

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

November 17, 2000  
StID # 3936

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Richard Merlino  
1001 83<sup>rd</sup> Ave.  
Oakland CA 94621

RE: Alita Brand/ Malachi Hall, 968-976 81<sup>st</sup> Ave. Oakland 94621

Dear Mr. Merlino:

This letter confirms the completion of site investigation and remedial action for the one (1) 1000 gasoline and the one (1) diesel tank 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 tank is greatly appreciated.

Based on information in the above-referenced file and with 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 25299.37 of this Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) as the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact Barney Chan at (510) 567-6765 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung  
Director, Environmental Health

c:  Chan, Hazardous Materials Division-files  
Chuck Headlee, RWQCB  
Mr. Allan Patton, SWRCB Cleanup Fund  
Mr. Leroy Griffin, City of Oakland OES, 1605 Martin Luther  
King Dr., Oakland CA 94612

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**RE: Fuel Leak Site Case Closure, Alita Brand/ Malachi Hall  
968-976 81<sup>st</sup> Ave., Oakland CA 94621**

Dear Mr. Merlino:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with the Health and Safety Code, Chapter 6.75 (Article 4, Section 25299.37 h). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Health Services, Local Oversight Program (LOP) is required to use this case closure letter. We are also enclosing the case closure summary. This document confirms the completion of the investigation and cleanup of the reported release at the subject site.

**Site Investigation and Cleanup Summary:**

Please be advised that the following conditions exist at the site:

- 66 parts per million (ppm) Total Petroleum Hydrocarbons as diesel (TPHd) remain in the soil at the site.
- 130 parts per billion (ppb) TPH as gasoline, 8300 ppb TPHd and 1 ppb benzene remain in the groundwater at the site.

This site should be included in the City's permit tracking system. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

enclosures: Case Closure Letter, Case Closure Summary

c: ✓ B. Chan, files (letter only)  
Mr. L. Griffin, City of Oakland OES, 1605 MLK Jr. Way,  
Oakland CA 94612

01-2514

REGIONAL WATER

001 16 2000

QUALITY CONTROL BOARD CASE CLOSURE SUMMARY  
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: ~~September 27~~, 2000  
October 5

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Parkway  
Rm 250, Alameda CA 94502

City/State/Zip: Alameda Phone: (510) 567-6700

Responsible staff person: Barney Chan Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Alita Brand/ Malachi Hall

Site facility address: 968-976 81<sup>st</sup> Ave., Oakland CA 94621

RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3936

ULR filing date: 8/16/96 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Mr. Richard Merlino	1001 83 <sup>rd</sup> Ave. Oakland CA 94621	510-568-2151

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	1000	gasoline	removed	8/16/96
2	1000	diesel	removed	"

III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: possibly from holes in tanks

Site characterization complete?

Date approved by oversight agency:

Monitoring Wells installed? No Number: n/a

Proper screened interval? n/a

Highest GW depth: n/a Lowest depth: GW encountered in excavation pit  
at a depth of ~8' bgs

**Leaking Underground Fuel Storage Program**

Flow direction: n/a

Most sensitive current use: site is a vacant lot in an industrial/commercial area

Are drinking water wells affected? No      Aquifer name: NA

Is surface water affected? No      Nearest affected SW name: NA

Off-site beneficial use impacts (addresses/locations): NA

Report(s) on file? **Yes**      Where is report(s)?

Alameda County	and	City of Oakland OES
1131 Harbor Bay Parkway,		1605 MLK Jr. Way
Room 250, Alameda CA 94502-6577		Oakland CA 94612

**Treatment and Disposal of Affected Material:**

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment of Disposal w/destination)</u>	<u>Date</u>
Tanks	2-1000 gallon	disposed @ Erickson, Richmond	8/16/96
Groundwater	1250 gallon	disposed @ McKittrick Waste Tr	8/16/96
	300 gallon	"      "      "      "	10/3/96
Soil	89 tons	disposed @ Vasco Rd. landfill Livermore	10/4/96

**Maximum Documented Contaminant Concentrations - - Before and After Cleanup**

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>	
	<u>1Before</u>	<u>After</u>	<u>2Before</u>	<u>After</u>
TPH (Gas)	ND		130	
TPH (diesel)	66		8300	
Benzene	ND		1.0	
Toluene	ND		ND	
Ethylbenzene	ND		ND	
Xylenes	ND		ND	
MTBE	ND		ND	

**Comments (Depth of Remediation, etc.):**

- 1 soil sidewall samples from tank removal
- 2 grab groundwater sample, WS-1 taken on 8/28/96

Leaking Underground Fuel Storage Tank Program

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined

Does corrective action protect public health for current land use? YES

Site management requirements: site should be included in the City of Oakland Permit Tracking System.

Should corrective action be reviewed if land use changes? Yes

Monitoring wells Decommissioned: NA

Number Decommissioned: NA Number Retained: NA

List enforcement actions taken: none

List enforcement actions rescinded: NA

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan Title: Hazardous Materials Specialist

Signature: *Barney M. Chan* Date: 10-5-00

Reviewed by

Name: Tom Peacock Title: Manager

Signature: *Tom Peacock* Date: 10-3-00

Name: Eva Chu Title: Hazardous Materials Specialist

Signature: *Eva Chu* Date: 9/15/00

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: *Concur*

RWQCB Staff Name: C. Headlee Title: AEG

Signature: *Chad Headlee* Date: 10/17/00

VII. ADDITIONAL COMMENTS, DATA, ETC.

See attached site summary.

## Site Summary for Alita Brand, 968 81<sup>st</sup> Ave., Oakland 94621

This site is located near the Coliseum, in an industrial/commercial area. It was formerly and is currently still being used for storage and parking of various motor vehicles.

On **August 16, 1996**, the two underground tanks, 1- 1000 gallon gasoline and 1- 1000 gallon diesel, were removed from the northern portion of the site. The tanks lied side by side in the east-west direction. The former dispenser island was previously removed from the east end of the tanks. The excavation pit was approximately 16'x16'x8'. Groundwater was encountered and apparent floating product/material was present. Sidewall soil samples from the ends of each of the tanks were taken at the soil/water interface. See **Figure 1**. The analytical results of these sidewall samples, as well as a composite sample of the stockpiled soils, are presented in **Table 1**. Approximately 1250 gallons of water was removed from the pit by a vacuum truck.

On **August 28, 1996** a grab groundwater sample was collected from the water which had recharged. See **Table 2** for the analytical results of the groundwater sample.

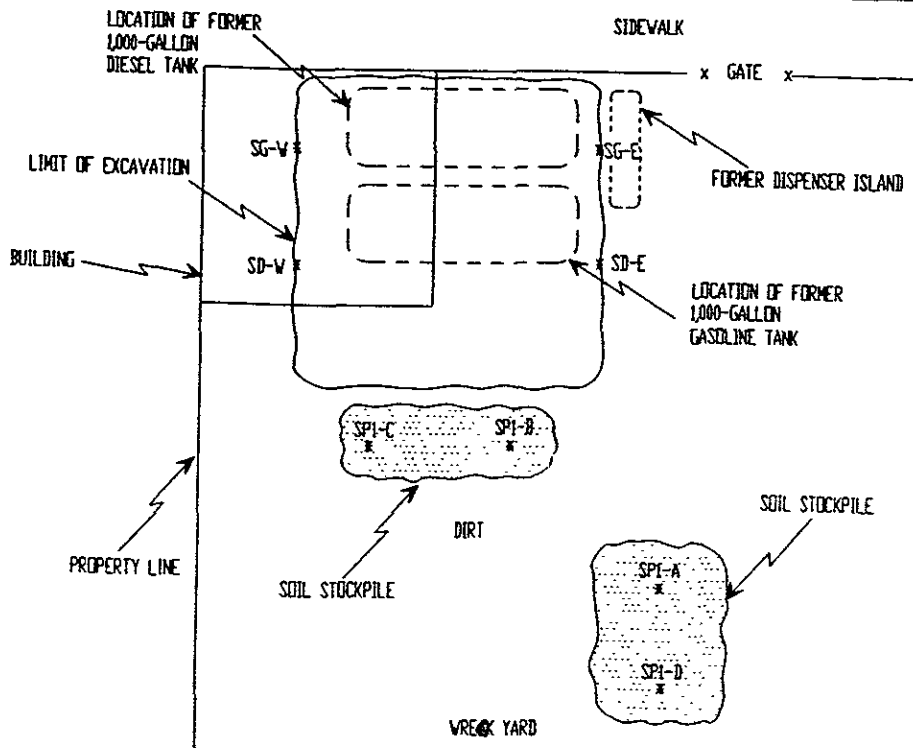
The results of the tank removal indicate that very low TPHg and TPHd remain in the sidewalls at the groundwater interface (7.5-8'bgs). MTBE and BTEX are ND in the same sidewall samples. The grab groundwater sample exhibited 8300 ppb TPHd and 130 ppb TPHg. MTBE and BTEX, like the soil results, were reported as ND.

Initially, our office requested a groundwater investigation to determine the extent of the plume, however, based on what might be expected to have occurred at the site since the tank removal, site closure is recommended based upon:

- Source removal (soil, USTs and groundwater) has occurred.
- No human health risk is expected given the absence of BTEX and MTBE in residual soil and groundwater. Groundwater is not used as a drinking water source in this area, particularly the shallow groundwater.
- The typical soils in this area are silty clays with some sandy silt. The estimated hydraulic conductivity of these soils is low and the anticipated extent of the groundwater plume is, therefore, limited. It doesn't appear necessary to determine the extent of the TPHd plume, given the absence of BTEX and MTBE.
- Since the source has been removed for nearly 4 years, natural bio-remediation is expected to have occurred.

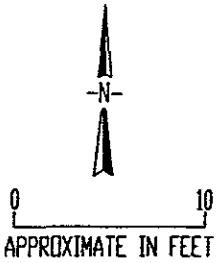
A sensitive receptor survey within a ½ mile radius of this site was performed by the County of Alameda Public Works Agency. (note: the survey was done for 976 81<sup>st</sup> Ave. instead of 968 81<sup>st</sup> Ave.) No known surface water bodies were found. Of the wells identified all wells with the exception of one located at 1001 81<sup>st</sup> Ave. have been destroyed. This well is reportedly an irrigation well installed in 1941 with a total depth of 128'. According to the property owner, Mr. Tony Cheng, (510) 635-5455, the well has not been used since he took ownership, 11 years ago. In addition, he would have to get an operating permit to resume its use. He stated he has no intention of doing this. Apparently, the City of Oakland is interested in purchasing the property to build a school.

81st Ave



LEGEND

SD-W NAME AND LOCATION OF  
\* SOIL SAMPLE



TANK PROTECT ENGINEERING

SITE PLAN:  
TANK REMOVAL (8/16/96)

ALITA BRAND  
968 - 81st AVENUE  
OAKLAND, CA 94621

DATE	10/4/96
FIGURE	I
FILE #	383-IN
DRAWN BY	VK
CHECKED BY	

TABLE 1  
 SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS  
 (ppm<sup>1</sup>)

Sample ID Name	Date	Depth (Feet)	TPHD	TPHG	MTBE	Benzene	Toluene	Ethyl-benzene	Xylenes	Total lead
SD-E	08/16/96	7.5	50	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	7.5
SD-W	08/16/96	7.5	<1.0	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	5.0
SG-E	08/16/96	7.5	66	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	5.2
SG-W	08/16/96	8.0	21	<1.0	<0.05	<0.005	<0.005	<0.005	<0.005	9.1
SP1-A,B,C,D	08/16/96	1.0	340	46 <sup>2</sup>	<0.05	<0.005	<0.005	<0.005	<0.005	13

<sup>1</sup> PARTS PER MILLION

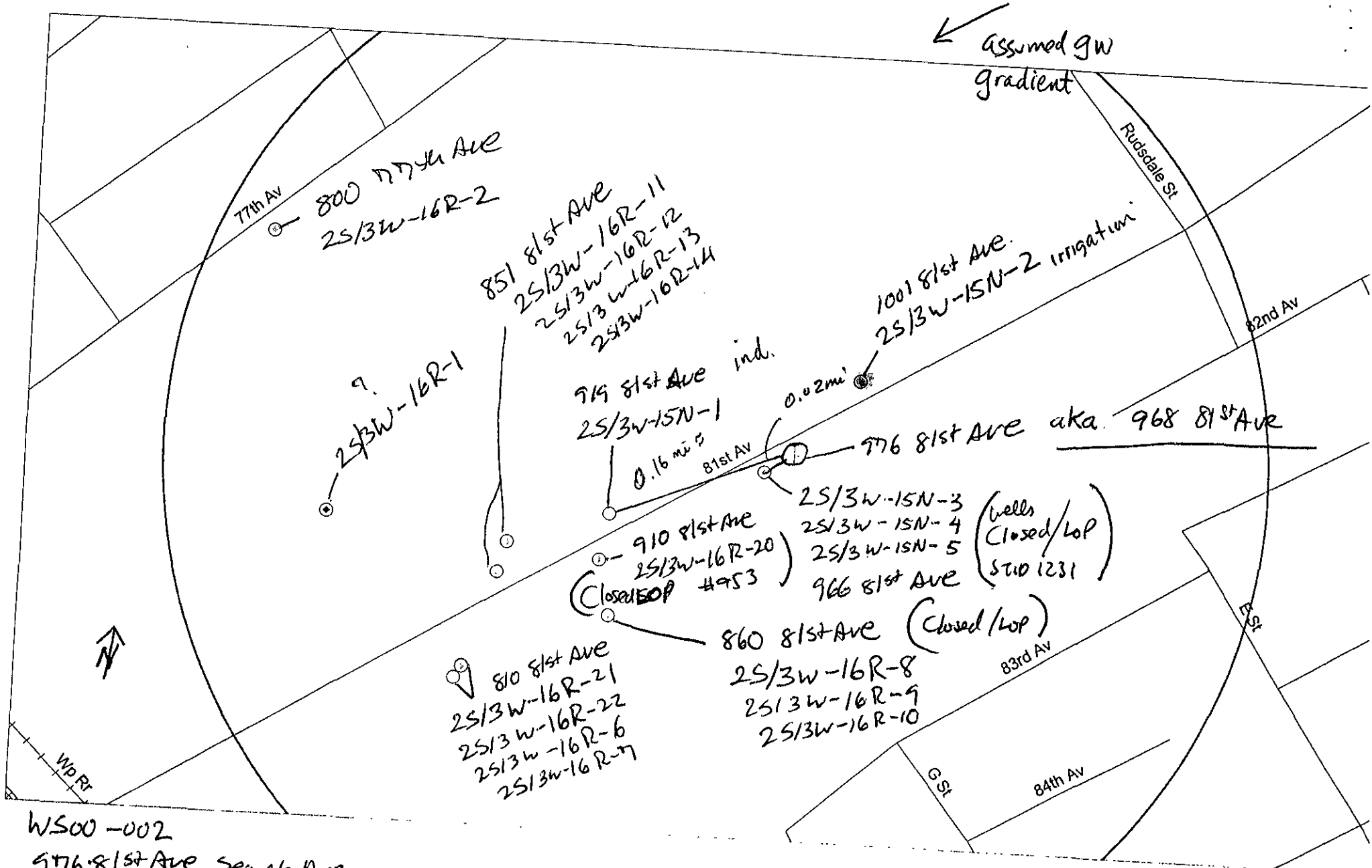
<sup>2</sup> TPH-GAS CHROMATOGRAM LAB #HC1520, ALTHOUGH WITHIN THE REPORTING RANGE, DOES NOT MATCH THE TYPICAL GAS PATTERN



TABLE 2  
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS  
(ppb)<sup>1</sup>

Sample ID Name	Date	Depth (Feet)	TPHD	TPHG	MTBE	Benzene	Toluene	Ethyl-benzene	Xylenes	Total lead
WS-1	08/28/96	8.0	8,300	130	<5.0	1.0	<0.5	<0.5	<0.5	<0.005

<sup>1</sup> PARTS PER BILLION



← Assumed gw gradient

77th Av  
800 77th Ave  
2S/3W-16R-2

851 81st Ave  
2S/3W-16R-11  
2S/3W-16R-12  
2S/3W-16R-13  
2S/3W-16R-14

1001 81st Ave.  
2S/3W-15N-2 irrigation

9.  
2S/3W-16R-1

979 81st Ave ind.  
2S/3W-15N-1  
0.16 mi

0.02 mi

976 81st Ave aka. 968 81st Ave

910 81st Ave  
2S/3W-16R-20  
Closed/LOP #453

2S/3W-15N-3  
2S/3W-15N-4  
2S/3W-15N-5  
966 81st Ave  
(wells Closed/LOP ST101231)

810 81st Ave  
2S/3W-16R-21  
2S/3W-16R-22  
2S/3W-16R-6  
2S/3W-16R-7

860 81st Ave (Closed/LOP)  
2S/3W-16R-8  
2S/3W-16R-9  
2S/3W-16R-10

WS00-002  
9776 81st Ave Search Area.