



California Regional Water Quality Control Board Los Angeles Region



Linda S. Adams
Acting Secretary for
Environmental Protection

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(213) 576-6600 • Fax (213) 576-6640
<http://www.waterboards.ca.gov/losangeles>

Edmund G. Brown Jr.
Governor

May 10, 2011

Mr. Alan Skobin
Northridge Properties, LLC
Galpin Motors
15505 Roscoe Blvd.
North Hills, California 91343

SUBJECT: REQUIREMENT FOR TECHNICAL REPORT, PURSUANT TO CALIFORNIA WATER CODE SECTION 13267

CASE/SITE: 777 NORTH FRONT STREET, BURBANK, CALIFORNIA (FILE NO. 109.6162) - FORMER ZERO CORPORATION

Dear Mr. Skobin:

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses within major portions of Los Angeles and Ventura County, including the referenced site. To accomplish this, the Regional Board oversees the investigation and cleanup of unregulated discharges adversely affecting the State's water, authorized by the Porter-Cologne Water Quality Control Act (California Water Code [CWC], Division 7).

Regional Board staff has reviewed the technical information that indicates the extensive use of hexavalent chromium (Cr⁶) at the former Zero Corporation facility located at 777 North Front Street, Burbank, California from the 1960s to the 1990s. A review of the file contents shows an absence of adequate soil sampling data for Cr⁶ concentrations in soils deeper than 5 ft. below grade.

Thus, we have determined that an additional investigation is warranted due to the historical use of Cr⁶ at the aforementioned facility. The requirement for an additional investigation is further warranted by new information presented to the Regional Board from the California Department of Transportation (Caltrans) in a 2009 soil investigation report for the subject property that was prepared on behalf of Caltrans. The report indicates that there exist soil concentrations of Cr⁶ in exceedance of normal background concentrations in the San Fernando Valley.

Enclosed is a Regional Board Order for technical report requirements pursuant to California Water Code section 13267 (Order).

The former responsible party, APW North America, received a Certificate of Completion from the Cal/EPA in 2002. This Regional Board is the administering agency of record and we have determined that the Certificate is no longer binding on the Regional Board. As stated above, the Regional Board has received new information. Pursuant to Health and Safety Code section 25264 (c) (4), we may reopen the investigation if a hazardous materials release is discovered at the site that was not subject of the prior site investigation. Also, section 25264 (c)(5) states that a site may be reopened if new facts causes the agency

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777 North Front Street, Burbank, California

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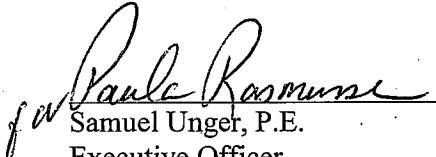
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to find that further site investigation and remediation is required in order to prevent a significant risk to human health and safety or to the environment. The 2009 Caltrans report found that detectable concentrations of Cr⁶ in soil samples exceed the typical background concentrations in the native soils in the Burbank area.

Therefore, as the current property owner, you are required to comply with the Order to prepare and submit a technical soil investigation work plan to conduct an onsite soil investigation for the purpose of characterizing the potential for Cr⁶ groundwater contamination beneath the former facility.

If you have questions regarding this matter, please call Mr. Larry Moore at (213) 576-6730 (lmoore@waterboards.ca.gov), or Jeffrey Hu at (213) 576-6736 (ghu@waterboards.ca.gov).

Sincerely,


Samuel Unger, P.E.
Executive Officer

Enclosure:

- 1) General Requirements for a Heavy Metal Soils investigation

cc:

Ms. Lisa Hanusiak, USEPA Region IX
Mr. Leighton Fong, City of Glendale
Mr. Robert McKinney, Los Angeles Department of Water & Power
Mr. Milad Taghavi, Los Angeles Department of Water & Power
Mr. Bill Mace, City of Burbank Water Supply Department
Mr. Richard Slade, ULARA Watermaster
Mr. Donald Nanney, Esq. for Northridge Properties, LLC

-STATE OF CALIFORNIA

California Regional Water Quality Control Board - Los Angeles Region

GENERAL WORKPLAN REQUIREMENTS

FOR A

HEAVY METAL SOIL INVESTIGATION

APPENDIX A

INTRODUCTION

This guidance document and the related *Laboratory QC/QA Requirements for Title 22 Metals Analysis* are designed to assist dischargers required to perform a heavy metal soil assessment. This document outlines all activities to be conducted by the discharger in order to complete an assessment and determine whether the soil and/or groundwater have been contaminated due to industrial and/or commercial activities at the site. The requirements itemized below are to be used when conducting an initial heavy metal soil investigation to evaluate the following:

- A. Waste discharges to the soil at potential source areas,
- B. Assess and delineate the lateral and vertical extent of soil contamination, and
- C. Soil properties that affect contaminant mobility and transport in the unsaturated zone.

The work plan must include, but is not limited to, the following items:

1. A technical approach including the sampling rationale and justification for the location, depth, and type of boring including the sampling interval. The boring locations must be plotted on a facility map configured to scale.
2. The document must include the Los Angeles County Assessors Parcel Number(s) for the property being investigated.
3. Soil samples must be collected from the middle of low permeability (silts and clays) or high moisture content units (saturated soils), if the individual lithologic unit is five feet thick or greater.
4. Describe the proposed drilling method, equipment, and procedures for borings.
5. Describe equipment and procedures used for the collection, handling, storage, and shipment of soil samples.
6. Describe decontamination and waste handling procedures.
7. Describe the laboratory quality assurance/quality control program.
8. A site-specific Health and Safety Plan (HASP) should be prepared prior to fieldwork or field sampling startup. The HASP defines minimum health and safety requirements and

¹ California Code of Regulations; Title 22 metals; including total and hexavalent chromium

designate protocols to be followed for the field operation to comply with state and federal health and safety requirements.

9. A time schedule for the completion of the scope of work.

WORKPLAN FOR SUBSURFACE SOIL INVESTIGATION

A subsurface soil technical report (hereinafter work plan) will be required to assess the shallow subsurface soil to determine the impact of prior releases of heavy metal contaminants. Implementation of the work plan will determine the lateral and vertical extent of heavy metal soil contamination in the impacted areas identified.

The task of implementing the work plan involves selecting optimum boring locations within and around the source areas, collecting soil samples at depths of 1, 5, 10, 15, 20 and 25-feet below ground surface (bgs) and at every lithologic change. If not previously performed, at least one continuously cored soil boring should be drilled and logged for a complete stratigraphic column of the soils beneath the site, preferably in proximity to source area.

Unless previous data exists, at least two soil borings must be installed and sampled at two different locations away from known source areas to ascertain background heavy metal concentrations. These soil samples should be collected from "native soils" (not from areas of imported fill and preferably from areas that are the least likely to contain heavy metal residues due to historical operations at the facility).

Background heavy metal concentrations will be compared to values obtained from impacted areas to determine impact and will be used, along with other indices, to determine site-specific cleanup levels.

IDENTIFICATION OF CONTAMINATED SOURCE AREAS AT **HEAVY METAL USEAGE**, STORAGE AND DISPOSAL AREA

- Identify the areas, based on the historical or current land use for the facility which where used for plating, chemical storage, processing, treatment and disposal.
- Identify potential source locations of heavy metal soil contamination, such as areas of former spills and leaks.
- Provide a labeled, surveyed, and scaled plot plan or diagram showing current, and any previous locations of structures used for heavy metal plating, chemical and hazardous waste storage, treatment and disposal at the facility.
- Identify locations such as aboveground tanks, vats, underground tanks, clarifiers, sumps, channels, pipelines, trenches, drains, sewer connections, seepage pits, basins, ditches, and dry wells.
- Include tables listing the functions or purposes of each structure, duration of use, chemical contents, and quantity of chemicals stored.
- If information is available on prior chemical spills provide the date of the spill, the reporting agency (i.e. Fire Department or Regional Board), and the extent of any remedial action performed.

Also list names, addresses, duration and dates of previous site owners and operators, and types of chemical-processes used.

FIELD PROCEDURES

The following investigation procedures must also be addressed in the work plan at a minimum:

1. Contingency plan to extend boring depths if evidence exists of contamination at the bottom of the borehole.

During drilling and soil sampling, 'all the boring logs must be prepared by or under the direct supervision of a State of California Registered Geologist (RG), or Registered Civil Engineer (PE). In addition, visual indications of soil contamination must be noted such as staining, and discoloration, olfactory indicators, estimation, of percentages of the different soil types, range in grain sizes, degree of grading/sorting, moisture content, porosity. Unique sample identification and locations must be provided.

2. Provide complete and legible boring logs that will include:

- a) A description of earth materials, conditions (moisture, color, etc.), and classifications per Unified Soil Classification System (USCS);
- b) A lithographic column with USCS abbreviations and symbols;
- c) Labeled sample depths (measured in feet);
- d) A record of penetration in blows per foot (blow counts) and inches (or percent) of sample recovered;
- e) A California registered professional must sign each boring log.-

3. An appropriate number of quality control samples collected.

4. All the boreholes must be back-filled in accordance with requirements listed in *California Well Standards Bulletin 74-90, California Department of Water Resources, (June 1991)*.

5. Investigation-derived wastes must be disposed of in Department of Transportation approved containers, or transported to a US EPA approved waste management facility.

6. Following receipt of laboratory analytical results, submit a **technical report** (site investigation report) to the Regional Board for review and approval. The report must contain a description of field activities, procedures used, a discussion of analytical results and delineation of contaminants in the shallow soil, data interpretation, conclusions and recommendations. Boring logs, laboratory analytical results, and: chain of custody forms should be included in the appendices.. Figures must include a surveyed map showing the locations of the contaminant source areas or structures, a map showing surveyed soil sample and boring locations, and iso-concentration maps for significant contaminants discovered.

If the results of the site investigation have not fully delineated the contamination, then a work plan to completely define the extent of soil and/or groundwater impacts is to be included with your site investigation report pursuant to Section 13267 of the California Water Code.

Comply with the Regional Board's chain of custody procedures regarding soil samples. Samples must be handled and analyzed per the *General Requirements Laboratory OC/OA for Title 22 Heavy Metals Analysis* (APPENDIX B).

OPTIONAL SOIL PARAMETERS:

Additional soil data collection may be considered during site assessment and/or remediation phases for site-specific risk assessment and/or fate and transport modeling.

Soil samples shall be collected from different lithological units at various locations and depths, and sent to a California certified laboratory for determining the following parameters:

- (a) Water-Solid adsorption/distribution coefficient (Kd)
- (b) Fraction of organic carbon content (foe)
- (c) Grain-size distribution (ASTM D 422-630)
- (d) Effective soil porosity
- (e) pH (ASTM G51-77)
- (f) Bulk density or Specific Gravity (ASTM D 854-83)
- (g) Soil moisture content (ASTM D 2216-80)
- (h) Plasticity index for clayey and silty materials (Atterberg Limits)
- (i) Gas permeability (if possible).

LABORATORY METHOD FOR ANALYSES OF SOIL SAMPLES

For the purpose of screening soil samples for Title 22 heavy metal contaminants, the Regional Board will accept the use of EPA Method 6010B. However, for certain Title 22 metals of concern, EPA Method 6020 may be required to achieve meet the required detection limits for reporting. EPA Method 7199 and EPA Method 245.5 will be required to provide a quantitative value for hexavalent chromium, and mercury, respectively.

LABORATORY CERTIFICATION

The Regional Board requires that all laboratories performing analyses on any samples be certified by the California Department of Health Services' (DHS) Environmental Laboratory Accreditation Program (ELAP). For a listing of accredited laboratories refer to the DHS web site:

http://www.dhs.ca.gov/ps/js/elap/ELAPnames/Laboratory_19.htm

SPECIAL TRAINING REQUIREMENTS/CERTIFICATION

All personnel working in the field or in the laboratory will hold current certification showing that they have received training in accordance with requirements specified in 29 CFR 1910.120 (Occupational Safety and Health [OSHA]) regulations, or any other regulatory training/certification requirements.

SURVEY DATA FOR SOIL DATA

All soil data points (soil borings) shall be surveyed relative to longitude and latitude coordinates. Acceptable quality data may come from a commercially available, hand held global positioning system (GPS) device.

DOCUMENT SUBMITTAL REQUIREMENTS

Deliverables and technical reports include, but are not limited to, work plans, work plan addenda, investigation reports, design reports, quarterly groundwater monitoring reports, report addenda, and letter responses to Regional Board comments. Site plans with proposed soil boring locations must be submitted in an AutoCADD or GIS format that can be input into a spatial or GIS database.

Electronic copies of reports may be submitted in Adobe PDF format via e-mail or, for those files that exceed 1 megabyte in size, on CD-ROM or floppy disk.

Parties shall submit paper and electronic copies of all deliverables and technical reports in the quantities indicated, to the following:

2 paper copies, 1 electronic copy

Mr. Larry Moore (lmoore@waterboards.ca.gov)
California Regional Water Quality Control Board,
Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, CA 90013



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**REQUIREMENT TO PROVIDE TECHNICAL REPORT - WORK PLAN
(CALIFORNIA WATER CODE SECTION 13267¹)
DIRECTED TO NORTHRIDGE PROPERTIES, LLC
FORMER ZERO CORPORATION FACILITY
777 NORTH FRONT STREET, BURBANK, CALIFORNIA
(FILE NO. 109.6162)**

You are legally obligated to respond to this Order. Please read this carefully.

You are the responsible party identified for a soil investigation at the referenced site.

During the 1998 United States Environmental Protection Agency Superfund investigation, information provided to the California Regional Quality Control Board, Los Angeles Region (Regional Board) from the Upper Los Angeles River Area Watermaster (ULARA) indicated some of the groundwater supply wells in the San Fernando Valley Groundwater Basin (SFVGB) had been contaminated by hexavalent chromium (Cr⁶). Upon receipt of this information, the Regional Board re-evaluated the Chemical Use Questionnaire (CUQ) provided by each facility from the Superfund investigation to determine which facilities stored and/or used chromium compounds, including Cr⁶.

Based on our evaluation of these CUQs, Regional Board identified 112 sites to conduct further investigation to determine whether chromium and Cr⁶ concentrations in the soil at these sites indicate any significant past release and pose a threat to public drinking water supply wells or may have already polluted groundwater resources. These investigations are conducted under Regional Board's order of March 15, 2004, pursuant to California Water Code (CWC) Section 13267.

Although the referenced site was not among the 112 aforementioned sites, additional investigation at the referenced site is warranted upon further review of the following information:

The primary responsible party for this case was previously issued a *Certificate of Completion* letter by the Los Angeles Regional Water Quality Control Board, as the Administering Agency, in 2002. However, due to the occurrence of Cr⁶ contamination of the aquifer providing public water supply, and exceptions to the *Certificate of Completion* as specified in the Health and Safety Code², this action is

¹ California Water Code section 13267 states, in part: (b)(1) In conducting an investigation. . . , the regional board may require that any person who has discharged, discharges, or is suspected of having discharged or, discharging, or who proposes to discharge waste within its region . . . shall furnish, under penalty of perjury, technical or monitoring program reports which the regional board requires. The burden, including costs, of these reports shall bear a reasonable relationship to the need for the report and the benefits to be obtained from the reports. In requiring those reports, the regional board shall provide the person with a written explanation with regard to the need for the reports, and shall identify the evidence that supports requiring that person to provide the reports.

² Health and Safety Code section 25264(c) states that after a certificate of completion has been issued, the agency may not take action further action against the party receiving the certificate of completion with respect to the hazardous materials release that was the subject of the investigation and remediation unless: (4) A hazardous materials release is discovered at the site that was not the subject of the site investigation and remedial action for which the certificate of completion was issued; and (5) new facts causes the administering agency to find that further

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justified and warranted. Detailed information regarding chromium use at the former industrial facility has come to the attention of Regional Board staff as follows:

1. Regional Board files indicate the extensive use of chromate salts (hexavalent chromium) as part of the aluminum chromate conversion coating operations performed at the former Zero Corporation facility between the 1960's and late 1990's.
2. The 2009 Caltrans soil investigation conducted on the property, near former waste discharge features revealed that there were detectable concentrations of Cr⁶ in the soil which exceed the typical background concentration in the native soils in the San Fernando Valley.
3. The Caltrans investigation also shows that the shallow soil vapor results for volatile organic compounds (VOCs) such as perchloroethylene (PCE) and trichloroethylene (TCE) exceeds California Human Health Screening Levels (CHHSLs) in the shallow soils. Additionally, the report also suggests that subsurface VOC concentrations have rebounded significantly since the site was remediated in 2001.

Therefore, pursuant to section 13267(b) of the CWC, you are hereby directed to submit the following on or before **July 15, 2011**:

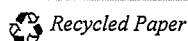
1. A work plan for an onsite soil investigation. We are providing a guidance document entitled "*General Work Plan Requirements for a Heavy Metal Soil Investigation*" to assist you with this task. Additional information can be found in our guidance manual entitled "*Interim Site Assessment & Cleanup Guidebook (May 1996)*," which can be found at the Regional Board web-site at:

http://www.waterboards.ca.gov/losangeles/water_issues/programs/remediation/may_1996_voc_guidance.shtml.

2. The work plan must contain a health and safety plan (H&SP), as per the guidelines.
3. The work plan shall include the detailed information of former and existing chromium storage, hazardous waste management, and associated practices;
4. The work plan must include proposed soil sampling borings in various locations down to a depth of 25 feet below grade in the areas of the former plating process and waste treatment (all sumps, and clarifiers, etc.).
5. The Work plan must include a quality assurance/quality control QA/QC section, which discusses the types of field and laboratory QA/QC samples to be analyzed and how analytical data is validated and how suspect data is merged. For additional procedural information and QA/QC guidelines refer to the following web links:

site investigation and remedial action are required in order to prevent a significant risk to human health and safety or to the environment.

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http://www.swrcb.ca.gov/losangeles/water_issues/prgrams/ust/guidelines/la_county_guidelines_93.pdf

http://www.waterboards.ca.gov/losangeles/water_issues/programs/remediation/Board_SGV-SFVCleanupProgram_Sept2008_QAPP.pdf

The California Business and Professions Code Sections 6735, 7835, and 7835.1 require that engineering and geologic evaluations and judgments be performed by or under the directions of registered professionals. All fieldwork related to implementing the required work plan (technical report) such as well installation(s) must be conducted by, or under the direct responsible supervision of, a registered geologist or licensed civil engineer. All technical documents submitted to this Regional Board must be reviewed, signed and stamped by a State of California Professional Geologist, or a Professional Civil Engineer with at least five years hydrogeologic experience. Therefore, all future work must be performed by or under the direction of a professional geologist or California registered civil engineer. A statement is required in the report that the registered professional in responsible charge actually supervised or personally conducted all the work associated with the project.

Pursuant to section 13268(b)(1) of the CWC, failure to submit the required technical or monitoring reports described above may result in the imposition of civil liability penalties by the Regional Board, without further warning, of up to \$1,000 per day for each day the report is not received after the above due dates.

Please note that the Regional Board requires you to include a perjury statement in all reports submitted under 13267 Order and Cleanup and Abatement Order. The perjury statement shall be signed by a senior authorized representative of Northridge Properties, LLC (and not by a consultant). The statement shall be in the following format:

“ I, [NAME], do hereby declare under penalty of perjury under the laws of State of California that I am [JOB TITLE] for Northridge Properties, LLC, that I am authorized to attest to the veracity of the information contained in [NAME AND DATE OF REPORT] is true and correct, and that this declaration was executed at [PLACE], [STATE], on [DATE].”

The State Water Resources Control Board (State Water Board) adopted regulations requiring the electronic submittals of information over the Internet using the State Water Board GeoTracker database. You are required not only to submit hard copy reports required in this Order but also to comply by uploading all reports and correspondence prepared to date and additional required data to the GeoTracker system. Information about GeoTracker submittals, including links to text of the governing regulations, can be found on the Internet at the following link:

http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal

We believe that the burdens, including costs, of these reports bear a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. If you disagree and have information about the burdens, including costs, of complying with these requirements, provide such information to Mr. Larry Moore within ten days of the date of this letter so that we may reconsider the requirements.

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Any person aggrieved by this action of the Regional Water Board may petition the State Water Board to review the action in accordance with Water Code section 13320 and California Code of Regulations, title 23, sections 2050 and following. The State Water Board must *receive* the petition by 5:00 p.m., 30 days after the date of this Order, except that if the thirtieth day following the date of this Order falls on a Saturday, Sunday, or state holiday, the petition must be received by the State Water Board by 5:00 p.m. on the next business day. Copies of the law and regulations applicable to filing petitions may be found on the Internet at: http://www.waterboards.ca.gov/public_notices/petitions/water_quality or will be provided upon request.

SO ORDERED.

for 
Samuel L. Unger, P.E.
Executive Officer

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