

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02624

September 12, 1990

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

Mr. Loren Smith
3527 Magnolia Drive
Alameda, CA 94501

Subj: Soil Clean Up Report and Work Plan for Ground Water
Investigation at 1829 Clement Avenue in Alameda, CA

Dear Mr. Smith:

The above referenced reports were received by the Alameda County Environmental Health Department, Hazardous Materials Division on July 19, and 30, 1990. The reports were submitted by Dennis Laduzinsky, Certified Engineering Geologist with Kaldeveer Associates. It is the Department's understanding that the reports represent the final results of all soil clean up efforts, and the proposed plan for phase one evaluation of ground water contamination.

The Division accepts the Report of Clean-Up as adequate documentation of the state of contamination within the facility. It is the Division's opinion that Kaldeveer Associates and their associated sub-contractors satisfactorily address the concerns raised in the April 17, 1990, letter. It appears that the identified areas of sub-floor soil contamination have been properly evaluated and remediated, and the reuse of the contaminated office space has been properly documented as safe. The Division concurs with the opinion of Kaldeveer Associates that the work completed to date is in conformance with the Department's requirements. It must be noted that the possibility remains that other areas of soil contamination may still exist that have yet to be discovered. If at a future point other sources of soil contamination are encountered, remedial work will again be required.

The Division accepts the general approach of the phase one work plan for ground water quality investigation with the following points of clarification or change.

1. The monitoring wells must, upon proper development, be sampled quarterly. It is recommended that the wells be sampled two weeks after the first sampling event to expand the base of information from which the Plan for Remediation options are developed.
2. The monitoring well development water and cuttings must be properly disposed of. The well water and boring cuttings must be treated as hazardous waste until proven by proper analysis to be otherwise.

1829 Clement, Alameda
Page 2
September 12, 1990

3. The results of groundwater analysis should be sent to the San Francisco Regional Water Quality Control Board.
4. Soil samples taken from the bores should be submitted to a state certified lab for analysis. The sample depth(s) should be at the depth of contaminated soil removed from the facility, within the ground water capillary fringe, and within the saturated ground water zone. Sample analysis will be expected to include an evaluation for the same contaminants found in the soil below the building.

If the above changes are acceptable, the Work Plan can be implemented without further notice from this office.

If you have any questions concerning the contents of this letter or the status of this case please feel free to call me at 415-271-4320.

Sincerely,


Ariu Levi, Senior HMS
Alameda County Environmental Health

cc: Rafat A. Shahid, Alameda County Environmental Health
Tom Barni, Alameda County District Attorney's Office
Consumer and Environmental Protection
Hossain Kazemi, SFRWQCB
Wayne Milani, Alameda Marina
Lt. McKinley, AFD
Dennis Laduzinsky, Kaldeveer Associates
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02624

April 17, 1990

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

Mr. Loren Smith
3527 Magnolia Drive
Alameda, CA 94501

Subj: Site Remediation
1829 Clement Ave., Alameda

Dear Sir:

This letter records the recent conversation between members of the Alameda County Environmental Health Department, Hazardous Materials Division, and Dennis Laduzinsky of Kaldveer Associates concerning the Soil Testing Report dated April 4, 1990 for the above shown site. As discussed, the report verifies the presence of hazardous waste in the soils below the former KemMil facility. The level of contaminants found will require remediation.

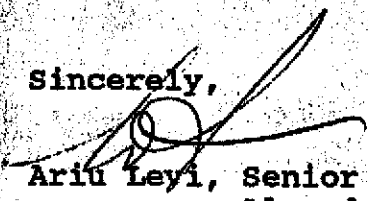
A workplan that describes the approach to site clean up, and confirmation of contaminant removal will be required. The recommendation to remove the top six inches of contaminated soil under manifest, as given in the soil testing report, is acceptable as the initial step to site clean up. Confirmation of lateral and vertical contaminant removal to acceptable levels must be verified by discrete sampling with sample analysis by a state certified lab. Threshold levels must adhere to 22CCR, Article 11 guidelines for the metals discovered. Soluble concentrations of metals by the WET will be expected for all samples where the total metal concentration is 10X the STLC. Cyanide must be evaluated for both total and free levels.

An evaluation of the possible impact to ground water by this source of soil contamination must be conducted. A work plan that describes the rationale for ground water well placement, screen depths, and the analysis parameters for well samples should be submitted to this Agency and the San Francisco Regional Water Quality Control Board (SFRWQCB) for review and comment. The possibility for additional remedial work will be dependent on the contaminant levels found through ground water analysis.

April 17, 1990
1829 Clement
Page 2

If you have any questions concerning the contents of this letter or the status of this case please feel free to contact me.

Sincerely,



Ariu Levi, Senior Hazardous Materials Specialist
Alameda County Environmental Health

cc:

- Rafat Shahid, Assistant Agency Director
- Edgar Howell, Chief of Hazardous Materials Division
- Tom Barni, Alameda County District Attorney's Office
Consumer and Environmental Protection
- Hossain Kazemi, SFRWQCB
- Howard Hatayama, SDHS
- Lt. McKinley, AFD
- Dennis Laduzinsky, Kaldveer Assoc.
- Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02624

October 18, 1989

Certified Mail #P 062 127 680

Mr. Lane Hill
Kem Mil Company
1829 Clement Avenue
Alameda, CA 94501

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

Re: Notice of Violation

Dear Mr. Hill:

On September 12, 1989, as a representative of the Alameda County Environmental Health Department, Hazardous Materials Unit, I conducted an inspection of your facility in Alameda, California. As a result of this inspection the following violations of the California Hazardous Waste Control Laws and Regulations were observed.

California Code of Regulations, Title 22 (CCR22), Section 66508 Drums of hazardous waste were found without proper labelling, start accumulation dates, or were held onsite for longer than 90 days.

-Waste Storage Area: 26 55 gallon drums of waste were stored with start accumulation dates of 4/7/89, 4/18/89, & 5/30/89.

Two drums were not labeled to contents.

-Treatment Room: 15 55 gallon drums of waste were found without labels or start accumulation dates.

-Flammables Room: 2 55 drums of waste acetone and 1 55 gallon drum labeled as "gunk" were stored without proper labels or start accumulation dates.

California Health and Safety Code (CHSC), Section 25124
Several drums in the Stripping Area were inadequately labelled as to their contents.

CHSC 25200.5

The facility operated waste treatment equipment to treat their liquid waste. Through Ph adjustment, the operation precipitated out Ferric Chloride sludge then by dewatering using a press, reduced the waste to a cake. The operation also destroyed cyanide waste through the use of Sodium Hypochlorite.

Kem Mil
October 18, 1989
Page 2

You are requested to abate the above listed violations immediately. You are also requested, pursuant to Section 25185.6 of the CHSC, to submit the following documentation to this office.

1. Inventory all onsite waste.
2. Manifests for the removal of the above listed waste.
3. Application reportedly submitted to the SDHS for a facility permit to onsite treat hazardous waste, or verification of interim status.

Also, in response to your pending site closure, and pursuant to 22CCR, Section 66328(d), you are requested to submit a Plan of Correction or "Work Plan" for the work required to leave your facility clean.

You are requested to respond to this office with your Work Plan within 21 days from the above letter date. Failure to keep this office informed of your progress or any change in the status of the clean up will result in the referral of this case to the Alameda County District Attorney's Office.

You are notified that this letter does not in any way limit or prevent further evaluation of your facility, or other enforcement actions by this office or other regulatory agencies.

If you have any questions concerning the contents of this letter or the status of this case please call.

Sincerely,



Ariu Levi,
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney, Consumer
and Environmental Protection.
Lt. McKinley, AFD
Howard Hatayama, DOHS
Lester Feldman, SFRWQCB
Wayne Milani, Pacific Shops Property Management

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621

R02624

CARL N. LESTER, Agency Director

Certified Mail #P 691 211 074

Telephone Number:(415) 271-4320

October 19, 1988

Kem Mil Co.
1829 Clement Ave.
Alameda, CA 94501

Attn: Mr. M. Lane, Pres.

RE: Notice of Violation

Dear Mr. Lane:

This letter documents conditions found on October 6, 1988, by Hazardous Materials Specialist Ariu Levi of Alameda County Environmental Health during an inspection of your facility at 1829 Clement Ave. in Alameda. This inspection covered the facility's main building, hazardous waste storage area, and annex building.

The following describes the conditions found, and the sections of the California Health and Safety Code (CHSC), and the California Code of Regulations, Title 22 (CCR) that the conditions violate.

1. Hazardous waste from several sources including the treatment plant, overflow from metal etching units, and processes that use Xylene and Acetone drain to the sanitary sewer. CHSC 25189.5
2. A treatment operation to collect different types of liquid and sludge wastes that allowed sludge separation and ph adjustment was in use without a facility permit. CCR 66371
3. Hazardous waste was stored in an area that did not have secondary containment. The waste storage area was outside in a fenced enclosed area. There was no berming or sloping for containment. CCR 67245
4. Thirteen full fifty five gallon drums of hazardous waste were improperly labelled. Eleven drums did not note the start accumulation date. All thirteen drums did not have the Generator name, address, or E.P.A. identification number listed. CCR 66504
5. Several full fifty five gallon drums and several odd size containers holding hazardous waste were uncovered. CCR 66504

Kem Mil Co.
Alameda, CA 94501
October 19, 1988
Page 2 of 3

6. Sludge and waste solvent from a Trichloroethane hot tank must be removed under manifest. The tank reportedly does not accumulate sludge. CCR 66595 & 66570
7. Hydroflouric Acid found at the facility, reportedly no longer used in the current processes, must be disposed of as extremely hazardous waste. CCR 66570 & 66595
8. Incompatible wastes were mixed as part of the treatment process. Ferric Cyanide waste was mixed with Nitric and Chromic acid wastes. Containers holding waste acids and waste Ferric Cyanide were stored together. PVC pipe carried the waste liquids from the production areas to the treatment area under pressure. The piping ran together along the floor and overhead. CCR 67247.
9. The treatment tanks were uncovered and did not have two feet of free board. CCR 67257c.
10. Acetone and Xylene were used in areas that were not adequately ventilated. CCR 67106
11. The subfloor area, with the exception of a small concrete lined basement, showed gross signs of hazardous waste accumulation. In entire sections of the crawl space the soil appeared either white or blue. Pipes carrying waste had noticeable leaks. Entire sections of the floor showed blue stains on the joists and under sections of the floor planks. A number of abandoned pipes were still in place. The foundation showed stains that indicated a large quantity of liquid had at some time accumulated in the area. There were holes in the floor that, according to yourself, were made to allow spillage in the production or treatment areas to enter the subfloor space. CHSC 25189.5

In response to concerns by the property owners, the environmental consulting firm Blymer and Sons was contracted to conduct an environmental assesment of the subfloor soil. This initial assesment found contaminant levels up to 11,000 ppm Cyanide, soil ph to 2.5, Arsenic to 1,500 ppm, Chromates to 46 ppm, and Lead to 160 ppm.

You are notified that CHSC 25189.5 states, any person who negligently disposes or causes the disposal of any hazardous or

Kem Mil Co.
Alameda, CA 94501
October 19, 1988
Page 3 of 3

extremely hazardous waste, at a point which is not authorized shall be subject to a civil penalty of not more than twenty five thousand dollars (\$25,000) per violation.

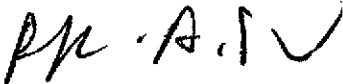
You are notified that CCR 66328 (d) states, if corrections are needed, the operator shall provide the Department with a written plan of correction, which states the actions to be taken and the expected dates of completion.

Your plan of correction must include, but is not limited to the following:

1. Define the lateral and vertical extent of the problem.
2. proposed clean up actions
3. Safety plan
4. Name of licensed hazardous waste hauler
5. Location of disposal facility
6. Measures that will be taken to prevent this problem from reoccurring
7. Verify by sample analysis that the site is clean

You are requested to respond to the contents of this letter within fifteen (15) days from the above letter date. If you have any questions concerning this matter, please contact Ariu Levi, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,



Rafat A. Shahid, Chief,
Hazardous Materials Program

RAS:mnc

cc: Dwight Hoenig, DOHS
Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection Agency
Lester Feldman, RWQCB
Lt. McKinley, Alameda Fire Dept.
Walter Bishop, EBMUD Wastewater

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS
~~XXXXXXXXXXXX~~ Agency Director



Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621

R02624

Certified Mail #P 691 211 074

Telephone Number:(415) 271-4320

October 19, 1988

Kem Mil Co.
1829 Clement Ave.
Alameda, CA 94501

Attn: Mr. M. Lane, Pres.

RE: Notice of Violation

Dear Mr. Lane:

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Kem Mil Co.
Alameda, CA 94501
October 19, 1988
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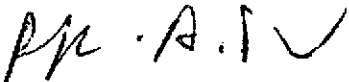
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7. Verify by sample analysis that the site is clean

You are requested to respond to the contents of this letter within fifteen (15) days from the above letter date. If you have any questions concerning this matter, please contact Ariu Levi, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,



Rafat A. Shahid, Chief,
Hazardous Materials Program

RAS:mnc

cc: Dwight Hoenig, DOHS
Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection Agency
Lester Feldman, RWQCB
Lt. McKinley, Alameda Fire Dept.
Walter Bishop, EBMUD Wastewater

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS, AGENCY

~~CAROLYN KESTER~~, Agency Director



Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

R02624

Telephone Number:(415) 271-4320

January 25, 1988

Kem Mil Co.
1829 Clement Ave.
Alameda, CA 94501

Attn: Mr. Lane Hill

Re: Notice of Violation

Dear Mr. Hill:

On January 12, 1989 your facility at 1829 Clement Ave. in Alameda was reinspected by Hazardous Materials Specialist Ariu Levi of Alameda County Environmental Health Department. This inspection evaluated your level of compliance with the Notice of Violation issued October 19, 1988. Specifically, the corrections described in the December 5, 1988 letter from the legal firm of Orrick, Herrington, & Sutcliffe for Kem Mil Co. were reviewed for Accuracy and satisfaction of code requirements.

Based on the findings of the reinspection:

1. The etching machine sump/bermed areas were stoppered. Rubber or plastic stoppers were installed in drain lines that formerly were direct connections with the sanitary sewer.

Contrary to Kem Mil's assertion that no hazardous waste had drained to the sanitary sewer, samples from these areas taken during the initial inspection were found to be hazardous waste.

2. The treatment operation was not in use at the time of reinspection. Mr. L. Hill when questioned about the status of permitting responded that Kem Mil has contacted the state and initiated the permitting process.

3. The hazardous waste storage area was provided with a secondary containment structure. At the time of reinspection all hazardous waste was stored in the containment structure.

On December 28, 1988 Mr. Hill contacted the office and requested guidance on secondary containment requirements. On January 4, 1989, Kem Mil submitted a proposal for secondary containment.

4. All hazardous waste containers were found properly labelled.

5. All hazardous waste containers were properly covered.

6. The Trichloroethane hot tank was rechecked and no waste was found.

Kem Mil CO
January 25, 1989
Page 2

7. No Hydroflouric acid was found on site.

8. The occurrence of mixing incompatible wastes was discussed with Mr. L. Hill. At the time of reinspection the treatment process was not in use so an evaluation could not be made.

Mr. L. Hill's description of the process indicated that when in use incompatible wastes were present in the treatment room, but were treated separately.

9. Covers for the storage and process tanks had been provided. Mr. L. Hill stated that when the treatment process was put back into use, a two foot freeboard would be maintained.

10. At the initial inspection pans of xylene and acetone were use without ventilation. The business was requested to adequately ventilate all areas where solvent fumes could accumulate.

In their response to the NOV Kem Mil stated that OSHA had inspected their facility in 1984 or 1985, and had not noted a problem with solvent fumes.

The reinspection of the facility did not find pans of xylene or acetone in use without the benefit of ventilation.. Mr. L. Hill was requested, though, to provide the office with a copy of the inspection conducted by OSHA.

11. The subfloor space was not inspected. Kem Mil was questioned about their progress toward the submittal of a plan of correction for clean up of the discovered soils contamination. Mr. L. Hill provided the office with a copy of the work proposal developed by the environmental consulting firm of Levine and Fricke.

The projected start date for remediation has not been set. According to Mr. L. Hill a settlement for cost distribution has not been reached. Mr. L. Hill was informed that clean up must begin immediately, and that start up could not be contingent on any other settlement.

Kem Mil Co.
January 25, 1989
Page 3

At the conclusion of the reinspection copies of manifests from October 19, 1988 to January 12, 1989 were requested and provided. Kem Mil was also requested to provide the office with a written plan of correction that addressed all violations found on October 6, 1988.

You are requested to respond to the contents of this letter within ten (10) days from the above letter date. If you have any questions concerning this matter please contact Hazardous Materials Specialist Ariu Levi. Mr. Levi can be reached at 271-4320.

Sincerely,



Rafat Shahid, Chief,
Hazardous Materials Program

cc: Dwight Hoenig, DOHS
Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection Agency
Lester Feldman, RWQCB
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