

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

November 4, 1994
STID 1565

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

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Frand Zichichi
548^{1/2} Cleveland Ave.
Albany, CA 94710

Re: Z-Rental Properties, 711 Cleveland Ave., Albany, CA

Dear Mr. Frand Zichichi:

This letter confirms the completion of site investigation and remedial action for the 2,000-gallon gasoline and 500-gallon diesel underground storage tanks at the above described 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 Juliet Shin at (510) 567-6700 if you have any questions regarding this matter.

Sincerely,

Rafat A. Shahid, Director

c: Edgar B. Howell, Chief, Hazardous Materials Division - files
Kevin Graves, RWQCB
Mike Harper, SWRCB

LOP\Completion

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HAZMAT
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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: Juliet Shin Title: Senior Haz. Materials Spec.

II. CASE INFORMATION

Site facility name: Z-Rental Properties
Site facility address: 711 Cleveland Ave., Albany, CA 94710
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 1565
URF filing date: 9/06/94 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
1. Frand Zichichi	548 _{1/2} Cleveland Ave. Albany, CA 94710	(510) 525-9652
2. CALTRANS	P.O. Box 23440	(510) 286-5398
Contact: Mike Williams	Oakland, CA 94623-0440	

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	2,000	gasoline	removed	5/19/93
X	500	diesel	removed	5/21/93

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Several holes were noted in the gasoline UST.
The source of contamination may be a combination of leak and overspill.

Site characterization complete? YES

Date approved by oversight agency: 8/24/94

Monitoring Wells installed? NO

Ground water investigations were not required based on Accutite's Geologic Findings Report, dated February 3, 1994, where ground water was identified as being below 43-feet below ground surface, with at least 3 feet of clay and 32 feet of Greywacke sandstone bedrock lying above.

Leaking Underground Fuel Storage Tank Program

Is surface water affected? **NO** Nearest affected SW name: **S.F. Bay**

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:

<u>Material</u>	<u>Amount</u> (include units)	<u>Action (Treatment of Disposal w/destination)</u>	<u>Date</u>
Tank	Two tanks	Erickson, Inc. 255 Parr Blvd. Richmond, CA 94801	5/19/93
Soil	750 cubic yards	Bioremediated-used to backfill areas of site.	8/10/94

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

Contaminant	Soil (ppm)		Water (ppm)	
	<u>Before</u>	<u>After</u>	<u>Before</u>	<u>After</u>
	(including stockpile)	(Remaining in place)	Not applicable	
TPH (Gas)	220	ND		
TPH (Diesel)	3,100	42		
Benzene	26	ND		
Toluene	ND	ND		
Xylene	0.068	ND		
Ethylbenzene	0.089	ND		
4,4'-DDD	0.710	0.041		

The following additional contaminants were identified from soil samples collected from borings placed at the site in 1992 by CALTRANS:

1,3-Dichlorobenzene	4	ND
1,4-Dichlorobenzene	4	ND
1,2-Dichlorobenzene	0.78	ND
(Arsenic, Barium, Beryllium, chromium, copper, lead, molybdenum, nickel, thallium, vanadium, and zinc were identified in samples below TTLIC limits.)		
Aldrin	0.006	ND
BHC-alpha	0.68	ND
4,4'-DDE	0.17	ND
Endosulfan I	0.62	ND
Endosulfan sulfate	3.7	ND
Endrin	0.65	ND

Leaking Underground Fuel Storage Tank Program

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

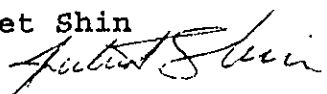
Site management requirements: NA


Should corrective action be reviewed if land use changes? NO


List enforcement actions taken: None

List enforcement actions rescinded: None

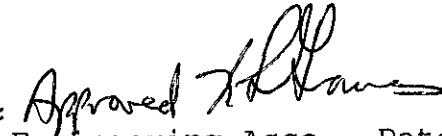
V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Juliet Shin Title: Sen. Hazardous Materials Spec.
Signature:  Date: 10/7/94

Reviewed by
Name: Eva Chu Title: Hazardous Materials Specialist
Signature:  Date: 10/7/94

Name: Tom Peacock Title: Supervising HMS
Signature:  Date: 10/7/94

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: 
RWQCB Staff Name: Kevin Graves Title: San. Engineering Asso. Date: 11/1/94

VII. ADDITIONAL COMMENTS, DATA, ETC.

On July 6, 1992, CALTRANS conducted investigations at the site for the purposes of purchasing the property. Seven borings were placed and sampled at the site, and samples were also collected of the sludge and water in a sump in the Metric Motion building. Soil samples collected from the borings identified low levels of TPHg, TPHd, TRPH, BTEX, chlorinated hydrocarbons, metals, and pesticides. Sludge and water samples from the sump identified high levels of the same constituents.

Two underground storage tanks (USTs), one 2,000-gallon gasoline UST and one 500-gallon diesel UST, were removed from the site in May 1993. Holes were

noted in the gas UST. Soil samples collected from beneath the gas UST identified up to 92 ppm TPHg. The soil samples collected from beneath the diesel UST identified only 6.8 ppm TPHd, however, 1,400 ppm TPHd was identified in excavated soil sample. Soil types were sandy clay with gravel. The gasoline tank pit's dimensions were approximately 17' x 7.5' x 9' deep. The diesel tank pit's dimensions were approximately 5' x 7' x 7' deep.

Limited overexcavation of the tank pits was conducted at the site in August 27, 1993. The final size of the overexcavation for this phase of work was 26' x 9' x 10.5' deep. Approximately 120 cubic yards of soil was excavated in this phase of work. One sidewall sample was collected from each of the four tank pit walls. Up to 3,100 ppm TPHd was identified from the east sidewall, adjacent to the then Metric Motion building.

Further excavation was conducted on February 15, 1994. A dark grey sand containing high levels of VOCs was exposed and removed along the south wall. Approximately 680 cubic yards of soil was excavated in this phase. One soil sample was collected from the north, south, and west walls and the bottom of the pit, and two samples were collected from the east sidewall. All soil samples were analyzed for TPHg, TPHd, BTEX, and pesticides. One of the east sidewall samples was also analyzed for chlorinated hydrocarbons and lead. Analysis of these soil samples identified low concentrations of TPHd in the bottom sample and east and south walls at 8.4ppm, 5.4ppm, and 42 ppm. No other contaminants, other than 0.041ppm 4,4'-DDD were identified in these samples. However, the stockpiled soil samples identified up to 2,100 ppm TPHd and 220 ppm TPHg.

Approximately 750 cubic yards of stockpiled soil was bioremediated. First a biosurfactant was applied to the soil to partially solubilize the hydrocarbons and then biological products were introduced. The soil was tilled regularly. Verification soil samples were collected in June and July 1994. Up to 1,000 ppm TPHd was identified in the first set of 25 samples collected in June 1994. The second set of samples were analyzed for TRPH in July 1994, and no concentrations were identified. This soil was used to backfill the pit.