

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

May 4, 1994
STID 4142

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

REMEDIAL ACTION COMPLETION CERTIFICATION

Paul LaFontaine
1330 Broadway, Suite 1426
Oakland CA 94612

RE: Zimmerman Investments site, aka 1330 Broadway Garage,
located at 420-13th St., Oakland CA 94612

Dear Mr. LaFontaine,

This letter confirms the completion of site investigation and remedial action for the four former underground storage tanks at the above referenced site. With the provision that the information provided to this agency was accurate and representative of existing conditions, this office has determined that no further action is required at this time.

Based on the information submitted and current requirements, the RWQCB has also accepted the determination of this agency that no further action is required at this time. Further work could be required if conditions change or a water quality threat is discovered at the site.

If you have any questions regarding this letter, please contact Jennifer Eberle at (510) 271-4530.

Very truly yours,

Rafat A. Shahid
Assistant Agency Director

c: Edgar B. Howell, Chief, Hazardous Materials Division - files
Rich Hiatt, RWQCB
Mike Harper, SWRCB
Jennifer Eberle

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CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date:

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

II. CASE INFORMATION

Site facility name: **Zimmerman Investments**
Site facility address: **420-13th ST., aka 1330 Broadway Garage, Oakland 94612**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **4142**
URF filing date: **5/5/92** SWEEPS No: **N/A**

Responsible Parties: Addresses: Phone Numbers:
Paul Lafontaine, 1330 Broadway, Oakland CA 94612 510-451-5836

<u>Tank No.</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	4,500 gal.	diesel	removed	on 4/24/92
2	500 gal.	waste oil	removed	4/24/92
3	3,000 gal.	diesel	removed	5/14/92
4	6,000 gal.	gasoline	removed	5/18/92

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: not sure
Site characterization complete? YES
Date approved by oversight agency:
Monitoring Wells installed? YES Number: one
Proper screened interval? YES (20' to 35' bgs)
(the soil was wet at 26'bgs, and was saturated at 34'bgs)

Highest GW depth below ground surface: 24.37'bgs Lowest depth: 25.86'bgs

Flow direction: regional gradient is to the west, as per the file for the Chinatown Redevelopment Project Area, 1000 Franklin St., Oakland STID 4036. GW at this 2-square block site flows West at 9th and Franklin Sts, and flows South at 9th and Webster Sts.

Most sensitive current use:
Are drinking water wells affected? NO Aquifer name:
Is surface water affected? NO Nearest affected SW name:
Off-site beneficial use impacts (addresses/locations):

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

Leaking Underground Fuel Storage Tank Program

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount</u> (include units)	<u>Action (Treatment of Disposal w/destination)</u>	<u>Date</u>
Tank	5,050 lbs (2 USTs)	disposed to Erickson	4/24/92
	3,000 lbs (1 UST)	disposed to Erickson	5/14/92
	6,000 lbs (1 UST)	disposed to Erickson	5/18/92
Soil	93 tons	disposed at REMCO in Richmond	4/22/92
liquids	480 gal	disposed at Refineries Services in Patterson	4/23/92

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After
TPH (Gas)	9.2	ND	ND	
TPH (Diesel)	8,500	ND	ND	
Benzene	0.012	ND	ND	
Toluene	0.080	ND	ND	
Xylene	0.22	ND	ND	
Ethylbenzene	0.036	ND	ND	
Oil & Grease	240	ND	ND	
halocarbons	ND			
Cd	1.0			
Cr	15			
Pb	24			
Ni	12			
Zn	26			

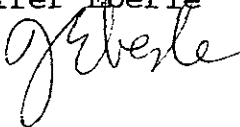
Comments (Depth of Remediation, etc.): see last page

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined
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? NO
Monitoring wells Decommissioned: NO, not yet
Number Decommissioned: Number Retained:

List enforcement actions taken: none
List enforcement actions rescinded: N/A

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Jennifer Eberle
Signature: 

Title: Haz. Mat. Specialist
Date: 4/14/94

Leaking Underground Fuel Storage Tank Program

Reviewed by

Name: Eva Chu

Signature: *Eva Chu*

Title: Haz. Mat. Specialist

Date: 4/18/94

Name: Barney Chan

Signature: *Barney Chan*

Title: Haz. Mat. Specialist

Date: 4/18/94

VI. RWQCB NOTIFICATION

Date Submitted to RB: 4-18-94

RWQCB Staff Name: Rich Hiett

RB Response: *Concur*

Title: San. Engineering Asso. Date:

VII. ADDITIONAL COMMENTS, DATA, ETC.

R. Hiett 4.26.94
One 4,500-gal diesel and one 500-gal waste oil UST were removed on 4/24/92. One 3,000-gal diesel UST was removed on 5/14/92. One 6,000 gal. gasoline UST was removed on 5/18/92. There were no apparent holes in any of the USTs.

120 ppm TOG was found in the waste oil pit; and 240 ppm TOG and 31 ppm TPH-d was found in its stockpile. 8,500 ppm TPH-d and 3.4 ppm TPH-g was found in the 4,500-gal diesel pit; 1,900 ppm TPH-d and 9.2 ppm TPH-g was found in its stockpile. The 3,000-gal diesel pit and stockpile were both ND. The 6,000-gal gasoline pit was ND; its stockpile had 1.8 ppm TPH-g and 0.012 ppm benzene.

The stockpiles from all the USTs were backfilled into the pits. I considered the 3K diesel and the 6K gasoline UST pits as not a problem. However, the waste oil and 4,500-gal diesel UST pits were the problem. A gw invest. was required for this area. Three soil borings were installed in 13th St; one was converted to a monitoring well. All soil and water samples were ND except for toluene, which was detected in every sample analyzed for BTEX. The consultant (CEC) believes the duct tape used to seal the sample tubes did in fact contaminate the soil samples.

On 4/21/93, the waste oil pit was reexcavated to removed the backfilled stockpiled soil (240 ppm TOG and 31 ppm TPH-d). One soil sample was taken at 11.5'bgs. ND TOG; but some metals, which were all less than 10 times the STLC (probably background metals). TPH-d not run because it was ND in the pit sample taken during tank removal (see attachment). On 4/22/93, the 4,500-gal diesel pit was reexcavated. One soil sample was taken at 9'bgs on SW sidewall (near the location of the first pit sample with 8,500 ppm TPH-d). This pit was actually a concrete vault, and we excavated virtually all the soil present. ND results for TPH-d and BTEX. Meanwhile, gw was sampled for four quarters and was ND every time (see attachment).