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

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

July 8, 1994
STID # 3711

REMEDIAL ACTION COMPLETION CERTIFICATION

Richard Belyea
Home Saving of America
4900 River Grade,
Irwindale, California - 91706

Ref: Lake Meritt Towers, 155 Grand Avenue, Oakland, CA

Dear Mr. Belyea:

This letter confirms the completion of site investigation and remedial action for the two underground storage tanks (one diesel and one waste oil)at the above mentioned location.

Based upon the available information 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, Division 3, Chapter 16, Section 2721 (e) of the California Code of Regulations.

Please contact Madhulla Logan at (510) 271-4320 if you have any questions regarding this matter.

Very truly yours,

Rafat A. Shahid

Rafat A. Shahid
Assistant Agency Director

cc: Edgar B. Howell, Chief, Hazardous Materials Division
Kevin Graves, RWQCB
Mike Harper, SWRCB (with attachment)
files

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. **AGENCY INFORMATION** Date: 5/18/94

Agency name: Alameda County-HazMat **Address:** 80 Swan Wy., Rm 200
City/State/Zip: Oakland **Phone:** (510) 271-4320
Responsible staff person: Madhulla Logan **Title:** Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Lake Merritt Towers
Site facility address: 155 Grand Avenue, Oakland, CA -94612
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3711
URF filing date:) 11/04/92 SWEEPS No: N/A

Responsible Parties:	Addresses:	Phone Numbers:
Richard Belyea Home Savings of America	4900 River Grade, Irwindale, California - 91706	

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	2500	Diesel	removed	11/09/88
1	1500	Waste Oil (probably)	removed(no report)	not Known

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Overfilling probably - waste oil, diesel

Site characterization complete? YES

Date approved by oversight agency: March 1994

Monitoring Wells installed? YES Number: 3

Proper screened interval? YES MW-1- 9.5 to 24.5 feet and
MW-2-10 to 24.5 feet
MW-3 4.5 to 24.7 feet

Highest GW depth below ground surface: 8.11 ft Lowest depth: 11.5 ft

Flow direction: Easterly direction to North-easterly (towards lake)

Most sensitive current use: Unknown

Are drinking water wells affected? No Aquifer name:

Is surface water affected? NO Nearest affected SW name: Not affected

Off-site beneficial use impacts (addresses/locations): Not Known

Report(s) on file? **Yes** Where is report(s) filed? **Alameda County**
80 Swan Wy, Rm 200
Oakland, CA - 94621

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tank	one(2500gal)	Disposal-H&H Ship Service, San Francisco, CA	12/01/88
Piping	Unknown		
Free Product	N/A		
Soil	800 cubic yds	Durham Road Landfill, Fremont,CA	9/04/89
Groundwater in pit	2000 gallons	Recycletron Oil,Inc,patterson,CA	12/20/88

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)
Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)			Water (ppm)	
	Diesel Tank	waste oil area	grand AVE area	Before	After
TPH (Gas)	ND	NA	ND/NA	NA	
TPH (Diesel)	ND	3.5	520	ND	
TPH (kerosine)	NA	NA	480	NA	
Benzene	NA	NA	ND	ND	
Toluene	NA	NA	0.012	ND	
Xylene	NA	NA	0.03	ND	
Ethylbenzene	NA	NA	0.067	ND	
Oil & Grease	47	350	NA	NA	
metals - Cr	45.7	NA	NA	NA	
metals - Zi	36	NA	NA	0.180	
metals - Pb	2.65	NA	NA	ND	
metals - Ni	ND	NA	NA	0.1	0.04
8240 for BTEX	ND	NA	NA	NA	NA
8270	ND	NA	NA	NA	NA
PCE	NA	ND(1 sample)		0.09	0.04
TCE	NA	ND(1 sample)		0.0015	0.004

Comments (Depth of Remediation, etc.):

A Risk Assessment was done for the petroleum hydrocarbons in soil and for PCE and TCE in water to prove that there is no significant risk posed by the concentration found in soil and water

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes as determined by the Risk Assessment evaluated by the RWQCB

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

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

Site management requirements: NA

Should corrective action be reviewed if land use changes? YES

Monitoring wells Decommisioned: No

Number Decommisioned: Number Retained:

List enforcement actions taken:N/A

List enforcement actions rescinded:N/A

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Madhulla Logan
Signature: Madhulla Logan
Reviewed by Madhulla Logan
Date:5/14/94
Title:Haz Mat Specialist

Name: Thomas Peacock
Signature: Thomas Peacock
Title: Supervisor, LOP
Date: 5-14-94

Name: Eva Chu
Signature: Eva Chu
Title:Haz mat Specialist
Date: 5/14/94

VI. RWQCB NOTIFICATION

Date Submitted to RB:
RWQCB Staff Name: Rich Hiett
RB Response: Approved K. Graves
Title: San. Engineering Asso. Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

There are two areas in this site where contamination has been found; area near the waste oil tank and the area near Grand avenue.

Engineering Science (1986) reviewed the site history in order to identify areas requiring site investigation. This review identified a former 1500-gallon underground waste oil tank that was associated with a former Buick dealership. Engineering Science determined that the tank was removed due to the presence of a former excavation in the immediate vicinity, and backfill material in adjacent borings. Also, a utility control box that is known to house high voltage power lines is located dirctly over the reported tank location. This area was investigated for the presence of oil and grease and diesel in 1986 and 1991, and for the presence of diesel in 1987. The results of the investigations conducted in 1986 and 1991 indicated oil and grease concentrations ranging from 79 to 350 mg/kg at depths of 6 to 15 feet. There was no significant amount of diesel found. A sample collected from B-6 (downgradient to the waste oil tank), was analyzed for volatile compounds (PCE and TCE) and none was found. The investigation conducted in 1987 was further downgradient to the waste oil tank. Soil samples collected were analyzed for diesel and no significant concentrations were found.

In 1989, during the course of excavation for the building footings at Tower 1, a greenish clayey soil with an odor was encountered. The vertical and lateral extent of the contaminated layer was determined by using a PID for screening. One discrete soil samples was collected from the east wall of the excavation and analyzed for TPH as gasoline and diesel. The laboratory

analysis indicated a concentration of 520 ppm for diesel and non detect for gasoline. The contaminated soil in Tower 1 was excavated and treated by landfarming in order to reduce the diesel concentrations to below 100 ppm. At the end of the treatment period 8 composite soil samples were collected on August 28, 1989 and the concentrations were found to be below 100 ppm. The treated soil was disposed at the Oakland Scavenger Company's Durham Road Landfill

Additional investigation was conducted at the Lake Merritt Towers 2 to evaluate if the previously identified soil contamination on the Lake Merritt Towers 1 site had impacted the soil and groundwater beneath the adjacent Tower 2 site. Soil samples from 6 exploratory borings B-1 to B-6 were collected and analyzed for volatile aromatic hydrocarbons and total petroleum hydrocarbons as kerosene and diesel. TPH as kerosine was detected in borehole at 480 ppm and oil and grease was detected in Boring-6 at 100 ppm. All the contamination (kerosene range) found in this area was found at depths of 11-15 feetbgs, and unlike the contamination (diesel) found in Tower 1 at 4-6 depths. A 2500 gallon underground storage tank was removed on November 9, 1988 from the sidewalk near the southeast corner of the intersection of Valdez and 22nd streets. Subsequently, two samples were collected from either ends of the tank. The only significant concentrations indicated by the laboratory results was of waste oil at 37 to 47 ppm. All the concentrations indicated by the laboratory results for metals were below TTLC. No BTEX, TPHg, TPHd or semi-volatile compounds were found.

Monitoring wells MW-1 and MW-2 was installed in March 1991 to evaluate potential impacts to the groundwater beneath the site. MW-1 was installed downgradient to the petroleum hydrocarbon contaminated soil present near grand avenue. MW-2 was installed downgradient to the location of the reported underground waste oil UST on Parcel B. MW-3 was installed in March 1992 to verify past estimates of groundwater flow direction, and to better characterize groundwater contamination associated with the waste oil tank. Quarterly Monitoring has been performed from March 91 to September 1993. The laboratory results have identlified the presence of PCE consistently from 90 ppb to 40 ppb and Trichloroethene from 2 ppb to 1.2 ppb in MW-2. There was an unusual one time hit of methylene chloride at a concentration of 140 ppb in MW-2 during the March 1992 quarterly sampling event. The subsequent 3 quarters of groundwater sampling did not detect any methylene chloride. Oil and petroleum hydrocarbons have not been detected in groundwater.

A 5000 gallon underground storage tank was removed from the Ordway property in 1992, upgradient of the Lake Merritt site. Groundwater from this site is being monitored for petroleum hydrocarbons and BTEX. 72,000 ppm diesel was found in the soil samples collected from the sidewalls of the tank excavation. The groundwater samples here have not been analyzed for PCE or TCE.

According to the risk assessment report submitted by Dames and Moore, the concentration left in the soil and groundwater do not pose a threat to public health and the environment. The main reasons for the above determination are

1. Impacted soil is 6 feet or more below ground surface
2. The toxicity of the chemicals present is low.
3. The concentrations of PCE appear to be decreasing in the ground water
4. A health and environmental evaluation for potential impacts to Lake

Merritt indicates that beneficial uses of this lake are unlikely to be affected by PCE and TCE concentrations currently detected in the groundwater at site.