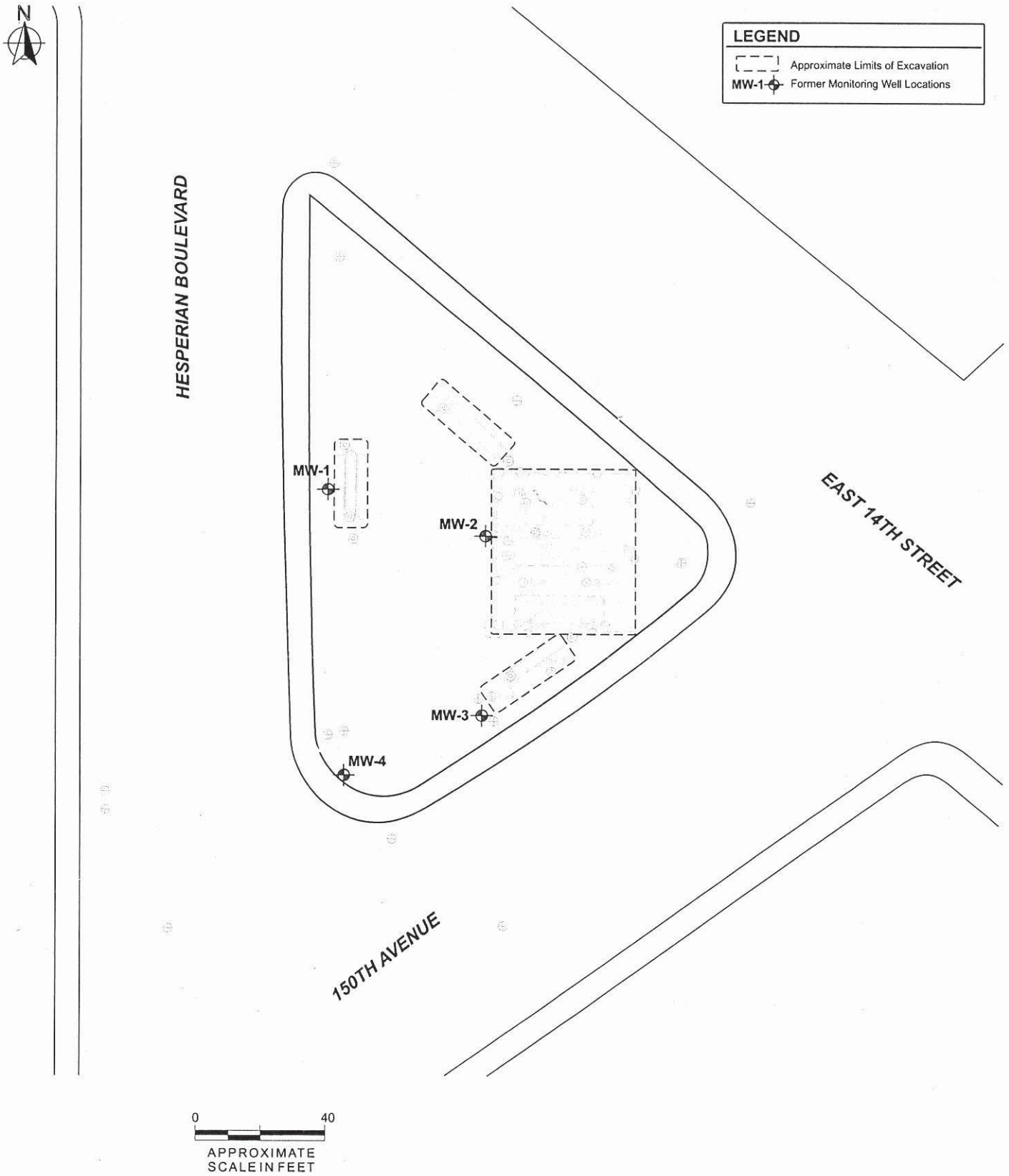
N

SCALE IN FEET

0 1,500 3,000

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

Ninyo & Moore	SITE LOCATION	FIGURE
PROJECT NO. 401007005 / DATE 9/13	FORMER QUALITY TUNE UP 14901 EAST 14th STREET SAN LEANDRO, CALIFORNIA	1



SOURCE: Hageman Aguiar, Inc., Report of Additional Subsurface Investigation, January, 1997.

Ninyo & Moore	SITE PLAN	FIGURE
PROJECT NO: 401007005	DATE: 9/13	FORMER QUALITY TUNE UP 14901 EAST 14TH STREET SAN LEANDRO, CALIFORNIA	2