

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



February 19, 1999  
StID # 3655

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

REMEDIAL ACTION COMPLETION CERTIFICATION

Lanaidor Inc. c/o  
Mr. William Raymond  
914 Webb Lane  
Lafayette, CA 94549-3708

RE: Lanaidor Inc., 925 89<sup>th</sup> Ave., Oakland 94621

Dear Mr. Raymond:

This letter confirms the completion of site investigation and remedial action for the (1) one 550 gallon UL gasoline underground tank at the above referenced 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 upon the available information and with provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank releases is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721 (e) of the California Code of Regulations.

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

Sincerely,

Mee Ling Tung  
Director, Environmental Health

✓ c: B. Chan, Hazardous Materials Division-files  
Chuck Headlee, RWQCB  
Mr. Dave Deaner, SWRCB Cleanup Fund  
Mr. Leroy Griffin, City of Oakland OES, 505 14th St., Suite  
702, Oakland CA 94612

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February 19, 1999  
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Lanaidor Inc. c/o  
Mr. William Raymond  
914 Webb Lane  
Lafayette, CA 94549-3708

**RE: Fuel Leak Site Case Closure, 925 89<sup>th</sup> Ave., Oakland, CA 94621**

Dear Mr. Raymond:

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. These documents confirm 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:

- 3 parts per billion (ppb) as xylenes remain in groundwater at the site.
- 2.3 parts per million (ppm) Total Petroleum Hydrocarbons (TPH) as gasoline, 0.018 ppm benzene, 0.011 ppm xylenes and 330 ppm total recoverable petroleum hydrocarbons (TRPH) remain in soil at the site.

This site should be included in the City's permit tracking system. Please 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: Mr. L. Griffin, City of Oakland OES, 505 14th St., Suite  
702, Oakland CA 94612  
↓  
B. Chan, files (letter only)

Trt925-89thAve

NOV 07 1998

ENVIRONMENTAL PROTECTION

99 NOV 31 AM 9:41

QUALITY CONTROL BOARD

CASE CLOSURE SUMMARY

Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: October 2, 1998

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: Lanaidor Inc.

Site facility address: 925 89th Ave., Oakland CA 94621

RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3655

ULR filing date: 11/10/90 SWEEPS No: N/A From Leak Book

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Lanaidor Inc. c/o Mr. William Raymond	914 Webb Lane Lafayette, CA 94549-3708	(925) 283-2441

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	550	UL gasoline	removed	8/14/90

III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown

Site characterization complete? yes

Date approved by oversight agency:

Monitoring Wells installed? Yes Number: 1



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: No

Number Decommissioned: 0

Number Retained: 1

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: 11/4/98

Reviewed by

Name: Tom Peacock

Title: Manager

Signature: *Tom Peacock*

Date: 11-4-98

Name: Don Hwang

Title: Hazardous Materials Specialist

Signature: *Don Hwang*

Date: 10/28/98

VI. RWQCB NOTIFICATION

Date Submitted to RB: 11/27/98

RB Response: *Clint Headlee*

RWQCB Staff Name: C. Headlee

Title: EG

Date: 11/20/98

VII. ADDITIONAL COMMENTS, DATA, ETC.

See attached site summary.

Site Summary for 925 89<sup>th</sup> Ave., Oakland CA 94621, StID # 3655, Lanaidor Site

The 550 gallon gasoline tank at this site was installed in 1965. Lanaidor, Inc. has occupied the site since 1977. The underground tank was used exclusively for the storage of gasoline until it was taken out of service in 1986. See Figure 1 for the site location.

On August 14, 1990 the underground tank was removed. Two soil samples (1A and 1B) were collected from approximately 2' beneath native soil on the west and east ends of the former tank, respectively. These samples exhibited up to 220 ppm TPHg, 0.08, 3.1 and 1.4 ppm TEX, respectively. No benzene was detected in these samples. In addition, sample 1A was analyzed for organic lead and exhibited ND. A two point composite of the spoils exhibited 0.4, ND, ND, ND, 0.007 ppm TPHg and BTEX, respectively. See Figure 2 for the location of the tank and samples. Table 1 provides a summary of the analytical results for these samples.

On November 14, 1990, the tank pit was over-excavated in all directions to an approximate size of 15'x7'x11' depth. Four soil samples were collected at approximately 10' depth from the sidewalls of the excavation (1/North, 2/South, 3/East and 4/West) and four soil samples (5-8) were collected from the excavated soils. The analytical results for the sidewall samples indicated that the majority of the petroleum contamination had been removed. The highest residual soil contamination was found in sample 4/West, which exhibited 2.3 ppm TPHg and 0.018 and 0.011 ppm benzene and xylenes, respectively. The composite sample of the spoils exhibited 20 ppm TPHg and ND, 0.014, ND, 0.55 ppm BTEX, respectively. Although not requested, the sidewall samples were analyzed for Total Recoverable Petroleum Hydrocarbons (TRPH) by EPA Method 418.1. Only the sidewall sample from the south wall exhibited appreciable amount of TRPH where 330 ppm was exhibited. Approximately 36 cubic yards of spoils was disposed at Redwood Landfill. See Figure 3 for a map of the soil samples and Table 2 for a summary of soil analytical results.

Based upon the groundwater gradient of a nearby site at 910 89<sup>th</sup> Ave. (Barrett's Metal Finishing), which lies within 150 feet of this former tank, one monitoring well was proposed to be installed in the assumed down-gradient direction of the UST. This well, MW1, was installed at this site on 4/17/92. Soil samples from the boring for MW1 were collected for analysis at depths of approximately 5', 9' and 12'bgs. Relatively low levels of BTEX, up to 0.039, 0.006, 0.018, and 0.115 ppm, respectively, was found in these samples. No TPHg, TRPH or TOG was detected in these samples. The initial groundwater sample from MW1 was ND for all constituents analyzed except xylenes which detected 3 ppb. See Figure 4 for the location of MW1 and those wells located at 910 89<sup>th</sup> Ave.

The groundwater gradient at 910 89<sup>th</sup> Ave. was shown to be southwest by Blymyer Engineering, the consultant for Lanaidor. This concurred with the flow direction determined by Terratech, the consultant for Barrett's Metal Finishing and is consistent with the anticipated regional flow direction. An attempt was made to determine groundwater gradient using elevation readings from MW1 and the three wells on 910 89<sup>th</sup> Ave. but this did not confirm the assumed southwest direction. Upon examining the soil boring logs for all wells, it can be seen that the geology on the two sites is slightly different, therefore, the hydrogeology and groundwater elevation may not be comparable.

Site summary for 925 89<sup>th</sup> Ave.  
Lanador Inc.  
StID # 3655  
Page 2.

Based on this information, site closure is recommended because the site is essentially a “soils only” case. The majority of the soil contamination has been removed and disposed to an appropriate landfill. The residual soil contamination is low and contains no benzene. A groundwater monitoring well was installed in the assumed downgradient direction from the tank. The groundwater sample from this well exhibited only 3ppb xylene. No risk would be expected from the residual contamination. **See Tables III and IV for the analytical results for soil samples from MW1 and groundwater results from MW1. Also attached are the boring log for MW1 and its construction diagram.**

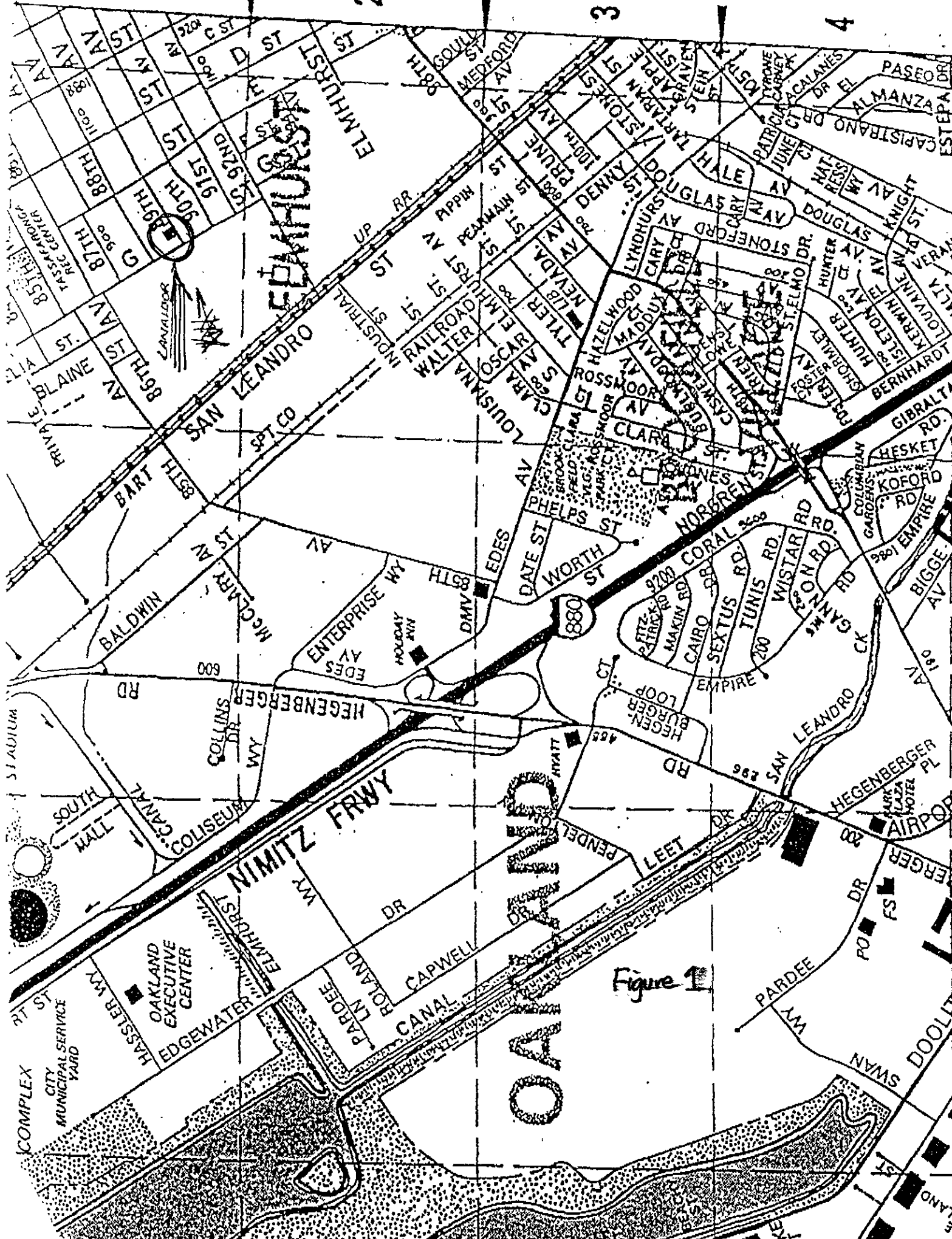


Figure 1



REVISIONS	

DISTRIBUTION:  
 ●  
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1-58 THU 15:01 LANAI DOR, INC.  
 PLAT PLAN  
 LANAI DOR, INC. 925 89th AVE.

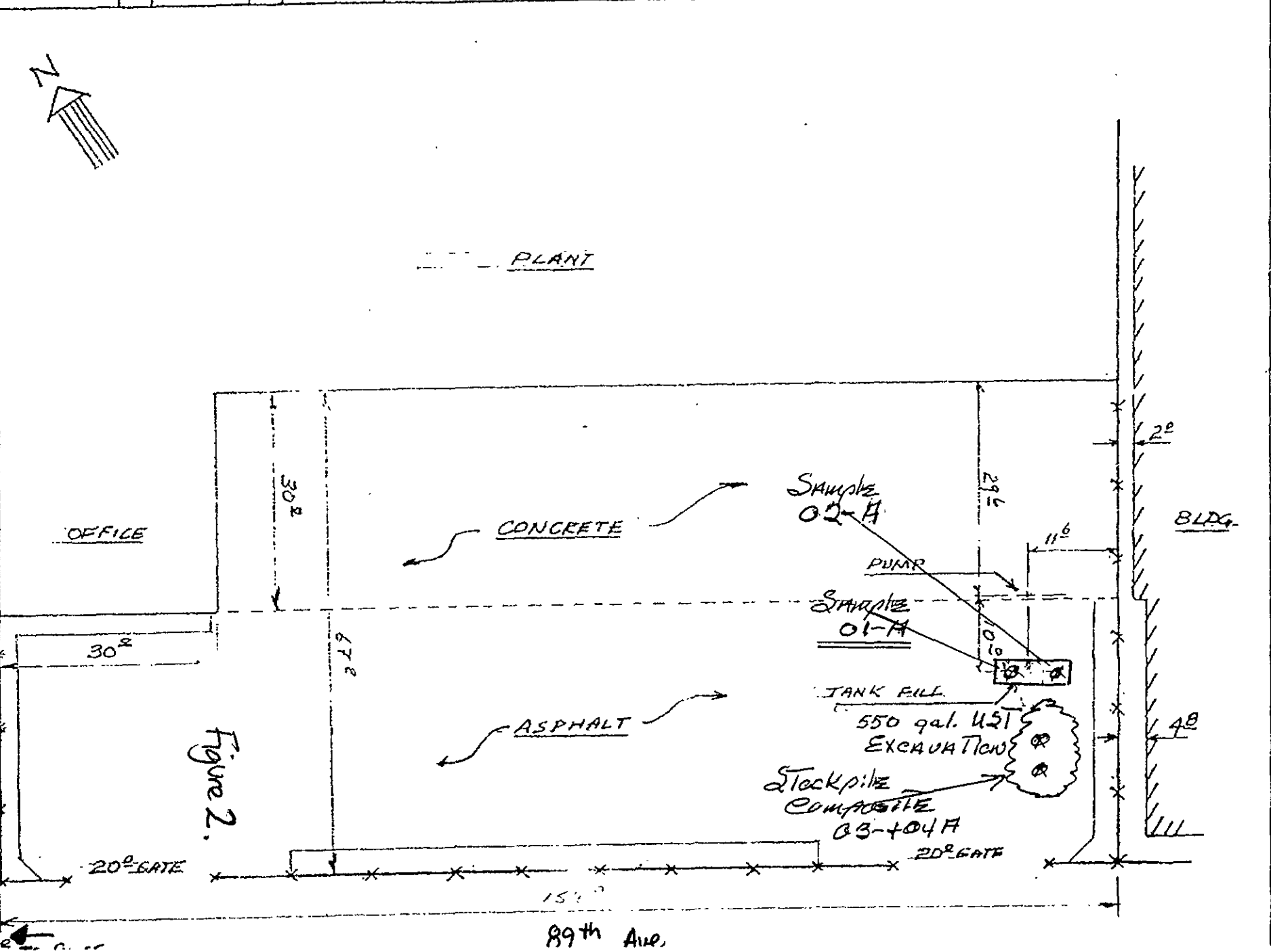
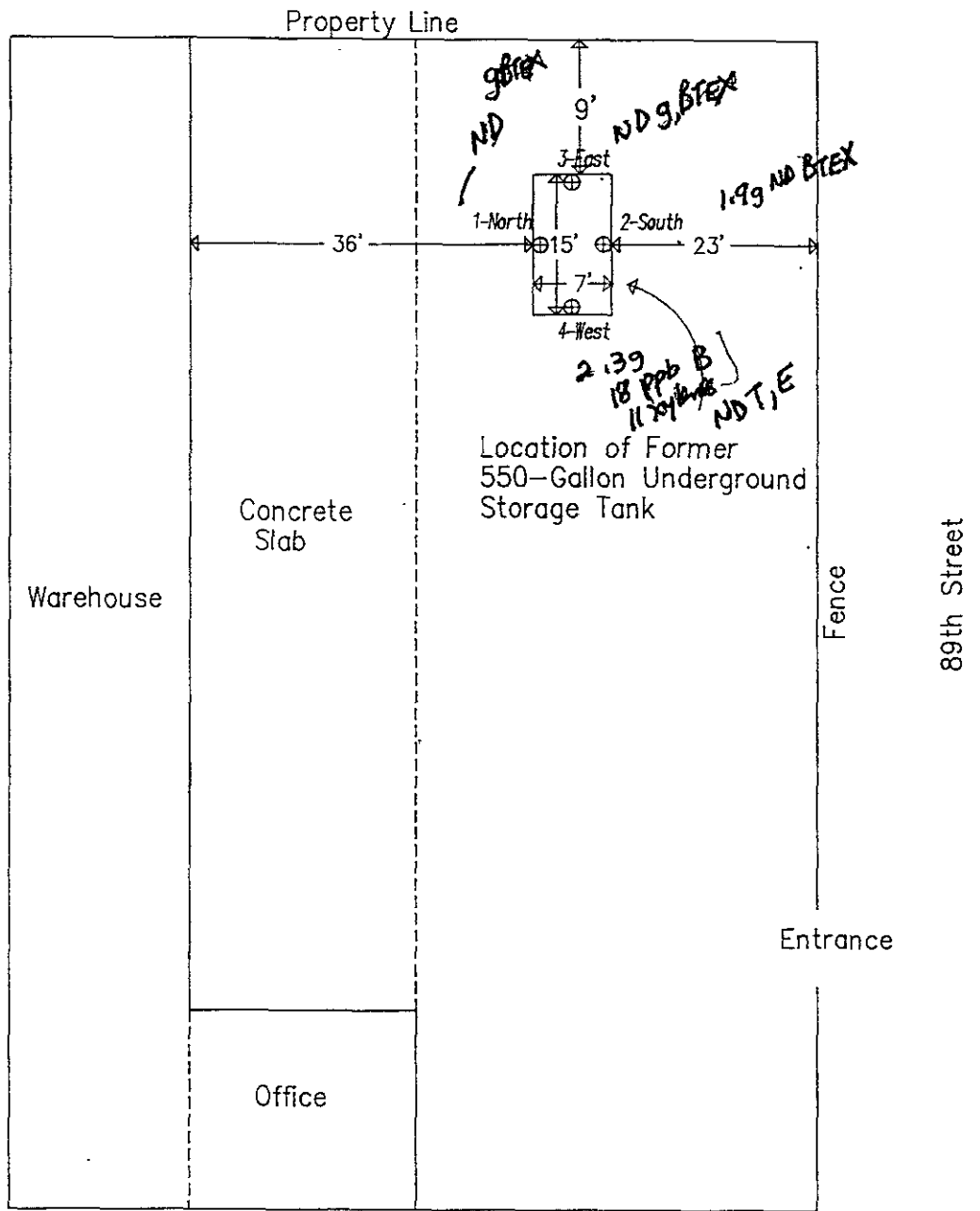


Figure 2.



<b>LEGEND</b>
⊕ Sample Location

Sample Location Schematic  
 Lanidor  
 925 89th Street  
 Oakland, California

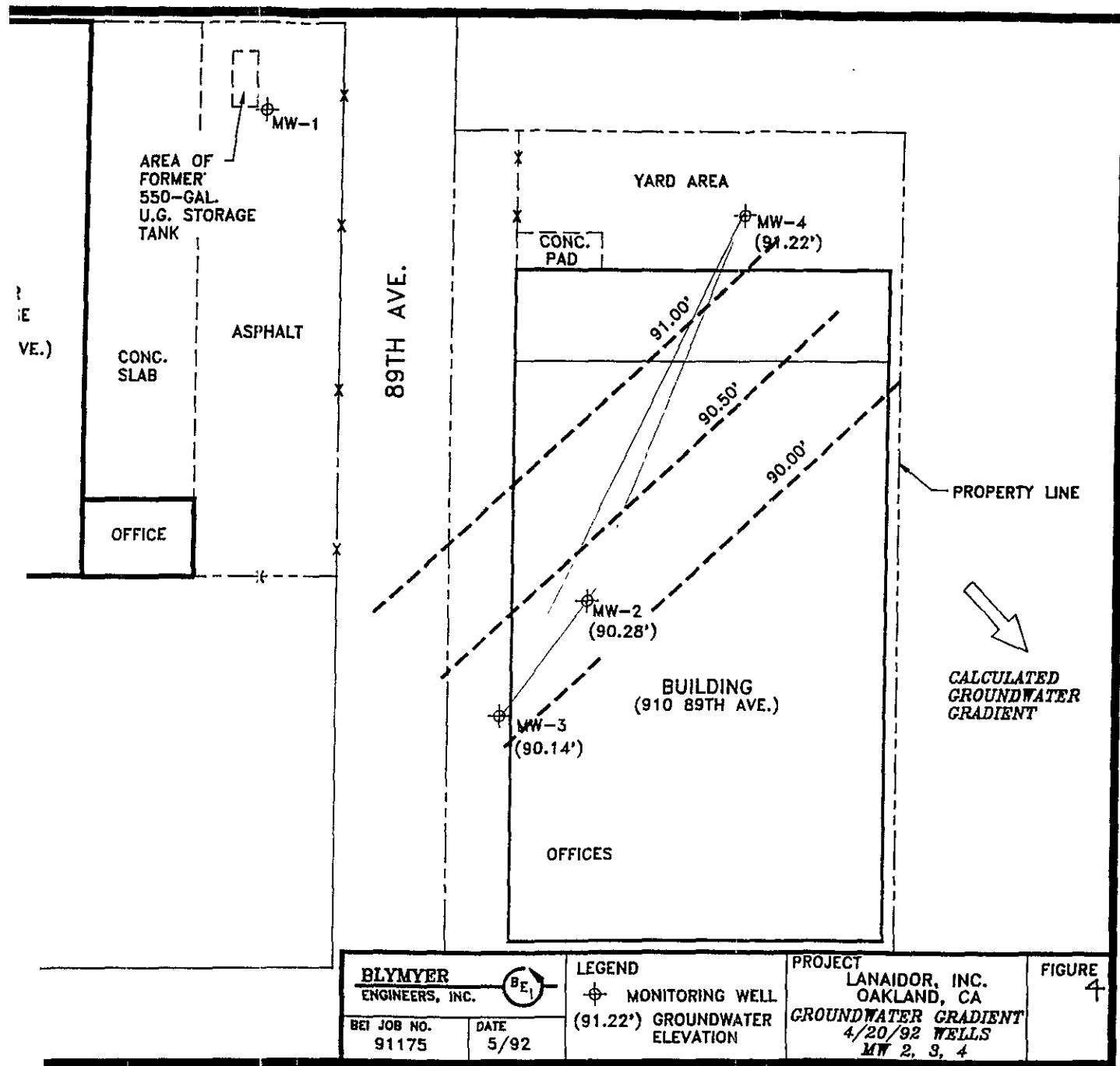
Clayton Project No. 31763.00

Figure 3

31763-00-16

**Clayton**  
 ENVIRONMENT  
 CONSULTANT

(not to scale)



**Table 2. Summary of Soil Sample Analytical Results  
Lanaidor, Inc., 925 89th Avenue, Oakland, Ca.**

Sample	Depth (feet)	TRPH by EPA Method 418.1 (ppm)	TPH-g by EPA Method 8015 (ppm)	Volatile Organic Compounds by EPA Method 8020 (ppm)			
				B	T	E	X
1A	2	NA	220	<0.005	<0.005	3.1	1.4
1B	2	NA	48	<0.005	0.08	0.88	0.26
Composite	-	NA	400	<0.005	<0.005	<0.005	0.007
1/North	10	40	<0.3	<0.005	<0.005	<0.005	<0.005
2/South	10	330	1.9	<0.005	<0.005	<0.005	<0.005
3/East	10.5	20	<0.3	<0.005	<0.005	<0.005	<0.005
4/West	10	20	2.3	0.018	<0.005	<0.005	0.011
Composite	-	NA	20	<0.005	0.014	<0.005	0.55

TRPH = Total Recoverable Petroleum Hydrocarbons. TPH-g = Total Petroleum Hydrocarbons as gasoline. B = Benzene, T = Toluene, E = Ethylbenzene, X = Xylenes. NA = Sample Not Analyzed by this Method. ppm = parts per million.

Mr. Ariu Levi  
October 23, 1990  
Page 2

Table 1

Chemical Constituent	Soil Sample 1A	Soil Sample 1B	Soil Sample 1C	Detection Level	LUFT Manual
Ethylbenzene	3,100	880	< 5	5	NA
Toluene	< 500	80	< 5	5	NA
Xylenes	1,400	260	7	5	NA
TPH-Gasoline	220,000	48,000	<del>400</del>	300/ 30000*	10,000

All concentrations are listed in ug/kg (micrograms per kilograms), which is approximately equivalent to ppb (parts per billion)

NA = not applicable due to shallow depth to groundwater

\* = detection limit for 1A is 30,000 ppb; 1B is 3000 ppb; 1C is 300

In accordance with standard procedures for tank closure investigations, we present this workplan to address additional soil excavation and onsite remediation of the excavated soils.

### WORKPLAN

This workplan describes excavation, aeration, monitoring, and proper disposal of gasoline-contaminated soils. Clayton proposes excavation of the contaminated soil and aeration onsite. To accomplish this remediation, we will implement the tasks described below.

- **TASK 1 - PERMITTING**

In addition to submitting this workplan to Alameda County Health Care Agency, Clayton will submit a copy of the plan to the San Francisco Bay Regional Water Quality Control Board (RWQCB). A soil aeration notification form will be sent five working days prior to excavation to the Bay Area Air Quality Management District in San Francisco.

- **TASK 2 - SOIL EXCAVATION**

Clayton proposes that Fuel Oil Polishing excavate soils in the vicinity of the former underground storage tank (UST). A Clayton geologist or

**Table III Summary of Soil Sample Analytical Results  
Lanaidor, Inc., 925 89th Avenue, Oakland, Ca.**

Sample	Date	Depth (feet)	Total Oil & Grease by EPA Method 413.1 (mg/kg)	TRPH by EPA Method 418.1 (mg/kg)	TPH-g by EPA Method 8015 (mg/kg)	Volatile Organic Compounds by EPA Method 8020 (µg/kg)			
						B	T	E	X
MW1-1	4/17/92	5-5.5	NA	NA	<5	7	<5	<5	<5
MW1-3	4/17/92	9-9.5	<10	<10	<5	30	<5	6	6
MW1-4	4/17/92	12-12.5	NA	NA	<5	39	6	18	115

**Table IV Summary of Groundwater Sample Analytical Results  
Lanaidor, Inc., 925 89th Avenue, Oakland, Ca.**

Sample	Date	Total Oil & Grease by EPA Method 413.2 (mg/L)	TRPH by EPA Method 418.1 (mg/L)	TPH-g by EPA Method 8015 (mg/L)	Volatile Organic Compounds by EPA Method 602 (µg/L)			
					B	T	E	X
MW1	4/20-21/92	<1	<1	<1	<1	<1	<1	3

TRPH = Total Recoverable Petroleum Hydrocarbons. TPH-g = Total Petroleum Hydrocarbons as gasoline.

B = Benzene, T = Toluene, E = Ethylbenzene, X = Xylenes.

mg/L = milligrams per liter = parts per million, µg/L = micrograms per liter = parts per billion.

mg/kg = milligrams per kilogram = parts per million, µg/kg = micrograms per kilogram = parts per billion.

NA = Sample Not Analyzed by this Method.

**LYMYER**

ENGINEERS, INC.



Job #: 91175

Site: 925 98TH ST, OAKLAND, CA

Log of Boring No.: MW-1

Client: SENECA/LANAIDOR

Date: 4/17/92

Rig: SIMCO

Driller: C. St. PIERRE

Logged by: H. SHORT/C. DRIZIN

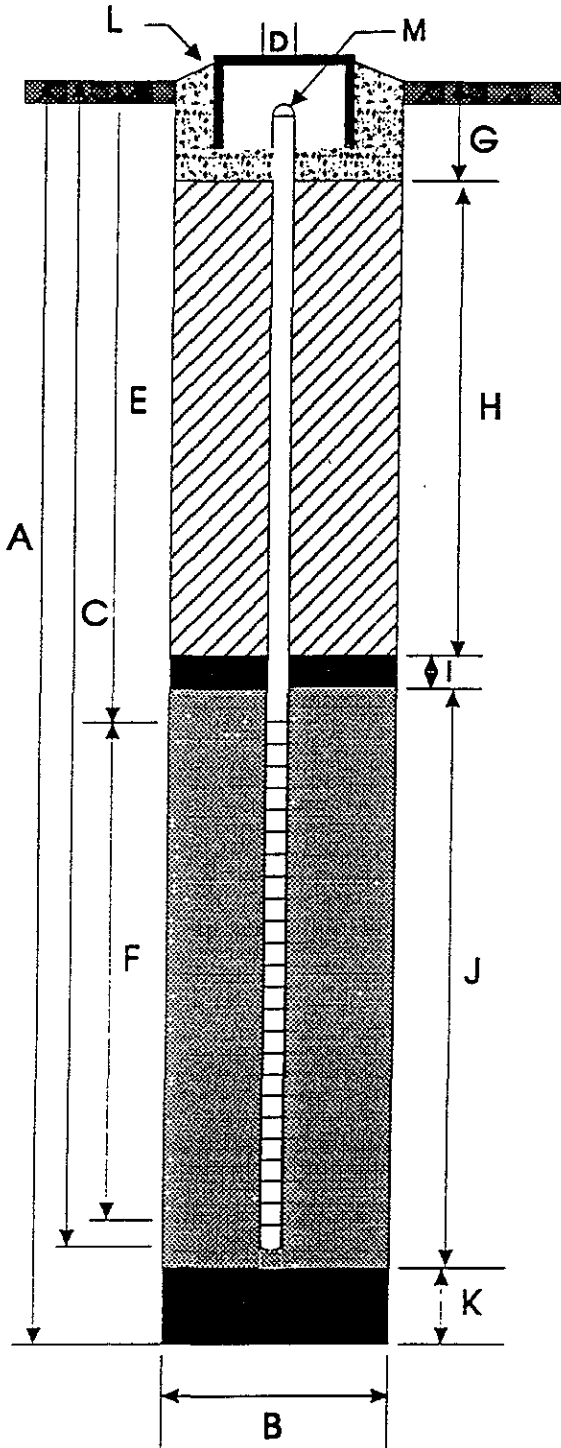
Diameter: 8.25"

Depth (Ft.)	Blows/6 In.	P.I.D. (ppm)	Sample Type and Depth	Unified Soil Classification	EXPLANATION	Graphic Log	Water Depth
					▼ Initial water level. ▼ Stabilized water level.		
					DESCRIPTION		
				F	0.0-0.2' Asphalt		
					0.2-1.5' Fill, brown, gravelly sand, dense	F	
5			1	CH	1.5-11.0' Black and brown silty clay, fine-grained with some fine sand, highly plastic, contains plant roots, stiff		
10			2	CH	Thin, light gray, plastic seam at 7.0'		
			3				
15			4	CH	11.0- 14.5' Brown clay, fine-grained, moderately to highly plastic, iron stained and locally mottled gray, stiff		
20				SC	Thin sandy seam at 13.5'		
25				CH	14.5-17.5' Brown, clayey sand, fine-grained, moderately plastic, soft, wet, clayey seams		
30				CH	17.5- 22.0' Brown clay, fine-grained, highly plastic, very stiff		
					Note: Strong odor of fuel or solvent at 10.5', faint odor at 12' b.g.s.		
					End of hole 22.0 feet.		
							14.0' ▼

# BLYMYER ENGINEERS, INC.

CLIENT: SENECA/LANAIDOR  
 SITE: 925 89TH AVE.  
 OAKLAND, CA  
 JOB# 91175  
 DRILLER: CHRIS ST. PIERRE  
 LOGGED BY: HARRY SHORT/CRAIG DRIZIN

BORING/WELL NO.: MW-1  
 TOP OF CASING ELEV.:  
 GROUND SURFACE ELEV.:  
 DATUM:



## WELL CONSTRUCTION

- A. Total Depth 22'
- B. Diameter 8-1/4"
- Drilling Method Hollow stem auger
- C. Casing Length 22'
- Material P.V.C.
- D. Casing Diameter 2"
- E. Depth to Top Perforations 7'
- F. Perforated Length 15'
- Perforated Interval from 22' to 7' b.g.s.
- Perforation Type Slot
- Perforation Size 0.020"
- G. Surface Seal 0 to 1' b.g.s.
- Seal Material Sack-crete
- H. Backfill 5.5' to 1' b.g.s.
- Backfill Material Neat cement
- I. Seal 6.5 to 5.5' b.g.s.
- Seal Material Bentonite
- J. Sand Pack 22' to 6.5' b.g.s.
- Pack Material #3 sand
- K. Bottom Seal N/A
- Seal Material N/A
- L. \_\_\_\_\_
- M. \_\_\_\_\_