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

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

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 6075 - 1569 Jackson St. Oakland, CA
(three USTs removed in 1996 and one UST closed-in-place)

June 11, 1997

Mr. Sheldon Satnick
First Republic Thrift
388 Market St, 2nd Fl
San Francisco, CA 94111

Dear Mr. Satnick:

This letter confirms the completion of site investigation and remedial action for the underground storage tanks 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 tanks 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, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Section 2721(e) of the California Code of Regulations.

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

Sincerely,

Mee Ling Tung

Mee Ling Tung, Director

cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment-case closure summary)
Cheryl Gordon, UST Cleanup Fund
Leroy Griffin, OFD
files-ec (Oakhurst 2)

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June 11, 1997

Mr. Sheldon Satnick
First Republic Thrift
388 Market St, 2nd Fl
San Francisco, CA 94111

Re: Fuel Leak Site Case Closure for Lakehurst Hotel at 1569 Jackson St, Oakland, CA 94612

Dear Mr. Satnick:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with 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 Environmental Protection Division is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

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

- 1,100 parts per million Total Petroleum Hydrocarbon as Gasoline remain in native soil beneath the gasoline UST which was closed-in-place and is located under the sidewalk, in front of the driveway

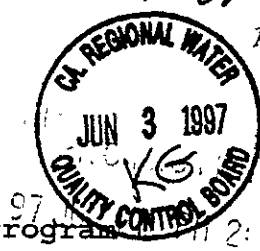
If you have any questions, please contact me at (510) 567-6762.

eva chu
Hazardous Materials Specialist

enlosure:
1. Case Closure Letter
2. Case Closure Summary

c: Frank Kliewer, City of Oakland-Planning, 1330 Broadway, 2nd Floor, Oakland, CA 94612
Leroy Griffin, ODF
files (lakhurst.3)

* 01-2229



CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: May 9, 1997

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Pkwy**
City/State/Zip: **Alameda, CA 94502** Phone: **(510) 567-6700**
Responsible staff person: **Eva Chu** Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **Lakehurst Hotel**
Site facility address: **1569 Jackson St, Oakland, CA 94612**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **6075**
URF filing date: **4/29/97** SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Sheldon Satnick **First Republic Thrift**	**388 Market St, 2nd Fl** **San Francisco, CA 94111**	**415/392-1400**

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	55	Waste Oil	Removed	11/22/96
2	1,500	Heating Oil	Removed	12/20/96
3	1,500	Heating Oil	"	"
4	<1,000	Gasoline	Closed in-place	Unknown

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Unknown**
Site characterization complete? **YES**
Date approved by oversight agency: **4/18/97**
Monitoring Wells installed? **No** Number: **1 Hydropunch advanced**
Proper screened interval? **NA**
Highest GW depth below ground surface: **Groundwater encountered at ~34'bgs**
Flow direction: **Unknown, but based on topography, possibly easterly, toward Lake Merritt**
Most sensitive current use: **Residential**
Are drinking water wells affected? **No** Aquifer name: **Merritt Sand**
Is surface water affected? **No** Nearest affected SW name: **NA**
Off-site beneficial use impacts (addresses/locations): **None**

Report(s) on file? **YES** Where is report(s) filed? **Alameda County**
1131 Harbor Bay Pkwy
Alameda, CA 94502

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment or Disposal w/destination)	Date
Tank	2 USTs	Disposed by Erickson	12/20/96
	1 UST (drum)	Recycled by Circosta Iron, in San Francisco	~11/22/96
	1 UST	Closed in Place	
Soil	4,900 lbs.	Statewide Env, Los Angeles	2/11/97
	~80 cy	BFI L.F. in Livermore	1/10/97
Rinsate	1,000 & 75 gal.	Evergreen, in Newark	11/12 & 12/20/96
Product	1,000 gal.	Americlean, in Nevada	12/20/96

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm) Before[1]	Soil (ppm) After[1]	Water (ppb) Before[3]	Water (ppb) After
TPH (Gas)	1,100	1,100	ND	
TPH (Diesel)	23,000[2]	2.0[4]	NA	
Benzene	0.015[2]	ND[4]	ND	
Toluene	2.0	2.0	ND	
Ethylbenzene	14	14	ND	
Xylenes	70	70	ND	
MTBE	0.063[2]	ND[4]	NA	
Oil & Grease	150,000[2]	ND	NA	
Heavy metals Pb	28,000[2]	5.5[4]	NA	
Other 8010	ND	NA	NA	

NOTE: 1 soil sample collected from borings advanced on either side of gasoline UST, 12/20/96
2 soil sample from soil in concrete vault for waste oil UST, 11/22/96
3 "grab" water sample at ~34'bgs from boring advanced east of gasoline UST, 1/10/97
4 soil sample collected beneath concrete vault at ~5'8"bgs, 12/20/96

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? _____
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? _____
Does corrective action protect public health for current land use? **YES**
Site management requirements: **None**
Should corrective action be reviewed if land use changes? **YES**
Monitoring wells Decommissioned: **NA**
Number Decommissioned: Number Retained: **NA**
List enforcement actions taken: **None**
List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Eva Chu** Title: **Haz Mat Specialist**

Signature: Eva Chu Date: 5/28/97

Reviewed by

Name: **Jennifer Eberle** Title: **Haz Mat Specialist**

Signature: Jennifer Eberle Date: 5-9-97

Name: **Thomas Peacock** Title: **Supervisor**

Signature: Thomas Peacock Date: 5-19-97

VI. RWQCB NOTIFICATION

Date Submitted to RB: 5/29/97 RB Response: Approved

RWQCB Staff Name: **Kevin Graves** Title: **AWRCE**

Signature: Kevin Graves Date: 6/6/97

VII. ADDITIONAL COMMENTS, DATA, ETC.

The site is occupied by the Lakehurst Hotel. Two 1,500 gallon heating oil USTs were located beneath the sidewalk, in front of the hotel entrance on Jackson. A gasoline UST (unknown size) was located beneath the sidewalk, in front of the driveway on Jackson Street. And, a 55 gallon UST was located in the parking garage, behind the hotel building. (See Fig 1, 2)

The waste oil UST was removed on November 22, 1996 from a below grade concrete vault. Holes were noted on the bottom of the tank. Soil in the vault was stained. A soil sample (001-TE) was collected from the concrete vault at ~2.5'bgs. The sample was analyzed for TPHd, TPHg, BTEX, MTBE, TOG, total lead, and chlorinated hydrocarbons. Up to 23,000ppm TPHd, 150,000ppm TRPH, and 28,000ppm total lead were identified. The other analytes were detected at low to non-detect levels. (See Tables 1 and 2)

All the contaminated soil was removed from the vault. A hole (1'x1') was made through the concrete vault bottom and a soil sample (006-WB) was collected at ~5'8"bgs. Low to non-detectable levels of contaminants were identified in the soil sample (see Tables 1 and 2). It appears most of the contaminated soil was removed from the concrete vault and soil beneath the vault was not affected.

On December 20, 1996 the heating oil USTs were removed. The USTs had several holes on the bottom and sides. Some stained soil was noted beneath the tanks and on the south wall of the excavation. Three soil samples (002TE, 003TC, and 004TW) were collected from the excavation floor and one soil sample (005TS) from the south sidewall. Up to 2,700 ppm TPHd was identified from the sidewall sample. BTEX were not detected at significant levels.

Additional soil was excavated from the heating oil pit until the south sidewall and the bottom soil did not visually show staining. A soil sample from the south sidewall was collected but was misplaced. Therefore, no analytical results were available following overexcavation. The pit was backfilled with clean, import material.

At an unknown time the gasoline UST under the driveway was filled with sand. The exact size of the tank is not known but believed to be 1,000 gallon capacity or less. In December 1996, hand-augered borings were advanced at each end of the UST. Beginning at ~2'bgs green, discolored, odorous soil was encountered. A soil sample was collected from each boring at 7' to 8.5' bgs (007TW and 001TE) and analyzed for TPHg, BTEX, MTBE and lead. Up to 1,100ppm TPHg was identified at the east end of the UST. BTEX/MTBE were not detected.

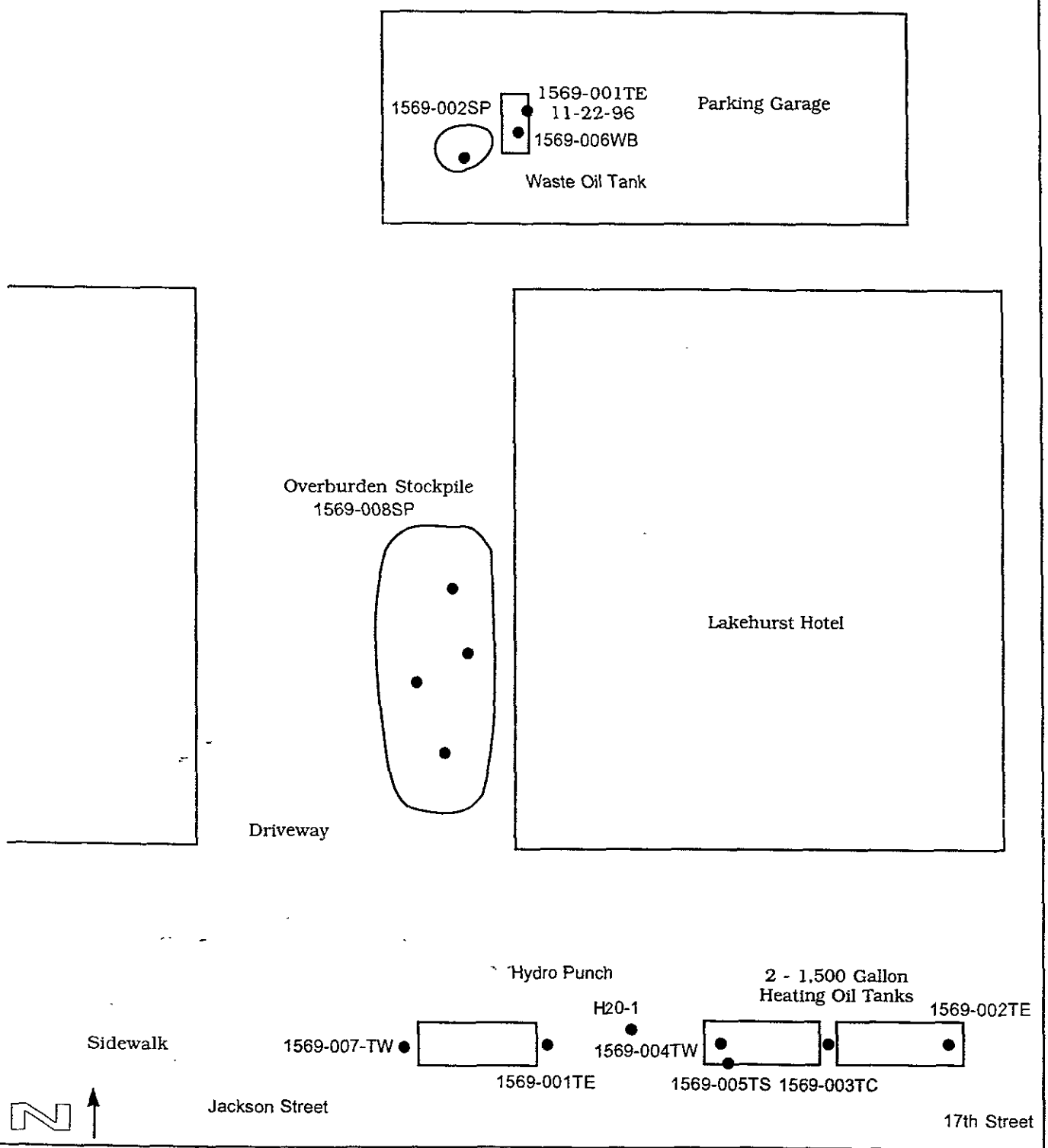
To determine if groundwater was impacted by the fuel release, a soil boring was advanced (~10' east of the gasoline UST) to ~34'bgs where groundwater was encountered. Sandy clay was observed from 1' to 13'bgs; stiff clayey sand at 13' to 22'bgs; and stiff clay from 22' to 31'bgs. The water sample (H20-2) collected did not contain TPHg or BTEX (see Table 3). It appears groundwater was not impacted by the gasoline release at the site.

In summary, case closure is recommended because:

- the leak and ongoing sources have been stopped/removed;
- the site has been adequately characterized;
- no groundwater impact currently exists;
- no water wells, surface water, or other sensitive receptors are likely to be impacted; and,
- the site presents no significant risk to human health or the environment (no benzene remains in soil or groundwater; residual TEX in sidewall sample 005TS are <RBSLs for soil to outdoor air pathway).

lakhurst.1

Scale: not to scale	March, 1997	**SITE LOCATION MAP** 1569 Jackson Street, Oakland, California	figure **1**
SUBSURFACE ENVIRONMENTAL CORP			



Scale: not to scale	March, 1997	**SOIL SAMPLING MAP** 1569 Jackson Street, Oakland, California	figure **2**
SUBSURFACE ENVIRONMENTAL CORP			

Table 1
Soil Analytical Results
1569 Jackson Street
Oakland, California

Description, Sample ID Location and Number	Sample Depth	Media (soil water)	Date (date sample collected)	Soil Type (sand, fill clay, etc.)	Laboratory Results*, expressed in mg/kg unless otherwise specified							
					TPHd	TPHg	MTBE	B	T	E	X	VH
1569-001-TE waste oil pit, east sidewall	2.5'	soil	11/22/96	sand	23000	21	0.063	0.015	0.12	0.099	0.55	nd
1569-002-SP waste oil stockpile	n/a	soil	11/22/96	sand	430	1.9	nd	nd	nd	nd	nd	nd
1569-001TE gasoline tank, east end	8.5'	soil	12/20/96	sand	--	1100	nd<2	nd<0.05	2.O	14	70	--
1569-002TE heating oil pit, east floor	14'	soil	12/20/96	sand	nd	--	--	nd	nd	nd	nd	--
1569-003TC heating oil pit, center floor	10'	soil	12/20/96	sand	nd	--	--	nd	nd	nd	nd	--
1569-004TW heating oil pit, west floor	11'	soil	12/20/96	sand	nd	--	--	nd	nd	nd	nd	--
1569-005TS heating oil pit, sidewall	10'6"	soil	12/20/96	sand	2700	--	--	nd<0.01	0.056	0.056	0.27	--
1569-006WB waste oil pit, floor	5'8"	soil	12/20/96	sand	2.O	nd	nd	nd	nd	nd	nd	--
1569-007TW gasoline tank, west end	7'1"	soil	12/20/96	sand	--	1.6	nd	nd	nd	nd	nd	--
1569-008SP heating oil stockpile	n/a	soil	12/20/96	sand	2.4	--	--	nd	nd	nd	nd	--

TPHd = Total Petroleum Hydrocarbons as Diesel
TPHg = Total Petroleum Hydrocarbons as Gasoline
BTEX = Benzene, Toluene, Ethylbenzene, Xylene
MTBE - Methyl Tert Butyl Ether
VH = Volatile Halocarbons

Table 2
Soil Analytical Results
1569 Jackson Street
Oakland, California

Description, Sample ID Location and Number	Sample Depth	Media (soil/water)	Date (date sample collected)	Soil Type (sand, fill clay, etc.)	Laboratory Results*, expressed in mg/kg unless otherwise specified						
					O & G	Ca	Cr	Lead	Nickel	Zinc	TRPH
1569-001-TE wast oil pit, east sidewall	2.5'	soil	11/22/97	sand	--	7	36	28000	19	740	150000
1569-002-SP waste oil stockpile	n/a	soil	11/22/97	sand	--	1.1	36	910	33	330	5100
1569-001TE gasoline tank, east end	8.5'	soil	12/20/96	sand	--	--	--	6.6	--	--	--
1569-002TE heating oil pit, east floor	14'	soil	12/20/96	sand	--	--	--	--	--	--	--
1569-003TC heating oil pit, center floor	10'	soil	12/20/96	sand	--	--	--	--	--	--	--
1569-004TW heating oil pit, west floor	11'	soil	12/20/96	sand	--	--	--	--	--	--	--
1569-005TS heating oil pit, sidewall	10'6"	soil	12/20/96	sand	--	--	--	--	--	--	--
1569-006WB waste oil pit, floor	5'8"	soil	12/20/96	sand	nd	nd	55	5.5	41	26	--
1569-007TW gasoline tank, west end	7'1"	soil	12/20/96	sand	--	--	--	4.3	--	--	--
1569-008SP heating oil stockpile	n/a	soil	12/20/96	sand	--	--	--	--	--	--	--

O & G = Oil and Grease
Ca = Cadmium
Cr = Chromium
TRPH = Total recoverable Petroleum Hydrocarbons

Table 3
Groundwater Analytical Results
1569 Jackson Street
Oakland, California

Description, Sample ID Location and Number	Sample Depth	Media (soil water)	Date (date sample collected)	Soil Type (sand, fill clay, etc.)	Laboratory Results*, expressed in ug/L unless otherwise specified							
					TPHd	TPHg	MTBE	B	T	E	X	VH
H20-2 Hydro, west of gas tank	n/a	water	1/10/97	n/a	--	<50	--	<0.5	<0.5	<0.5	<0.5	--

TPHd = Total Petroleum Hydrocarbons as Diesel
TPHg = Total Petroleum Hydrocarbons as Gasoline
BTEX = Benzene, Toluene, Ethylbenzene, Xylene

MTBE - Methyl Tert Butyl Ether
VH = Volatile Halocarbons