

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO # 1006
✓ RO # 2725

STID 4461

June 6, 1997

Leno P. Piazza Trust
8 Russian Hill Place
San Francisco, CA 94133

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RE: CHERRY CITY NURSERY, 1034 PERALTA AVENUE, SAN LEANDRO

Dear Trustee:

I have completed a review of the case file for this site, up to and including the March 7, 1997 "Additional Soil and Groundwater Investigation", prepared by Golder Associates.

Soil samples GA1-28 and GA1-30.5, collected at depths of 28 and 30.5' bgs, revealed Total Petroleum Hydrocarbons as diesel (TPHd) at concentrations of 1,700 mg/kg and 6,700 mg/kg, respectively. Soil sample GA2-28, collected at a depth of 28' bgs, revealed TPHd at a concentration of 13 mg/kg. Soil sample GA1-30.5, collected at a depth of 30.5' bgs, revealed phenanthrene and pyrene at concentrations of 0.041 mg/kg and 0.043 mg/kg, respectively. Soil sample GA1-28, collected at a depth of 28' bgs, revealed pyrene at a concentration of 0.26 mg/kg. No TPHg or BTEX were detected in any of the soil samples collected from borings GA-1 through GA-4.

Groundwater samples collected from borings GA-1 through GA-4, revealed non-detectable concentrations of TPHg, TPHd, BTEX and PNAs.

Groundwater samples collected from water supply wells WS-1 through WS-4 revealed non-detectable concentrations of TPHd, BTEX and PNA's. However, tetrachloroethene (PCE) was detected at a concentration of 0.015 mg/L (15 ppb), from the groundwater sample collected from water well WS-3.

Currently, there are no published Tier 1-ASTM Risk-Based Screening Levels (RBSLs) available for the chemicals detected in soil and groundwater, namely TPHd, phenanthrene and pyrene. No U. S. EPA Preliminary Remediation Goals (PRGs) are exceeded for these chemicals at their maximum detected concentrations. However, tetrachloroethene was detected at a concentration above the Primary Drinking Water Standards "Maximum Contaminant Level" (MCL) of 5 micrograms per liter (ppb).

The petroleum hydrocarbon-affected aquifer is currently not a source of drinking water. This is supported by the fact that the water supply wells range in depth from 132 feet to 340 feet bgs. In conclusion, this site qualifies for closure as a "Low Risk Groundwater Case", as defined in the State Water Resources Control Board, December 5, 1995 "Interim Guidelines on Required Cleanup at Low Risk Fuel Sites". Please be advised that after this office's preparation of a site

Leno P. Piazza Trust
RE: Cherry City Nursery
June 6, 1997
Page 2 of 2

closure summary document, and subsequent concurrence with the RWQCB, you will be asked to abandon all wells on site. After documentation that the wells have been properly destroyed, a "no-further-action" letter will be sent to you which advises you that the Local Oversight Program (LOP) portion of your site will now be closed.

This office is still requiring that documentation that all USTs have been removed, particularly the UST which was evidenced by a vent pipe and surface siphon pipe, located under the area of the southeast corner of the boiler room. Although information provided by Mr. Leno Piazza states that apparently the tank was used to collect moisture and sediment generated from the boiler, further clarification (geo-physical survey) and/or sampling of the UST may be required.

After conversation with Mr. Kent Reynolds of Golder Associates, it is my understanding that Golder Associates is preparing the work plan to investigate/remediate the portion of the site with DDT-affected soils. Your site will then be handled as a "Spills Leaks, and Investigative Cleanup" (SLIC) site. A monetary deposit will be required by this office in order to further oversee the cleanup of the DDT-affected soils.

Please be advised that this site will now be handled by Kevin Tinsley of this office. Please feel free to call him directly at 510/567-6731, should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Kevin Tinsley, Hazardous Materials Specialist--files
Mike Bakaldin, San Leandro Hazardous Materials Program
Kent Reynolds, c/o Golder Associates, 1451 Harbor Bay Parkway, Suite 1000,
Alameda, CA 94502
Jack Quarle, 2077 Edison Avenue, P.O. Box 2215, San Leandro, CA 94577-0340
David Frey, P.O. Box 6247, Albany, CA 94706

Be

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1006 (LOP)
✓ RO# 2725 (suc)

STID 4461

December 16, 1996

Leno P. Piazza Trust
8 Russian Hill Place
San Francisco, CA 94133

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RE: CHERRY CITY NURSERY, 1034 PERALTA AVENUE, SAN LEANDRO

Dear Trustee:

I have completed a review of the case file for this site, up to and including the September 26, 1996 "Assessment of Soil and Groundwater Conditions", prepared by Golder Associates.

For your information, I have recently reviewed the case file to determine whether it warrants closure as a "Low Risk Groundwater Case", as defined in the State Water Resources Control Board, December 5, 1995 "Interim Guidelines on Required Cleanup at Low Risk Fuel Sites".

The following concerns must be addressed before this site can be closed:

- ◆ As documented in the Levine-Fricke, September 18, 1996 "Revised Report of Findings - Hydropunch Investigation", laboratory analysis of the soil sample collected from exploratory boring B4-30.5, at a depth of 30.5 feet bgs, revealed TPHg, TPHd, O&G and total extractable petroleum hydrocarbons (EPA method 5520F) at concentrations of 130, 7,800, 18,000 and 14,000 mg/kg, respectively. Of concern to this office is that the impacted soils defined in the Levine-Fricke investigations were found at levels at or below current groundwater elevations. These impacted soils are reported to contain petroleum in pore spaces that are 1/2 inch in diameter, at thicknesses exceeding 2-5 feet. These petroleum hydrocarbon-contaminated soils will most likely continue to degrade the quality of groundwater in the shallow aquifer. In addition, a sand unit was found at a depth of approximately 31-34 feet bgs, as revealed in the cone penetration tests.
- ◆ As documented in the Levine-Fricke, September 18, 1996 "Additional Subsurface Investigation Report", subsequent "inferred" downgradient borings (B8, B9, B10 and B17) were advanced to depths of 25, 31.5, 30 and 30.5 feet, respectively. These borings are for the most part too shallow to determine whether the sand layer, revealed at a depth of 31-34 feet bgs, could be acting as a preferential pathway for the migration of the fuel oil constituents.
- ◆ During a site visit on November 27, 1996, the distinct possibility of at least two additional water wells were identified during the site inspection. The possible wells were located in areas northwest of the new storage shed, and north of the house and in the vicinity of soil sample location SS-11.

- ◆ As documented in the Terratech report, evidence of 5 USTs were found during the California Utility Survey. One UST in front of the office (west end of the administration building - Tank 2), one UST next to the maintenance garage (between the administration building and the house - Tank 1), and three USTs near the old boiler room (one piped in series with the 20,000-gallon aboveground storage tank - Tank 4), one on the east side of the boiler room approximately 7 feet from the exterior wall - Tank 3), and one UST under the area of the southeast corner of the boiler room. However, only four USTs were removed by Crosby & Overton during the January 1991 tank removal excavations.

- ◆ As documented in the Levine-Fricke and Terratech reports, DDD, DDE and DDT hotspots identified at levels exceeding regulatory concern (1 ppm total DDD/DDE/DDT isomers) were revealed in soil samples SS-5 (1.05 ppm), SS-6 (1.56 ppm), SS-11 (2.72 ppm) and HS-24 (390.9 ppm). Lead was revealed at concentrations exceeding regulatory concern (1000 ppm-TTLC/5 ppm-STLC) in soil sample HS-22 (1195 ppm-TTLC/66 ppm-STLC).

Therefore, this office requires the following documentation before this site can be re-evaluated for case closure:

- 1 A fate and transport model may need to be developed to determine whether the impacted soils, now in the shallow groundwater aquifer, have the probability of degrading a deeper aquifer, **and/or confirmation that the deeper aquifer is not being impacted in the form of additional site data.**

- 2 Documentation that the sand layer identified at depths of approximately 31-35' bgs is not acting as a preferential pathway for soils impacted with fuel oil constituents.

- 3 Groundwater sampling of all on-site water wells [irrigation wells and domestic well(s)], and analyzing water samples for chlorinated pesticides and herbicides, total petroleum hydrocarbons (TPHd, TPHg, TPHmo) and VOCs. In addition, a well survey should be performed to determine location of all irrigation/domestic wells, as well as well construction characteristics (depth of well, screened interval, etc.). For your information, all wells on site will need to be properly abandoned as per Flood Control and Water Conservation, Zone 7 guidelines, before closure is warranted.

- 4 Documentation that all USTs have been removed, particularly the UST which was evidenced by a vent pipe and surface siphon pipe, located under the area of the southeast corner of the boiler room.

- 5 Submit a workplan for the identification, removal and disposal of DDD/DDE/DDT contaminated soil in the areas identified as exceeding regulatory guidelines in the Terratech and Levine-Fricke reports. Please be advised that if hazardous waste concentrations, or concentrations exceeding risk-based screening levels of pesticide-contaminated soils are to be left in place, a risk management plan will be required to insure that any redevelopment of the property will not result in any unacceptable human health and/or environmental risk.

Leno P. Piazza Trust
RE: Cherry City Nursery
December 16, 1996
Page 3 of 3

RO# 1006 (LOP)
RO# 2725 (SUC)

Please feel free to call me directly at 510/567-6880, should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

- c: Dale Klettke, Acting Chief, Hazardous Materials Division--files
Mike Bakaldin, San Leandro Hazardous Materials Program
Kent Reynolds, c/o Golder Associates, 1451 Harbor Bay Parkway, Suite 1000,
Alameda, CA 94502
Jack Quarle, 2077 Edison Avenue, P.O. Box 2215, San Leandro, CA 94577-0340
David Frey, P.O. Box 6247, Albany, CA 94706

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

STID 4461 STID: NA
201006 ✓ 202725
RAFAT A. SHAHID, Assistant Agency Director

August 26, 1996

STID 4461

Leno P. Piazza Trust
8 Russian Hill Place
San Francisco, CA 94133

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

RE: CHERRY CITY NURSERY, 1034 PERALTA AVENUE, SAN LEANDRO

Dear Trustee:

“NOTICE OF VIOLATION”

I have completed a review of the case file for this site, up to and including the January 3, 1996 letter from Foley McIntosh & Foley, which documented the submittal of Levine-Fricke test results of soil and groundwater analyses conducted from January to April, 1994.

This letter is in response to your continued failure to implement the November 19, 1993, Levine-Fricke “Work Plan for a Phase II Environmental Assessment”. The Levine-Fricke work plan was approved by this office in a correspondence dated December 28, 1993. This office has not received a report documenting the required assessment of soil and ground water conditions following the 1990 discovery of an apparent release from the former underground storage tank.

During a August 7, 1995 phone conversation with a David Frey of Foley, McIntosh & Foley (FMF), Attorneys at Law, Mr. Frey informed me that there were serious considerations concerning the November 19, 1993, Levine-Fricke work plan. Mr. Frey stated that Levine-Fricke was not being contracted to do any additional work on this project, and that he was in the process of finalizing negotiations for approval on a new contract with another consultant.

On February 20, 1996, I spoke with Kent Reynolds of Golder Associates concerning submittal of the Corrective Action Plan, as referenced in the 1/3/96 FMF letter. As of this date, no CAP has been received by this office.


At this time you are directed to submit the referenced Corrective Action Plan (CAP) within 30 days of the date of this letter or by September 26, 1996.

Please be advised that failure to satisfy this request will result in the referral of this case to the Alameda County District Attorney's Office. Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to \$5000 per tank per day for failure to comply with this directive.

Failure to reply to this request may subject you to additional penalties under the Water Code. Please contact me at 510/567-6880 should you have any questions about the content of this letter.

Leno P. Piazza Trust
RE: Cherry City Nursery
August 26, 1996
Page 2 of 2

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

p
c: Thomas Peacock, LOP Manager--files
David Frey, c/o Foley McIntosh and Foley, 1225 Solano Avenue, Albany, CA 94706-
0247
Kent Reynolds, c/o Golder Associates, 1451 Harbor Bay Parkway, Suite 1000, Alameda,
CA 94502
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Hazardous Materials Program

4461nov1.dkt

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



✓ R02725 (SLIC)

R01006 (LOP)

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

STID 4461

July 7, 1993

Leno P. Piazza Trust
8 Russian Hill Place
San Francisco, CA 94133

RE: CHERRY CITY NURSERY, 1034 PERALTA AVENUE, SAN LEANDRO -
UNDERGROUND STORAGE TANK LEAK AND ASSESSMENT FILE

Dear Trustee:

This office is currently reviewing the underground storage tank (UST) leak and assessment file for the referenced site. The information presently available in this file appears incomplete. Absent are any reports documenting environmental work occurring at the site since submittal of the January 23, 1991 Crosby and Overton, Inc. proposal for the bioremediation of soil excavated and stockpiled as a result of the October 1990 UST closures. Noteworthy environmental impact was observed during closure. A report documenting the results of this bioremediation project has not been submitted, nor have any others relating to the further assessment of this site.

Please submit all documents relating to activities occurring at the site since January 1991. These documents are due within the next 30 days. Please be advised that this letter constitutes an official request for technical reports pursuant to California Water Code Section 13267(b).

You may contact me at 510/271-4530 should you have any questions. Thank you in advance for your timely attention to this matter.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
files