

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director

State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

RAFAT A. SHAHID, Assistant Agency Director

August 5, 1992
STID# 3796DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320**REGIONAL BOARD REFERRAL**Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster St., 4th Floor
Oakland, CA 94612

SUBJECT: Emporium Capwell, 20th St. & Broadway, Oakland, CA 94612

This office has reviewed site investigation and remedial action for the underground storage tanks at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

This office requests that the Regional Water Quality Control Board reviews this site and gives final site closure and/or remedial action completion. This agency also requests notification of final site closure.

If you have any questions regarding this matter, please contact this office.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Nick Carpenter, Carter Hawley Hale, 444 S. Flower St., Los Angeles, CA 90071

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



State Water Resources Control Board
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R0545

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

June 15, 1992

San Francisco Bay Region
Regional Water Quality Control Board
ATTN: Rich Hiatt
2101 Webster St., 4th Floor
Oakland, CA 94612

Re: Emporium Capwell site (STID 3796, 20th & Broadway, Oakland)

Dear Rich Hiatt:

LETTER OF RECOMMENDATION FOR UST CASE CLOSURE

INTRODUCTION

During 1987, a Phase I Investigation was done at the above site by Dames & Moore. Two underground tanks in vaults in a sub-basement were washed and filled with cement slurry for abandonment in place.

SITE DESCRIPTION

Removal of the contaminated sand (16 cy) around the tanks in each vault was determined by the Alameda County Department of Environmental Health to exceed a reasonable cost benefit. The soils and groundwater around the vault are not contaminated and the concrete vault is relatively impervious.

PREVIOUS WORK

Some of the previous work was done by another contractor, Hydrochem Services, Inc. This is also cited in the report.

INVESTIGATIVE METHODS

Drilling and Soil Borings. 5,200 and 13,000 mg/Kg of TPH. 10 mg/Kg of benzene in the vault sands.

Soil Sampling. Borings outside the 12 to 24" concrete vaults contain no TPH or benzene.

Construction of Monitoring Wells: NA

Well Development: NA

Groundwater Sampling: NA

Analytical Methods: Hageman-Schank, Inc., San Ramon

Soil Samples: Thermo Analytical Inc. (20 Mg/Kg - ND)

Groundwater Samples: NA

EXTENT OF HYDROCARBON PRESENCE IN SOIL AND GROUNDWATER

Hydrocarbons in Soil: below action levels

Hydrocarbons in Groundwater: NA

Floating Product: NA

Dissolved Hydrocarbons: NA

HYDROLOGY

Regional Hydrology: San Francisco Bay Plane

Local Hydrology: NA did not hit groundwater

Groundwater Gradient: NA

Seasonal Variations of Groundwater: NA

Aquifer Characteristics: NA

BENEFICIAL USES OF GROUNDWATER

Well Inventory: NA

Contaminant Fate Transport: NA

Sources of Drinking Water Policy Determination: NA

REMEDIATION ACTIVITIES AND EFFECTIVENESS

Soil Remediation: NA

Groundwater Remediation: NA

Impact of Residual Hydrocarbons on Beneficial Uses: NA

SUMMARY AND CONCLUSIONS

Contamination left in place in less than 28 cy of sand backfill within 2 concrete vaults underneath the Emporium Capwell building is not a threat to the soil or groundwater and can not be economically removed.

RECOMMENDATIONS

The site should be closed by the Regional Water Quality Control Board.

TABLES ATTACHED


Results of Analysis of Soil Samples: attached

Cumulative Results of Groundwater Elevation and Flow Direction: NA

Cumulative Results of Analyses of Water Samples: NA

Wells within 1/2-Mile Radius of the Site: NA

Sincerely,


Thomas Peacock, Supervising HNS
Hazardous Material Division

cc: Nick Carpenter, 444 S. Flower St., Los Angeles, CA 90071

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
✓ RO 545 (20th & Broadway)
R0147 (1911 Telegraph)
RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

April 1, 1992

San Francisco Bay Region
Regional Water Quality Control Board
ATTN: Rich Hiett
2101 Webster St., 4th Floor
Oakland, CA 94612

Re: Emporium Capwell sites (STID #'s 1630 @ 1911 Telegraph and 3796 @
20th and Telegraph, both in Oakland

Dear Rich Hiett:

This office has reviewed the files of the above sites and has issued
REMEDIAL ACTION COMPLETION CERTIFICATES (without Regional Board
Concurrence) on both sites. Attached find additional documentation
which you may need for the Board to also concur. There is other
information in our files that was not determined to be important
enough to copy at this time.

If you have any questions please contact this office at 271-4530.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

c: Nick Carpenter, Emporium Capwell, 444 S. Flower St., Los Angeles,
CA 90071

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARSAGENCY

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX, Agency Director



20545

February 17, 1988

470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

Mr. Paul Neff
Dames & Moore
8145 Byron Rd.
Whittier, CA 90606

RE: TANK ABANDONMENT AT EMPORIUM CAPWELL STORE - 20TH & BROADWAY
OAKLAND, CALIFORNIA

Dear Mr. Neff:

We have reviewed your proposal concerning the subject work, dated December 18, 1987. We are in concurrence with your proposal. Essentially, there are two 2,000-gallon former fuel steel tanks situated in concrete vaults lined with sand in the Capwell Basement. There is some contamination of the sand bed in the vault itself. None of the soils adjacent to the vaults are contaminated nor is the adjacent groundwater. The two tanks were abandoned by an approved filling with a concrete slurry on May 1987.

It appears that the vaults are waterproof, and that there is minimal interchange with adjacent groundwater. Removal of the vaulted sand would be very difficult and dangerous considering its role in structurally supporting the tanks. On the basis that there has been no contamination of the adjacent soils and groundwater, and the degree of danger and difficulty in removing the sand exceeds a reasonable cost benefit, we concur with your proposal to effectively seal the openings to the vault with concrete. However, we recommend that you give consideration to venting the area to be sealed to provide a passage way for any vapors.

Please note that this Department is the lead agency in resolving underground tank issues. However, the Regional Water Quality Control Board (RWQCB) has the authority to oversee these decisions.

Should you have any questions concerning this matter, please contact Storm Goranson, Hazardous Materials Specialist at (415) 874-7237, and give us 48-hour notice prior to commencement of work.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SG:mam

cc: Greg Zentner, RWQCB
File