

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0689

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

November 16, 1993  
STID# 3711

Home Savings of America  
ATTN: Richard Belyea  
4900 River Grade Rd. 515-E1  
Irwindale, CA 91706

Re: 155 Grand Ave., Oakland, CA 94612

Dear Richard Belyea:

This office has received and reviewed a June 1993 Groundwater Monitoring Event Report for the above site. The report continues with the problem of PCE in MW-2, which has been very persistent. This report does not recommend any future action concerning this site. You may desire to explore the following:

This office has a toxicologist that will be working on contract with the Regional Water Board. It is our desire to close cases if there is not significant contamination. These decisions can be made on a case by case basis with the proper analysis, as above. Your levels of PCE are appearing to decline, although the last test rose slightly to 44 ppb. A quick review of Sax found that the Aquatic Toxicity Rating; TLm96: 100 - 10 ppm.

If you have any questions concerning this matter please contact this office.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Edgar Howell, Chief - Files  
Bruce Rucker, Engineering-Science, 1301 Marina Village Pkwy.,  
Suite 200, Alameda, CA 94501

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80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

August 12, 1993  
STID# 3711

Home Savings of America  
ATTN: Richard Belyea  
4900 River Grade Rd. 515-E1  
Irwindale, CA 91706

Re: 155 Grand Ave., Oakland, CA 94612

Dear Richard Belyea:

This office has received a question concerning the possibility of reviewing a health risk assessment for the residual PCE on the above site. This office has a toxicologist that will be working on contract with the Regional Water Board. It is our desire to close cases if there is not significant contamination. These decisions can be made on a case by case basis with the proper analysis, as above. Your levels of PCE are appearing to decline, with the last test being 19 ppb. A quick review of Sax found that the Aquatic Toxicity Rating; TLM96: 100 - 10 ppm.

If you have any questions concerning this matter please contact this office.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Edgar Howell, Chief - Files

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(510) 271-4530

August 12, 1993  
STID# 3711

Home Savings of America  
ATTN: Richard Belyea  
4900 River Grade Rd. 515-E1  
Irwindale, CA 91706

Re: 155 Grand Ave., Oakland, CA 94612

Dear Richard Belyea:

This office has received a question concerning the possibility of reviewing a health risk assessment for the residual r site. The following are comments concerning this site:

1. There is no reason to continue searching for an underground tank that may not exist. Exploration in the vicinity of electrical boxes would certainly be unsafe. However, this does not absolve you from monitoring and investigating the source of the PCE and TCE in your well.

2. Attached find an unscaled map showing monitoring wells and gradients from a total of 4 sites in the area of your site. Kaiser Center does not show a gradient. Unfortunately Ordway does not seem to be upgradient and Kaiser wells have been ND for BTEX and TPHg (they have not been tested for PCE or TCE).

If you have any questions concerning this matter please contact this office.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Lester Feldman, RWQCB  
Edgar Howell, Chief - Files  
Richard Rucker, Engineering-Science, 1301 Marina Village Pkwy.,  
Alameda, CA 94501  
enclosure

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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

December 28, 1992  
STID# 3711

Ahmanson Commercial Dev. Co.  
ATTN: Kenneth Reizes  
300 S. Grand Ave., #1110  
Los Angeles, CA 90071

Re: 155 Grand Ave., Oakland, CA 94612

Dear Kenneth Reizes:

This office has received and reviewed a Quarterly Groundwater Monitoring Report dated December 14, 1991 by Environmental-Science. The following are comments concerning this site:

1. A comment was that PCE and TCE are not commonly found associated with waste oil tanks. Actually, those solvents are common contaminants as they are often main ingredients of various parts cleaning solvents and were disposed of in waste oil as a common practice in the past. Also, waste oil has been a common receptacle for a large variety of unwanted liquids of every type. It has only been the last 4 or 5 years that its makeup has been tested and regulated.
2. The search for the extent of the plume, its source, and a possible other waste oil tank that could have existed should continue.

We look forward to the next quarterly report. It is recommended that there be some more definitive recommendations for further work to resolve these problems.

If you have any questions concerning this matter please contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Thomas F. Peacock".

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Lester Feldman, RWQCB  
Edgar Howell, Chief - Files  
David Diamond, Engineering-Science, 1301 Marina Village Pkwy.,  
Alameda, CA 94501

ALAMEDA COUNTY  
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DAVID J. KEARS, Agency Director



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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

October 7, 1992  
STID# 3711

Ahmanson Commercial Dev. Co.  
ATTN: Kenneth Reizes  
300 S. Grand Ave., #1110  
Los Angeles, CA 90071

Re: 155 Grand Ave., Oakland, CA 94612

Dear Kenneth Reizes:

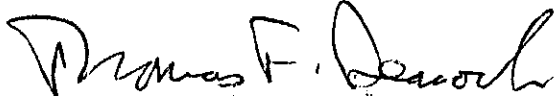
This office has received and reviewed Quarterly Groundwater Monitoring and Remediation Reports dated April 91, 8 Aug 91, 29 Oct 91, January 92, 16 Jun 92, and 24 Aug 92 by Environmental Science. The following are comments concerning this site:

1. There is not an Underground Tank Leak Report filed for this site as required. A copy of the form is attached and must be returned completed to this office.
2. All sampling has been reported as BTEX with just one analysis. In the next monitoring report benzene should be analyzed and reported separately for MW-2.
3. PCE and DCM are being analyzed and have been presumed to have come from an unknown 1500 gallon waste oil tank. This is mentioned in almost every one of the above reports. However, there has not been an attempt to actually confirm the presence or absence of this tank. If it has been removed, no attempt has been made to verify where it used to be and whether or not there is residual contamination at this location. A survey should be conducted to answer these questions. There are many different techniques which can be used and each yields different information. This is essential to possibly locate where all the contamination is coming from. If the tank is still in the ground, then it must be removed.
4. Your next quarterly event was due for September. These comments should be considered for your next monitoring report as you usually tank 2 months to prepare the report.
5. Also enclosed is a format that is required by the Regional Water Quality Control Board for case closure. This should be of aid in formatting your reports.

Lake Merritt Towers  
STID #3711  
October 7, 1992  
Page 2 of 2

If you have any questions concerning this matter please contact this office.

Sincerely,



Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Lester Feldman, RWQCB  
Edgar Howell, Chief - Files  
David Diamond, Engineering-Science, 1301 Marina Village Pkwy.,  
Alameda, CA 94501

ALAMEDA COUNTY  
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

21 January 1992

DEPARTMENT OF ENVIRONMENTAL HEALTH  
80 Swan Way, Rm. 210  
Oakland, CA 94621  
(415) 271-4300

Kenneth Reizes  
Ahmanson Commercial Development Company  
11111 Santa Monica Boulevard  
Suite 2127  
Los Angeles, CA 90025

Subject: Ground Water Investigation at the Lake Merritt Towers in  
Oakland.

Dear Mr. Reizes:

This agency has review the data submitted regarding the project listed above. The results of this study have been discussed with the San Francisco Regional Water Quality Control Board. It is the concurrence of both agencies that further investigation is required at this site.

Two ground water monitoring wells are currently located on this property. Contamination was detected in only one of the wells (MW-2). However, the close proximity of the property to Lake Merritt warrants concern and will require further investigation.

The ground water flow gradient is presumed to be East, the direction of Lake Merritt. This presumption will have to be confirmed. A minimum of three monitoring wells is required to quantify ground water flow direction. This is accomplished by triangulating the depth to water observed in different wells. As only two wells are present on your property, a third will have to be installed for this purpose. This third well should be oriented toward Lake Merritt, oriented between the lake and MW-2. When the ground water gradient is confirmed, and assuming that the new well is in fact downgradient of MW-2, MW-1 can be excluded from any further monitoring.

The contents of this letter have been discussed with John Bridenbaugh of Engineering-Science Incorporated. If you have any questions concerning this matter, please feel free to contact me at (510) 271-4320.

Sincerely,

Dennis J. Byrne  
Senior Hazardous Materials Specialist

cc: Eddy So, SFBRWQCB  
John Bridenbaugh, Engineering-Sciences Inc.





ALAMEDA COUNTY  
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



R0689

8 March 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)Kenneth Reizes  
Ahmanson Commercial Development Company  
11111 Santa Monica Boulevard  
Suite 2127  
Los Angeles, CA 90025Subject: Ground water investigation at the Lake Merritt Towers  
Project in Oakland.

Dear Mr. Reizes:

Thank you for the analytical report dated 27 October 1989 and prepared by Engineering-Science in regards to the bioremediation of diesel contaminated soil excavated from the site listed above. This report has been reviewed and this agency is satisfied that the treatment process was successful. This agency is also satisfied that all contaminated soil excavated in regards to this project has been disposed of properly.

We have also received and reviewed a proposal from Engineering-Science dated 6 March 1991, for the installation of a ground water monitoring well within the region from which borings detected the presence of diesel contaminated soil. The location suggested for the placement of this well is based on a ground water gradient defined during a geotechnical study conducted at some prior time. This agency does not have a copy of this study, however, approval is granted for the installation of the well at the proposed location. Please be aware that a final closure of the investigation will require that documentation supporting the assertion that the monitoring was located in a downgradient direction will have to be submitted for review and inclusion into our records.

The Engineering-Science report identified another area of the project in which hydrocarbon contamination sufficient to warrant the implementation of a ground water investigation was measured. This area (Boring 6) is too far removed from the monitoring well location suggested in the Engineering-Science proposal for this well to adequately serve as an investigative instrument for both sites. Consequently, a second well must be installed in the vicinity of Boring 6.

In Alameda County, ground water investigations are conducted under guidelines established by the San Francisco Bay Regional Water Quality Control Board. These guidelines call for a minimum of one year of quarterly monitoring prior to any consideration being given

Kenneth Reizes  
Ahmanson Commercial Development Company  
11111 Santa Monica Blvd.  
Suite 2127  
Los Angeles, CA 94612  
Re. Merritt Towers Project  
8 March 1991  
Page 2 of 2

for closure of the project. As two wells are needed to implement a ground water investigation on the Merritt Towers site, we suggest that the Engineering-Science proposal be amended to include the installation of this second well. Conformance to this suggestion may accelerate the site closure process by one year.

The contents of this letter have been discussed with John Bridenbaugh of Engineering-Science. If you have any questions concerning this matter, please feel free to contact me at (415)271-4320.

Sincerely,



Dennis G. Byrne  
Senior Hazardous Materials Specialist

cc: Lester Feldman, SFBRWQCB  
Tom Gandesbery, SFBRWQCB  
Howard Hatayama, DOHS  
Rafat Shahid, Assistant Director, Alameda County Department of  
Environmental Health.  
John Bridenbaugh, Engineering-Science, Inc.

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HEALTH CARE SERVICES

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R0689

Certified Mailer # P 833 981 389

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415) 271-4320

3 May 1989

Eric Storrs  
Project Manager  
Engineering Sciences  
600 Bancroft Way  
Berkeley, Ca. 94710

Subject: Soil Remediation at 155 Grand Avenue Oakland.

Dear Mr. Storrs:

Our records indicate that no deposit has been submitted in regards to the soil remediation project being conducted at the above location. Please submit to our office a check made payable to the County of Alameda for \$350.00.

This deposit is authorized by Section 3-141.6 of the Ordinance Code of the County of Alameda and is used to cover expenses incurred by Alameda County personnel in the discharge of their oversight duties associated with this project. Records are maintained of the time County employees commit to a project and the deposit is charged at an hourly rate. Upon the completion of the project the balance of the deposit will be returned to you.

In accordance with Section 3-141.6(a) of the Ordinance Code of the County of Alameda, we request that this deposit be paid within ten days of the date upon which you receive this notification. Failure to meet this deadline could void all prior approval and render any further construction or activity at this site unlawful.

If you have any questions concerning this matter, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

Rafat A. Shahid, Chief,  
Hazardous Materials Division

