

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0995

RAFAT A. SHAHID, Assistant Agency Director

August 8, 1994

Mr. Frand Zichichi
Z-Rental Properties
548.5 Cleveland Ave.
Albany, CA 94710

Alameda County CC 4580
Health Care Services Agency
Dept. Of Environmental Health
1131 Harbor Bay Pkwy 2nd Flr.
Alameda, CA 94502-6577

STID 1565

Re: Backfilling of bioremediated soil at 711 Cleveland Ave.,
Albany, California

Dear Mr. Zichichi,

This office has reviewed the sampling results from the bioremediated soil, summarized in First Environmental Group's July 29, 1994 Bioremediation Report. Based on the sampling results, and on information from a PhD chemist confirming that the remaining bio-organic fatty acids would not pose a future threat, backfilling the bioremediated soil is acceptable to this office.

Additionally, based on the fact that the levels of 4,4'-DDD were significantly below Total Threshold Limit Concentrations and the potential threat to ground water from the site is low, no further samples will need to be analyzed for 4,4'-DDD.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Mike Williams
CALTRANS
P.O. Box 23440
Oakland, CA 94623-0440

Dan Etheridge
First Environmental Group
3501 Collins Ave.
Richmond, CA 94806

Roxanne Harris
11072 San Pablo Ave., Ste 315
El Cerrito, CA 94530

Edgar Howell-File(JS)

ALAMEDA COUNTY
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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

May 12, 1994

Mr. Frand Zichichi
Z-Rental Properties
548.5 Cleveland Ave.
Albany, CA 94710

STID 1565

Re: Bioremediation of stockpiled soil at Z-Rentals, located at
711 Cleveland Ave., Albany, California

Dear Mr. Zichichi,

This office has reviewed First Environmental Group's Bioremediation work plan, dated April 25, 1994, and Case Study, dated May 10, 1994. This work plan is acceptable to this office with the following requirements:

- o One discreet confirmatory soil sample per every 30 **cubic yards** must be collected and analyzed from the stockpiled soil prior to reusing the soil on site.
- o Per my conversation with Roxanne, Subsurface Consultants, there is approximately 250 cubic yards of stockpiled soil that was excavated from the areas most likely impacted by the pesticides release observed in the sump of the former Metric Motion building. Samples collected from this soil must be analyzed for pesticides using Method 8080, due to the fact that trace concentrations of DDD were identified along the south wall of the excavation. You will be required to provide a detailed description of where the above 250 cubic yards of soil was excavated from, and the reasoning behind selecting this soil as the most likely impacted by pesticides.
- o Please be aware that the diesel and oil contaminant concentrations observed in the soil must be reduced to at least 10 ppm before it will be acceptable for reuse on site.
- o Lastly, please provide this office with at least 48 hours notice prior to implementing this work plan.

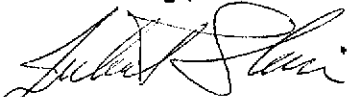
Additionally, this office has received a copy of Accutite's Remedial Soil Investigation Report, dated March 10, 1994. You

Mr. Frand Zichichi
Re: 711 Cleveland
May 12, 1994
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should be aware that it is still unclear to this office whether the soil sample collected from the south wall, S7', of the excavation was taken from a representative area of the south wall, since it was dark out during the sampling. This office is awaiting Accutite's color photos of this sample location, taken the morning after the sample was collected, to verify that it was collected from an area that appeared to have the greatest impact, and therefore representative of the soil contamination left in place. After obtaining copies of these photos, this office will determine whether any additional work, beyond the remediation of the stockpiled soil, will be required.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Dan Etheredge
First Environmental Group
3501 Collins Avenue
Richmond, CA 94806

Mike Williams
CALTRANS
P.O. Box 23440
Oakland, CA 94623-0440

Roxanne Harris
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Oakland, CA 94621
(510) 271-4530

March 23, 1994

Mr. Frand Zichichi
Z-Rental Properties
548.5 Cleveland Ave.
Albany, CA 94710

STID 1565

Re: Ground water investigations at 711 Cleveland Ave., Albany,
California

Dear Mr. Zichichi,

This office has reviewed Accutite's report summarizing the geologic findings at the above site. **This office has concluded that ground water investigations will not be required at the site, since investigations by Cal Trans have identified ground water to be located below 43 feet below ground surface, and bedrock, consisting of graywacke sandstone, to exist from ground surface to 43 feet below ground surface.**

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Amy Marden-Breckenridge
Accutite
35 South Linden Ave.
South San Francisco, CA 94080-6407

Mike Williams
Right-of-Way Dept.
Department of Transportation
P.O. Box 23440
Oakland, CA 94623-0440

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DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
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80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

February 8, 1994

Mr. Frand Zichichi
Z-Rental Properties
548.5 Cleveland Ave.
Albany, CA 94710

STID 1565

Re: Work plan for Z-Rentals, located at 711 Cleveland Ave.,
Albany, California

Dear Mr. Zichichi,

This office has received the faxed copy of Accutite's work plan, dated February 4, 1994, addressing the further excavation of the tank pit. This work plan is acceptable to this office.

This office has not yet received the compilation of geological information on the area of the site that Accutite sent, therefore, we cannot yet make a decision on whether you can forego ground water investigations at the site.

It is the understanding of this office that field work will commence on **February 10, 1994**. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: James W. Ross
Waste Coordinator
Department of Transportation
Box 23660
Oakland, CA 94623-0660

Amy P. Breckenridge
Accutite Environmental Eng.
35 So. Linden Ave.
South San Francisco, CA 94080-6407

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Oakland, CA 94621
(510) 271-4530

November 18, 1993

Mr. Frand Zichichi
Z-Rental Properties
548.5 Cleveland Ave.
Albany, CA 94710

STID 1565

RE: Investigations at Z-Rentals, located at 711 Cleveland Ave.,
Albany, California

Dear Mr. Zichichi,

This office has received and reviewed the following reports:

- o Accutite Environmental's Remedial Soil Investigation Report, dated October 13, 1993;
- o Nations Groundwater Associates' (NGA) Site Investigation Work plan, dated June 19, 1993; and
- o Nations Groundwater Associates' Site Investigation Report, dated October 30, 1993.

Per our September 24, 1993 letter to you, you are required to conduct further investigations to completely characterize or define both the vertical and lateral extent of soil contamination at the site, and either remediate the soil contamination, or attempt to show, through a formal Risk Assessment, that remediation of this soil is not possible or highly impractical and that, if left in place, this soil will not pose a threat to human health or the environment.

Although the borings placed by NGA identified no ground water down to 15 feet below ground surface (bgs) and indurated sandstone varying between 8.5 and 15 feet bgs, this office needs more geological information on the area and the stratigraphy and the type and anticipated thickness of the sandstone formation beneath the site before you can forgo ground water investigations. If a combination of the case points below are identified, then ground water investigations may be required:

- o If it is determined that the thickness of the sandstone formation is limited.

Mr. Frand Zichichi
Re: 711 Cleveland
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- o If secondary porosity of the sandstone is determined to be high.
- o If the vertical extent of soil contamination is determined to be fairly deep and groundwater is identified above 50 feet bgs.

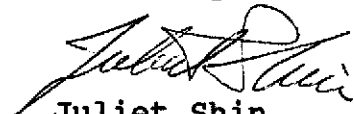
If the above cases exist then you may be required to pursue groundwater investigations through the use of more powerful drilling methods, such as the mud rotary or air rotary rigs.

Both Accutite Environmental and NGA have recommended soil excavation as a form of remediation at the site. This method of soil remediation is acceptable to this office. If demolition of the Metric Motion building and overexcavation are to occur, soil samples must be collected beneath the area of the sump in this building. NGA identified elevated levels of pesticides, lead, purgeable halogenated volatile organics, semi-volatile organics, and TPH as gasoline and diesel in the sludge and water collected from this sump in 1992. The soil samples collected from beneath this sump must be analyzed for the above constituents. Additionally, analysis for the other confirmatory soil samples collected from the overexcavation must include semi-volatiles and pesticides since these contaminants were identified from soil samples collected from some of the borings at the site.

Lastly, please submit a signed cover letter to accompany Accutite's Remedial Soil Investigations Report, per the requirements of the Regional Water Quality Control Board.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Mr. Frand Zichichi
Re: 711 Cleveland
November 18, 1993
Page 3 of 3

cc: James W. Ross
Waste Coordinator
Department of Transportation
Box 23660
Oakland, CA 94623-0660

Amy P. Marden-Breckenridge
Accutite Environmental Eng.
35 So. Linden Ave.
South San Francisco, CA 94080-6407

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State Water Resources Control Board
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80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-1530

September 24, 1993

Mr. Frand Zichichi
Z-Rental Properties
548.5 Cleveland Ave.
Albany, CA 94710

STID 1565

Re: Required investigations at Z-Rentals, located at 711
Cleveland Ave., Albany, California

Dear Mr. Zichichi,

This office has reviewed the sampling results from the overexcavation conducted for the tank pit at the above site on September 15, 1993. Soil samples collected from the tank pit sidewalls identified upto 3,100 parts per million (ppm) Total Petroleum Hydrocarbons (TPH) as diesel and 42 ppm TPH as gasoline.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that soil and ground water investigations be conducted when there is evidence to indicate that a release from an UST will impact or may have impacted the ground water.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of soil and ground water contamination resulting from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the

Mr. Frand Zichichi
Re: 711 Cleveland Ave.
September 24, 1993
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installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.

- o Subsequent to the installation of the monitoring wells, these wells must be **surveyed to an established benchmark**, with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, and water level measurements are to be collected monthly for the first **three months**, and then quarterly thereafter. If the initial ground water elevation contours indicate that ground water flow directions vary greatly than you will be required to continue monthly water level measurements until the ground water gradient behavior is known. Both soil and ground water samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial assessment, that there has been a substantial impact to ground water.

The PSA proposal is due **within 60 days** of the receipt of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all

Mr. Frand Zichichi
Re: 711 Cleveland Ave.
September 24, 1993
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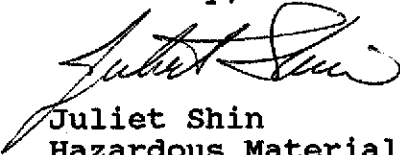
samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.

- o Status of ground water contamination characterization.
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Amy Marden
Accutite Environmental
35 South Linden Ave.
South San Francisco, CA 94080-6407

Edgar Howell-File(JS)

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State Water Resources Control Board
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UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

August 11, 1993

Mr. Frand Zichichi
Z Rental Properties
548.5 Cleveland Ave.
Albany, CA 94710

STID 1565

Re: Work plan for soil overexcavation at Z-Rentals, 711
Cleveland Ave., Albany, California

Dear Mr. Zichichi,

This office has received and reviewed Accutite's work plan, dated August 5, 1993, proposing soil overexcavation at the above site. Soil samples collected from both the excavated soil and the tank pit shall be analyzed for Total Petroleum Hydrocarbons (TPH) as diesel, in addition to being analyzed for TPH as gasoline and BTEX.

It is the understanding of this office that the stockpiled soil resulting from the earlier removal of the gasoline tank, will be placed back into the tank pit. This will be acceptable to this office since only minor levels of TPH as gasoline, at 14ppm, and xylenes, at 0.051 ppm, were identified in this soil. However, the soil formerly excavated out of the diesel tank pit, along with any additional excavated soil from either the gas or diesel tank pit, shall not be placed back in the pit and shall be analyzed for the above constituents before hauling off site to an appropriate disposal site.

Copies of manifests shall be submitted to this office, along with a completed Unauthorized Release/Leak Report form. According to the work plan, a report detailing the work will be submitted within 30 days after completing field activities.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

Mr. Frand Zichichi
Re: 711 Cleveland Ave.
August 11, 1993
Page 2 of 2

cc: Amy Marden
Accutite Environmental
35 South Linden Ave.
South San Francisco, CA 94080-6407

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