

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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ENVIRONMENTAL HEALTH SERVICES

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

July 3, 2007

Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

George and Diane Ososke  
440 Davis Court, #910  
San Francisco, CA 94111-2426

Subject: Fuel Leak Case No. RO0000260 and Geotracker Global ID T0600101089, Plaza Car Wash, 400 San Pablo Avenue, Albany, CA 94706

Dear Mr. Stevens and Mr. and Ms. Ososke:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site, including the document entitled, "Work Plan Addendum at the Property," dated April 18, 2007 and received by ACEH on April 26, 2007. The Work Plan Addendum proposes the installation of one monitoring well (STMW-6) at a location near the carwash office and southwest of existing well STMW-1. Although we have no objection to the installation of well STMW-6, which is necessary to assess groundwater quality to the southwest, our review of previous work plans indicates that well STMW-6 was also proposed in previous work plans but the work was not implemented. There is also a history of proposed work not being implemented within established schedules on this case.

Installation of well STMW-6 was initially proposed at a location west of the car wash in a document entitled, "Proposed Work Plan for Additional Site Assessment at the Property," dated May 26, 2005. Because the May 26, 2005 Work Plan did not address several significant data gaps and did not provide sufficient rationale for the proposed sampling, ACEH requested (in correspondence dated October 21, 2005), that a revised Work Plan be submitted by December 21, 2005. A Revised Work Plan was not received within the requested schedule. On April 17, 2006, ACEH received a document entitled, "Addendum to Previously Submitted Work Plan," dated April 12, 2006. The April 12, 2006 Work Plan proposed installation of two additional monitoring wells, one near C-1 and one west of boring CPT-5. In correspondence dated May 10, 2006, ACEH rejected the "Addendum to Previously Submitted Work Plan," dated April 12, 2006 due to a number of technical deficiencies described in the May 10, 2006 correspondence. A document entitled, "Work Plan for Additional Site Assessment - Second Revision at the Property," dated June 26, 2006 was received by ACEH on August 24, 2006. In correspondence dated August 25, 2006, ACEH indicated that the proposed scope of work was to be implemented provided that the technical comments in our August 25, 2006 were addressed during the investigation. The results of the site investigation were presented in a report entitled, "Additional Soil & Groundwater Investigation and Fourth Quarter of 2006 Groundwater Monitoring & Sampling." A total of six CPT borings were proposed (CPT-1 through CPT-6) but only three CPT borings were advanced (CPT-1 through CPT-3). It is not clear whether three soil borings that

were proposed along transects through the center of the site were completed as no results have been presented to date. Proposed boring CPT-5, which was proposed west of the car wash, was not advanced. In addition, the two proposed monitoring wells near boring C-1 and west of CPT-5, were not installed.

We are concerned that work has not been implemented as proposed and the overall lack of progress on this case. The concentrations of fuel hydrocarbons detected in groundwater at the site have remained elevated over the past 15 years. The concentration of TPH as gasoline detected in groundwater from well STMW-2 in December 2006 is higher than the concentrations detected in 1991. Please note the request for a Corrective Action Plan following installation of the proposed monitoring well.

The proposed installation of one monitoring well may be implemented provided that the technical comments below are addressed and incorporated during the proposed field investigation. We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

#### **TECHNICAL COMMENTS**

- 1. Monitoring Well Installation.** The Work Plan proposes the installation of 15 feet of slotted casing in the proposed monitoring well. We request that the well screen be no longer than 10 feet. If the static water level is approximately 7 feet bgs, the well is to be constructed with a screened interval from approximately 5 to 15 feet bgs. Please present the results of the well installation including soil analytical results, boring log, and well construction diagram in the Corrective Action Plan requested below. The well is to be sampled during future quarterly groundwater monitoring events and the groundwater analyzed for total petroleum hydrocarbons as gasoline, BTEX, and MTBE using EPA Method 8260B.
- 2. Corrective Action Plan.** Based on the levels of residual soil and groundwater contamination at this site, remediation is required. We request that you submit a Corrective Action Plan that defines target cleanup goals and evaluates a minimum of three remedial alternatives for the site.
- 3. Monitoring Storm Drain Outfall to El Cerrito Creek.** Sampling of El Cerrito Creek and the storm drain outlet to El Cerrito Creek is to be continued on a quarterly basis coincident with groundwater monitoring. The absence of fuel hydrocarbons in groundwater during one monitoring event on December 11, 2006 is not a sufficient basis to terminate surface water monitoring. The apparent hydraulic gradient at the time of the sampling event was away from El Cerrito Creek. In addition, the water levels measured in wells MW-2 and MW-3 were anomalously high. Based on these facts, continued monitoring of El Cerrito Creek is required. Please present the results in the quarterly monitoring reports requested below.
- 4. Groundwater Monitoring.** Groundwater samples collected in the area of Norge Dry Cleaners are to be analyzed for both fuel hydrocarbons and chlorinated solvents. Groundwater samples collected from wells STMW-1, STMW-2, STMW-3, and STMW-4 are to be analyzed for TPH as gasoline and BTEX. Groundwater samples collected from wells MW-

2, MW-3, and STMW-5 are to be analyzed for TPH as gasoline, BTEX, and chlorinated solvents. Please present the results in the quarterly monitoring reports requested below.

5. **Possible Sewage Leak and Groundwater Monitoring.** A sewage odor has been periodically reported in water samples collected from wells MW-2, MW-3, and STMW-5. In order to assess whether a sewage leak is affecting water quality in this area of the site, we request that you analyze water samples from wells MW-2, MW-3, and STMW-5 for e. Coli and total coliform bacteria by Standard Method 9223, trihalomethanes by Standard Method 4500 CLF, and chlorine residual by EPA method 524.2 during the next two groundwater monitoring events. *Standard Methods for the Examination of Water and Wastewater* are published by the American Public Health Association. Please present these results in the monitoring reports requested below.

#### TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **August 30, 2007** – Quarterly Groundwater Monitoring Report for Second Quarter 2007
- **October 3, 2007** – Corrective Action Plan
- **October 15, 2007** – Quarterly Groundwater Monitoring Report for Third Quarter 2007

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

#### ELECTRONIC SUBMITTAL OF REPORTS

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was

Murray Stevens  
George and June Ososke  
July 3, 2007  
Page 4

required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

#### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

#### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

#### UNDERGROUND STORAGE TANK CLEANUP FUND

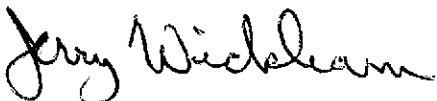
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

#### AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

Murray Stevens  
George and June Ososke  
July 3, 2007  
Page 5

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828

Shari Knierem, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828

Frank Hamedi-Fard, Enviro Soil Tech Consultants, 131 Tully Road, San Jose, CA 95111

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File

**Wickham, Jerry, Env. Health**

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**To:** info@envirosoiltech.com  
**Subject:** RE: Additional analyses of groundwater samples from Kamur Industries property at 400 San Pablo Ave., Albany

I have no objection to using the methods suggested by the laboratory for these analyses.

Regards,  
Jerry Wickham  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
510-567-6791 phone  
510-337-9335 fax  
jerry.wickham@acgov.org

-----Original Message-----

From: Enviro Soil Tech [mailto:info@envirosoiltech.com]  
Sent: Thursday, March 08, 2007 12:32 PM  
To: Wickham, Jerry, Env. Health  
Subject: Additional analyses of groundwater samples from Kamur Industries property at 400 San Pablo Ave., Albany

Good Afternoon Mr. Wickham:

We have just received response from our lab (Entech Labs) for the additional analyses and methods. Their comments are Trihalomethanes tested by 524.2; Residual Chlorine tested by SM 4500 CLF but it could be done by Method 330.5; e. Coli and Total Coliform by SM 9223 and Chlorinated solvents tested by 521.2 but could be done by 8260.

Would it be possible for us to analyze these analyses by the methods that the lab suggested? Please inform us of your directive. Thank-you for your reply.

Sincerely,  
Dianna Nguyen  
ESTC  
408-297-1500

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Sent via the WebMail system at envirosoiltech.com

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



F

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

February 27, 2007

Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

George and Diane Ososke  
440 Davis Court, #910  
San Francisco, CA 94111-2426

Subject: Fuel Leak Case No. RO0000260 and Geotracker Global ID T0600101089, Plaza Car Wash, 400 San Pablo Avenue, Albany, CA 94706

Dear Mr. Stevens and Mr. and Ms. Ososke:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site, including the report entitled, "Additional Soil & Groundwater Investigation and Fourth Quarter of 2006 Groundwater Monitoring & Sampling," dated January 10, 2007 and received by ACEH on January 16, 2007. This report presents the results from three cone penetrometer borings, four Geoprobe borings, and sampling of the existing monitoring wells.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

**TECHNICAL COMMENTS**

- 1. Source Area Remediation.** The concentrations of fuel hydrocarbons detected in groundwater at the site have remained elevated over the past 15 years. The concentration of TPH as gasoline detected in groundwater from well STMW-2 in December 2006 is higher than the concentrations detected in 1991. The rate at which fuel hydrocarbons are naturally attenuating is not sufficient to restore soil and water quality within a reasonable time period. Source area remediation is required at this site. Please present plans to conduct interim source area remediation in the Work Plan requested below.
- 2. Plume Extent and Hydraulic Gradient.** The hydraulic gradient at this site does not appear to be consistent. The Groundwater Elevation Map for December 11, 2006 presented in the Soil and Groundwater Investigation Report indicates a hydraulic gradient that is to the southwest, away from El Cerrito Creek. In contrast, the Isocontours of TPH-g in Groundwater Map for December 11, 2006 shows a plume that extends northwest from the former USTs. The highest concentrations of TPH as gasoline were detected in groundwater from source area well STMW-1. No monitoring wells are located south or southwest of the source area. In order to help assess whether fuel hydrocarbons may be periodically migrating in the apparent downgradient direction (southwest) and to monitor the effectiveness of source area

remediation, we request that you install one monitoring well southwest of well STMW-1 and the former USTs. Please present plans for well installation in the Work Plan requested below.

3. **Vertical Delineation.** The most recent site investigation that took place in November 2006 encountered bedrock at a depth of approximately 25 feet at several locations within the site. Lower concentrations of dissolved petroleum hydrocarbons were generally encountered in the groundwater samples collected at depth below the water table. Based on these results, further vertical delineation is not required.
4. **Source of Chlorinated Solvents in Groundwater.** The source of chlorinated solvents detected in groundwater appears to be in the area of Norge Dry Cleaners. The current primary responsible party for the fuel leak case, Mr. Murray Stevens and Kamur Industries is not required to investigate or remediate chlorinated solvents in the area of Norge Dry Cleaners. Norge Dry Cleaners and Plaza Car Wash are both within parcel 66-2761-10, which is owned by George and June Ososke, who are responsible parties for this fuel leak case. We request that you identify any additional responsible parties for chlorinated hydrocarbon discharges from Norge Dry Cleaners. Although, Mr. Murray Stevens and Kamur Industries is not required to investigate or remediate chlorinated solvents in the area of Norge Dry Cleaners, groundwater monitoring of the co-mingled fuel hydrocarbon and chlorinated hydrocarbon plumes in the vicinity of Norge Cleaners is to include analysis for both fuel hydrocarbons and chlorinated solvents. It is up to the responsible parties for each of the releases to arrange among themselves the apportionment of their respective costs for the groundwater monitoring and analysis.
5. **Water Level Fluctuations.** Hydrographs indicate that water levels at the site decreased approximately 1 to 2 feet between 1999 and 2003. In the Work Plan requested below, please identify and discuss any possible causes for this change in water levels across the site.
6. **Monitoring Storm Drain Outfall to El Cerrito Creek.** Sampling of El Cerrito Creek and the storm drain outlet to El Cerrito Creek is to be continued on a quarterly basis coincident with groundwater monitoring. The absence of fuel hydrocarbons in groundwater during one monitoring event on December 11, 2006 is not a sufficient basis to terminate surface water monitoring. The apparent hydraulic gradient at the time of the sampling event was away from El Cerrito Creek. In addition, the water levels measured in wells MW-2 and MW-3 were anomalously high. Based on these facts, continued monitoring of El Cerrito Creek is required. Please present the results in the quarterly monitoring reports requested below.
7. **Groundwater Monitoring.** The January 10, 2007 Soil and Groundwater Investigation Report recommends that groundwater monitoring of all wells be continued on a quarterly basis. We concur with the recommendation to continue groundwater monitoring. As noted in technical comment 4, groundwater samples collected in the area of Norge Dry Cleaners are to be analyzed for both fuel hydrocarbons and chlorinated solvents. Groundwater samples collected from wells STMW-1, STMW-2, STMW-3, and STMW-4 are to be analyzed for TPH as gasoline and BTEX. Groundwater samples collected from wells MW-2, MW-3, and STMW-5 are to be analyzed for TPH as gasoline, BTEX, and chlorinated solvents.
8. **Possible Sewage Leak and Groundwater Monitoring.** A sewage odor has been periodically reported in water samples collected from wells MW-2, MW-3, and STMW-5. In



order to assess whether a sewage leak is affecting water quality in this area of the site, we request that you analyze water samples from wells MW-2, MW-3, and STMW-5 for e. Coli and total coliform bacteria by Standard Method 9223, trihalomethanes by Standard Method 4500 CLF, and chlorine residual by EPA method 524.2 during the next two groundwater monitoring events. *Standard Methods for the Examination of Water and Wastewater* are published by the American Public Health Association. Please present these results in the monitoring reports requested below.

9. **Laboratory Reports.** Appendix G – Laboratory Reports was not included in the January 10, 2007 report. Please submit a complete version of the report to the Alameda County FTP site and Geotracker.
10. **Geotracker.** A review of the Geotracker website indicates that not all of the required data have been submitted. Specifically, all analytical data are required to be submitted in specified EDF format. Depth to water data are to be reported in the GEO\_WELL file whenever data is collected and survey information is to be submitted using the Geo\_XY and GEO\_Z\_files. Please review the electronic data submittal requirements on the GeoTracker website ([http://www.waterboards.ca.gov/ust/cleanup/electronic\\_reporting/report\\_rqmts.html](http://www.waterboards.ca.gov/ust/cleanup/electronic_reporting/report_rqmts.html)) in order to correct any deficiencies.

#### **TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **May 17, 2007** – Work Plan for Interim Source Area Remediation and Monitoring Well Installation
- **May 30, 2007** – Quarterly Groundwater Monitoring Report for First Quarter 2007
- **August 30, 2007** – Quarterly Groundwater Monitoring Report for Second Quarter 2007

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

#### **ELECTRONIC SUBMITTAL OF REPORTS**

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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#### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

#### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

#### UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

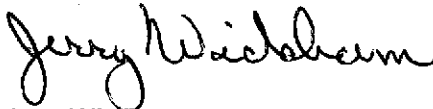
#### AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Murray Stevens  
George and June Ososke  
February 27, 2007  
Page 5

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828

Shari Knierem, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828

Frank Hamedi-Fard, Enviro Soil Tech Consultants, 131 Tully Road, San Jose, CA 95111

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File

**Wickham, Jerry, Env. Health**

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To: info@envirosoiltech.com  
Subject: RE: Request Letter for Due Date Extension of Report on Project at Kamur Industries - 400 San Pablo Avenue, Albany

Your request letter was received and correspondence was sent from our office today extending the reporting schedule.

Regards,  
Jerry Wickham  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
510-567-6791 Phone  
510-933-9335 Fax  
jerry.wickham@acgov.org

-----Original Message-----

From: Enviro Soil Tech [mailto:info@envirosoiltech.com]  
Sent: Wednesday, December 13, 2006 12:23 PM  
To: Wickham, Jerry, Env. Health  
Subject: Request Letter for Due Date Extension of Report on Project at Kamur Industries - 400 San Pablo Avenue, Albany

Good Afternoon Mr. Wickham:

Attached is a request letter for due date extension of site investigation report for the project at Kamur Industries located at 400 San Pablo Avenue, Albany. ESTC has electronically submitted this letter to Alameda dehltoxic website and Geotracker on December 11, 2006. Please pardon me for delaying notifying to you. Please confirm with our office that you have received this email. Thank-you for the attention and response to this letter.

Sincerely,  
Dianna Nguyen  
ESTC  
408-297-1500

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Sent via the WebMail system at envirosoiltech.com

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



7

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

December 12, 2006

Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

George and Diane Ososke  
440 Davis Court, #910  
San Francisco, CA 94111-2426

Subject: Fuel Leak Case No. ~~XXXXXXXXXX~~, Plaza Car Wash, 400 San Pablo Avenue, Albany, CA  
– Request for Schedule Extension

Dear Mr. Stevens and Mr. and Ms. Ososke:

Alameda County Environmental Health (ACEH) staff has received correspondence dated December 11, 2006, submitted on your behalf by Enviro Soil Tech Consultants. The December 11, 2006 correspondence requests extension of the schedule for submittal of a Soil and Groundwater Investigation Report from December 15, 2006 to January 9, 2007. The proposed schedule extension is acceptable. Please submit the Soil and Groundwater Investigation Report, which was previously requested in our August 25, 2006 correspondence, by January 9, 2007.

If you have any questions, please call me at (510) 567-6791.

Sincerely,

Jerry Wickham  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828

Shari Knierem, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828

Frank Hamedi-Fard, Enviro Soil Tech Consultants, 131 Tully Road, San Jose, CA 95111

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File

**Wickham, Jerry, Env. Health**

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**To:** info@envirosoiltech.com  
**Subject:** RE: Drilling Schedule for Plaza Car Wash on 400 San Pablo Avenue, Albany

I will not be able to visit the site on Monday 10/23/06; however, I still plan to visit the site on Wednesday 11/01/06.

Jerry Wickham  
 Hazardous Materials Specialist  
 Alameda County Environmental Health  
 1131 Harbor Bay Parkway  
 Suite 250  
 Alameda, CA 94502-6577  
 510-567-6791 phone  
 510-337-9335 Fax  
 jerry.wickham@acgov.org

-----Original Message-----

From: Enviro Soil Tech [mailto:info@envirosoiltech.com]  
 Sent: Friday, October 20, 2006 11:22 AM  
 To: Wickham, Jerry, Env. Health  
 Subject: RE: Drilling Schedule for Plaza Car Wash on 400 San Pablo Avenue, Albany

Dear Mr. Wickham:

In response to your enquire, Mr. Victor Cherven and myself will be at the site for the CPT drilling on Wednesday (11/01/06). In addition, Mr. Clyde Heberon, our registered geologist, and I will be at the site on Monday (10/23/06) for the Geoprobe drilling, and we were wondering if it is possible for you to be at the site on Monday in case you might want additional sampling or borings, we could accommodate you at that time.

Please feel free to contact our office at your convenience.

Sincerely,  
 Frank Hamedi  
 ESTC  
 408-297-1500

----- Original Message -----

From: "Wickham, Jerry, Env. Health" <jerry.wickham@acgov.org>  
 Date: Fri, 20 Oct 2006 09:44:24 -0700

>Mr. Hamedi,

>

>I plan to visit the site during the CPT drilling on Wednesday (11/01)  
 >afternoon around 4:00 pm. Do you plan to be on site during the field  
 >work?

>

>Regards,  
 >Jerry Wickham  
 >Hazardous Materials Specialist  
 >Alameda County Environmental Health  
 >1131 Harbor Bay Parkway  
 >Suite 250  
 >Alameda, CA 94502-6577  
 >510-567-6791 phone  
 >510-337-9335 Fax  
 >jerry.wickham@acgov.org

>

>

>-----Original Message-----

>From: Enviro Soil Tech [mailto:info@envirosoiltech.com]  
 >Sent: Wednesday, October 18, 2006 5:39 PM

>To: Wickham, Jerry, Env. Health  
>Subject: Drilling Schedule for Plaza Car Wash on 400 San Pablo Avenue,  
>Albany

>  
>Good Afternoon Mr. Wickham:

>  
>Per your request, this letter is to inform you of our drilling schedule  
>update. We will be starting the geoprobe on Monday (10/23/06) and may  
>continue til Tuesday (10/24/06), and we will start the CPT drilling on  
>Wednesday (11/01/06) and may continue til Thursday (11/02/06).

>  
>If you have any questions or directives, please feel free to contact  
>our office at 408-297-1500 or via email at info@envirosoiltech.com.

>  
>Sincerely,

>  
>Frank Hamedi  
>ESTC  
>408-297-1500

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>Sent via the WebMail system at envirosoiltech.com

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Sent via the WebMail system at envirosoiltech.com

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



7

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

August 25, 2006

Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

George and Diane Ososke  
440 Davis Court, #910  
San Francisco, CA 94111-2426

Subject: Fuel Leak Case No. [REDACTED] Plaza Car Wash, 400 San Pablo Avenue, Albany, CA

Dear Mr. Stevens and Mr. and Ms. Ososke:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site, including the document entitled, "Work Plan for Additional Site Assessment – Second Revision at the Property," dated June 26, 2006 and received by ACEH on August 24, 2006. This Work Plan was prepared on your behalf by Enviro Soil Tech Consultants in response to ACEH correspondence dated October 21, 2005, March 17, 2006, and May 10, 2006. ACEH's October 21, 2005 correspondence identified numerous technical deficiencies in the previously submitted, "Proposed Work Plan for Additional Site Assessment at the Property," dated May 26, 2005. Although both the Site Conceptual Model and Revised Historical Events Reports contained major deficiencies, ACEH requested in the October 21, 2005 correspondence that you submit a revised Work Plan by December 21, 2005 that addresses the technical comments in the interest of moving the site investigation and cleanup forward. Since a Work Plan was not received by December 21, 2005, ACEH issued correspondence on March 17, 2006, again requesting that a revised Work Plan be submitted. Due to the lack of compliance with ACEH requests, ACEH also recommended that the Underground Storage Tank Cleanup Fund no longer reimburse you for future groundwater monitoring at this site until a revised Work Plan is submitted and approved to bring the site back into compliance. A document entitled, "Addendum to Previously Submitted Work Plan," dated April 12, 2006 was submitted to meet the requirement for a revised Work Plan but this document was also rejected due to technical deficiencies, which are described in our correspondence dated May 10, 2006. Our May 10, 2006 correspondence indicated that the site remains out of compliance until a revised Work Plan is approved.

Although the document entitled, "Work Plan for Additional Site Assessment – Second Revision at the Property," dated June 26, 2006 is missing several requested items, the proposed scope of work minimally meets ACEH requests. Therefore, the proposed work is to be implemented as long as the technical comments below are addressed during the field investigation. The site has conditionally been brought back into compliance with ACEH directives as long as the items requested in the technical comments are addressed during the investigation. If the requested items in the technical comments are not provided within the schedule outlined in the Technical Report Request, the site will again be out of compliance with ACEH directives.



In order to improve the quality of future work, we encourage you to review the numerous technical deficiencies in previous plans and reports, which have been identified repeatedly in ACEH correspondence. Please make any changes necessary to improve the quality of future work, move this project successfully forward, and avoid rejections of future submittals.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

### **TECHNICAL COMMENTS**

1. **Hydraulic Conductivity Testing.** Laboratory hydraulic conductivity testing using ASTM Method D5084 is proposed for the site. Although the response indicates that an example of a laboratory report is enclosed, no reports were attached. We do not concur that this testing should be conducted at the site given the inferred low permeability of the soils and the lack of a specific application for the data. We recommend that the Underground Storage Tank Cleanup Fund not reimburse you if these tests are performed.
2. **Review of Reports.** The response to technical comment 6 indicates in the first paragraph that reports prepared by Subsurface Consultants and IT Corporation in 1989 and 1990 were reviewed as requested in ACEH's May 10, 2006 correspondence. However, in the second paragraph, the response states that the contents of a November 1989 report by Subsurface Consultants are unknown. Review of previous technical reports, particularly key reports such as the November 1989 SCI report, is a standard industry practice. The November 1989 SCI report presents observations of the sump excavation confirming that, "the storm drain and trench backfill act as a conduit, channeling contaminated groundwater to El Cerrito Creek." Previous work plans by Enviro Soil Tech have apparently not incorporated this finding, which has resulted in major gaps in planning and addressing investigation and cleanup for the site. ACEH will enclose a copy of this report in order to make Enviro Soil Tech aware of this key finding. However, we note that Enviro Soil Tech has been working on this site for 16 years and should have been aware of these findings.
3. **Monitoring Storm Drain Outfall to El Cerrito Creek.** You are directed to resume sampling of the storm drain outlet, approximately 20 feet up stream from the storm drain outlet, the confluence of the storm drain and El Cerrito Creek, and 50 feet downstream from the storm drain on a quarterly basis whenever sufficient flow is present within the storm drain outlet. This may require scheduling sampling events following significant rain events. Please present the initial results of the storm drain outfall sampling in the Soil and Groundwater Investigation Report requested below.
4. **Proposed Drilling Locations to Assess Storm Drain.** The three proposed soil boring locations in the area north of the manhole in Adams Street are acceptable. However, as discussed in technical comment 5 below, we request one additional soil boring on the west side of the storm drain. These direct push borings are to be advanced using the methods described in section 2.3.3 of the "Addendum to Previously Submitted Work Plan," dated April 12, 2006. The results are to be presented in the Soil and Groundwater Investigation Report requested below.

- 5. Assessment of Groundwater Discharges to Storm Drain and Sampling of Adams Sump.** In our October 21, 2005 correspondence, we indicated that, "Contaminant transport to the storm drain is a significant pathway that must be considered. The current extent of contaminant discharges to the storm drain is a major data gap for this site that must be addressed." In our October 21, 2005 correspondence and during our meeting with you and Enviro Soil Tech at the site on June 6, 2006, we requested further information on past excavation and repair activities affecting the storm drain and maps showing the configuration of the storm drain and the repair activities. This information was not provided nor referenced in the Work Plan. Please present this information in the Soil and Groundwater Investigation Report requested below.

In our May 10, 2006 correspondence, we requested that you collect water samples from the sump in Adams Street and describe the history of sampling and groundwater extraction from this sump. This information was also not provided. Based on observations during our meeting at the site on June 6, 2006, the sump on Adams Street has apparently been removed. The June 26, 2006 response simply indicates that since the sump is no longer present, no sampling can be performed. Once again, we wish to emphasize that assessing the current extent of discharges to El Cerrito Creek along the storm drain and utility backfill is a major data gap that **must** be addressed. A response indicating the sump was removed with no further information and no proposal for investigation to address the data gap is inadequate. We request that one soil boring (GP-4) be advanced on the west side of the storm drain (see attached Revised Figure 1). Results from proposed borings GP-2 and GP-4 are to be compared to help assess whether the storm drain and utility backfill are acting as preferential pathways. These results are to be presented and discussed in the Soil and Groundwater Investigation Report requested below and further investigation proposed in order to address this data gap.

- 6. Groundwater Monitoring.** Due to the lack of activity on this site, quarterly groundwater monitoring is to be suspended until the proposed site investigation is implemented according to the schedule below. We do not concur with continued groundwater monitoring until the field investigation is implemented. Sampling of all groundwater monitoring wells and El Cerrito Creek (see technical comment 3 above) is to be performed during or immediately following the proposed field investigation. Results of this groundwater sampling event are to be presented in the Soil and Groundwater Investigation Report requested below. Recommendations for groundwater monitoring are to be presented in the Soil and Groundwater Investigation Report.
- 7. Geotracker.** A review of the Geotracker website indicates that not all of the required data have been submitted. Specifically, all analytical data are required to be submitted in specified EDF format. Depth to water data are to be reported in the GEO\_WELL file whenever data is collected and survey information is to be submitted using the Geo\_XY and GEO\_Z\_files. Please review the electronic data submittal requirements on the GeoTracker website ([http://www.waterboards.ca.gov/ust/cleanup/electronic\\_reporting/report\\_rqmts.html](http://www.waterboards.ca.gov/ust/cleanup/electronic_reporting/report_rqmts.html)) in order to correct any deficiencies.

### TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **October 13, 2006** – Begin Proposed Field Investigation
- **November 3, 2006** – Complete Proposed Field Investigation
- **December 15, 2006** – Soil and Groundwater Investigation Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

### ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

Attachment 1: Revised Figure 1

Attachment 2: Subsurface Consultants, Inc report dated November 7, 1989

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828 (w/ attachment 1 w/o attachment 2)  
Shari Knierem, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828 (w/ attachment 1 w/o attachment 2)  
Frank Hamed-Fard, Enviro Soil Tech Consultants, 131 Tully Road, San Jose, CA 95111 (w/attachments 1 and 2)

Donna Drogos, ACEH (w/ attachment 1 w/o attachment 2)

Jerry Wickham, ACEH (w/ attachment 1 w/o attachment 2)

file

**Wickham, Jerry, Env. Health**

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**From:** Enviro Soil Tech [info@envirosoiltech.com]  
**Sent:** Thursday, July 13, 2006 9:28 AM  
**To:** Wickham, Jerry, Env. Health  
**Subject:** RE: 400 San Pablo Avenue, Albany

Dear Mr. Wickham:

Yes, those are the reports that I was referred to. Thank-you for your confirmation.

Sincerely,  
Dianna Nguyen

----- Original Message -----  
From: "Wickham, Jerry, Env. Health" <jerry.wickham@acgov.org>  
Date: Wed, 12 Jul 2006 17:01:55 -0700

>Dianna,

>  
>On April 17, 2006, the ACEH ftp site received documents entitled  
>"Addendum to Previously Submitted Work Plan," dated April 12, 2006 and  
>"First Quarter 2006 Ground Water Sampling Report," dated April 3, 2006.  
>Are these the documents you are referring to?

>  
>Regards,  
>Jerry Wickham  
>Hazardous Materials Specialist  
>Alameda County Environmental Health  
>1131 Harbor Bay Parkway  
>Suite 250  
>Alameda, CA 94502-6577  
>510-567-6791 phone  
>510-337-9335 Fax  
>jerry.wickham@acgov.org

>  
>-----Original Message-----  
>From: Enviro Soil Tech [mailto:info@envirosoiltech.com]  
>Sent: Friday, July 07, 2006 5:01 PM  
>To: Wickham, Jerry, Env. Health  
>Subject: 400 San Pablo Avenue, Albany

>  
>Dear Mr. Wickham:  
>  
>We have successfully electronically uploaded 1st quarter of 2006  
>groundwater monitoring and revised work plan for additional site  
>assessment reports to the Alameda County website.  
>  
>Please confirm that you receive this message and that reports are in  
>your system.  
>  
>Thank-you,  
>Dianna Nguyen  
>

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



7

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

May 10, 2006

Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

George and Diane Ososke  
440 Davis Court, #910  
San Francisco, CA 94111-2426

Subject: Fuel Leak Case No. [REDACTED] Plaza Car Wash, 400 San Pablo Avenue, Albany, CA

Dear Mr. Stevens and Mr. and Ms. Ososke:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site, including the document entitled, "Addendum to Previously Submitted Work Plan," dated April 12, 2006 (Work Plan) and received by ACEH on April 17, 2006. This Work Plan was prepared on your behalf by Enviro Spoil Tech Consultants in response to ACEH correspondence dated October 21, 2005 and March 17, 2006. ACEH's October 21, 2005 correspondence identified numerous technical deficiencies in the previously submitted, "Proposed Work Plan for Additional Site Assessment at the Property," dated May 26, 2005. As directed in the October 21, 2005, you are not required to update the Site Conceptual Model or Revised Historical Events Report. Although both the Site Conceptual Model and Revised Historical Events Reports contained major deficiencies, ACEH requested in the October 21, 2005 correspondence that you submit a revised Work Plan by December 21, 2005 that addresses the technical comments in the interest of moving the site investigation and cleanup forward. Since a Work Plan was not received by December 21, 2005, ACEH issued correspondence on March 17, 2006, again requesting that a revised Work Plan be submitted. Due to the lack of compliance with ACEH requests, ACEH also recommended that the Underground Storage Tank Cleanup Fund no longer reimburse you for future groundwater monitoring at this site until a revised Work Plan is submitted and approved to bring the site back into compliance.

Due to the deficiencies discussed below, the "Addendum to Previously Submitted Work Plan," dated April 12, 2006 is rejected and the site remains out of compliance. The "Addendum to Previously Submitted Work Plan," proposes three hollow stem auger soil borings, five cone penetrometer borings, and installation of an unspecified number of monitoring wells along three transects to evaluate conditions within areas of known contamination. We have several technical comments regarding this proposed work to characterize the principal aquifer; however, the proposed scope of work is generally acceptable. The Work Plan also proposes five direct-push soil borings along the western boundary of the property to assess groundwater discharge to the storm drain and El Cerrito Creek. As discussed in the technical comments below, the Work Plan does not present sufficient or accurate background information to plan or review the proposed scope of work to assess the storm drain. Based on the technical comments below, the proposed

scope of work to assess the storm drain is rejected. Therefore, we request that you submit a revised Work Plan that addresses the technical comments below **by July 12, 2006**.

### TECHNICAL COMMENTS

1. **Collection of Soil Samples in Soil Borings.** The Work Plan indicates that soil samples will be collected from the soil borings at 5-foot intervals and at lithologic contacts determined from the CPT logs. This approach is acceptable for the soil borings below a depth of 10 feet. Within the upper 10 feet, soil samples are to be collected continuously in order to observe potential contamination in the capillary fringe.
2. **Laboratory Analysis of Soil Samples.** The Work Plan indicates that soil samples will be selected for laboratory analysis, "no more than 10 feet apart." The use of a fixed interval for selecting soil samples for laboratory analysis is acceptable if contamination is not observed during field screening. If contamination is observed, soil samples are to be submitted for laboratory analyses for all depth intervals where the staining, odor, or elevated PID readings are observed. If staining, odor, or elevated PID readings are observed over an interval of several feet, a sufficient number of soil samples from this interval should be submitted for laboratory analyses to characterize the fuel hydrocarbon concentrations within this interval. In addition, one soil sample collected from the capillary fringe is to be analyzed from each soil boring.
3. **Laboratory Analytical Methods.** The Work Plan lists EPA methods 8015, 8020, and 8260 but does not specify the analysis. In addition, EPA Method 8020 has been replaced by EPA Method 8021. The soil samples are to be analyzed for total petroleum hydrocarbons as gasoline (TPHg) by EPM Method 8015M or 8260, BTEX, ethylene dibromide, 1,2-dichloroethane, and MTBE by EPA Method 8260B. The soil samples are also to be analyzed for total lead by EPA Method 6010B.
4. **Engineering Testing.** The Work Plan indicates that six soil samples will be sent to an engineering laboratory, "to determine the hydraulic conductivity." No description of the method or how these data would specifically be used is provided.
5. **Well Screens.** The Work Plan appears to propose the installation of 15 feet of slotted casing in the proposed monitoring wells. However, the report also states that the slotting casing will extend, "from 20 to 15 feet below surface grade." We request that the well screens be no longer than 10 feet. For wells with static water levels approximately 7 feet bgs, the wells are to be constructed with screened intervals from approximately 5 to 15 feet bgs.
6. **Assessment of Groundwater Discharges to Storm Drain.** In our October 21, 2005 correspondence, we indicated that, "Contaminant transport to the storm drain is a significant pathway that must be considered. The current extent of contaminant discharges to the storm drain is a major data gap for this site that must be addressed." We also requested further information on past excavation and repair activities affecting the storm drain and maps showing the configuration of the storm drain and the repair activities. Section 2.3 of the revised Work Plan indicates that ESTC was unable to obtain information regarding the location or depth of the storm drain beyond what was reported in the Revised Historical

Events Report (May 2005). The information on the location and repairs to the storm drain in the Revised Historical Events Report consists of two paragraphs in the text and no maps or figures. This response and the proposed scope of work to assess the storm drain in section 2.3 of the Work Plan are inadequate. Maps and a diagram showing the depth, construction, and type of backfill for the storm drain have been presented in previous reports (Subsurface Consultants, Inc. November 7, 1989; International Technology Corporation, January 1990, February 3, 1990, and March 13, 1990). The above referenced reports were prepared for Kamur Industries; therefore, the response that ESTC was unable to obtain any information is not acceptable. The data provided in these reports are vital to planning any assessment of the storm drains. Please see technical comments 7, 8, and 9 below regarding further deficiencies in the proposed scope of work for the storm drain.

7. **Monitoring Storm Drain Outfall to El Cerrito Creek.** The revised Work Plan states, "The Regional Water Quality Control Board released Kamur Industries from further monitoring of the storm drain in 1990. Since then, no monitoring has taken place, although groundwater monitoring wells along the creek have detected little or no contamination." These statements are inaccurate. In addition, the reference to data from monitoring wells that are all upstream from the discharge point for the storm drain is misleading. Samples were collected periodically from the storm drain outlet and creek until January 1999. You are directed to resume sampling of the drain outlet, approximately 20 feet up stream from the storm drain outlet, the confluence of the storm drain and El Cerrito Creek, and 50 feet downstream from the storm drain following significant rain events. Please present plans to resume sampling of the discharges from the storm drain outfall and El Cerrito Creek in the revised Work Plan requested below.
8. **Proposed Drilling Locations to Assess Storm Drain.** The Work Plan proposes five direct-push soil borings along a portion of the western boundary of the property. Previous investigations and reports describing repairs to the storm drain have shown that groundwater discharges to the storm drain occurred north of the manhole in Adams Street that is west of Norge Cleaners. Therefore, it is not clear why ESTC would only propose soil borings south of the manhole. The map entitled, "Proposed Wells," (Figure 1) presented in the Work Plan lacks detail and does not cover the area northwest of Norge Cleaners, where groundwater discharges to the storm drain are known to have occurred. Soil borings are required in the area northwest of Norge Cleaners. Please review relevant data and reports as discussed in technical comment 6 and revise the plan to assess the storm drain. A minimum of three additional soil borings is required in the area north of the manhole in Adams Street. The attached Plate 3 presents three recommended boring locations in this area. In the revised Work Plan requested below, you are to use the reports referenced in technical comment 6 to prepare a detailed base map showing the storm drain, sump, previous sampling locations, proposed sampling locations, and other features related to the storm drain along the western boundary of the property and the area northwest of Norge Cleaners. Please present the base map and your plans to assess groundwater discharges to the storm drain in the revised Work Plan requested below.
9. **Sump in Adams Street.** The purpose of the sump that was installed adjacent to the storm drain in Adams Street was to lower water levels along the storm drain trench and to prevent discharge of groundwater to the storm drain. Please describe the history of sampling and groundwater extraction from this sump. In addition, the sump is to be sampled during the



proposed investigation and during future groundwater monitoring. Please include plans to sample the sump in the revised Work Plan requested below.

#### TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **July 12, 2006** – Revised Work Plan

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

#### ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org).

#### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be

Murray Stevens  
George and June Ososke  
May 10, 2006  
Page 5

signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

**PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS**

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

**UNDERGROUND STORAGE TANK CLEANUP FUND**


Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

**AGENCY OVERSIGHT**

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

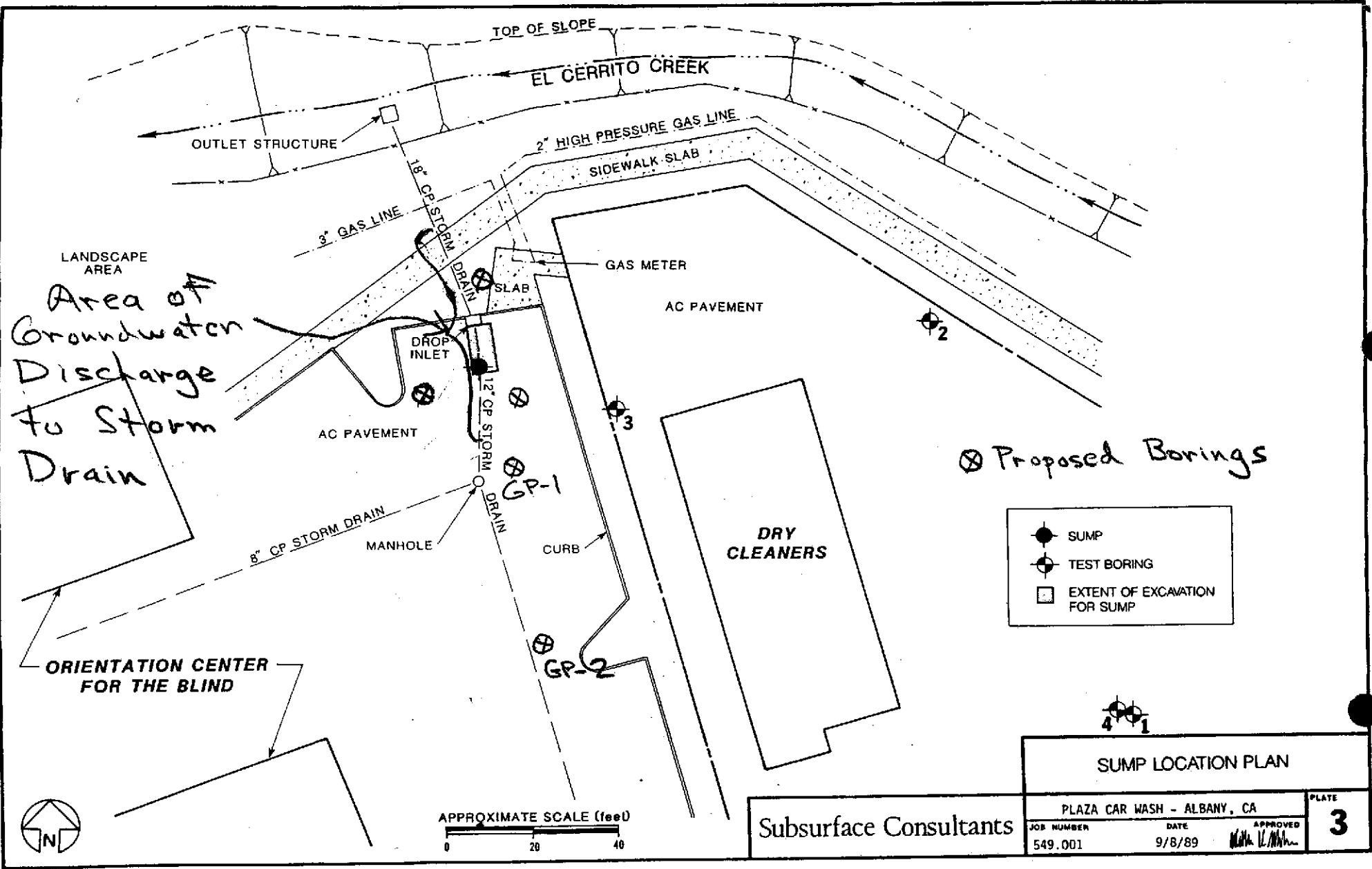
Attachment: Sump Location Plan with Recommended Soil Boring Locations




Enclosure: ACEH Electronic Report Upload (ftp) Instructions

Murray Stevens  
George and June Ososke  
May 10, 2006  
Page 6

cc: Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828  
Shari Knierem, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828  
Frank Hamedi-Fard, Enviro Soil Tech Consultants, 131 Tully Road, San Jose, CA 95111

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File



 SUMP  
 TEST BORING  
 EXTENT OF EXCAVATION FOR SUMP

<b>SUMP LOCATION PLAN</b>		
PLAZA CAR WASH - ALBANY, CA		PLATE
JOB NUMBER	DATE	APPROVED
549.001	9/8/89	<i>[Signature]</i>
		<b>3</b>

Subsurface Consultants

RO260

TRANSMISSION VERIFICATION REPORT

TIME : 03/24/2006 10:42  
NAME : ALAMEDA COUNTY DEH  
FAX : 5103379335  
TEL : 5105676700  
SER.# : BROK4J137311

DATE, TIME	03/24 10:40
FAX NO./NAME	14082922115
DURATION	00:01:26
PAGE(S)	04
RESULT	OK
MODE	STANDARD ECM

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
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(510) 567-6700  
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March 17, 2006

Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

George and Diane Ososke  
440 Davis Court, #910  
San Francisco, CA 94111-2426

Post-it* Fax Note	7871	Date	3/24/06	# of Pages	4
To	Frank Hamrick-Ford	From	Jerry Wickham		
Co./Dept.	Enviro Soil Tech	Co.	Alco Env. Health		
Phone #	408-297-1500	Phone #	510-567-6791		
Fax #	408-292-2116	Fax #	510-337-9335		

Subject: Fuel Leak Case No. RO0000260, Plaza Car Wash, 400 San Pablo Avenue, Albany, CA

Dear Mr. Stevens and Mr. and Ms. Ososke:

Alameda County Environmental Health (ACEH) staff previously requested in correspondence dated October 21, 2005 (copy attached) that you submit a Revised Work Plan to complete site characterization for your site by December 21, 2005. To date, we have not received a Work Plan or a request for a schedule extension. **Your site is out of compliance with directives from this agency.** In reviewing the case file, we also note that the current failure to submit a revised Work Plan by December 21, 2005 is one of a series of occasions on which you have failed to implement work and submit reports within the established schedule.

In order for your site to return to compliance, please submit the previously requested Revised Work Plan by April 17, 2006. This date is not an extension of your due date, reports for this site are late and your site is out of compliance. ACEH's October 21, 2005 correspondence, which

RO 260

ALEH MEETING SIGN-IN SHEET

10/13/05

RO 260 - 400 SAN PABLO, ALBANY

<sup>374</sup>  
RO ~~473~~ - 15595 WASHINGTON, SAN LORENZO

<u>NAME</u>	<u>COMPANY</u>	<u>PHONE #</u>
DONNA DROGOS	ALEH	510-567-6721
Jenny Wickham	ACEH	510-567-6791
Barney Chan	ACEH	510-567-6765
FRANK HAMEIDI	EST	(408) 297-1500
VIC CHERVEN	ESTC	208-267-5724

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



7

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

March 17, 2006

Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

George and Diane Ososke  
440 Davis Court, #910  
San Francisco, CA 94111-2426

Subject: Fuel Leak Case No. [REDACTED] Plaza Car Wash, 400 San Pablo Avenue, Albany, CA

Dear Mr. Stevens and Mr. and Ms. Ososke:

Alameda County Environmental Health (ACEH) staff previously requested in correspondence dated October 21, 2005 (copy attached) that you submit a Revised Work Plan to complete site characterization for your site by December 21, 2005. To date, we have not received a Work Plan or a request for a schedule extension. **Your site is out of compliance with directives from this agency.** In reviewing the case file, we also note that the current failure to submit a revised Work Plan by December 21, 2005 is one of a series of occasions on which you have failed to implement work and submit reports within the established schedule.

In order for your site to return to compliance, please **submit the previously requested Revised Work Plan by April 17, 2006.** This date is not an extension of your due date, reports for this site are late and your site is out of compliance. ACEH's October 21, 2005 correspondence, which describes the requirements for the work, is included as an attachment. As directed in the October 21, 2005, you are not required to update the Site Conceptual Model or Revised Historical Events Report. Although both the Site Conceptual Model and Revised Historical Events Reports contained major deficiencies, ACEH requested in the October 21, 2005 correspondence that you submit a revised Work Plan that addresses the technical comments in the interest of moving the site investigation and cleanup forward.

On January 24, 2006, ACEH received a report entitled, "Fourth Quarter of 2005 Groundwater Monitoring and Sampling at the Property Located at 400 San Pablo Avenue, Albany, California," dated December 30, 2005. Due to the lack of compliance with ACEH requests, ACEH recommends that the Underground Storage Tank Cleanup Fund no longer reimburse you for future groundwater monitoring at this site until a revised Work Plan is submitted and approved and the site is brought back into compliance.

Please note that we have started the enforcement process on this case by requesting a revocation of your eligibility to receive grant money from the state's Underground Storage Tank Fund (Senate Bill 2004) to reimburse you for the cost of investigation and cleanup. Further delays in investigation, late reports, or enforcement actions may result in referral of your case to the Regional Board or other appropriate agency, including the County District Attorney, for

possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

The Fourth Quarter of 2005 Monitoring Report presents recommendations regarding the obligation to monitor and investigate chlorinated hydrocarbons in the vicinity of Norge Cleaners. Please note that the presence of dissolved chlorinated hydrocarbons in the vicinity of Norge Cleaners does not relieve you of the obligation to investigate and remediate fuel hydrocarbons released from the former USTs at the Plaza Car Wash. Fuel hydrocarbon contamination extends into the northwestern portion of the site beyond Norge Cleaners and is co-mingled with dissolved chlorinated hydrocarbons in the vicinity of Norge Cleaners. In addition, fuel hydrocarbons were discharged to El Cerrito Creek at the northwestern boundary of the property, well beyond Norge Cleaners. Several data gaps regarding the extent of fuel hydrocarbons and in particular, the potential ongoing discharge of fuel hydrocarbons to El Cerrito Creek was identified in ACEH's October 21, 2005 correspondence. Once again, we request that you prepare a Work Plan to address these data gaps related to the fuel hydrocarbon release from Plaza Car Wash.

Norge Dry Cleaners and Plaza Car Wash are both within the parcel number 66-2761-10, which is owned by George and June Ososke, who are responsible parties for this case. Please identify any additional responsible parties for chlorinated hydrocarbon discharges from Norge Dry Cleaners. Investigation of the co-mingled fuel hydrocarbon and chlorinated hydrocarbons plumes in the vicinity of Norge Cleaners is to include analysis for both fuel hydrocarbons and chlorinated hydrocarbons. It is up to the responsible parties for each of the releases to arrange among themselves the apportionment of their respective costs for this work.

#### **TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **April 17, 2006** – Revised Work Plan

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

#### **ELECTRONIC SUBMITTAL OF REPORTS**

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.



Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org).

#### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

#### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

#### UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

Murray Stevens  
George and June Ososke  
March 17, 2006  
Page 4

**AGENCY OVERSIGHT**

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

Attachment: ACEH Correspondence Dated October 21, 2005

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828  
Shari Knierem, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828  
Frank Hamed-Fard, Enviro Soil Tech Consultants, 131 Tully Road, San Jose, CA 95112

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



J

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

October 21, 2005

Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

George and Diane Ososke  
440 Davis Court, #910  
San Francisco, CA 94111-2426

Subject: Fuel Leak Case No. [REDACTED] Plaza Car Wash, 400 San Pablo Avenue, Albany, CA

Dear Mr. Stevens and Mr. and Ms. Ososke:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site, including the documents plan entitled, "Site Conceptual Model for the Properties," dated February 17, 2005, "Revised Historical Events Report for the Property," dated May 13, 2005, and "Proposed Work Plan for Additional Site Assessment at the Property," dated May 26, 2005. These documents were prepared on your behalf by Enviro Soil Consultants in response to ACEH correspondence dated November 24, 2004. ACEH's November 24, 2004 correspondence indicated that the "Historical Events Report," also prepared by Enviro Soil Tech and dated October 1, 2003, did not adequately respond to previous regulatory requests and was unacceptable. The November 24, 2004 ACEH correspondence further indicated that the October 1, 2003 report did not coherently summarize the available data and did not meet industry standards for professional work. The purpose of the "Site Conceptual Model (SCM)," "Revised Historical Events Report," and "Proposed Work Plan for Additional Site Assessment," is to address these concerns.

ACEH staff met with Mr. Frank Hamedi-Fard and Mr. Victor Cherven of Enviro Soil Tech on October 13, 2005 to discuss issues related to the three documents referenced above. Although the "Site Conceptual Model" and "Revised Historical Events Report" have several inadequacies, the most significant of which are discussed in the technical comments below, we are not requesting that these reports be revised again at this time. In the interest of moving the project forward, we request that a revised work plan be submitted that incorporates responses to the technical comments below. We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

**TECHNICAL COMMENTS ON SITE CONCEPTUAL MODEL (FEBRUARY 17, 2005)**

1. **Northern Plume.** The SCM proposes that northern and southern plumes, which apparently originated from two separate sources, are currently co-mingled at the site. The SCM goes on to indicate that the northern plume originated from the area of Norge Cleaners and was related to a discharge to El Cerrito Creek in 1989. This proposal seems largely inconsistent

with the description of the 1989 discharge to El Cerrito Creek. On July 3, 1989 a non-aqueous liquid hydrocarbon was observed floating in El Cerrito Creek. The observation of floating non-aqueous hydrocarbons is consistent with a fuel release from a UST system but is not consistent with the release of chlorinated solvents from a dry cleaning facility. No source of petroleum hydrocarbons has been identified near Norge Cleaners. Please propose a scope of work in the revised work plan requested below, to determine the nature, extent, and source of groundwater contamination in the northwestern portion of the site.

2. **Vertical Extent of Contamination.** The vertical extent of contamination has not been defined for the site. Please see comment 2 on the Work Plan regarding future work to define the vertical extent of contamination.
3. **Discharges to Storm Drain.** Figure 8 of the SCM shows discharges from Norge Cleaners and the USTs entering the storm drain west of the site. This storm drain flows directly to El Cerrito Creek. However, the SCM does not identify possible discharges to the storm drain as a data gap. Contaminant transport to the storm drain is a significant pathway that must be considered. The current extent of contaminant discharges to the storm drain is a major data gap for this site that must be addressed. Please see technical comment 6 on the Work Plan.
4. **Preferential Pathways.** The SCM does not include a discussion of potential preferential pathways other than the storm drain west of the site. Please include a discussion of other potential preferential pathways in the revised work plan requested below and propose a scope of work to investigate the preferential pathways where necessary.
5. **Recommendations.** Additional investigation activities are recommended in the SCM and are included in the Work Plan. Please see the discussion of these recommended investigation activities in the technical comments on the Work Plan below.

#### **TECHNICAL COMMENTS ON REVISED HISTORIC EVENTS REPORT (MAY 13, 2005)**

1. **References.** The Historic Events Report does not cite references or other sources for the information presented. Therefore, it is difficult to research the cited information or assess the reliability of the stated conclusions. Future documents that include a summary of historic events, are to adequately describe the sources of the information and/or include references.
2. **Figures.** The locations of specific boring locations are inconsistent between Figures 2 through 5 and Drawing 1. On Figures 3 and 4, abandoned wells MW-1 and MW-4 are shown within the overexcavation area but appear outside the overexcavation area on Drawing 1. Boring B-2, shown near the northeastern corner of the overexcavation area on Figures 2 through 5, is labeled boring B-4 on Drawing 1. Please correct these inconsistencies in future document submittals.
3. **Description of Storm Drain Discharges and Repairs.** The description of the storm drain discharges and repair is inadequate and does not include a map to show where any of the activities occurred. The text indicates that joints in the drainpipe were sealed but does not describe the length or location of the pipe that was sealed. The storm drain line may have also been exposed at a different time for installation of a utility line by Pacific Gas & Electric. However, this event and any information that may have been obtained regarding the storm

drain are not described in the Historic Events Report. Please include information to address this technical comment in the revised work plan requested below.

**TECHNICAL COMMENTS ON PROPOSED WORK PLAN FOR ADDITIONAL SITE ASSESSMENT (MAY 26, 2005)**

1. **Work Plan Revision.** The Work Plan does not address several significant data gaps for the site and does not provide sufficient rationale for the proposed activities. Therefore, ACEH requests that a revised work plan be submitted that addresses all of the technical comments presented in this correspondence.
2. **Characterize the Principal Aquifer at the Site.** The Work Plan proposes to install three soil borings in the northern portion of the site to "resolve uncertainties regarding the nature and geometry of the shallowest groundwater-bearing zone beneath the site." The Work Plan proposes continuous soil sampling and indicates that, "other samples may be transported to an analytical laboratory." However, the criteria that will be used to select soil samples for analytical testing and the method to assess whether the lower water-bearing zone has been affected are not described. In the revised work plan requested below, please expand the discussion to fully describe the criteria and methods that will be used to select depth intervals for soil and groundwater sampling. In addition, the revised work plan is to include a scope of work to assess the vertical extent of contamination in more than one area of the site. Please consider relevant regional information or information from nearby sites in developing the revised work plan.
3. **Proposed Boring Locations.** Proposed boring locations are not shown on the figures in the Work Plan. The Work Plan refers to proposed locations on Figure 2 but no Figure 2 is included with the work plan. The proposed boring locations on Figure 30 of the SCM appear to be consistent with the proposed locations discussed in the Work Plan. Please include maps showing all proposed sampling locations in the revised work plan requested below.
4. **Install Additional Monitoring Well.** Installation of one additional monitoring well is proposed in the area west of the car wash office to monitor the "downgradient extent of groundwater contamination." ACEH has no objection to the installation of a monitoring well west of the car wash office. However, please consider the use of grab groundwater samples to delineate the extent of contamination prior to well installation. Present your plans in the revised work plan requested below.
5. **Complete Mass Balance and Fate and Transport Analyses.** The Work Plan indicates that the mass of hydrocarbons in soil and groundwater will be estimated using maps of the soil and groundwater contaminant plumes and also indicates that numeric fate and transport analysis will be conducted. Making an estimate of the mass of petroleum hydrocarbons in soil and groundwater within specific depth intervals is acceptable. As the Work Plan indicates, fate and transport models are complex and require a variety of data for input. The use of numeric fate and transport models should only be conducted after the basic conditions that control contaminant fate and transport have been investigated and a basic understanding has been achieved. Numeric fate and transport modeling is not justified for this site until a better basic understanding of groundwater flow conditions is developed.

6. **Discharges to Storm Drain.** Although the SCM indicates that discharges to the storm drain are occurring, the Work Plan does not include plans to investigate or monitor discharges to the storm drain. As indicated in technical comment 3 above on the Revised Historic Events Report, further information must be provided on past activities and the configuration of the storm drain. The revised work plan must provide additional background information on the storm drain, including a full description of past excavation and repair activities affecting the storm drain. In addition, information on the depth and construction of the storm drain along with maps showing locations of any features discussed must be presented. The revised work plan requested below must propose investigation activities to assess potential discharges to the storm drain and must propose monitoring of the storm drain outflow to El Cerrito Creek.

### TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **December 21, 2005** – Revised Work Plan

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

### ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the

Murray Stevens  
George and June Ososke  
October 21, 2005  
Page 5

attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

#### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

#### UNDERGROUND STORAGE TANK CLEANUP FUND

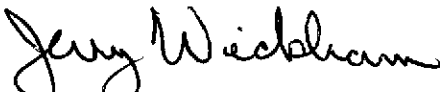
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

#### AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828  
Frank Hamedi-Fard, Enviro Soil Tech Consultants, 131 Tully Road, San Jose, CA 95112

Donna Drogos, ACEH  
Jerry Wickham, ACEH

**Schultz, Robert, Env. Health**

---

**From:** Schultz, Robert, Env. Health  
**Sent:** Thursday, May 12, 2005 8:22 AM  
**To:** 'Murray Stevens'  
**Cc:** rockdoc@goldrush.com; info@envirosoiltech.com  
**Subject:** RE: Plaza Car Wash

Murray:

I understand that your consultant requires an additional two weeks to prepare the autocad drawing(s) for the SCM. Your extension request is acceptable. Please submit your revised SCM, addressing the comments in my two 4/7/05 emails, by 5/26/05.

Sincerely,  
Bob

\*\*\*\*\*

Robert W. Schultz, P.G.  
Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
510-567-6719 (direct)  
510-337-9335 (facsimile)

-----Original Message-----

**From:** Murray Stevens [mailto:murray.stevens@comcast.net]  
**Sent:** Wednesday, April 13, 2005 12:42 PM  
**To:** 'Schultz, Robert, Env. Health'  
**Cc:** rockdoc@goldrush.com; info@envirosoiltech.com  
**Subject:** RE: Plaza Car Wash

Bob:

In talking to my consultant's, we will have all the things that you have mentioned in your recent emails to me addressed and submitted to you by May 12, 2005.

Hopefully before then!  
Sincerely,  
Murray

-----Original Message-----

**From:** Schultz, Robert, Env. Health [mailto:robert.schultz@acgov.org]  
**Sent:** Tuesday, April 12, 2005 11:50 AM  
**To:** Murray Stevens  
**Cc:** rockdoc@goldrush.com; info@envirosoiltech.com  
**Subject:** FW: Plaza Car Wash

Murray:

Your consultant's email below indicates that you disagree with our request for a complete site conceptual model, and that you do not intend to comply with our November 15, 2004 letter. In order for us to fully understand your position with respect to our requests, you need to submit your comments in writing with the certification/perjury letter, as you did for the report. Our requests were made in the interest of helping your site to progress towards sufficient characterization, and accordingly toward case closure. Your consultant disagrees with the County's requested approach toward this progress. We are open to alternative approaches; however, all requests in our letter need to be addressed. Please submit your written comments by May 12, 2005.

Sincerely,  
Bob

\*\*\*\*\*

Robert W. Schultz, P.G.  
Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502



510-567-6719 (direct)  
510-337-9335 (facsimile)

-----Original Message-----

From: Vic Cherven/Linda Tanaka [mailto:rockdoc@goldrush.com]  
Sent: Tuesday, April 12, 2005 11:31 AM  
To: robert.schultz@acgov.org  
Subject: Plaza Car Wash

Hello Bob,

Frank Hamedi asked me to return your call about the Site Conceptual Model, but I haven't been able to reach you by phone so he suggested I contact you via e-mail. I have a copy of the e-mail you sent to Murray Stevens.

Regarding the data tables, I assume you mean soil and water analytical results. We did not include them in this report because we did not refer directly to them in the text. Also, they were included in the previous report so we did not feel it was necessary to copy them again. You can find them if you look in the Historical Events report.

We did not include the boring logs for the same reasons. Your office has copies from previous reports.

There is no receptor map included because no specific receptor survey has been done. Frank does not recall that the County has ever asked for that on this project, so we cannot provide one at this time. I think the reason is that both the creek and the storm drain have been known about since the beginning of the project, and no one has felt a need to look any further than that up till now. Probably the best thing to do is to request that in your comment letter after you have read the full report.

As you will see, the transport paths are not well understood at this time and I have my doubts that a receptor survey will provide the answer to that. My feeling at this time is that we need a better understanding of the stratigraphy and aquifer geometry, which will require more drilling.

Vic Cherven, R.G.

**Schultz, Robert, Env. Health**

---

**From:** Schultz, Robert, Env. Health  
**Sent:** Thursday, April 07, 2005 12:41 PM  
**To:** 'murray.stevens@comcast.net'  
**Subject:** [REDACTED] conceptual model

Murray:  
It looks like my preliminary review was too cursory - ACEH requested a workplan. Your consultant identified some investigation needs, but no workplan is provided. Am I missing a document?  
Bob

\*\*\*\*\*

Murray:  
I received your hand-delivered report yesterday. Thank you also for your phone call. Since you indicated that time is critical for you, I took a preliminary look at the report this morning.  
On format I discovered some key items missing:  
1. No summary data tables were provided  
2. Site boring logs were not compiled.  
3. No receptor map, including supply well locations within 2000 ft, was provided.  
I will proceed with review of the report content, but to save time, I wanted to give you this upfront notice of deficiency. If you want to reduce delays, these items need to be provided ASAP.  
Please call me with any questions - I tried to call you and I left a message at 510-523-7866, but I don't have an alternate phone number for you.  
Sincerely,  
Bob

\*\*\*\*\*

Robert W. Schultz, P.G.  
Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
510-567-6719 (direct)  
510-337-9335 (facsimile)

**Schultz, Robert, Env. Health**

---

To: 'murray.stevens@comcast.net'  
Subject: RO-260: site conceptual model

4/7/05

Murray:

I received your hand-delivered report yesterday. Thank you also for your phone call. Since you indicated that time is critical for you, I took a preliminary look at the report this morning.

On format I discovered some key items missing:

1. No summary data tables were provided
2. Site boring logs were not compiled.
3. No receptor map, including supply well locations within 2000 ft, was provided.

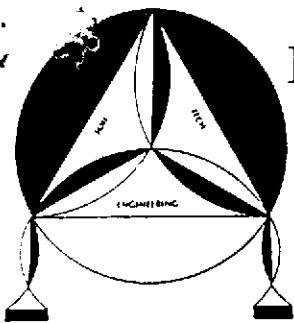
I will proceed with review of the report content, but to save time, I wanted to give you this upfront notice of deficiency. If you want to reduce delays, these items need to be provided ASAP.

Please call me with any questions - I tried to call you and I left a message at 510-523-7866, but I don't have an alternate phone number for you.

Sincerely,  
Bob

\*\*\*\*\*  
Robert W. Schultz, P.G.  
Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
510-567-6719 (direct)  
510-337-9335 (facsimile)

20-260



# ENVIRO SOIL TECH CONSULTANTS

Environmental & Geotechnical Consultants  
131 TULLY ROAD, SAN JOSE, CALIFORNIA 95111  
Tel: (408) 297-1500 Fax: (408) 292-2116

December 16, 2004

Alameda County

DEC 29 2004

Environmental Health

**Mr. Robert W. Schultz, R.G.**  
Alameda County Health Care Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502

**SUBJECT: PLAZA CAR WASH**  
Located at 400 San Pablo Avenue, in  
Albany, California

Dear Mr. Schultz:

Mr. Murray Stevens of Kamur Industries, Inc., the former operator of Plaza Car Wash, and his attorney, Stephen Schadlich, met with a representative of Enviro Soil Tech Consultants (ESTC) on December 7 to discuss your November 10, 2004, letter addressed to Mr. Stevens and the George & June Ososke Trust. We understand and concur that our October 2003 *Historical Events Report* do not represent a thorough analysis of the hydrogeology and contamination problem at the site, but we would like to remind you that our intent was only to respond to the earlier request from Mr. Scott Seery for a chronological account of events that have transpired since the beginning of the investigation in 1989.

With regard to your request for a Site Conceptual Model Report, Mr. Stevens has instructed us to comply with your directive and has authorized us to prepare a SCM for the subject property addressing petroleum hydrocarbons on the subsurface. Our engagement is on behalf of Kamur Industries, Inc. only and does not extend to non-petroleum hydrocarbon releases that may have originated on that portion of the property

Mr. Robert W. Schultz  
December 16, 2004

leased by Norge Cleaners. We discussed the content and schedule for that report, and everyone present at the meeting agreed that there is a large amount of data to review and incorporate. The upcoming Holidays and other on-going projects will make it impossible for us to meet your January 15, 2005 deadline. We are confident that we could submit the report by February 28, 2005, and would like to ask for an extension until then. Unless you advise us to the contrary, we will assume that you concur with the requested extension.

The SCM will be developed by our associate, Dr. Victor B. Cherven, Ph.D. R.G. Dr. Cherven has over 30 years of professional experience in California geology, including more than 200 underground tank site investigation since 1990. Dr. Cherven feels that the available data will make it possible to address all of the items (G through P) listed on pages 4 and 5 of your November 10 letter and identify additional tasks that are needed to fill the existing data gaps. He has scheduled the data review to begin in early January, with completion of a draft report in early February and final submittal by February 28.

Thank you for your detailed instructions regarding the content of the SCM report. This greatly clarifies the information that is needed in the process of moving this site toward closure.

Sincerely,

**ENVIRO SOIL TECH CONSULTANTS**

  
FRANK HAMEDI-FARD  
GENERAL MANAGER

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



November 15, 2004

Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Dr.  
Alameda, CA 94501-6228

George & June Ososke  
George & June Ososke Trust  
110 Crown Road  
Kentfield, CA 94909

Subject: Fuel Leak Case No. RO0000260, Plaza Car Wash, 400 San Pablo Avenue,  
Albany, California – Report Review Findings and Request for Conceptual Site  
Model and Workplan

Dear Mssrs. Stevens and Ososke:

Alameda County Environmental Health (ACEH) has reviewed the October 1, 2003, *Historical Events Report* prepared by Enviro Soil Tech Consultants and the case file for the above-referenced site. The *Historical Events Report* does not adequately respond to ACEH's July 30, 2003 or August 15, 2003 requests, and is unacceptable. Enviro Soil Tech's report does not coherently summarize the available data nor does it present objectives or rationale supporting the proposed investigation tasks. Significantly, the supporting documentation (maps, tables and cross-sections) does not meet industry standards for professional work. We request that you prepare a site conceptual model which describes and graphically depicts the geographic distribution of residual contamination at the site. We request that you submit your SCM together with a workplan for any necessary additional site characterization. Both portions of the document must be in conformance with published guidance documents and industry standards. Further specifics describing our rationale for not accepting the report, and detailing our SCM and workplan requests are presented below.

#### TECHNICAL COMMENTS

##### 1. Report Narrative

The narrative report text needs to summarize the site conditions for the purposes of i) explaining the distribution of contamination in the subsurface, and ii) providing the rationale supporting your proposed corrective action. The report narrative does not meet industry standards. Our reasons for this determination and for requesting a replacement site conceptual model include the following:

- A. The purpose of the report requested by ACEH on August 15, 2003 is to compile, summarize and analyze existing data and present a rationale for the tasks necessary to advance the site towards case closure. Your report does not comply with this request. The compilation is incomplete; the summary is incoherent; and the analysis is missing.

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

our reasons for this determination and for requesting a replacement site conceptual model include the following:

- A. Figures 2, 3, 4, and 5 are all entitled "Excavation and Soil Sample Summary." The titles are misleading, and none of the four figures provides a comprehensive summary as each figure contains slightly different data. When looking for sample locations from the tables, it is not clear to which figure the reader should refer. The results presented in Table 2 do not appear to be presented on any of the figures.
- B. A single figure needs to represent the series of excavations performed at the site. We require that sample locations representative of soil which was subsequently removed from the site during excavation be clearly distinguishable from sample locations which would be representative of current conditions.
- C. The cross section locations, rose diagram and proposed future boring locations appear to be randomly plotted on various figures. A typical series of figures would include i) a site plan with all sampling locations and site features, ii) map(s) of soil analytical data for each appropriate depth range, iii) a figure showing groundwater elevation contours and monitoring well locations, iv) map(s) of groundwater analytical data for each appropriate depth range, v) a single figure showing all historical excavations, and vi) a figure presenting proposed future work.
- D. The groundwater flow direction rose diagrams show no discrimination between various events or other attempt at interpretation. It seems highly unlikely that there is not a pattern to the direction of groundwater flow. The presented figure suggests that over time, groundwater radiates out from the site. This seems implausible. Your report needs to provide rationale for this finding.
- E. The cross-sections are poorly drawn hand-sketches and present minimal interpretation. The objective of a cross-section is to interpret the subsurface hydrogeology (including lithology and groundwater occurrence) from a series of sampling points. For environmental investigations the focus should be on identifying zones where contaminant occurrence and/or migration are likely. Cross section B-B' includes lines drawn to correlate depths where sampling runs changed rather than depicting site geology, and as such are not cross-sections. We do not understand why groundwater elevations were contoured when groundwater elevation change is thought to be the result of seasonal variation, and not related to spatial variation in occurrence across the site. There is no reference on the cross-sections, or in the report text, identifying the surface traces of the cross-sections.
- F. An incomplete set of boring logs for the site is presented. We request a set of copies of all historical boring logs. Guidance for appropriate field logging during drilling can be found in *Drilling, Coring, Sampling and Logging at Hazardous Substance Release Sites, Guidance Manual for Ground Water Investigations*, Cal EPA, July 1995.

## TECHNICAL REPORT REQUESTS

### 1. Site Conceptual Model

ACEH requests a Site Conceptual Model (SCM) that illustrates the relationship between contaminants, retention/transport media, and receptors. The SCM should incorporate all aspects of the contaminant release investigation, and should cover site geology, hydrogeology, release and cleanup history, residual and dissolved contamination, attenuation mechanisms, pathways to nearby receptors, and likely magnitude of potential impacts to receptors. The SCM

- B. The third report section "Background and Investigation Chronology" does not show the reader the value of the past sampling toward the goal of defining the extent of subsurface contamination. The investigation chronology needs to briefly identify past investigation phases and summarize how each phase of work built on previous phases to improve understanding of site conditions and to address data gaps.
- C. The fourth report section is entitled "Subsurface Soil Formation." We question your consultant's use of geologic terminology: is Enviro Soil Tech suggesting that soil is being created under the site? Additionally, this section is not acceptable because it does not present a summary *interpretation* of the lithologic data collected to date. We request that you evaluate all boring logs and other lithologic data for the site and identify patterns or trends in this data which would influence the migration of chemicals in the subsurface. In addition, we recommend that you evaluate the likely depositional environment to provide rationale supporting the perceived patterns or trends in lithologic variation across the site. Your evaluation of the site geology will guide assessment of the fuel and solvent releases.
- D. Under "Site Hydrogeology," Enviro Soil Tech states, "The groundwater directions were fluctuated from easterly to northerly, westerly and southerly since 1990." This statement does not explain historical variation in groundwater flow direction or provide an evaluation which would help explain the distribution of contaminants at the site. Overall, your consultant's summary is incoherent.
- E. The report sections entitled "Soil Condition" and "Water Condition" do not describe the geographic or concentration distribution of chemicals in the subsurface. These sections need to summarize the existing data and identify areas where additional data is needed to complete delineation of the subsurface contamination.
- F. Under "Water Condition," Enviro Soil Tech recommended a series of actions. Your July 14, 2004, letter claimed that the series of recommended actions constituted a workplan. Enviro Soil Tech's recommendations do not constitute a workplan. Please refer to the following documents for guidance in preparation of an acceptable workplan: State Water Resource Control Board Resolution 92-49 (II, A, 6), *Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304*; and *Guidelines For Hydrogeologic Characterization At Hazardous Substances Release Sites, Vol. 1 : Field Investigation Manual, Cal EPA, July 1995.*

## 2. Summary Tables

The objective of summary tables is to present all site data in a format which facilitates evaluation of chemical concentrations across the site and evaluation of time series. Tables 1, 2 and 3 do not achieve these objectives. We request that you compile the summary tables organizing the data in chemical-specific columns as was performed in Table 4 (pages T4-1 through T4-14). The report contains two tables identified as "Table 4." The second Table 4 (pages T4-14 through T4-19) also needs to be reformatted to facilitate comparison of sample results for each chemical.

## 3. Summary Figures

We recommend that historical sampling locations be presented on a single site map. We require that additional figures be used to present groundwater flow direction, the geographic distribution of representative chemicals of concern, areas of historical remediation and proposed additional sampling locations. A number of the figures do not meet industry standards. Specific figures and



is developed using readily available (existing) data and is used to identify data gaps that are subsequently filled as the investigation proceeds. Investigations continue until the SCM is not likely to significantly change upon collection of additional information, and the SCM is said to be "validated." By clarifying major site issues, the validated SCM forms the foundation for developing the most cost-effective corrective action plan and will help move the case towards closure.

Technical guidance for developing SCMs is presented in ASTM 1689-95(2003)e1 *Standard Guide for Developing Conceptual Site Models for Contaminated Sites*; American Petroleum Institute Publication No. 4699 *Strategies for Characterizing Subsurface Releases of Gasoline Containing MTBE*, dated February 2000; EPA 510-B-97-001 *Expedited Site Assessment Tools for Underground Storage Tank Sites: A Guide for Regulators*, dated March 1997; State Water Resources Control Board's *Guidelines for Investigation and Cleanup of MTBE and Other Ether-Based Oxygenates, Appendix C*, dated March 27, 2000; and *Using Dynamic Field Activities for On-Site Decision Making: A Guide for Project Managers*, U.S. Environmental Protection Agency, OSWER, May 2003.

At a minimum, the SCM for this project is to include the following:

- G. A concise narrative discussion of the regional geologic and hydrogeologic setting. Include a list of technical references you reviewed.
- H. A concise discussion of the on-site and off-site geology, hydrogeology, release source and history, secondary source areas, remediation status, risk assessment, plume migration, attenuation mechanisms, preferential pathways, and potential threat to downgradient receptors. The SCM shall include an analysis of the hydraulic flow system at and downgradient from the site.
- I. Local and regional maps showing location of sources, extent of soil and groundwater contamination for appropriate depth intervals (i.e., interpretive drawings and depth-specific isoconcentration maps—not plots of laboratory results), rose diagram of recent and historical groundwater gradients, and locations of receptors. "Receptors" include, but are not limited to, all supply wells and surface water bodies within 2000 feet of the source area, and all potentially impacted schools, hospitals, daycare facilities, residences, and other areas of heightened concern for vapor impact.
- J. Geologic cross-sections (parallel and perpendicular to the contaminant plume axis) which include subsurface geologic features, depth to groundwater, man-made conduits, soil boring and sampling locations, monitoring well construction, and an interpretive drawing of the vertical extent of soil and groundwater contamination (i.e., an interpretive drawing—not a plot of laboratory results).
- K. Exposure evaluation flowchart (similar to Figure 2 in ASTM's *Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites*).
- L. Plots of chemical concentrations vs. time and vs. distance from the source. Plots should be shown for each monitoring well which has had detectable levels of contaminants.
- M. Summary tables of chemical concentrations in each historically sampled media (including soil, groundwater and soil vapor).
- N. Boring and well logs (including construction/screening), and a summary table indicating construction specifications for each monitoring and extraction well.

- O. Identification and listing of specific data gaps that require further investigation during subsequent phases of work.
- P. Proposed activities to investigate and fill data gaps identified above.

## 2. Site Characterization

Residual soil and groundwater contamination at the site needs to be fully characterized. We request that you characterize the residual contamination from the fuel and dry cleaning solvent releases. These separate releases appear to be from distinct onsite sources; and fate and transport of petroleum hydrocarbons in the subsurface is typically different from that of chlorinated solvents. Accordingly, we request that your workplan propose investigation efforts to address each release, and we request that you propose investigation techniques which are appropriate to the respective chemical targets. Supporting documentation to your workplan needs to include summary figures which identify the various sources and which depict the current understanding of the three-dimensional extent of contamination for each chemical class.

## REQUEST SCHEDULE

Please submit an *Additional Investigation Workplan* containing the SCM requested above by **January 15, 2005**. ACEH makes this request pursuant to California Health & Safety Code Section 25296.10. CCR Title 23 Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to a reportable unauthorized release from a petroleum UST system, and require your compliance with this request.

## COVER LETTERS

All workplans and technical reports submitted to ACEH must be accompanied by a cover letter from the responsible party that states the following: "I declare under penalty of perjury, that the information and/or recommendations contained in the attached proposal or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company.

## PROFESSIONAL CERTIFICATION

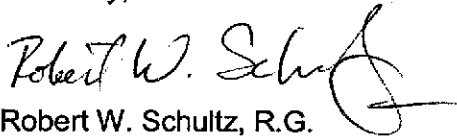
The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that workplans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. Please note that to be considered a valid technical report you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature and statement of professional certification. Work at your site is required to be designed, interpreted, and overseen by the appropriately registered professional.

**AGENCY OVERSIGHT**

If it appears as though significant delays are occurring or reports are not submitted as requested we will consider referring your case to the County District Attorney or other appropriate agency, for enforcement. California Health and Safety Code, Section 25299.76 authorizes ACEH enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

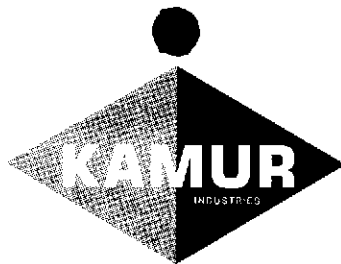
Please call me at (510) 567-6719 with any questions regarding this case.

Sincerely,



Robert W. Schultz, R.G.  
Hazardous Materials Specialist

cc: ✓ Murray Stevens, 3356 Kincheloe Ct., Lafayette, CA 94549-2308  
Stephen H. Schadlich, Attorney at Law, 1999 Harrison St., Ste. 2400, Oakland, CA 94612  
Frank Hamedi-Fard, Enviro Soil Tech Consultants, 131 Tully Rd., San Jose, CA 95111  
Donna Drogos, ACEH  
Robert W. Schultz, ACEH



**KAMUR INDUSTRIES, INC.**

2351 Shoreline Dr., Alameda, CA 94501-6228  
(510) 523-7866 · Fax (510) 523-3172

July 14, 2004

Alameda County  
JUL 19 2004  
Environmental Health

Scott O. Seery, RG, CHMM  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

330-4161

Re: Plaza Car Wash, 400 San Pablo Avenue, Albany, CA

Dear Mr. Seery:

In response to your August 15, 2003, letter request for a "case summary," as well as recommendations for additional work, Kamur provided, or caused to be provided, to you a Quarterly Groundwater Monitoring and Sampling Report dated September 22, 2003, prepared by Enviro Soil Tech Consultants ("ESTC") and a Historical Events Report dated October 1, 2003, also prepared by ESTC. The Historical Events Report contains, among other things, a "workplan," including "proposed actions" (page 14) which were recommended by ESTC to be implemented immediately.

Several letter and telephone inquiries as to the status of your review and concurrence with the proposed workplan followed our request. We have not received a reply from you.

Having been recently advised of the provisions of California Water Code Regulations §2722(e), we have recently advised your office of our intent to initiate the implementation of the proposed actions in the workplan under this regulation as more than sixty (60) calendar days have expired since its submittal.

Will you please advise us immediately if there is any reason we should not initiate such implementation. We, of course, would also be pleased to receive from you your concurrence in the workplan and its proposed actions.

We understand the demands on your time in the performance of your responsibilities. We hope that this notice does not unnecessarily add to your burden.

Very truly yours,

A handwritten signature in black ink, appearing to read "Murray T. Stevens". The signature is fluid and cursive, with a large initial "M" and "S".

Murray T. Stevens  
President

Donna Drogas  
Frank Hemadi-Fard (ESTC)

Stephen H. Schadlich  
Attorney at Law  
1999 Harrison Street, Suite 2400  
Oakland, CA 94612

Direct Dial: (510) 466-6744  
E-mail Address: sschadlich@reedsmith.com

December 18, 2003

Alameda County  
DEC 23 2003  
Environmental Health

Scott O. Seery, RG, CHMM  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Re: Plaza Car Wash, 400 San Pablo Avenue, Albany, CA

Dear Mr. Seery:

As the attorney for Kamur Industries, Inc., I wrote to you last on October 7, 2003 at which time I forwarded to you an Historical Events Report dated October 1, 2003 prepared by Enviro Soil Tech Consultants ("ESTS"). This report contained, among other things, recommended actions (page 14) for further testing and reporting.

As I explained to you in my October 7, 2003, letter, Kamur Industries, Inc. completed a sale of its assets located on the subject property immediately prior to my submitting the Historical Events Report to you. In connection with that sale, Kamur was required to deposit in a holding escrow a substantial portion of the sale proceeds until the earlier of March 31, 2005 or the resolution (in the form of an operative Remedial Action Plan or a No Further Action Required letter from you) of the environmental issues. If such resolution is not accomplished by March 31, 2005, the escrowed funds will be paid to the buyer. It is, therefore, very important to Kamur to proceed to resolve or have a Remedial Action Plan in place regarding the environmental issues which are subject to your jurisdiction as soon as possible, and, in all events, prior to March 31, 2005. Obviously, the sooner Kamur can proceed with the recommended testing, the more likely it can accomplish the resolution of the environmental issues.

Stephen H. Schadlich  
Attorney at Law  
1999 Harrison Street, Suite 2400  
Oakland, CA 94612

Direct Dial: (510) 466-6744  
E-mail Address: ssschadlich@rccedsmith.com

October 7, 2003

Alameda County  
OCT 7 2003  
Environmental Health

Scott O. Seery, RG, CHMM  
Hazard Materials Specialist  
Alameda County Health Care Services Agency  
Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Re: Plaza Car Wash, 400 San Pablo Avenue, Albany, CA

Dear Mr. Seery:

I represent Kamur Industries, Inc., the lessee of the subject real property. Murray Stevens, President of Kamur Industries, Inc., is traveling outside the country until after October 20, 2003. In his absence, I have been asked to communicate with you in response to your August 15, 2003 letter request.

As a partial response to your request, and prior to his departure, Mr. Stevens forwarded to you a Quarterly Groundwater Monitoring and Sampling report dated September 22, 2003, prepared by Enviro Soil Tech Consultants ("ESTC"). To now complete the response, I am enclosing herewith a Historical Events Report dated October 1, 2003, also prepared by ESTC, which contains, among other things, recommended actions (page 14).

It is my understanding that you now have, with the receipt of this Historical Events Report, sufficient data and information to provide a response to ESTC's recommendations for additional work. If my understanding is incorrect, please advise.

Stephen H. Schadlich

Scott O. Seery, RG, CHMM  
October 8, 2003  
Page 2

Alameda County  
OCT 1 2003  
Environmental Health

Immediately prior to leaving on his trip, Mr. Stevens substantially completed a sale of assets transaction transferring title to all the assets of the Plaza Car Wash to a buyer located in Portland, Oregon. Mr. Stevens is obligated to the buyer to continue and complete a resolution of the environmental issues over which your Agency has jurisdiction. It is, therefore, urgent to address those issues in a timely fashion. Your cooperation and prompt response to ESTC's recommendations would be greatly appreciated.

Please call me at my direct dial number (510-466-6755) if you have any questions.

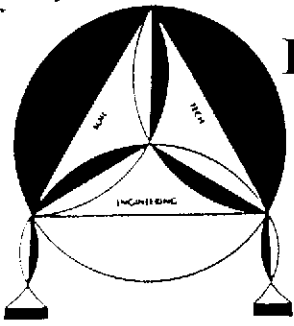
Very truly yours,

  
Stephen H. Schadlich

SHS/kaj

cc: Murray T. Stevens (w/Enclosure)  
Raymond M. Rask (w/Enclosure)  
Frank Hamedi-Fard (w/o Enclosure)





# ENVIRO SOIL TECH CONSULTANTS

Environmental & Geotechnical Consultants

131 TULLY ROAD, SAN JOSE, CALIFORNIA 95111

Tel: (408) 297-1500

Fax: (408) 292-2116

September 12, 2003

**Alameda County**

SEP 17 2003

**Environmental Health**

**Mr. Scott O. Seery**

Alameda County Health Care Services Agency  
Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502-6577

**SUBJECT: PLAZA CARWASH PROPERTY**

Located at 400 San Pablo Avenue, in  
Albany, California

Dear Mr. Seery:

This letter is in response to your letter dated August 15, 2003 and our meeting that was held on July 30, 2003 regarding Mr. Murray Stevens' Plaza Carwash property in Albany.

Since this project was started in 1990, most of our records are in storage at a different location. However, we have finally retrieved all our records, but we need an additional time frame of 10 to 15 days to review all the files in order to respond to all your requests in the August 15, 2003 letter.

Per your request, we have started quarterly groundwater monitoring and sampling of all the on-site monitoring wells.

Mr. Scott O. Seery  
September 12, 2003

In addition, I have also left a message on your phone voice mail on September 11, 2003.

If you have any questions, please feel free to contact our office at (408) 297-1500.

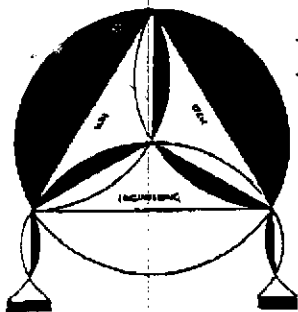
Sincerely,

**ENVIRO SOIL TECH CONSULTANTS**



FRANK HAMEDI-FARD  
GENERAL MANAGER

Cc: Mr. Murray Stevens, 3356 Kincheloe Court, Lafayette, CA 94549-2308



# ENVIRO SOIL TECH CONSULTANTS

Environmental & Geotechnical Consultants

131 TULLY ROAD, SAN JOSE, CALIFORNIA 95111

Tel: (408) 297-1500

Fax: (408) 292-2116

DATE: 9/12/03

TIME: \_\_\_\_\_

TO: ACHC3A

ATTN: Mr. Scott Seery

RE: 400 San Pablo Ave, Albany

FAX: 510-337-9335

TOTAL PAGE: 3

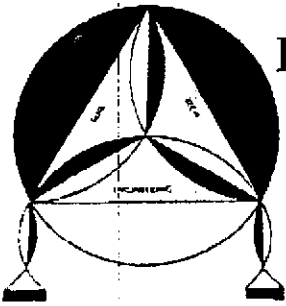
\*\*\*\*\*  
\*\*\*\*\*

FROM: (Frank) Namedi

FAX: 408-292-2116

NOTE: The original letter is in  
the mail.

PLEASE CALL (408) 297-1500 IF YOU DO NOT RECEIVE ALL THE PAGES.

**ENVIRO SOIL TECH CONSULTANTS**

Environmental &amp; Geotechnical Consultants

*131 TULLY ROAD, SAN JOSE, CALIFORNIA 95111*

Tel: (408) 297-1500

Fax: (408) 292-2116

September 12, 2003

**Mr. Scott O. Seery**  
Alameda County Health Care Services Agency  
Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502-6577

**SUBJECT: PLAZA CARWASH PROPERTY**  
Located at 400 San Pablo Avenue, in  
Albany, California

Dear Mr. Seery:

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Mr. Scott O. Seery  
September 12, 2003

In addition, I have also left a message on your phone voice mail on September 11, 2003.

If you have any questions, please feel free to contact our office at (408) 297-1500.

Sincerely,

**ENVIRO SOIL TECH CONSULTANTS**



FRANK HAMEDI-FARD  
GENERAL MANAGER

Cc: Mr. Murray Stevens, 3356 Kincheloe Court, Lafayette, CA 94549-2308

**ENVIRO SOIL TECH CONSULTANTS**

2

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

August 15, 2003

RO 260

Mr. Murray Stevens  
Kamur Industries, Inc.  
3356 Kincheloe Court  
Lafayette, CA 94549-2308

Re: Plaza Carwash, 400 San Pablo Avenue, Albany – Request for Case Summary and Data Compilation

Dear Mr. Stevens:

This letter is sent in follow-up to the July 30, 2003 meeting held at the Alameda County Environmental Health Department. During this meeting, your consultant, Enviro Soil Tech Engineering (ESTE), was requested to submit via e-mail a brief presentation of expected tasks to be completed in order to advance this project towards eventual case closure, followed by a data package addressing the topics noted, below. To date, we have not received the expected communication from ESTE in that regard.

Please have your consultant provide a case summary that includes, in addition to a presentation of project milestones, a compilation of the following technical data:

1. Data tables presenting historic analytical results for all soil and groundwater samples. All target compounds, including halogenated solvents, are to be presented in this fashion. Sample results from *Priority Environmental Labs* deemed invalid are also to be presented, but must also be “flagged” to indicate the status of their validity.
2. Series of comprehensive maps showing locations of wells, borings, excavations, structures, sample locations, subsurface utilities (where known), streams, surface drains, topography, groundwater flow, etc.
3. Series of cross sections from at least two transects trending perpendicular to one another.
4. Revised boring logs reflecting Unified Soil Classification System (USCS) standards / symbols.
5. Rose diagrams depicting all historic groundwater gradients and flow directions.

Mr. Murray Stevens  
Re: Plaza Carwash, 400 San Pablo Ave., Albany  
August 15, 2003  
Page 2 of 2

The requested data summary must also present conclusions, based on professional interpretation and judgment, as well as recommendations for additional work where data gaps are identified.

This data summary package is due within 30 days of the date of this letter.

Please feel free to contact me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, RG, CHMM  
Hazardous Materials Specialist

cc: Betty Graham, RWQCB  
George W. Ososke Trust, 110 Crown Rd., Kentfield, CA 94904-2706  
Steve Schadlich, Reed Smith Crosby Heafy LLC  
1999 Harrison St., 25<sup>th</sup> Floor, Oakland, CA 94619  
Frank Hamedi, Enviro Soil Tech Engineering, 131 Tully Rd., San Jose, CA 95111  
Mansour Sepehr, SOMA Env. Engineering, Inc. 2680 Bishop Dr., San Ramon, CA 94583  
D.Drogos

20260

**ReedSmith  
CrosbyHeafey LLP**

**FAX TRANSMITTAL**

**From: Stephen H. Schadlich**  
Direct Phone: 510.466.6744  
Email: [sshadlich@crim.com](mailto:sshadlich@crim.com)  
Date: July 16, 2003

1999 Harrison Street  
Suite 2400  
Oakland, CA 94612-3572  
Main Phone: 510.763.2000  
Main Fax: 510.273.8832  
Direct Fax: 510.272.8832

**Total Number Of Pages Including Cover Page**

**FAX TO**

Name	Company	Fax Number	Phone Number
Donna Drogos	AC Health Care Services Agency	510.337.9335	510.567.6721

No Original to follow

**NOTES:**

**Ms. Drogos:**

Please see attached letter request.

Steve Schadlich

If you do not receive all of the pages, please call us at (510) 466-6703.

Please Transmit Before  9  10  11 a.m.  12  1  2  3  4  5  6  7  8 p.m.

Client Number: 140964      Matter Number: 08/120      Agency Number: 1553  
Transmission Time:      a.m./p.m.      Finish Time:      a.m./p.m.  
Operator:

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[reedsmith.com](http://reedsmith.com)

\*Reed Smith and Reed Smith Crosby Heafey LLP refer to Reed Smith LLP and related entities.

00000000-9675788-1-SSHADLICH



Stephena H. Schadlich  
Attorney at Law  
1999 Harrison Street, 25th Floor  
Oakland, CA 94612

Direct Dial: (510) 466-6744  
E-mail Address: mschadlich@ohum.com

July 16, 2003

BY FACSIMILE

Donna Drogos,  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
Environmental Health Services  
Environmental Protection (LOP)

Re: 398-400 San Pablo, Albany, California

Dear Ms. Drogos:

I represent Kamur Industries, Inc. which is the lessee of a portion of the subject property on which it operates the Plaza (Express) Car Wash. Your office has authority over the subject property in connection with environmental issues related thereto.

As president of Kamur Industries, Inc., Murray Stevens has recently discussed with you the availability of your staff to meet with him and his environmental consultants to discuss the status of, and possible remedial action for, a specific environmental issue relating to the property. Because of the extensive workload of you and your staff, you requested that Mr. Stevens have me write this letter to you confirming the urgent nature of reaching a resolution of the environmental issue with your office.

On June 23, 2003, Kamur Industries, Inc. executed a Memorandum of Understanding to sell all of its assets used in the operation of the Plaza Car Wash to Charles Kaady of Portland, Oregon. That Memorandum states that the parties intend the transaction to close as soon as possible, but not later than August 1, 2003. To protect the confidentiality of the terms of the transaction, I am unable to provide you with a complete copy of it. However, I am endorsing the first and last (page 6—signatures) pages of it to verify its effectiveness.


Stephen H. Schadlich

Donna Drngos  
July 16, 2003  
Page 2

As you discussed with him, Mr. Stevens would appreciate your prompt referral of this matter to an appropriate member of your staff for the purpose of scheduling the meeting described above. As Mr. Stevens is aware that Eva Chu of your staff is thoroughly familiar with the property as a result of her work on issues involving it during the last decade, he suggests that the referral of this request and the reassignment of the matter to her may be the most efficient means of addressing the issue.

May I please have your telephone reply to this request either to me at (510) 466-6744, or to Mr. Stevens at (925) 284-7936, or his cell phone at (925) 330-4161.

Very truly yours,

  
Stephen H. Schadlich

SHS/em

cc: Murray Stevens  
Charles Kaady c/o Ray Rask

JUL 16 2003 10:28 FROM: BROWNS RFSK 5032P11074

P.5

JUL 16 2003 8:25AM FROM M. T. STEVENS 9252847996

SIN 473 8898 TO 95409444#000 P.04/00

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is between Komur Industries, Inc., a California corporation, ("Seller") and Charles Kady, an individual, ("Buyer") and sets forth the terms of Buyer's proposal to purchase the assets of Seller used in its operation of the Plaza Car Wash ("Plaza") described below, including all rights and obligations of Seller under the Lease Agreement dated September 1, 1985, between George W. Ososke, Trust of the Marital Trust under the Ososke Family Revocable Trust U/A, dated 4/5/90, as Lessor, and Geller, as Lessee, as amended, (the "Lease"). The parties recognize the transaction will require further documentation and approvals, including preparation and approval of formal agreements setting forth the terms and conditions of the proposed purchase (the "Purchase Agreement"). Nevertheless, they execute this Memorandum of Understanding to evidence their intention to proceed in mutual good faith, to complete the work required, and to negotiate the terms of a Purchase Agreement that are consistent with this Memorandum.

The proposed terms of the Purchase Agreement include, but are not limited to the following:


1. Assets. Buyer will purchase from Seller all assets, tangible and intangible, owned or used by Seller in connection with the operation of the Plaza, including, but not limited to furniture, fixtures, inventory, goodwill and name (the "assets"). All assets shall be transferred free and clear of all encumbrances and liens.
2. Real Estate. Subject to Lessor's prior written consent thereto, Seller will assign to Buyer all its rights and obligations under the Lease including its option to purchase the real property which is

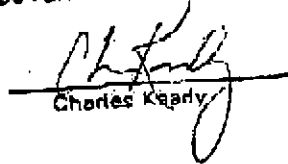
This letter sets forth the intent of the parties only and is not binding on the parties and may not be relied upon on the basis for a contract, by estoppel or by the basis for a claim based on detrimental reliance or negative theory, except as provided by paragraph 7. The parties understand that no party shall be bound until the Purchase Agreement has been negotiated, executed and delivered by both parties.

Dated: June 23, 2003.

SELLER


BUYER

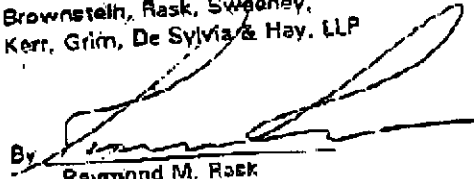
By   
Murray T. Stevens  
President

  
Charles Kaady

Approved as to form:

Brownstein, Rask, Sweeney,  
Kerr, Grim, De Sylvia & Hay, LLP

  
Stephen H. Schadlich  
Attorney for Kamm Industries, Inc.

By   
Raymond M. Rask  
Attorney for Charles Kaady

Carraway

7/30/03

- ① property owned by 3rd party
- ② Priority Env Labs - lost cert. after 1/31/98

Meeting notes:

7/30

need to pull together all soil, water, X-sections  
Time

- wells last sampled 1999
  - PEL not certified - data acceptable
  -

DATA not compiled for purpose of meeting

property owner - Oscski Trust

- USTs were owned by M. Stevens - Kammer Industries
- structures and all other improvements - Kammer  
Kammer = lessee

Soil → indoor risk pathway

Tier 2 not done, because anticipated it would fail  
Max soil concentrations

Recent 2002 ESTE soil data report has no conclusions,  
etc., so is insufficient for submittal.

NEED:

- reinstate well sampling freq, solvents
- compile all tables - GW (incl. HUC), ~~maps~~<sup>soil</sup>
- maps - excavation, sample pts., wells, GW flow
- X-sections -
- boring logs - USTs
- Rose diagrams for GW flow
- conclusions, recommendations, more work?

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

RO0000260

May 29, 2002

Mr. Frank Hamedi  
Enviro Soil Tech  
131 Tully Road  
San Jose, CA 95111

**RE: 400 San Pablo Avenue, Albany, CA**

Dear Mr. Hamedi,

Today, I was present for the advancement of six boreholes at the above referenced site. Soil analytical results will be used in an amended human health and/or ecological risk assessment. Groundwater samples will help to delineate the extent of groundwater contamination west of the former tank/dispenser areas. For the soil and groundwater samples collected for laboratory analysis, be sure to run for TPHg, BTEX, and MTBE. Also, for the soil (3 foot sample) and groundwater samples collected from the furthest west borehole, analyze for ether oxygenates, ethanol, and lead scavengers (EDB and 1,2-DCA) using Method 8260.

A report documenting today's field work is due within 60 days of the date of this letter, or **by July 31, 2002**. A detailed site plan should be include in this report. The site plan should at a minimum include the former building structures, the new building structures, location of former USTs and dispensers, the location of the existing water UST, the extent of all excavations, and existing and abandoned groundwater monitoring wells.

If you have any questions, I can be reached at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

c: Murray Stevens, 2351 Shoreline Drive, Alameda, CA 94501  
George Ososki, 110 Crown Road, Kentfield, CA 94904

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

RO0000260

December 11, 2001

Mr. Murray Stevens  
Kamur Industries, Inc.  
3356 Kincheloe Ct  
Lafayette, CA 94549-2308

**RE: Work Plan Implementation at 400 San Pablo Ave., Albany, CA**

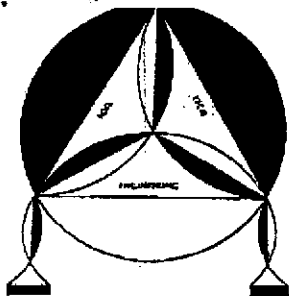
Dear Mr. Stevens:

This is just a note to remind you to implement Enviro Soil Tech Consultants' June 2001 *Revised Work Plan* and their August 2001 *Addendum to Revised Proposed Work Plan* that was prepared for the above referenced site. You had requested a postponement until business slows down to implement the work plan. Now that winter is here, and this should be your slow season, please conduct field activities before the end of winter.

If you have any questions, I can be reached at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

c: Frank Hamedi, Enviro Soil Tech, 131 Tully Rd, San Jose, CA 95111  
Mansour Sepehr, SOMA, 2680 Bishop Drive, Suite 203, San Ramon, CA 94583

**ENVIRO SOIL TECH CONSULTANTS**

Environmental &amp; Geotechnical Consultants

**131 TULLY ROAD, SAN JOSE, CALIFORNIA 95111****Tel: (408) 297-1500****Fax: (408) 292-2116**

August 22, 2001

File No. 8-90-421-SI

**Ms. Eva Chu**

Alameda County Health Care Services Agency  
Environmental Health Services  
1131 Harbor Bay Parkway, Room 250  
Alameda, California 94502-6577

**SUBJECT: SCHEDULE TO START FIELD AT THE PROPERTY**

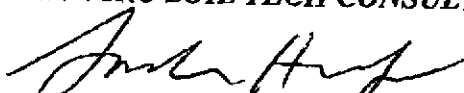
Located at 400 San Pablo Avenue, in  
Albany, California

Dear Ms. Chu:

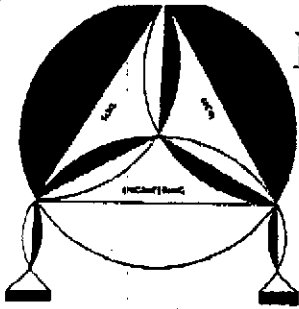
We, Enviro Soil Tech Consultants, are scheduling to start the field work at the subject property on Tuesday, September 11, 2001. We will also contact you by telephone on Thursday, September 6, 2001, as a reminder.

If you have any questions or require additional information, please feel free to contact me at (408) 297-1500.

Sincerely,

**ENVIRO SOIL TECH CONSULTANTS**  
**FRANK HAMEDI-FARD**  
**GENERAL MANAGER**





# ENVIRO SOIL TECH CONSULTANTS

Environmental & Geotechnical Consultants  
131 TULLY ROAD, SAN JOSE, CALIFORNIA 95111  
Tel: (408) 297-1500 Fax: (408) 292-2116

DATE: 8/22/01

TIME: \_\_\_\_\_

TO: ACHC/PA

ATTN: Mrs. Eva Chu

RE: 400 San Pablo Ave., Albany

FAX: 510-337-9335

TOTAL PAGE 2

\*\*\*\*\*  
\*\*\*\*\*

FROM: Frank Hamedi

FAX: 408-292-2116

NOTE: \_\_\_\_\_  
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PLEASE CALL (408) 297-1500 IF YOU DO NOT RECEIVE ALL THE PAGES.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

RO0000260

August 13, 2001

Mr. Murray Stevens  
Kamur Industries, Inc  
3356 Kincheloe Ct.  
Lafayette, CA 94549-2308

**RE: Workplan Approval for 400 San Pablo, Albany, CA**

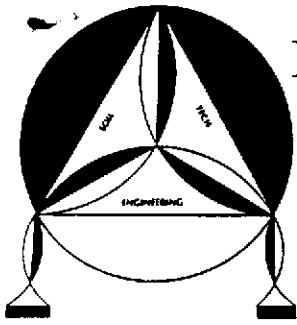
Dear Mr. Stevens:

I have completed review of Enviro Soil Tech Consultants' June 2001 *Revised Work Plan* and their August 2001 *Addendum to Revised Proposed Work Plan* prepared for the above referenced site. The proposal to advance up to six soil boring to collect soil samples from the vadose zone is acceptable. Data from this investigation will be incorporated into a risk assessment report. No groundwater samples will be collected from the soil borings.

Please provide at least 72 hours advance notice of field activities. I would like to be present to witness the collection of soil samples. If you have any questions, I can be reached at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

c: Frank Hamedi, Enviro Soil Tech, 131 Tully Road, San Jose, CA 95111  
Mansour Sepehr, SOMA, 2680 Bishop Drive, Suite 203, San Ramon, CA 94583



# ENVIRONMENTAL & GEOTECHNICAL CONSULTANTS

Environmental & Geotechnical Consultants

131 TULLY ROAD, SAN JOSE, CALIFORNIA 95111

Tel: (408) 297-1500

Fax: (408) 292-2116

August 7, 2001

**AUG 10 2001**

File No. 8-90-421-SI

**Ms. Eva Chu**

Alameda County Health Care Services Agency  
Environmental Health Services  
1131 Harbor Bay Parkway, Room 250  
Alameda, California 94502-6577

**SUBJECT: ADDENDUM TO REVISED PROPOSED  
WORK PLAN FOR THE PROPERTY**

Located at 400 San Pablo Avenue, in  
Albany, California

Dear Ms. Chu:

Per our phone conversation in regarding to ESTC's revised work plan dated June 22, 2001, the following were agreed and addendum to ESTC's work plan:

- 1) Soil samples will be collected below the surface of pavement and at 5 feet depth intervals to the maximum depth of the groundwater, and one soil sample will be collected at vadose zone from each boring.
- 2) No water samples will be collected.

- 3) Undisturbed soil samples will be collected in 2-inch diameter by 6-inch long brass tube liner insert into the hand sampler. Upon recovery of soil samples, the tube ends will be covered with aluminum foil and plastic caps, sealed with tape, labeled and placed in cool ice chest for transportation to laboratory.
- 4) Upon completion of laboratory testing, a risk assessment report will be prepared and submitted to your office for your review, comments and/or recommendations for site closure.

If you have any questions or require additional information, please feel free to contact me at (408) 297-1500.

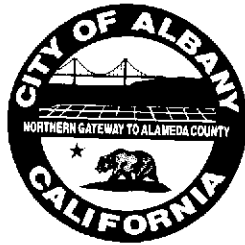
Sincerely,

***ENVIRO SOIL TECH CONSULTANTS***



**FRANK HAMEDI-FARD  
GENERAL MANAGER**

cc: Mr. Murray Stevens, Kamur Industries, Inc.



Jason T. Baker  
Engineering Assistant  
Public Works Department

1000 San Pablo Avenue  
Albany, California 94706

Phone: (510) 528-5760  
FAX: (510) 524-9359



**KAMUR INDUSTRIES INC.**  
2351 Shoreline Dr., Alameda, CA 94501- 6228  
(510) 523-7866      FAX (510) 523-3172

*Murray T. Stevens*

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

RO0000260

July 2, 2001

Mr. Murray Stevens  
Kamur Industries, Inc  
3356 Kincheloe Ct.  
Lafayette, CA 94549-2308

**RE: Workplan for 400 San Pablo Ave, Albany, CA**

Dear Mr. Stevens:

I have completed review of Enviro Soil Tech Consultants' June 2001 *Proposed Workplan* and *Revised Workplan* prepared for the above referenced site. The workplans proposed to advance six hollow stem auger boring to collect soil and groundwater samples at the site.

As you may recall, this office cannot recommend site closure until it has been demonstrated that residual hydrocarbons in soil do not pose a risk to human health. To date, there is insufficient soil data from the vadose zone to complete a risk assessment. This office requested a workplan for the collection of soil samples from the vadose zone.

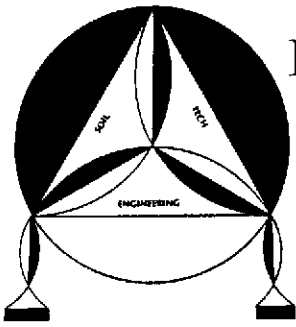
It is acceptable to advance soil borings using direct push technology. This method is less intrusive and will leave fewer blemishes on the new concrete paving. The collection of grab groundwater samples is not necessary. It is advised to gauge the existing wells to determine depth to groundwater, so soil can be collected from the vadose zone. If this is acceptable to you, please have another revised workplan submitted for the advancement of soil borings using direct push technology.

If you have any questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read "eva chu".

eva chu  
Hazardous Materials Specialist

c: Frank Hamedi, Enviro Soil Tech, 131 Tully Road, San Jose, CA 95111  
Mansour Sepehr, SOMA, 2680 Bishop Drive, Suite 203, San Ramon, CA 94583



# ENVIRO SOIL TECH CONSULTANTS

Environmental & Geotechnical Consultants

131 TULLY ROAD, SAN JOSE, CALIFORNIA 95111

Tel: (408) 297-1500

Fax: (408) 292-2116

June 27, 2001

File No. 8-90-421-SI

JUN 29 2001

**Ms. Eva Chu**

Alameda County Health Care Services Agency  
Environmental Health Services  
1131 Harbor Bay Parkway, Room 250  
Alameda, California 94502-6577

**SUBJECT: REVISED WORK PLAN FOR THE PROPERTY**

Located at 400 San Pablo Avenue, in  
Albany, California

Dear Ms. Chu:

Enclosed please find a copy of the revised work plan for above subject property per your verbal request on June 21, 2001.

Please replace the copy in place of the original copy. If you have any questions, please feel free to contact me at (408) 297-1500.

Sincerely,

**ENVIRO SOIL TECH CONSULTANTS**

*Dianna Nguyen*  
DIANNA NGUYEN

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

StID 3605

December 4, 2000

Mr. Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

**RE: Work Plan for 400 San Pablo Avenue, Albany, CA**

Dear Mr. Stevens:

In September 19, 2000, I requested a work plan for the advancement of a minimum of six soil borings to collected soil samples from the vadose zone at the above referenced site. The work plan was due by November 22, 2000. To date, this office is not in receipt of the required report. Please provide the work plan as soon as possible.

If you have any questions, I can be reached at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

c: Frank Hamedi, Enviro Soil Tech, 131 Tully Road, San Jose, CA 95111

*Be aware that Priority lab is not a certified HAZ Mat lab  
as of 1998*



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

StID 3605

September 19, 2000

Mr. Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

**RE: Soil Sampling at 400 San Pablo, Albany, CA**

Dear Mr. Stevens:

In our meeting today, we discussed the methods to evaluate the potential risk to human health due to residual hydrocarbons in the vadose zone. Most of the soil data collected to date were from below groundwater elevations. The few samples collected from the vadose zone were not sufficient to generate a representative concentration (95% UCL) for input into a risk assessment. It was agreed that additional soil samples would be collected in the vicinity of the former tank excavation and/or groundwater monitoring wells STMW-1 and STMW-2.

A work plan for the advancement of a minimum of six soil borings to collect soil samples from the vadose zone is due within 60 days of the date of this letter, or **by November 22, 2000**. Data collected from this phase of investigation will be used to prepare an addendum to the risk assessment previously submitted.

If you have any questions, I can be reached at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

c: Frank Hamedi, Enviro Soil Tech, 131 Tully Road, San Jose, CA 95111  
Mansour Sepehr, SOMA, 2680 Bishop Drive, Suite 203, San Ramon, CA 94583

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

StID 3605

June 26, 2000

Mr. Murray Stevens  
Kamur Industries, Inc  
2351 Shoreline Drive  
Alameda, CA 94501

**RE: Soil Vapor Risk Evaluation for 400 San Pablo, Albany, CA**

Dear Mr. Stevens:

I have completed review of the case file for the above referenced site to determine if site closure is warranted at this time. Case closure is usually recommended when the site is determined to be a low risk groundwater case, based on the definition provided in the attached State Water Resources Control Board's *Interim Guidance on Required Cleanup at Low Risk Fuel Sites*. It is this office's opinion that the site has not been adequately evaluated to demonstrate that the site presents no significant risk to human health (definition #5).

A risk assesement was prepared that evaluated the potential risk to human health and the environment due to residual petroleum hydrocarbons in groundwater. It was determined that residual hydrocarbons in groundwater did not pose an unacceptable risk to human health or the environment. The risk assessment, however, did not evaluate the potential risk due to residual hydrocarbons in soil. At this time, an addendum to the risk assesement should be submitted to address residual hydrocarbons in the vadose zone.

When the requested information has been submitted and reviewed, I will continue to evaluate the case for site closure. If you have any questions, I can be reached at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

attachment

c: Frank Hamedi, Enviro Soil Tech Consultants, 131 Tully Road, San Jose, CA 95111  
Mansour Sepehr, SOMA, 2680 Bishop Dr, Suite 203, San Ramon, CA 94583

plazacar-4

August 17, 1999

Mr. Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

ENVIRONMENTAL  
PROTECTION

99 AUG 19 AM 11:57

  
ENVIRONMENTAL ENGINEERING, INC  
2680 Bishop Drive, Suite 203, San Ramon, CA 94583  
TEL (925) 244-6600 • FAX (925) 244-6601

Subject: 400 San Pablo Avenue, Albany, CA

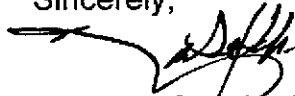
Dear Mr. Stevens:

As you know, in July 1997 Kamur industries retained SOMA Environmental Engineering, Inc. (SOMA) to conduct groundwater flow and chemical transport modeling at your site located at 400 San Pablo Avenue, Albany, California. The purpose of our study was to evaluate the future extent of chemicals found in groundwater and assess if they will impact the El Cerrito Creek water quality conditions in the future. The scope of work was developed after meeting with Alameda County Department of Environmental Health Staff, Ms. Eva Chu and Modula Logan, Staff toxicologist.

In conducting groundwater flow and chemical transport modeling SOMA used U.S. Geological Three Dimensional Modular Groundwater Flow model (MODFLOW) and Three-Dimensional Modular Transport (MT-3D) model by Zheng (1992). We believe that without conducting a site specific modeling study we would not be able to assess the adverse health effect of chemicals on human and the environment. As a result, we could not meet the ACDEH health specialist requirements.

Since SOMA conducted a site-specific modeling study for conducting the risk assessment the associated cost was higher than what one can expect using the ASTM RBCA software. Based on my discussion with Ms. Eva Chu of ACDEH, today she will be glad to explain why the site-specific modeling study was needed for conducting risk assessment at the subject site. Therefore, UST Fund staff can contact her for more explanation about the incurred costs. Meanwhile, please do not hesitate to call me at (925) 244-6600 if you have any question or comments. Thank you very much for using SOMA's services.

Sincerely;



Mansour Sepelr, Ph.D., P.E.  
President

cc: Eva Chu, ACDEH ✓

August 2, 1999

Ms. Eva Chu  
Alameda County  
Health care Services  
1131 Harbor Bay Parkway  
Alameda CA, 94502-6577

Subject: SOMA Environmental Report Entitled " Addendum to Human  
Health Risk Assessment and Conducting Ecological Risk  
Assessment at 400 San Pablo Avenue Albany, California"

Dear Ms. Chu:

The enclosed report has been prepared based on your letter dated July 24, 1998 and our follow up meeting dated December 18, 1998. This addendum report has been prepared based on the new groundwater monitoring data gathered by the Enviro Soil Tech Consultants during the last four groundwater monitoring events.

Please call me at (925) 244-6600 if you have any questions or comments.

Sincerely:



Mansour Sepehr, Ph.D., P.E.  
Principal

cc: Mr. Murray Stevens , Kamur Industries  
Frank Hamedi, Enviro

99 AUG -3 PM 3:11

ENVIRONMENTAL  
PROTECTION

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

StID 3605

July 24, 1998

Mr. Murray Stevens  
Kamur Industries, Inc  
2351 Shoreline Drive  
Alameda, CA 94501

**RE: Addendum to Risk Assessment for 400 San Pable Ave, Albany, CA**

Dear Mr. Stevens:

Ms. Madhulla Logan, from this office, has completed review of SOMA's August 1997 "Human Health Risk Assessment" prepared for the above referenced site. The risk assessment is incomplete. An amended risk assessment should be submitted for review, which includes the following changes and additions:

1. redo the indoor air inhalation pathway using RBCA methodology (without using degradation rates);
2. for site specific concentrations, use the average concentration from the last four quarters' groundwater data;
3. if site specific (measured) values are not available for porosity, fraction organic carbon content, etc, then use the RBCA default values;
4. give a rationale for not evaluating risk due to chlorinated solvents; and,
5. perform a qualitative and quantitative ecological risk assessment for potential impacts to the nearby creek.

In addition, there does not appear to be sufficient site data to verify if hydrocarbon contaminants identified in well MW-3 is from the fuel release at the car wash, or from the storm drain. Therefore, additional borings should be advanced west and southwest of the former tank location to collect grab groundwater samples. One boring should be advanced approximately 70' west of the former tank pit; one ~90' west of well STMW-1; and, one ~150' southwest of the former tank pit.

Lastly, creek water samples have not been collected since June 1996. Please collect creek samples along with groundwater monitoring well samples in August 1998. Water samples should be analyzed for TPHg and BTEX. Water samples collected near the dry cleaners should also be analyzed for chlorinated solvents.

The amended risk assessment and work plan for additional soil borings should be submitted to this office **by September 11, 1998**. Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

Mr. Murray Stevens  
Re: 400 San Pablo Ave, Albany, CA  
July 24, 1998  
Page 2 of 2

If you have any questions, I can be reached at (510) 567-6762.



eva chu  
Hazardous Materials Specialist

c: George Ososke  
110 Crown Road  
Kentfield, CA 94904

Mansour Sepehr  
SOMA  
2680 Bishop Drive, Suite 203  
San Ramon, CA 94583

plazcar-1

**Kemper**

**Insurance Companies**

ENVIRONMENTAL  
PROTECTION

98 JAN -7 PM 3:22

1 Kemper Drive, J-1  
Long Grove, IL 60049-0001

847/320-2319  
FAX 847/320-4027

ALAMEDA COUNTY HEALTH CARE SERVICES  
ATTN: MS. KAREN GRAY  
1131 HARBOR PKY.  
ALAMEDA CA 94502

12/30/97

CLAIM #: 155 LU 121515 N 155 MEP  
INSURED: NORGE LAUNDRY

DATE OF LOSS: 06/08/82  
OTHER:

RE: 398 SAN PABLO AVE., ALBANY, CA. 94716

DEAR MS. GRAY:

PURSUANT TO THE FREEDOM OF INFORMATION ACT, I AM REQUESTING COPIES OF THE MOST RECENT STATUS REPORTS WITH REGARDS TO THE GROUNDWATER CONTAMINATION FOR THE SITES LOCATED AT 398 & 400 SAN PABLO AVE., ALBANY CALIFORNIA.

COPIES OF THE ABOVE REQUESTED MATERIALS, AND CHARGES FOR SUCH SHOULD BE SENT TO MY ATTENTION AT THE ADDRESS AT THE TOP OF THE PAGE. SHOULD YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ME AT THE NUMBER BELOW.

THANK YOU.

LUMBERMENS MUTUAL CASUALTY  
JAMES P NIELSEN  
CLAIM DEPARTMENT  
847/320-4092

CC: MS. PAMELA EVANS

CH F941T

## Insurance Companies

1 Kemper Drive, J-1  
Long Grove, IL 60049-0001

847/320-2319  
FAX 847/320-4027

ENVIRONMENTAL  
PROTECTION  
98 JAN -7 PM 3:21

ALAMEDA COUNTY HEALTH CARE SERVICES  
ATTN: MS. KAREN GRAY  
1131 HARBOR PKY.  
ALAMEDA CA 94502

12/30/97

CLAIM #: 155 LV 121015 N 155 MAP  
INSURED: NORGE LAUNDRY

DATE OF LOSS: 06/08/82  
OTHER:

RE: 398 SAN PABLO AVE., ALBANY, CA. 94716

DEAR MS. GRAY:

PURSUANT TO THE FREEDOM OF INFORMATION ACT, I AM REQUESTING COPIES OF THE MOST RECENT STATUS REPORTS WITH REGARDS TO THE GROUNDWATER CONTAMINATION FOR THE SITES LOCATED AT 398 & 400 SAN PABLO AVE., ALBANY CALIFORNIA.

COPIES OF THE ABOVE REQUESTED MATERIALS, AND CHARGES FOR SUCH SHOULD BE SENT TO MY ATTENTION AT THE ADDRESS AT THE TOP OF THE PAGE. SHOULD YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ME AT THE NUMBER BELOW.

THANK YOU.

LUGGENS MUTUAL CASUALTY  
JAMES S. NIELSEN  
CLAIM DEPARTMENT  
847/220-4002

CC: MS. FANLIE EYANIS



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



December 2, 1997

Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda CA 94501

George & June Ososke Trust  
110 Crown Road  
Kentfield CA 94904

Janice Sadler  
Norge Cleaners  
398 San Pablo Av.  
Albany CA 94706

**RE: 398 and 400 San Pablo Av., Albany CA 94706 (our site #3605)**

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

Dear Mssrs. Stevens and Ososke and Ms. Sadler:

I have reviewed the quarterly report for the August 1997 groundwater sampling event as well as the Human Health Risk Assessment. The quarterly report recommendation to perform one more groundwater sampling event prior to applying for case closure is acceptable to this Office. Sampling should take place before the end of this year.

I have recently assumed case review responsibility from Juliet Shin. You may contact me at (510)567-6770 with any questions.

Sincerely,

Pamela J. Evans  
Senior Hazardous Materials Specialist

c: Dick Pantages, Environmental Health Services

LOP - CHANGE RECORD REQUEST FORM

printed:  
08/22/97

Mark Out What Needs Changing and Hand to LOP Data Entry  
(Name/Address changes go to Annual Programs Data Entry)

Insp:

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 8006619  
 StID : 3605      LOC: 05/27/93  
 SITE NAME: Plaza Car Wash      DATE REPORTED : 07/26/89  
 ADDRESS : 400 San Pablo Ave      DATE CONFIRMED: 07/26/89  
 CITY/ZIP : Albany      94706      MULTIPLE RPs : Y

SITE STATUS

-----  
 CASE TYPE: O    CONTRACT STATUS: 4    PRIOR CODE:1B2    EMERGENCY RESP: 07/06/89  
 RP SEARCH: S      DATE COMPLETED: 12/26/91  
 PRELIMINARY ASMNT: U    DATE UNDERWAY: 01/12/90    DATE COMPLETED:  
 REM INVESTIGATION:    DATE UNDERWAY:      DATE COMPLETED:  
 REMEDIAL ACTION: C    DATE UNDERWAY: 11/08/90    DATE COMPLETED: 11/09/90  
 POST REMED ACT MON:    DATE UNDERWAY:      DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1      DATE ENFORCEMENT ACTION TAKEN: 12/26/91  
 LUFT FIELD MANUAL CONSID: 3HSCAWG  
 CASE CLOSED:      DATE CASE CLOSED:  
 DATE EXCAVATION STARTED : 11/08/90      REMEDIAL ACTIONS TAKEN: ET

RESPONSIBLE PARTY INFORMATION

-----  
 RP#1-CONTACT NAME: Murray Stevens  
                     COMPANY NAME: Yamur Industries  
                     ADDRESS: 2351 Shoreline Dr.  
                     CITY/STATE: Alameda CA 94501  
 -----  
 RP#2-CONTACT NAME: George & June Ososke  
                     COMPANY NAME: George & June Ososke Trust  
                     ADDRESS: 110 Crown Rd.  
                     CITY/STATE: Kentfield, Ca 94904

INSPECTOR VERIFICATION:		
NAME _____	SIGNATURE _____	DATE _____
DATA ENTRY INPUT:		
Name/Address Changes Only		Case Progress Changes
ANNPGMS _____	LOP _____	DATE _____
		LOP _____
		DATE _____



# WATER SAMPLE FIELD DATA SHEET

Rev. 2, 5/91

PROJECT NO: OG70-007.01  
PURGED BY: IAN GRAHAM  
SAMPLED BY: IAN GRAHAM

SAMPLE ID: MW-2 (12)  
CLIENT NAME: ARCO # 601  
LOCATION: SAN LEANDRO, CA.

TYPE: Ground Water  Surface Water \_\_\_\_\_ Treatment Effluent \_\_\_\_\_ Other \_\_\_\_\_  
CASING DIAMETER (inches): 2 \_\_\_\_\_ 3 \_\_\_\_\_ 4  4.5 \_\_\_\_\_ 6 \_\_\_\_\_ Other \_\_\_\_\_

CASING ELEVATION (feet/MSL): NR VOLUME IN CASING (gal.): 2.63  
DEPTH TO WATER (feet): 8.28 CALCULATED PURGE (gal.): 7.88  
DEPTH OF WELL (feet): 12.3 ACTUAL PURGE VOL. (gal.): 8.00

DATE PURGED: 11-8-93 Start (2400 Hr) 1448 End (2400 Hr) 1454  
DATE SAMPLED: 11-8-93 Start (2400 Hr) 1456 End (2400 Hr) 1458

TIME (2400 Hr)	VOLUME (gal.)	pH (units)	E.C. (µmhos/cm @ 25° C)	TEMPERATURE (°F)	COLOR (visual)	TURBIDITY (visual)
<u>1450</u>	<u>3.00</u>	<u>6.77</u>	<u>1670</u>	<u>70.7</u>	<u>GREY</u>	<u>LIGHT</u>
<u>1452</u>	<u>6.00</u>	<u>6.79</u>	<u>1684</u>	<u>71.1</u>	<u>↓</u>	<u>↓</u>
<u>1454</u>	<u>8.00</u>	<u>6.82</u>	<u>1702</u>	<u>70.8</u>	<u>↓</u>	<u>↓</u>
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

D. O. (ppm): NR ODOR: STRONG NR NR  
(COBALT 0 - 100) (NTU 0 - 200)

FIELD QC SAMPLES COLLECTED AT THIS WELL (i.e. FB-1, XDUP-1): NR

### PURGING EQUIPMENT

### SAMPLING EQUIPMENT

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> 2' Bladder Pump  | <input type="checkbox"/> Bailer (Teflon®)         | <input type="checkbox"/> 2' Bladder Pump | <input checked="" type="checkbox"/> Bailer (Teflon®) |
| <input type="checkbox"/> Centrifugal Pump | <input checked="" type="checkbox"/> Bailer (PVC)  | <input type="checkbox"/> DDL Sampler     | <input type="checkbox"/> Bailer (Stainless Steel)    |
| <input type="checkbox"/> Submersible Pump | <input type="checkbox"/> Bailer (Stainless Steel) | <input type="checkbox"/> Dipper          | <input type="checkbox"/> Submersible Pump            |
| <input type="checkbox"/> Well Wizard™     | <input type="checkbox"/> Dedicated                | <input type="checkbox"/> Well Wizard™    | <input type="checkbox"/> Dedicated                   |
| Other: _____                              |   | Other: _____                             |  |

WELL INTEGRITY: OK LOCK #: 3259

REMARKS: SHEEN ON PURGE WATER

Meter Calibration: Date: 11-8-93 Time: 1227 Meter Serial #: 9105 9203 Temperature °F: \_\_\_\_\_

( EC 1000 \_\_\_\_\_ / \_\_\_\_\_ ) ( DI \_\_\_\_\_ ) ( pH 7 \_\_\_\_\_ / \_\_\_\_\_ ) ( pH 10 \_\_\_\_\_ / \_\_\_\_\_ ) ( pH 4 \_\_\_\_\_ / \_\_\_\_\_ )

Location of previous calibration: MW-10

Signature: Ian Graham Reviewed By: JB Page 2 of 15

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



March 14, 1997

Mr. Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

George & June <sup>Ososki</sup>~~Ososki~~ Trust  
110 Crown Road  
Kentfield, CA 94904

Janice Sadler  
Norge Cleaners  
398 San Pablo Avenue  
Albany, CA 94706

STID 3605

Re: 398 and 400 San Pablo Avenue, Albany, California

Dear Ms. Sadler and Messrs. Stevens and Ososki,

This office has reviewed Soil Tech Engineering, Inc.'s (Soil Tech) Subsurface Investigation report, dated November 15, 1996, for the above site. Elevated contaminant concentrations, with a sheen and odor, were identified at the storm drain outlet into the adjacent El Cerrito Creek, however, no contaminants were identified in water samples collected immediately upgradient of this location along the storm drain. This indicates that there is a localized source for this contamination. Based on the fact that Well MW-3, located only 30 feet from the storm drain pipe, is identifying the same contaminants as the outlet at consistently very elevated concentrations, it is very likely that the concentrations identified at the outlet are resulting from the site. One possibility is that the contaminant plume identified in Well MW-3 is migrating along the backfilled material surrounding the storm drain pipes and into the creek.

Concentrations of benzene in Well MW-3 have consistently exceeded the protective threshold value for aquatic organisms of 71 parts per billion (ppb) given in the Environmental Protection Agency's National Toxics Rule, which indicates that the concentrations identified in the site's groundwater contaminant plume may be an ongoing threat to the creek. Based on the threat of the groundwater contaminant plume to El Cerrito Creek, this office is requesting that you prepare cross sections to help determine what type of hydraulic connection there may be between the plume and the creek. The cross sections would include the wells, the creek, and the storm drain pipe and outlet. In preparing the cross sections, elevation measurements should also be collected for the creek dimensions, as well as details on the depth and elevations of the storm

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

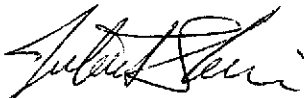
Re: 398 and 400 San Pablo Ave.  
March 14, 1997  
Page 2 of 2

drain trench, which may be available from the City. If the cross sections support any hydraulic connection between the groundwater and the creek, then additional measures will need to be taken to either regularly inspect and sample the creek area or to contain future impacts to the creek from the site's groundwater. One option for containment may be passive bioremediation with the installation of oxygen-releasing compounds to supplement and expedite microbial degradation of the plume. If containment measures are not taken, then an ecological risk assessment would need to be conducted to determine whether the actual risk to the aquatic organisms from the groundwater plume could be acceptable.

Quarterly groundwater monitoring is required to continue at the site. Groundwater samples collected from all seven on-site monitoring wells shall be analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Additionally, groundwater samples collected from Well MW-3 should continue to be analyzed for chlorinated hydrocarbons (Method 8010). Based on the Non Detect levels of Methyl-Tert Butyl Ether (MTBE) in this last sampling round, no further analysis for MTBE will be required. The next quarterly sampling event should have taken place in February 1997, and a report documenting this sampling event is due to this office in April 1997. Future quarterly groundwater monitoring reports should include the field notes documenting sample characteristics such as turbidity and odor, pH, temperature, conductivity, gallons bailed, etc. Also, future reports should include a site map showing detailed elevation contours ( please refer to the attached copy of the County's elevation contours as an example). As you can see from the attached figure, preparing elevation contours can give you a much more accurate gradient determination.

The requested cross section information should be submitted with the next quarterly groundwater monitoring report submitted in April 1997. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Frank Hamedi-Fard, Soil Tech Engineering, Inc., 1761 Junction Ave., San Jose, CA 95112

Acting Chief

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

November 4, 1996

Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

George & June <sup>Ososke</sup> ~~Ososki~~ Trust  
110 Crown Road  
Kentfield, CA 94904

Janice Sadler  
Norge Cleaners  
398 San Pablo Avenue  
Albany, CA 94706

STID 3605

Re: 398 and 400 San Pablo Avenue, Albany, California

Dear Ms. Sadler and Messrs. Stevens and Ososki,

On November 4, 1996, I was out at the site to oversee the scheduled drilling of three proposed monitoring wells adjacent to El Cerrito Creek. During that time, sheen was noted in the creek in and around the storm drain outfall. Due to the fact that elevated contaminant levels have consistently been identified in the site's well MW-3, which is located adjacent to the storm drain pathway, it appears very likely that the groundwater contaminant plume observed in Well MW-3 could be migrating along the trench backfill of the storm drain into the creek. In response to my reconnaissance of the area, there appeared to be less sheen in the storm drain upgradient of the site than downgradient of the site, indicating that the site is contributing to the observed sheen.

Per my conversation with Frank Hamedi, Soil Tech Engineering, on November 4, 1996, this office is requesting that the sheen observed in the creek be characterized and compared with the levels identified in a manhole/drainage area upgradient of the site. If the contaminant concentrations are higher in the downgradient location, it would suggest that the site's plume is contributing to the sheen in the creek. Since elevated levels of chlorinated hydrocarbons have been identified from Well MW-3 in the past, this office is requesting that the "grab" water samples collected from the creek and storm drain be analyzed for chlorinated hydrocarbons, in addition to TPHg and BTEX.

Re: 398 and 400 San Pablo Ave.

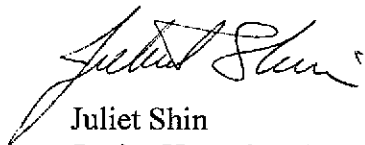
November 4, 1996

Page 2 of 2

The well installation on November 4, 1996 was delayed due to access agreement issues. You are required to notify this office of when the drilling will resume, so that a County representative may be present for oversight purposes. Additionally, please be reminded that the water sample collected from the new monitoring well located downgradient of MW-3 needs to be analyzed for chlorinated hydrocarbons, in addition to TPHg and BTEX.

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

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

cc: Frank Hamedi  
Soil Tech Engineering  
1761 Junction Ave.  
San Jose, CA 95112

Acting Chief

white - env. health  
yellow - facility  
pink - files

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy  
Alameda CA 94502  
510/567-6700

## Hazardous Materials Inspection Form

II, III

Site ID # \_\_\_\_\_ Site Name Playa Car Wash Today's Date 11/4/96  
Site Address 400 San Pablo Ave  
City Albany Zip 94 Phone \_\_\_\_\_

\_\_\_\_\_  
MAX AMT stored > 500-lbs, 55 gal., 200 cft.?

### Inspection Categories:

- \_\_\_\_ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- \_\_\_\_ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
- \_\_\_\_ III. Under ground Storage Tanks

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

### Comments:

*Mameesha*  
Came out to site at 9:00 AM, per Soil Tech's verbal schedule, to oversee drilling of additional wells along creek. No one was out at site. Called Soil Tech and Nore Aneli stated that Mr. Hameddi was running late and would be out at site by 9:30 AM. Walked creek. Observed sheen on water in small patches, downstream of Well MW-3 & outlet to creek. Not much life in creek. Beetles were observed here & there. Water level very low - very little flow. The well head for SMCW-2 appeared to be damaged (refer to photo). Mr. Hameddi arrived at ~10:00 AM. He stated that he would fix well head. Groundwater samples today <sup>from well nearest to MW-3 (GWS)</sup> include analysis for TPH<sub>g</sub>, BTEX, and chlorinated hydrocarbons. Additionally, one "grab" sample from sheen in creek should be analyzed for same constituents. Went back out to site at 4:30 PM, since I received no word from Frank Hameddi as to whether they received an access agreement to do work. They had already installed 3 wells to sample creek. Walked creek w/ Mr. Hameddi to have him show me where creek sample collected.

Contact Frank Hameddi  
Title \_\_\_\_\_  
Signature \_\_\_\_\_

Inspector Juliet Shin  
Signature Juliet Shin

II, III





creek San Pablo Ave.

1st well location →



400 San Pablo Ave., Albany 11/5/96  
04618111090-2A 1352 76816  
Well head for 5TWW-2  
was damaged. COPIES & ENLARGEMENTS CALL 800-421-1030  
Juliet Shinn

400 San Pablo Ave., Albany 11/5/96  
04618111090-2A 1352 76817  
COPIES & ENLARGEMENTS CALL 800-421-1030

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
80 Swan Way, Rm. 210  
Oakland, CA 94621  
(510) 271-4300

July 17, 1996

Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

George & June <sup>Ososki</sup> ~~Ososki~~ Trust  
110 Crown Road  
Kentfield, CA 94904

Janice Sadler  
Norge Cleaners  
398 San Pablo Ave.  
Albany, CA 94706

STID 3605

Re: Scheduled work at 398 and 400 San Pablo Avenue, Albany, California

Dear Ms. Sadler and Messrs. Stevens and Ososki,

This office has reviewed over the Schedule of Work, dated July 16, 1996, for the installation of additional downgradient monitoring wells; the preparation of a human health, and possibly ecological, risk assessment; and the possible submittal of a modified remediation system, if warranted. Based on this Schedule of Work, **the proposed monitoring wells will be installed and sampled in August 1996, and a report summarizing this work will be submitted to this office in September 1996.** This Schedule of Work is acceptable to this office. Please notify this office at least one week in advance of planned activities at the site.

Additionally, this office feels that the chlorinated hydrocarbons observed in Well MW-3 is very likely resulting from the dry cleaning operations at the site, as opposed to the former operation of the petroleum underground storage tanks (USTs). Therefore, if the chlorinated hydrocarbon concentrations increase or persist within the next two quarterly groundwater monitoring events, this office will separate the underground storage tank (UST) issues from the dry cleaner issues, and will transfer the chlorinated hydrocarbon issues to another program for non-UST sites.

Ms. Sadler & Messrs. Stevens and Ososki  
Re: 398 and 400 San Pablo Ave.  
July 17, 1996  
Page 2 of 2

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

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

cc: Frank Hamedi  
Soil Tech Engineering  
1761 Junction Ave.  
San Jose, CA 95112

Cheryl Gordon  
SWRCB  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund  
P.O. Box 944212  
Sacramento, CA 94244-2120

Acting Chief-File



**CalVEPA**

May 22, 1996



Pete Wilson  
Governor

State Water  
Resources  
Control Board

Division of  
Clean Water  
Programs

Mailing Address:  
P.O. Box 944212  
Sacramento, CA  
94244-2120

2014 T Street,  
Suite 130  
Sacramento, CA  
95814  
(916) 227-4519  
FAX (916) 227-4530

Mr. Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

Dear Mr. Stevens:

**PRE-APPROVAL OF CORRECTIVE ACTION COST ESTIMATE, Claim No. 327, 400  
San Pablo Avenue, Albany, CA**

I have reviewed your request, received on May 1, 1996, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included another copy of the "Cost Pre-Approval Request" form for future use.

With the following provisions, the actual costs of conducting the work detailed in the ETIC, November 20, 1995 proposal, and approved by the Alameda County Health Care Services Agency (County), will be eligible for reimbursement. The total cost pre-approved as eligible for the installation, operation and monitoring of the dual extraction system is \$79,650; see the table below for a breakdown of the costs. (The total amount eligible for reimbursement through request no. 4 for work at your site that has been directed and approved by the County has been \$178,388.)

*Be aware that this pre-approval does not constitute a decision on reimbursement: all reasonable and necessary corrective action costs for work directed and approved by the County will be eligible for reimbursement at costs consistent with those pre-approved in this letter.*

TASK	AMOUNT PRE- APPROVED	COMMENTS
Workplan addendum	\$800	Time & Material (T & M) budget only; refer to Recommended Minimum Invoice Cost Breakdown (RMICB) attached.
BAAQMD permitting	\$1,050	T&M budget; refer to RMICB attached.
City of Albany permitting	\$1,500	T&M budget; refer to RMICB attached.
Prepare system plans and specs	\$1,500	T&M budget; refer to RMICB attached.



*Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.*

Mr. Murray Stevens

-2-

Construct trench, connect piping & utilities to compound	\$9,050	T&M budget; refer to RMICB attached.
Install piping, utilities & pipe into compound; connect discharge line to storm drain	\$7,850	T&M budget; refer to RMICB attached.
Pressure test piping	\$300	T&M budget; refer to RMICB attached.
Backfill & compact all trenches	\$15,000	T&M budget; refer to RMICB attached.
Install compound pad & fence	\$3,500	T&M budget; refer to RMICB attached.
Procure treatment equipment	\$0	Request pre-approval of equipment costs in future.
System installation, startup, tuning & source testing	\$5,650	T&M budget; refer to RMICB attached.
Installation and startup report	\$500	T&M budget; refer to RMICB attached.
As-built drawings	\$350	T&M budget; refer to RMICB attached.
O & M for one year	\$26,650	T&M budget; refer to RMICB attached.
Quarterly monitoring for one year	\$5,950	T&M budget; refer to RMICB attached.
<b>TOTAL PRE-APPROVED</b>	<b>\$79,650</b>	

- The actual costs and scope of work performed must be consistent with those in the original cost estimate and the provisions of this letter.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.

If a different scope of work or a new contract becomes necessary, then you must request pre-approval of costs for the new scope of work. I would recommend also that you request pre-approval and waiver of the bid requirement for any future change orders if they become necessary to complete this project.

Recent changes in the legislation governing the Fund require that the Fund provide you with assistance in procuring contractor and consultant services for corrective action. If you need any assistance in contracting for corrective action services, don't hesitate to call on me.



Mr. Murray Stevens

-3-

Please remember that it is still necessary to submit the actual cost of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this estimate before you will be reimbursed. *To make this easier, insure that your consultant prepares his invoices to match the format of the original estimate, and provides reasonable explanations for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Lastly, the State Water Resources Control Board's (SWRCB) Executive Director has recommended that the Lawrence Livermore National Laboratory (LLNL) report Recommendations to Improve the Cleanup Process for California's Leaking Underground Fuel Tanks be implemented aggressively; included is a copy of his December 8, 1995 letter. You and your consultant should be aware of this guidance as you determine what work is necessary at your site in the future. I have included also a copy of Mr. Giannopoulos' letter advising you that you have the right to appeal to the SWRCB any action or inaction on the part of an LOP agency.

Please call if you have any questions; I can be reached at the above number.

Sincerely,

ORIGINAL SIGNED BY

Christopher Stevens, WRC Engineer  
Underground Storage Tank Cleanup Fund Program

Attachments (4)

cc: Ms. Juliet Shin  
by fax: (510) 337-9335

C:\DATA\WP\DOCS\CSTEVENS\327PA1.WPD 5/22/96



*Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.*

TOTAL P.04

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

March 29, 1996

Mr. George & June Ososki Trust  
110 Crown Rd.  
Kentfield, CA 94904

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

STID 3605

Re: Investigations at 398 and 400 San Pablo Ave., Albany, California

To Whom It May Concern,

As you are probably aware, soil and groundwater investigations have been on-going at 400 San Pablo Avenue since 1989, when free product was noted to be migrating from beneath the car wash site into the adjacent El Cerrito Creek. It is our understanding that you are the property owner for this site and the adjacent Norge Dry Cleaners site, located at 398 San Pablo Avenue. The petroleum-related contamination resulting from 400 San Pablo Avenue is currently being addressed by Murray Stevens, the operator for the car wash. However, this office believes that there may be or have been some release of contaminants from the Norge Dry Cleaners facility to soil and groundwater. In 1989, as part of the petroleum-related investigations, one groundwater sample was collected from a well downgradient of the Norge Dry Cleaners, Well MW-3, and analyzed for solvents commonly related to dry cleaning operations. Analysis results of this water sample identified elevated levels of solvents, such as 2,800 parts per billion (ppb) 1,2-dichloroethene, 3,400 ppb trichloroethylene, and 2,700 ppb tetrachloroethylene.

Based on the above information, this office is requesting that you work with Mr. Stevens and Norge Cleaners to include the analysis for these solvents (analysis using EPA Method 8010 or 8240) in the groundwater samples collected from three of the existing monitoring wells at the site (Wells STMW-1, MW-2, and MW-3). If the analysis results continue to indicate a contaminant release from Norge Cleaners, continued analysis for these constituents may be required for the three wells and from the purged groundwater resulting from the anticipated interim remediation system for the car wash site.

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

Sincerely,

Juliet Shin  
Senior Hazardous Materials Specialist

Mr. & Mrs. Ososki Trust  
Re: 398 and 400 San Pablo Ave.  
March 29, 1996  
Page 2 of 2

cc: Janice Sadler  
*sc* Norge Cleaners  
398 San Pablo Ave.  
Albany, CA 94706

Mr. Murray T. Stevens  
Kamur Industries  
2351 Shoreline Drive  
Alameda, CA 94501

Acting Chief-File -



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

March 29, 1996

Ms. Janice Sadler  
Norge Cleaners  
398 San Pablo Ave.  
Albany, CA 94706

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

STID 3605

Re: Investigations at 398 and 400 San Pablo Ave., Albany, California

Dear Ms. Sadler,

Soil and groundwater investigations have been on-going at 400 San Pablo Avenue since 1989, when free product was noted to be migrating from beneath the car wash site into the adjacent El Cerrito Creek. The petroleum-related contamination resulting from 400 San Pablo Avenue is currently being addressed by Murray Stevens, the operator for the car wash. However, this office believes that there may be or have been some release of contaminants from the Norge Cleaners facility to soil and groundwater. In 1989, as part of the petroleum-related investigations, one groundwater sample was collected from a well downgradient of the Norge Cleaners, Well MW-3, and analyzed for solvents commonly related to dry cleaning operations. Analysis results of this water sample identified elevated levels of solvents, such as 2,800 parts per billion (ppb) 1,2-dichloroethene, 3,400 ppb trichloroethylene, and 2,700 ppb tetrachloroethylene.

Based on the above information, this office is requesting that you work with Mr. Stevens and the property owner, the Ososki Trust, to include the analysis for these solvents (analysis using EPA Method 8010 or 8240) in the groundwater samples collected from three of the existing monitoring wells at the site (Wells STMW-1, MW-2, and MW-3). If the analysis results continue to indicate a potential contaminant release from Norge Cleaners, continued analysis for these constituents may be required for the three wells and from the purged groundwater resulting from the anticipated interim remediation system for the car wash site.

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

Sincerely,

Juliet Shin  
Senior Hazardous Materials Specialist

Ms. Janice Sadler  
Re: 398 and 400 San Pablo Ave.  
March 29, 1996  
Page 2 of 2

cc: Ms. George & June Ososki Trust  
u 110 Crown Road  
Kentfield, CA 94904

Mr. Murray T. Stevens  
Kamur Industries  
2351 Shoreline Drive  
Alameda, CA 94501

Acting Chief-File

**STATE WATER RESOURCES CONTROL BOARD  
DIVISION OF CLEAN WATER PROGRAMS**

2014 T STREET, SUITE 130  
P.O. BOX 944212  
SACRAMENTO, CALIFORNIA 94244-2120  
(916)227-4307  
(916)227-4530 (FAX)



MAR 14 1996

MURRAY STEVENS  
KAMUR INDUSTRIES, INC.  
2351 SHORELINE DR  
ALAMEDA, CA 94501

Dear Mr. Stevens:

**UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF PROPOSED WITHDRAWAL OF LETTER OF COMMITMENT: CLAIM NUMBER 000327; FOR SITE ADDRESS: 400 SAN PABLO RD, ALBANY**

A Letter of Commitment (LOC) was issued to you on July 1, 1995. Pursuant to its terms and conditions, an LOC may be withdrawn at any time if the claimant is found to be not in compliance with any applicable state rules and regulations, and with all of the terms, conditions, and commitments contained in the claimant's application.

This letter is to notify you that the Underground Storage Tank Cleanup Fund is proposing to withdraw your LOC for the following reason:

You were notified by the Alameda County Health Care Services in a letter dated February 22, 1996 that a work plan proposing containment measures which was approved by the County in May 1993 has not yet been implemented. According to the letter, you have given the County several reasons why the work has not been implemented. The County is no longer willing to grant additional extensions to you for implementation. As per the letter, you are to begin measures to contain the contaminated groundwater from further impacting the adjacent El Cerrito Creek by March 23, 1996. You must submit the next quarterly groundwater monitoring report within the month of March 1996 and you are also required to replace the previously destroyed upgradient well by April 7, 1996.

This office will not process any additional reimbursement requests received from you prior to the above due dates. In addition, this office will follow-up with Juliet Shin at the Alameda County Health Care Services Department on March 25, 1996 and again on April 8, 1996. If you have not complied with the above directives, your LOC will be withdrawn.

If you are not in agreement with this decision, you may request a review of the decision by the Manager of the Underground Storage Tank Cleanup Fund Program within thirty (30) calendar days from the date of this Notice. Please send any request for review to:

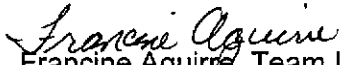
Mr. Dave Deaner, Manager      Claim No. 000327  
Underground Storage Tank Cleanup Fund Program  
State Water Resources Control Board  
Division of Clean Water Programs  
P. O. Box 944212  
Sacramento, CA 94244-2120

Mr. Murray Stevens

-2-

If you have any questions, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,



Francine Aguirre, Team Leader - Region 2  
Underground Storage Tank Cleanup Fund

cc: Mr. Steve Morse  
RWQCB, Region 2  
2101 Webster St., Ste. 500  
Oakland, CA 94612

Ms. Juliet Shin  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

CERTIFIED MAILER # P 368 729 302

February 22, 1996

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Mr. Murray T. Stevens  
Kamur Industries  
2351 Shoreline Drive  
Alameda, CA 94501

STID 3605

Re: Required work at 400 San Pablo Ave., Albany, California

Dear Mr. Stevens,

Based on the sampling results of the last groundwater sampling event on November 30, 1995, very elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX) continue to be identified from on-site monitoring wells located immediately adjacent to El Cerrito Creek, and near the storm drain which leads directly to the creek. Benzene, which is a known carcinogen, is currently being identified at concentrations of 1,300 parts per billion (ppb) in groundwater samples collected from on site. This concentration greatly exceeds the human health protective levels given in Tier 1 of the American Society for Testing and Material's Risk-Based Corrective Action (ASTM RBCA) guidelines by three-fold for a residential scenario and two-fold for a commercial/industrial scenario. Your site is currently located in a residential/light commercial area.

A work plan proposing containment measures was submitted to and approved by this office in May 1993, however, this work has not been implemented to date. Per my conversations with you throughout 1993 and 1994, you stated that the work could not be implemented due to remodeling on your site. Per my most recent conversations with you, the last one having taken place on December 20, 1995, you stated that you had been working on and had finally obtained the three necessary bids for the proposed work and would have them reviewed by the State Trust Fund. The State Trust Fund typically has a one week turn-around rate for review of work plans. To date, this office has received no further communication from you regarding any response from the State Trust Fund or the implementation of this work. Your site has been impacting the creek since at least July 1989, when product from your site was noted to be infiltrating the creek. Based on one of the last creek sampling results conducted in 1991, 31,000ppb TPHg was identified in the creek adjacent to the storm drain which appears to be draining the contaminant plume from your site, and Non Detect levels were identified approximately 20-feet upgradient of this storm drain.

#3605  
 JMS P 368 729 302

US Postal Service  
**Receipt for Certified Mail**  
 No Insurance Coverage Provided.  
 Do not use for International Mail (See reverse)

Sent to <b>Mr. Murray T. Stevens</b>	
<b>Kamur Industries</b>	
Street & Number <b>2351 Shoreline Drive</b>	
Post Office, State, & ZIP Code <b>Alameda CA 94501</b>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
<b>TOTAL Postage &amp; Fees</b>	<b>\$</b>
Postmark or Date	

PS Form 3800, April 1995

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4, 5, 6, 7, 8, 9, & 10.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1.  Addressee's Address
- 2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to: **J. Shin #3605**

**Mr. Murray T. Stevens  
 Kamur Industries  
 2351 Shoreline Drive  
 Alameda CA 94501**

*Donotte Weather*  
 5. Signature (Addressee)

6. Signature (Agent)

4a. Article Number  
**P 368 729 302**

4b. Service Type  
 Registered  Insured  
 Certified  COD  
 Express Mail  Return Receipt for Merchandise

7. Date of Delivery  
**2/24/96**

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service

Mr. Murray Stevens  
Re: 400 San Pablo Ave.  
February 22, 1996  
Page 2 of 3

Based on the current potential for impact to human health and surface waters at your site, this office is requiring you to do the following:

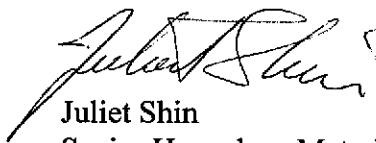
- o You are required to immediately begin measures to contain the contaminated groundwater from further impacting the adjacent El Cerrito Creek. **This work shall begin within 30 days of the date of this letter.**
- o Although elevated levels of chlorinated hydrocarbons were identified in Well MW-3 in 1989 (2,800ppb 1,2-dichloroethene, 3,400ppb trichloroethylene, and 2,700ppb tetrachloroethylene), apparently resulting from the Norge Dry Cleaners on your property, no additional creek or groundwater samples were analyzed for these constituents. You are required to incorporate analysis for chlorinated hydrocarbons using Method 8010 in all future quarterly sampling events.
- o Quarterly sampling of surface water from El Cerrito Creek shall be reinstated. Samples shall be collected from the same four sampling locations that were designated in the past. Additional sampling events will also be required immediately after significant rain storm events (greater than or equal to 0.25 inches, as previously designated by the Regional Water Quality Control Board). These samples shall be analyzed for TPHg, BTEX, and chlorinated hydrocarbons.
- o If containment measures are not immediately employed to prevent further impact to surface waters, or if contaminant concentrations do not significantly decrease with the employment of the proposed containment measures, you will be required to assess the impact the contamination is having on aquatic organisms through the employment of an environmental risk assessment.
- o Per the County's letters to you on January 5, 1995 and April 4, 1995, and subsequent conversations with you, you are required to replace the previously destroyed upgradient well, Well OTMW-5, with a new well in a nearby location. The last groundwater sampling results from this well identified 570ppb TPHg and 72ppb benzene, which exceeds ASTM RBCA's human health protective levels, and is 72 times the drinking water standards for benzene. **This well shall be replaced within 45 days of the date of this letter, and incorporated into the required quarterly groundwater sampling events.**
- o The next quarterly groundwater monitoring report is due to this office in March 1996.

Mr. Murray Stevens  
Re: 400 San Pablo Ave.  
February 22, 1996  
Page 3 of 3

Based on the information provided to date, there appears to be a great threat to human health and the environment from the contaminant releases at your site which needs to be addressed immediately. There appears to be no obstacles to addressing these concerns, due to the Letter of Commitment issued to you by the State Water Resources Control Board in June 1993. Additionally, noncompliance with the investigation/cleanup requirements can jeopardize your eligibility for reimbursement by the State.

Please comply with the above concerns. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

*cc*  
cc: Cheryl Gordon  
SWRCB  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund  
P.O. Box 944212  
Sacramento, CA 94244-2120

~~Gil Jansen~~-Alameda County District Attorney's Office

Bill Ekern  
City of Albany  
Community Development and Environmental Resources  
1000 San Pablo Ave.  
Albany, CA 94706

Acting Chief-File





**KAMUR INDUSTRIES INC.**

2351 Shoreline Dr., Alameda, CA 94501 - (415) 523-7866

September 27, 1995

Ms. Juliet Shin  
Hazardous Waste Department  
Alameda County  
Environmental Health Services  
1131 Harbor Bay Parkway  
Alameda, CA 94502

Subject: Plaza Car Wash  
400 San Pablo Avenue, Albany, CA.  
Groundwater Remediation Work Plan

Dear Juliet:

Per our telephone conversations, attached is the Request for Bid that was mailed on July 28th, 1995 to the following environmental consultants:

*Trying to find out why other estimates were submitted before mailing out other bid requests - Murray Sparrow 10/5/95*

Mr. Michael Hodges  
California Environmental Engineers & Contractors  
1517 Palmetto Avenue, Suite 4  
Pacifica, California 94404

Mr. Frank Hamedi-Fard  
Soil Tech Engineering  
298 Brokaw Road  
Santa Clara, California 95050

Mr. Eric A. Petrel  
Montgomery Watson  
355 Lennon Lane  
Walnut Creek, California 94598-2427

Mr. Jay B. Clare, P.E.  
Woodward-Clyde Consultants  
500 12th Street, Suite 100  
Oakland, California 94607-4014

*Responded to Bid requests*

A copy of the cover letter that was sent with the request is also attached. I received only two responses.

My wife's illness was discovered about the time that the bids were requested to be submitted, and frankly there has been no follow up and this particular project was put on the back burner.

Perhaps you can review the attached documents see why you feel there was inadequate response. I would be more than happy to


rewrite the bid request to get the required three bids. Maybe I should ask for bids on just the trenching and other contractual portions first, and then come back for the equipment bid at a later date. Any suggestions you have would be appreciated.

I plan to send this same request for information up to Sacramento asking for their possible suggestions. I will also send out additional bid requests to other consultants when I receive your list *received*

I do want to get this Plaza cleanup going! We are ready to start as soon as we get the required bids. Please, if you want to contact me, call the office and leave your name. I have informed our cashier, Donna, to leave messages on my home answering machine each and every time you call so that I can get back to within twenty-four hours. The office will be watching for any faxes or other written correspondence from you so that they can be expeditiously relayed on to me. While I do not expect to actually be in the office for at least two weeks, believe me Juliet, you will hear from me.

Thanks for your cooperation and understanding.

Sincerely,



Murray T. Stevens

July 27, 1995

FORMER GASOLINE STATION AND CAR WASH

400 San Pablo Avenue  
Albany, California

Mr. Michael Hodges  
California Environmental Engineers & Contractors [CEECON]  
1517 Palmetto Avenue, Suite 4  
Pacifica, California 94404

Mr. Hodges:

Kamur Industries, Inc. is pleased to offer you the opportunity to provide a cost proposal to design, permit, and install a soil and groundwater remediation system to be located at 400 San Pablo Avenue, Albany, California.

The installation of the dual remediation system is to include the connection and plumbing of extraction piping to a groundwater extraction trench and connecting three vapor-extraction wells to the system.

The contractor shall be responsible for the provision of all equipment, permits (except the water discharge permit), labor and materials as required to provide a fully operational vapor abatement and groundwater-extraction and treatment system as described in this request for bid. Details of the bid requirements, site layout, site geology and hydrology, and proposed equipment may be found herein.

The final bid package for this project must be submitted no later than August 15, 1995. Should you decline to bid for this project, please provide a letter stating your decision not to bid. Questions or comments regarding this request for proposal may be directed to me at (510) 523-7866.

Sincerely,  
Kamur Industries, Inc.

Murray Stevens

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

April 4, 1995

Mr. Murray T. Stevens  
Kamur Industries  
2351 Shoreline Drive  
Alameda, CA 94501

ALAMEDA COUNTY CC 430-4510  
DEPT. OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION DIVISION  
1131 HARBOR BAY PKWY., RM.250  
ALAMEDA, CAL. 94502-6577

STID 3605

Re: 400 San Pablo Ave., Albany, California

Dear Mr. Stevens,

On January 5, 1995, this office sent you a letter requiring you to implement the May 1993 Interim Remediation work plan or implement some containment and delineation measures at the site by February 16, 1995. This office received a response letter from you, dated January 21, 1995, requesting another extension for the implementation of work at the site to May 1995.

Approximately two years has passed since the May 1993 Interim Remediation work plan was submitted, and over four years since contamination was identified at the site. Floating product and/or very elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX) have consistently been identified in all of the four on-site monitoring wells. Any further extensions for the proposed work will be seriously questioned.

It is the understanding of this office that plume containment and delineation work will begin promptly at the site in the first week of May 1995. As stated in the County's January 5, 1995 letter, the anticipated work shall include delineation of the plume towards the south, to replace Well OTMW-5, in addition to fully containing and delineating the plume to the north towards the creek.

Please submit a timetable for all anticipated work to this office within the next week.

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

Sincerely,

Juliet Shin  
Senior Hazardous Materials Specialist

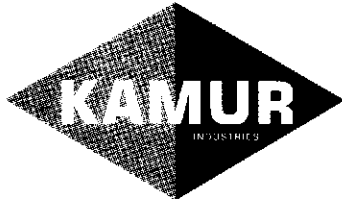
Mr. Murray T. Stevens  
Re: 400 San Pablo Ave.  
April 4, 1995  
Page 2 of 2

cc: Mr. Frank Hamedi-Fard  
Soil Tech Engineering  
298 Brokaw Road  
Santa Clara, CA 95050

Gil Jensen, Alameda County District Attorney's Office

Cheryl Gordon  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund  
Program  
P.O. Box 944212  
Sacramento, CA 94244-2120

File



**KAMUR INDUSTRIES, INC.**

2351 Shoreline Dr., Alameda, CA 94501-6228  
(510) 523-7866 · Fax (510) 523-3172

RECEIVED  
JAN 21 1995  
11 31 AM '95

January 21, 1995

Ms. Juliet Shin  
Senior Hazardous Materials Specialist  
Alameda County  
Department of Environmental Health  
1131 Harbor Bay Parkway, #250  
Alameda, CA 94502-6577

Reference: 400 San Pablo Avenue, Albany, California  
STID #3605

Dear Juliet:

This is in response to your letters dated December 14, 1994 and January 5, 1995 regarding the property located at 400 San Pablo Avenue in Albany, California.

First of all, let me apologize for the mixup on whether my consultant or I was to send you the quarterly sampling results. This will not occur in the future.

At the present time, we have secured the NPDES permit. Based on the information obtained from my consultant, construction of the remediation system involving trenching and soil removal will take approximately three weeks to complete. As you know besides Plaza Car Wash, there is a Norge Dry Cleaning business also located on the property. Unused space is limited and is currently further complicated by a large shipping container unit being temporarily used by the cleaners for equipment storage. We are planning a revitalization of the car wash this May and understand from the owner of the cleaners that the container will be removed by then. This letter is to request a postponement of our work plan implementation until May 1995 when more space will be available and complications due to rainfall will be unlikely.

Because the monitoring well OTMW-5 was demolished before the third quarter sampling was done, it was not sampled during the last two quarters and we assumed that your department was aware of this situation. The new building being built over this area next to the car wash is within inches of our property line and there is not enough space to install an additional monitoring well. If my consultant comes up with a solution, we will contact you to explore the plan.

Thanks for your cooperation on the extension. If you have any questions, please feel free to contact me.

Sincerely,

Murray T. Stevens

cc: Soil Tech Engineering

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

January 5, 1995

Mr. Murray T. Stevens  
Kamur Industries  
2351 Shoreline Drive  
Alameda, CA 94501

ALAMEDA COUNTY CC4580  
DEPT. OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION DIVISION  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577

STID 3605

Re: 400 San Pablo Ave., Albany, California

Dear Mr. Stevens,

This office has reviewed over Soil Tech Engineering's (Soil Tech) second, third, and fourth quarter monitoring reports, dated April 18, 1994, August 5, 1994, and November 14, 1994, for the above site. According to the third and fourth quarter reports, it appears that Well OTMW-5 has been demolished and was not sampled for the last two quarters. However, elevated levels of Total Petroleum Hydrocarbons and benzene were observed in ground water samples collected from this well for the two quarters immediately preceding its destruction.

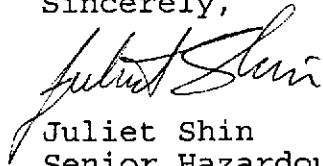
Based on the concentrations identified in former Well OTMW-5, and the fact that the ground water gradient has been observed to flow southerly, from the site towards Well OTMW-5, it appears that the site's contaminant plume extends to and possibly beyond former Well OTMW-5. Therefore, you will be required to install a well to replace former Well OTMW-5 in order to monitor the extent of the contaminant plume in this direction. A work plan shall be submitted **within 45 days** of the date of this letter addressing this work.

Lastly, very elevated levels of contaminant constituents continue to be identified in all the site's monitoring wells. As stated in the County's December 14, 1994 letter, the May 1993 Interim Remediation work plan shall be implemented **by January 25, 1995**. Any requests for extensions of or modifications to the required tasks shall be submitted in writing to this office for approval.

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

Mr. Murray T. Stevens  
Re: 400 San Pablo Ave.  
January 5, 1994  
Page 2 of 2

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

cc: Mr. Frank Hamedi-Fard  
Soil Tech Engineering  
298 Brokaw Road  
Santa Clara, CA 95050

Cheryl Gordon  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund  
Program  
P.O. Box 944212  
Sacramento, CA 94244-2120

Edgar Howell



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

December 14, 1994

Mr. Murray T. Stevens  
Kamur Industries  
2351 Shoreline Dr.  
Alameda, CA 94501

ALAMEDA COUNTY CC4580  
DEPT. OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION DIVISION  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577

STID 3605

RE: 400 San Pablo Ave., Albany, California

Dear Mr. Stevens,

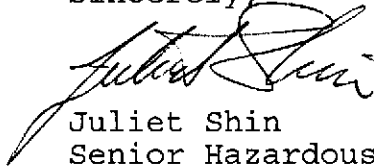
Elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX), including free product, have been identified at the above site. Following the implementation of a number of quarterly ground water monitoring events, a work plan of interim ground water remediation was submitted in May 1993. After reviewing this work plan, this office sent you a letter on July 8, 1993 approving this work plan. Per my conversation with your consultant, Mr. Frank Hamedi-Fard, on November 28, 1994, this work plan has not yet been implemented. According to Mr. Hamedi, the implementation of the work plan was delayed due to remodeling work at the site. However, it is the understanding of this office that remodeling at the site has been completed to the extent that the work plan can now be implemented. It is also the understanding of this office that the NPDES permit for the work plan has been ascertained. Therefore, you are required to implement the May 1993 work plan **within 45 days** of the date of this letter. You will be required to submit a report documenting the work within 45 days after completing field activities.

Additionally, per Article 5 Title 23 California Code of Regulations, you are required to conduct quarterly ground water monitoring at the site and submit the corresponding quarterly reports to this office. The last quarterly ground water monitoring report submitted to this office was dated November 2, 1993, and documented the October 11, 1993 sampling results. Although this office has not received any quarterly report since November 1993, Mr. Hamedi stated that Soil Tech Engineering has been regularly generating quarterly ground water monitoring reports to date. Please submit copies of all quarterly reports generated since November 1993 to this office **within 30 days** of the date of this letter.

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

Mr. Murray T. Stevens  
Re: 400 San Pablo Ave.  
December 14, 1994  
Page 2 of 2

Sincerely,

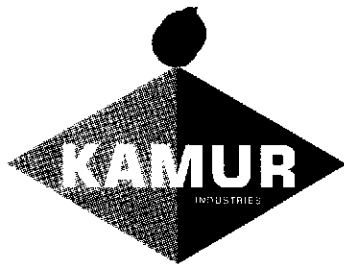


Juliet Shin  
Senior Hazardous Materials Specialist

cc: Mr. Frank Hamedi-Fard  
Soil Tech Engineering  
298 Brokaw Road  
Santa Clara, CA 95050

Cheryl Gordon  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund  
Program  
P.O. Box 944212  
Sacramento, CA 94244-2120

Edgar Howell



**KAMUR INDUSTRIES, INC.**

2351 Shoreline Dr., Alameda, CA 94501-6228  
(510) 523-7866 · Fax (510) 523-3172

December 11, 1994

Juliet Shin  
Health Care Services  
Alameda County  
Dept. of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502

Subject: Plaza Car Wash  
Albany, CA

Dear Juliet:

Sorry about the mixup on sending you the enclosed quarterly reports covering the last three (3) ground water sampling taken at Plaza.

Please let me know if additional information is needed.

Have a Joyous and Happy Holiday Season!

Sincerely,

Murray T. Stevens

STATE WATER RESOURCES CONTROL BOARD  
DIVISION OF CLEAN WATER PROGRAMS2014 T STREET, SUITE 130  
P.O. BOX 944212  
SACRAMENTO, CA 94244-2120(916) 227-4325  
FACSIMILE (916) 227-4349ALCO  
HAZMAT  
94 JUN 15 PM 2:36

JUN 14 1994

George & June Ososki  
110 Crown Road  
Kentfield, CA 94904

Dear Mr. and Mrs. Ososki:

UNDERGROUND STORAGE TANK (UST) LOCAL OVERSIGHT PROGRAM, SITE NO.  
3605, ALAMEDA COUNTY

This is in response to your note indicating that the invoice should be directed to Murray Stevens of Kamur Industries. You will notice on the reverse side of the invoice that the invoice was sent to both yourselves and Kamur Industries. The County has identified both parties as jointly responsible for the cleanup at the subject site. You were identified because you own the property. Please contact Juliet Shin of the County at (510) 271-4530 if you have any questions related to responsible party identification.

If you have any questions concerning the invoice, please contact me at (916) 227-4325.

Sincerely,

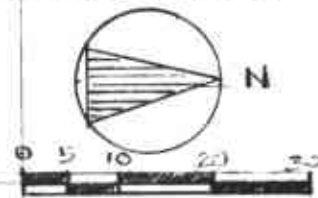
Lori Casias  
Local Oversight Programcc: Juliet Shin  
Alameda County

Meeting w/ Ken Friedman 10/26/93

Mr. Friedman wanted to meet to discuss the possibility of closing OSMW-5 on his site + having Mr. Stevens relocate a well close to this well on his Mr. Stevens' property. The reason for this request was that Mr. Friedman has been given a proposal for the building of a hospital over the current location of OSMW-5. I stated that it would be acceptable for a well OSMW5 to be replaced w/ an nearby well on Mr. Stevens' property. Mr. Friedman stated that he would discuss this option w/ Mr. Stevens and get back to me.

-Juliet Stein

SCALE: 1" = 20'



5' EASEMENT

(E) SEWER LINE

68.55

23.57

114.75

5'-0"

(E) WELL LOCATION

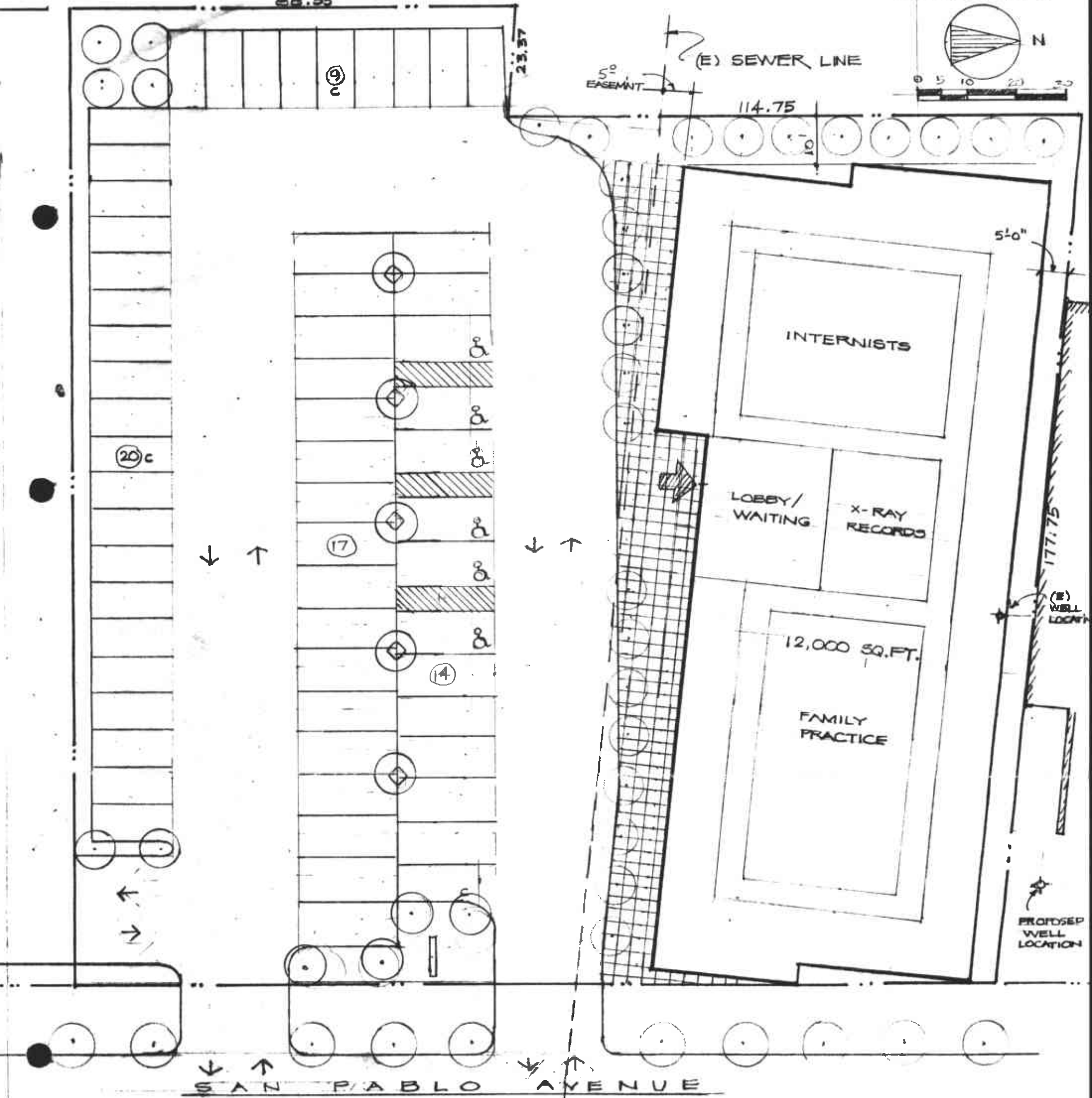
PROPOSED WELL LOCATION

SAN PABLO AVENUE

# ALBANY MEDICAL OFFICE BUILDING

GROSS SQ. FT. : 12,000  
PARKING : 60 CARS

THE OFFICE OF  
E. PAUL KELLY AIA ARCHITECTURE/PLANNING  
1345 EIGHTH ST., BERKELEY, CA 94710 10-25-93



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

July 8, 1993

Mr. Murray T. Stevens  
Kamur Industries  
2351 Shoreline Dr.  
Alameda, CA 94501

STID 3605

RE: 400 San Pablo Ave., Albany, California

Dear Mr. Stevens,

This office received the addendum to the May 19, 1993 work plan on June 17, 1993. Everything in the addendum is acceptable to this office except for the schedule of work on page 13. The schedule in the addendum has put aside 10 weeks for the approval of the NPDES permit by the Regional Water Quality Control Board (RWQCB). However, RWQCB stated that, at most, the approval of the NPDES permit should take a maximum of 6 to 8 weeks. Therefore, the schedule should assume that the NPDES permit will be obtained by the 18th week, and not the 20th week. Additionally, the schedule still states that the system will begin operations in the 34th week. This office does not understand why it will take 14 weeks from the day the NPDES permit is granted to begin system operations. Therefore, this office is requiring that the system begin operations immediately after obtaining the permit.

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'Juliet Shin'.

Juliet Shin  
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Frank Hamedi-Fard  
Soil Tech Engineering, Inc.  
298 Brokaw Rd.  
Santa Clara, CA 95050

Edgar Howell-File (JS)

## STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS

2014 T STREET, SUITE 130

P.O. BOX 944212

SACRAMENTO, CALIFORNIA 94244-2120

(916) 227-4413

(916) 227-4530 (FAX)



JUN 10 1993

Mr. Murray T. Stevens  
 Kamur Industries, Inc.  
 2351 Shoreline Drive  
 Alameda, CA 94501

Dear Mr. Stevens:

**UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM: CLAIM NO. 0327**

The State Water Resources Control Board (State Board) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed \$310,000. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on January 13, 1992, and may be modified by the State Board in writing by an amended Letter of Commitment.

**The State Board will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort.** This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements. We constantly review the status of all active claims, and failure to proceed with due diligence will be grounds for withdrawal of this Letter of Commitment.

**You should read the terms and conditions listed in the Letter of Commitment.**

Also attached is a "Reimbursement Request" package. The package includes :

- Instructions for the completion of the "Reimbursement Request" form and should be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988.
- A "Reimbursement Request - Underground Storage Tank Cleanup Fund" form which you must use to request reimbursement of costs incurred.
- A "Spreadsheet" which you must use in conjunction with your Reimbursement Request.
- Samples of two completed Reimbursement Request forms and associated spreadsheets.
- A "Bid Summary Sheet" to document data on bids received.
- Recommended Minimum Invoice Cost Breakdown.
- A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Blessy Torres at (916) 227-4535.

Sincerely,

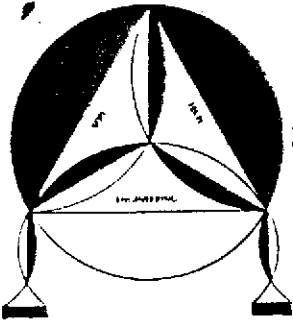
*Ron Markle*  
 Dave Deaner, Manager  
 Underground Storage Tank  
 Cleanup Fund Program

## Attachments

cc: ~~Don Dalke~~  
 Alameda County Health Agency  
 Division of Hazardous Materials  
 80 Swan Way, Room 200  
 Oakland, CA 94621

Don Dalke  
 California Regional Water  
 Quality Control Board, San Francisco Bay Region  
 2101 Webster Street, Suite 500  
 Oakland, CA 94612





# SOIL TECH ENGINEERING

*Soil, Foundation and Geological Engineers*

298 BROKAW ROAD, SANTA CLARA, CA 95050 ■ (408) 496-0265 OR (408) 496-0266

May 28, 1993

File No. 8-90-421-SI

Ms. Juliet Shin  
Alameda County  
Health Care Services Agency  
80 Swan Way, Room 200  
Oakland, California 94621

Regarding: Kamur Industries Plaza Car Wash  
Located at 400 San Pablo Avenue, in  
Albany, California

Dear Ms. Shin:

This letter is to confirm our telephone conversation on May 27, 1993, regarding the proposed remediation plan for the above reference site. As discussed, the recommended changes have been incorporated into the Revised Interim Remedial Plan dated May 4, 1993 (attached). The amendments to the work plan are on page 10, second paragraph; page 12 under "Installation Off-Site Monitoring Well" and "Schedule". Figure 3 shows the location of the proposed off-site monitoring wells.

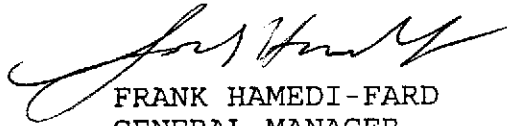
We appreciate your cooperation, and your prompt response to the proposed remedial work plan will be greatly appreciated.

File No. 8-90-421-SI

If you have any questions or require additional information,  
please feel free to contact our office at your convenience.

Sincerely,

SOIL TECH ENGINEERING, INC.



FRANK HAMEDI-FARD  
GENERAL MANAGER

Attachment: Revised Interim Remediation Work Plan

cc: Mr. Murray Stevens, Kamur Industries, Inc.

SOIL TECH ENGINEERING, INC.

2

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 000327

AMENDMENT NO: 0

CLAIMANT: Kamur Industries, Inc.  
JOINT-CLAIMANT:

BALANCE FORWARD: \$0

CLAIMANT ADDRESS: 2351 Shoreline Drive  
Alameda, CA 94501

THIS AMOUNT: \$310,000

NEW BALANCE: \$310,000

TAX ID / SSA NO. 94-1611307

Subject to availability of funds, the State Water Resources Control Board (State Board) agrees to reimburse Kamur Industries, Inc. (claimant) for eligible corrective action costs at 455 San Pablo Road, Albany, CA 94706 (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$310,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the State Board, the State Board shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. Unless modified in writing by the State Board, this Letter of Commitment covers work through Phase III of corrective action work.
4. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
5. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
6. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
7. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
8. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the State Board. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the State Board's consent.
9. This Letter of Commitment may be withdrawn at any time by the State Board if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the State Board this 27th day of May, 1993.

STATE WATER RESOURCES CONTROL BOARD

BY [Signature]  
Manager, Underground Storage Tank Cleanup Fund Program

BY [Signature]  
Chief, Division Administrative Services

STATE USE :  
CALSTARS CODING :  
0550 - 569.02 - 30530

\$ \_\_\_\_\_

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

May 27, 1993

Mr. Murray T. Stevens  
Kamur Industries  
2351 Shoreline Dr.  
Alameda, CA 94501

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 3605

Re: 400 San Pablo Avenue, Albany, California

Dear Mr. Stevens,

I have reviewed Soil Tech Engineering's (Soil Tech) Interim Remediation Plan, that this office received on May 19, 1993. Per a conversation with Mr. Frank Hamedi, Soil Tech, on May 27, 1993, I informed him that, according to the Regional Water Quality Control Board, the approval of the NPDES permit for discharge into the storm drain should only take six to eight weeks at most. Therefore, this office requested that he submit a revised, more detailed and realistic, timetable for scheduled work events. Additionally, this office requested an addendum to the work plan addressing the monitoring of the catch basin, plans for pumping the catch basin if contaminants are detected, and the placement of the easternmost proposed monitoring well closer to San Pablo Avenue to address any migration of contaminants downgradient from STMW-2.

These revisions/amendments to the work plan are due **within 10 days** of the date of this letter. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

  
Juliet Shin  
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Frank Hamedi-Fard  
Soil Tech Engineering, Inc.  
298 Brokaw Road  
Santa Clara, CA 95050

Ken Freidman  
Albany Bowl Properties  
529 Brookline  
Mill Valley, CA 94941

~~Edgar Howell-File(JS)~~

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

January 22, 1993

Murray T. Stevens  
Kamur Industries Inc.  
2351 Shoreline Dr.  
Alameda, CA

STID 3605

RE: 400 San Pablo Avenue, Albany, California

Dear Mr. Stevens,

Per our meeting on January 21, 1993, you will be required to submit a detailed work plan for the installation and operation of an extraction system to contain and remediate the ground water contamination resulting from the site. This office is requiring that, first and foremost, an extraction system be placed on the site, in order to draw contaminants back towards the source, instead of drawing contaminants towards the creek and away from the site, as was proposed in February 1992. Furthermore, an on-site extraction system was also required in the December 1991 meeting between the Regional Water Quality Control Board and Plaza Car Wash, for the very same reasons as stated above.

According to boring logs from the neighboring Albany Bowl property, soil types in the vicinity of the site consist of clay down to approximately 14 feet below ground surface and sand from approximately 14 feet to at least 20 feet below ground surface. Although Mr. Hamedi, Soil Tech Engineering, stated that former pumping from near the tank pit did not have a capture zone that encompassed Well OTMW-5, this office has information suggesting that the inadequate capture zone was due to the fact that pumping occurred in the clay layer instead of in the sand layer.

From the information available to this office, it appears that you can successfully install and operate an extraction system on the site that will adequately capture the ground water contamination beneath the site and immediately off site. An additional extraction system may be needed to address the high concentration contaminant plume that has already migrated off site, in the vicinity of Wells MW-3 and MW-2. Additionally, since it appears that the ground water and soil in the sand layer has already been impacted by releases at your site, according to the contaminants identified in samples collected from Well OTMW-5, this office is requiring that you address the extraction and remediation of contaminants in this zone of the aquifer.

Mr. Murray Stevens  
RE: 400 San Pablo Ave.  
Page 2 of 3  
January 16, 1993

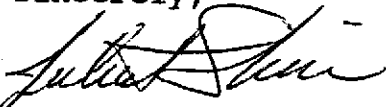
Although, Mr. Hamedi stated that there were signs of artesian conditions at the site, it appears that an extraction system can still be successfully installed and operated at the site. Additionally, this office is doubtful as to whether a confining layer actually exists at the site. According to Mr. William Motzer, consultant to Albany Bowl, caliche levels were observed at various depths in the clay layer next door at the Albany Bowl site during trenching activities, indicating historical fluctuating water tables within the clay layer. Therefore, the clay layer would not appear to be confining.

Per a meeting with representatives of Albany Bowl on January 22, 1993, Albany Bowl recognizes the need to make Well OTMW-5 (i.e., Well MW-3) accessible to you for monitoring. This well serves as the upgradient delineating well for your site, and at this time, you are required to continue monitoring of this well. This office is requiring that you negotiate an access agreement for the well with Albany Bowl. Albany Bowl is willing to negotiate an agreement on the condition that you aggressively pursue containment and remediation of the ground water contamination resulting from your site. It is still undecided whether this office will require additional monitoring of OTMW-6. At this time, monitoring of this well will not be required.

The work plan for the above required ground water extraction system is to be submitted to this office by April 30, 1993. It is the understanding of this office that, in the meantime, you will apply for all necessary permits for the extraction system, except for the discharge permit which, as you stated in the meeting, can only be obtained subsequent to the initial pump tests on the system. **You shall submit a time-table for all scheduled work events with the work plan.**

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

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

Mr. Murray Stevens  
RE: 400 San Pablo Ave.  
Page 3 of 3  
January 16, 1993

cc: Richard Hiatt, RWQCB

Frank Hamedi-Fard  
Soil Tech Engineering, Inc.  
298 Brokaw Road  
Santa Clara, CA 95050

Ken Freidman  
Albany Bowl Properties  
529 Brookline  
Mill Valley, CA 94941

Edgar Howell-File(JS) *EHW*

M E E T I N G

DATE?

RE: **PLAZA CAR WASH**  
400 San Pablo Ave.  
Albany, CA 94706

ATTENDING: o Murray T. Stevens, Car Wash Owner and Operator  
o Frank Hamedi, Soil Tech Engineering, Inc.  
o Juliet Shin, Alameda County, Haz Mat Division

This meeting was held in response to a recent letter from the County to Murray Stevens, dated December 4, 1992. The focus of the County's letter was on the pumping and sampling event discussed in a letter from Mr. Murray Stevens to the County, dated October 8, 1992. The County had misunderstood the pumping and sampling to be from the proposed extraction system in February 1992. Mr. Murray Stevens stated that the October 8, 1992 letter was actually referring to some pumping that PG&E did from the former tank pit and Monitoring Wells STMW-1 and STMW-2 at the site in order to dewater the area for piping installation. In the process, the ground water that was pumped out and retained in holding tanks was analyzed by Soil Tech Engineering. Analysis of these ground water sample results came up Non Detect. Ms. Juliet Shin stated that this was peculiar since ground water samples collected from these wells in the past have consistently identified elevated concentrations of TPHg and BTEX. Mr. Frank Hamedi stated that most likely, the contaminant concentrations in ground water collected from near the capillary fringe was diluted with concentrations from lower, cleaner soil zones when the water was depressed due to pumping.

Mr. Hamedi stated that he feels that there is no sure indication that the ground water contaminant plume is migrating off site. He stated that he feels that much of the contamination identified in the adjacent creek is due to surface runoff from the road. He and Mr. Stevens stated that ground water samples collected from the outlet of the storm drain pipe have always been higher than the concentrations downgradient. Mr. Stevens stated that concentrations could be high because there is usually barely enough water to fill a sampling vial. Mr. Stevens and Mr. Hamedi stated that they feel that much of the contamination observed from the drain pipe is coming from other sources and is what is contaminating the creek. However, Mr. Hamedi and Mr. Stevens also added that in Fall 1991, PG&E sampled the water along the storm drain pipe and got Non Detect. Ms. Shin stated that it would appear from PG&E's results that much of the contamination may not be coming from runoff from other sites, but, in fact,



could be coming from the site. This argument can be further substantiated by the fact that monitoring wells located along the downgradient boundary of the site, such as MW-3 (practically located on the downgradient boundary of the site), have consistently reflected elevated concentrations of TPHg and BTEX. Ms. Shin stated that conservative estimates would indicate that the ground water contaminant plume is migrating off site and containment and remediation measures should begin immediately.

Mr. Stevens and Mr. Hamedi stated that they are willing to do the work, however, as stated in the October 8, 1992 letter, Mr. Stevens stated that he is currently financially strapped and is finding it difficult to collect the money necessary for the installation and operation of the remediation system that was proposed in February 1992. Ms. Shin asked for a projected time as to when he can begin work at the site. It was agreed upon that by the end of April 1993, Soil Tech Engineering will submit a work plan to this office discussing exactly what type of system they will submit with a time frame for when the plan will be implemented. Ms. Shin requested that in the meantime, Mr. Hamedi begin obtaining all the necessary permits for the system. Mr. Hamedi stated that he could, however, he cannot apply for the discharge permit until they have run initial tests on the extraction system.

Ms. Shin expressed her doubts that the proposed system would create a capture zone for all the contaminants, especially after hearing that the pumping of the former tank pit by PG&E did not effect the area of Well OTMW-5. She stated that if initial tests show that the proposed system is not adequate to extract and remediate the whole of the ground water problem, that an additional extraction/remediation systems will have to be placed at the site.

Mr. Stevens and Mr. Hamedi reassured the County that quarterly monitoring and creek sampling would continue in the meantime.

Ms. Shin brought up the fact that the neighboring site, located at 450-500 San Pablo, is close to having their site closed. However, Ken Freidman, the owner of the site, is uncertain as to whether he likes the idea of having Mr. Stevens use his wells, Wells MW-2 and MW-3, for continued monitoring. Ms. Shin stated that she would like to see MW-3, i.e., OTMW-5, be used as the upgradient delineating well for Mr. Stevens site, since it has been consistently picking up low concentrations of TPHg and BTEX. Mr. Stevens stated that he has no problem with that. He is willing to continue sampling this well. However, he stated that earlier, Mr. Ken Freidman had presented a contract for him to sign giving him full legal responsibility of this well, and he didn't sign it, at the wishes of his attorney. Mr. Stevens stated that OTMW-6 can be closed as far as he's concerned since it apparently has never detected any contaminants. Mr. Stevens stated that Ken Freidman sampled Well OTMW-5 some time between 8/92 and 12/92 and the results, according to Mr. Freidman, were

Non Detect. Mr. Hamedi stated that concentrations were lower probably because of the pumping from the former tank pit.

Mr. Hamedi stated that the wells at the site are screened from 4 feet below ground surface.

Mr. Hamedi stated that MW-1 and MW-4 were destroyed in the past because of artesian conditions and due to the overexcavation that occurred around the former tank pit.

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

December 4, 1992

Murray T. Stevens  
Kamur Industries Inc.  
2351 Shoreline Dr.  
Alameda, CA

STID 3605

RE: Containment of ground water contamination at 400 San Pablo  
Avenue, Albany, California

Dear Mr. Stevens,

The case file for the above site has recently been transferred to another Hazardous Materials Specialist, Juliet Shin.

This office has reviewed your letter, dated October 8, 1992, regarding the sample results for the ground water samples collected from the extraction of the sump. The analysis results did not detect any hydrocarbon contamination in these samples, however, rather than assuming that the contaminant concentrations have suddenly vanished, it is more credible to assume that the pumping of the sump did not effectively draw in the surrounding contamination. Well MW-3, located only 30 feet upgradient of the sump area has consistently detected free floating product, a sheen, or very elevated concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg), as high as 510,000 ppb, and benzene, toluene, xylenes, and ethyl benzene (BTEX). Additionally, samples collected from the storm drain outlet, located adjacent to the sump area, have consistently identified very elevated concentrations of TPHg.

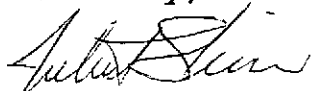
Considering the fact that Well MW-3 is located at the downgradient boundary of the site, and in reviewing the results of all ground water and surface water samples collected since 1989, this office is fairly certain that contaminated ground water resulting from your site has been migrating off the site. The ground water has continually been measured to be flowing towards the creek. To this date, very little has been done to effectively contain further migration of contaminated ground water from going offsite and/or into the creek. The elevated contaminant concentrations in the wells warrant immediate attention. You are required to begin the necessary work to contain the further migration of the ground water contaminant plume, as an interim remediation measure, and eventually address the remediation of the ground water, including the floating product observed in the former location of Well MW-4, and soil contamination at your site. The work must begin within 45 days of the date of this letter.

Mr. Murray Stevens  
RE: 400 San Pablo Ave.  
December 4, 1992  
Page 2 of 2

If the ground water extraction system, proposed in the February 13, 1992 report, is found to be ineffective in containing the contaminant plume, you must submit a new proposal to achieve this objective. Quarterly ground water monitoring and sampling of the creek should continue in concurrence with the operation of the ground water extraction system to assure this office that the extraction system is working effectively.

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

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

cc: Rich Hiett, RWQCB

Frank Hamedi-Fard  
Soil Tech Engineering, Inc.  
298 Brokaw Road  
Santa Clara, CA 95050

Gil Jensen, Alameda County District Attorney's Office

Edgar Howell-File(JS)



KAMUR INDUSTRIES INC.

2351 Shoreline Dr., Alameda, CA 94501 - (415) 523-7866

October 8, 1992

Mr. Larry Seto  
Alameda County Health Services Agency  
Hazardous Materials Department  
80 Swan Way  
Oakland, CA 94621

Subject: Plaza Car Wash  
Albany, CA

Dear Larry:

Recently a major Albany sewer line project was halted by the Albany Bowl property owner over concern that ground water pumping during the construction on his land might draw contamination off the Plaza Car Wash site onto theirs. In conjunction with the City of Albany, we conducted a 24 hour pump test to determine the effect of pumping ground water during the sewer line construction. The pumping source used was the sump located in the excavation area of our removed underground gasoline tanks.

The results showed that the pumping had little effect on the water level in the Albany Bowl monitoring wells even though the level was effectively lowered in the tank excavation area. There was, however, one thing that was significant. The result of the water sample taken from the holding tank where this water was stored, indicated a non-detectable level for Total Petroleum Hydrocarbons as a gasoline and BTEX.

In addition, ground water was then pumped from our monitoring wells STMW-1 and STMW-2 into a holding tank. The results of the laboratory analysis on this sample showed the same non detectable levels. These results are attached for your reference.

In conjunction with the fears of the Albany Bowl property owner, we sampled at our expense OTMW-6. This also was "non-detect" and reported in our quarterly ground water report dated August 14, 1992. The other well on their property, OTMW-5, showed a marked decrease in contaminates over the previous quarterly sample.

As you are aware, California is currently in a recessionary period. Our business has been effected. The Albany location is off 25 - 30 percent. Although we are concerned over the underground water contamination on the Plaza Car Wash site, the underground water pumping costs, have been and are projected to be considerable. Some of the equipment has been procured, but the overall system is not complete. Further expenses on this system, would place further financial hardship on our company.

*Larry Seto that the test results weren't attached to your original letter. They are to this one! Understand from Ken Thaddeus (Albany Bowl) that the report meant that he took on OTMW-5 was now done.*

**COPY**

Based on the good results of the recent pumping tests, and the reduction in the off-site contaminations on the last quarterly sampling, we are proposing to delay the start up of the remediation system until after this rainy season. We will continue the quarterly sampling and to work closely with you and your department on the remediation plan. It is felt that a temporary delay in the remediation will not adversely effect the area. Hopefully you will agree.

Sincerely,

Murray T. Stevens

MTS:khs

**COPY**



**KAMUR INDUSTRIES INC.**

2351 Shoreline Dr., Alameda, CA 94501 - (415) 523-7866

October 8, 1992

Mr. Larry Seto  
Alameda County Health Services Agency  
Hazardous Materials Department  
80 Swan Way  
Oakland, CA 94621

Subject: Plaza Car Wash  
Albany, CA

Dear Larry:

Recently a major Albany sewer line project was halted by the Albany Bowl property owner over concern that ground water pumping during the construction on his land might draw contamination off the Plaza Car Wash site onto theirs. In conjunction with the City of Albany, we conducted a 24 hour pump test to determine the effect of pumping ground water during the sewer line construction. The pumping source used was the sump located in the excavation area of our removed underground gasoline tanks.

The results showed that the pumping had little effect on the water level in the Albany Bowl monitoring wells even though the level was effectively lowered in the tank excavation area. There was, however, one thing that was significant. The result of the water sample taken from the holding tank where this water was stored, indicated a non-detectable level for Total Petroleum Hydrocarbons as a gasoline and BTEX.

In addition, ground water was then pumped from our monitoring wells STMW-1 and STMW-2 into a holding tank. The results of the laboratory analysis on this sample showed the same non detectible levels. These results are attached for your reference.

In conjunction with the fears of the Albany Bowl property owner, we sampled at our expense OTMW-6. This also was "non-detect" and reported in our quarterly ground water report dated August 14, 1992. The other well on their property, OTMW-5, showed a marked decrease in contaminates over the previous quarterly sample.

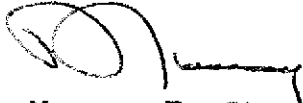
As you are aware, California is currently in a recessionary period. Our business has been effected. The Albany location is off 25 - 30 percent. Although we are concerned over the underground water contamination on the Plaza Car Wash site, the underground water pumping costs, have been and are projected to be considerable. Some of the equipment has been procured, but the overall system is not complete. Further expenses on this system, would place further financial hardship on our company.

10/13

*Let Seto know a message to  
send in the water, they  
were tested.*

Based on the good results of the recent pumping tests, and the reduction in the off-site contaminations on the last quarterly sampling, we are proposing to delay the start up of the remediation system until after this rainy season. We will continue the quarterly sampling and to work closely with you and your department on the remediation plan. It is felt that a temporary delay in the remediation will not adversely effect the area. Hopefully you will agree.

Sincerely,



Murray T. Stevens

MTS:khs

cc: Soil Tech Engineering





# Superior Precision Analytical, Inc.

825 Arnold Drive, Suite 114 • Martinez, California 94553 • (510) 229-1512 / fax (510) 229-1526

## C E R T I F I C A T E   O F   A N A L Y S I S

LABORATORY NO.: 86788  
CLIENT: MURRAY STEVENS  
CLIENT JOB NO.: PERSONAL SAMPLE

DATE RECEIVED: 09/23/92  
DATE REPORTED: 09/30/92  
DATE SAMPLED : 09/21/92

ANALYSIS FOR BENZENE, TOLUENE, ETHYL BENZENE & XYLENES  
by EPA SW-846 Methods 5030 and 8020

LAB #	Sample Identification	Concentration(ug/L)			
		Benzene	Toluene	Ethyl Benzene	Xylenes
1	SAMPLE 1	ND<0.3	ND<0.3	ND<0.3	ND<0.3

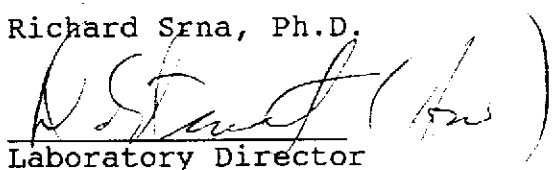
$\mu\text{g/L}$  - parts per billion (ppb)

Method Detection Limit in Water: 0.3  $\mu\text{g/L}$

### QAQC Summary:

Daily Standard run at 20  $\mu\text{g/L}$ : RPD = <15%  
MS/MSD Average Recovery =94%: Duplicate RPD = <5

Richard Srna, Ph.D.

  
Laboratory Director



# PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

September 01, 1992

PEL # 9209003

## SOIL TECH ENGINEERING

Attn: Noori Ameli

Re: One water sample for Gasoline/BTEX analysis.

Project name: 400 San Pablo Ave., -Albany

Project number: 8-90-421-SA

Date sampled: Aug 30, 1992


Date submitted: Sep 01, 1992

Date extracted: Sep 01, 1992

Date analyzed: Sep 01, 1992

### RESULTS:

SAMPLE I.D.	Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylenes (ug/L)
H-T-1	N.D.	N.D.	N.D.	N.D.	N.D.
Blank	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	95.9%	96.8%	100.7%	103.3%	97.2%
Detection limit	50	0.5	0.5	0.5	0.5
Method of Analysis	5030 / 8015	602	602	602	602

  
David Duong  
Laboratory Director



# Superior Precision Analytical, Inc.

825 Arnold Drive, Suite 114 • Martinez, California 94553 • (510) 229-1512 / fax (510) 229-1526

## C E R T I F I C A T E   O F   A N A L Y S I S

LABORATORY NO.: 86788  
CLIENT: MURRAY STEVENS  
CLIENT JOB NO.: PERSONAL SAMPLE

DATE RECEIVED: 09/23/92  
DATE REPORTED: 09/30/92  
DATE SAMPLED : 092192

ANALYSIS FOR TOTAL PETROLEUM HYDROCARBONS  
by MODIFIED EPA SW-846 METHOD 5030 and 8015

LAB #	Sample Identification	Concentration (mg/L) Gasoline Range
1	SAMPLE 1	ND<0.05

mg/L - parts per million (ppm)

Method Detection Limit for Gasoline in Water: 0.05 mg/L

### QAQC Summary:

Daily Standard run at 2mg/L: RPD Gasoline = <15  
MS/MSD Average Recovery = 88%: Duplicate RPD = 3%

Richard Srna, Ph.D.

  
Laboratory Director

**HELLER, EHRMAN, WHITE & McAULIFFE**

ATTORNEYS

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TELEPHONE (206) 572-8888

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FACSIMILE (503) 241-0980  
TELEPHONE (503) 227-7400

880 WEST 7TH AVENUE  
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FACSIMILE (907) 877-1920  
TELEPHONE (907) 877-1900

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**ROBERT ZWEBEN**  
City Attorney  
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**BRIAN OLIVA**  
Co. Health Dept.  
510-569-4757 (Fax)  
510-271-4320 (Tel)

**LESTER FELDMAN**  
**and RICHARD HIETT**  
510-464-1380 (Fax)  
510-464-1255 (Tel)

**MURRAY STEVENS**  
Plaza Car Wash  
510-523-3172 (Fax)  
510-523-7868 (Tel)

**BILL MOTZER**  
Aqua Terra Tech.  
510-934-0418 (Fax)  
510-934-4884 (Tel)

**FROM:**

THOMAS M. DONNELLY

(Sender)

September 1, 1992

(Date)

3

(Total number of pages,  
including cover sheet)

16341-0001 / #0324

(Sender's Reference Number)

Client # / Matter # / Attorney #

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650 WEST 7TH AVENUE  
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FACSIMILE (907) 877-1920  
TELEPHONE (907) 877-1900

WRITER'S DIRECT DIAL NUMBER

16341-0001

(415) 772-6611

VIA TELECOPY

Ron Lefler  
City of Albany  
Department of Public Works  
1000 San Pablo Avenue  
Albany, California 94706

410-414 San Pablo Avenue, Albany, CA

Dear Mr. Lefler:

I want to thank you for yesterday's meeting between representatives of the City of Albany, Plaza Car Wash, and Albany Bowl Properties concerning the City's installation of a sewer line at the above-referenced Albany Bowl Property. As you know from our previous letters and from our meeting yesterday, Albany Bowl is concerned that the City's trenching and pumping activities could draw contaminated groundwater from the neighboring Plaza Car Wash Property onto the Albany Bowl Property. I understand from Ken Friedman that the City has developed a plan whereby it can install the sewer line without having to pump any water that may collect in the trench.

This letter will confirm that the City will not pump any water from the sewer line trench or bore pit, or otherwise engage in any activities that might draw contaminated groundwater from the Plaza Car Wash Property onto the Albany Bowl Property. The City also will coordinate its trenching activities with Albany Bowl's consultant, Aqua Terra Technologies, to allow Aqua

Ron Lefler  
City of Albany  
September 1, 1992

Page Two

Terra to take samples from the trench sidewalls and any water that collects in the trench. With this understanding, Albany Bowl agrees to allow the City to move forward with installation of the sewer line.

If this letter does not accurately confirm our agreement, please contact me immediately.

Thank you for your patience and understand.

Sincerely yours,

*T.M. Donnelly (by MM)*  
Thomas M. Donnelly

cc (via telecopy):

Robert Zwaben, City Attorney  
Brian Oliva, County Health Department  
Lester Feldman and Richard Hiatt, RWQCB  
Murray Stevens, Plaza Car Wash  
Ken Friedman, Albany Bowl Properties  
Bill Notzer, Aqua Terra Technologies

**HELLER, EHRMAN, WHITE & McAULIFFE**

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510-528-5759 (Tel)

**ROBERT ZWEBEN**  
City Attorney  
510-526-9190 (Fax)  
510-528-5759 (Tel)

*for Larry*  
**BRIAN OLIVA**  
Co. Health Dept.  
510-569-4757 (Fax)  
510-271-4320 (Tel)

**LESTER FELDMAN**  
**and RICHARD HIETT**  
510-464-1380 (Fax)  
510-464-1255 (Tel)

**MURRAY STEVENS**  
Plaza Car Wash  
510-523-3172 (Fax)  
510-523-7868 (Tel)

**WM. E. MOTZER**  
Aqua Terra Tech.  
510-934-0418 (Fax)  
510-934-4884 (Tel)

**FROM:**

**THOMAS M. DONNELLY**

(Sender)

**August 26, 1992**

(Date)

**3**

(Total number of pages,  
including cover sheet)

**16341-0001 / #0324**  
**Client # / Matter # / Attorney #**

(Sender's Reference Number)

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TELEPHONE (213) 688-0288

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August 26, 1992

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TELEPHONE (503) 227-7400

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ANCHORAGE, ALASKA 99501-2871  
FACSIMILE (907) 277-1880  
TELEPHONE (907) 277-1800

16341-0001

(415) 772-6611

WRITER'S DIRECT DIAL NUMBER

**VIA FACSIMILE**

Jason Baker  
City of Albany  
Department of Public Works  
1000 San Pablo Avenue  
Albany, California 94706

410-414 San Pablo Avenue, Albany, CA

Dear Mr. Baker:

I want to thank you for arranging the meeting held yesterday between representatives of the City of Albany, the County Health Department, Plaza Car Wash and Albany Bowl Properties concerning the City's installation of a sewer line at the above-referenced property (the "Albany Bowl Property"). We feel that the meeting was very constructive, and we appreciate your diligence and patience.

As you know from our August 20 letter and our several telephone conversations over the last few days, Albany Bowl is concerned that the City's trenching and pumping activities may cause a spread of the contaminant plume that originates from the neighboring Plaza Car Wash Property and already exists on the northern edge of the Albany Bowl Property. We are hopeful that the City has not already caused a spread of the contaminant plume as a result of the pumping the City undertook over our objections on Monday, August 24.

As a result of the agreements reached at yesterday's meeting, we believe the City may be able to move forward with its sewer installation without damaging the Albany Bowl Property. First, we understand that the City agrees not to resume any



Jason Baker  
Albany Dept. of Public Works  
August 26, 1992

Page 2

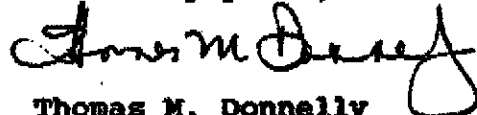
trenching or pumping activities at the Albany Bowl Property until the consultants for the City, Plaza Car Wash and Albany Bowl develop a plan that will prevent any spread of the contaminant plume from the Plaza Car Wash Property to the Albany Bowl Property. The proposal being reviewed by the consultants is for Plaza Car Wash to pump groundwater from the existing well located in the middle of its property to counteract any pumping activities by the City on the Albany Bowl Property. Second, we understand that the City agrees to regularly measure the water levels and sample the groundwater in monitoring wells MW-1, MW-2 and MW-3, located on the Albany Bowl Property, and four wells on the Plaza Car Wash Property, to ensure that the contaminant plume is not moving from the Plaza Car Wash Property toward the sewer line trench. We also understand that the City will share all data with Albany Bowl and the other parties.

Please let me know if this letter does not accurately confirm your understanding of the agreements reached yesterday.

We are hopeful that this program will ensure that the City's trenching and pumping activities do not cause a spread of contamination to the Albany Bowl Property. I trust that you understand, nevertheless, that Albany Bowl reserves all rights and defenses available to it, including without limitation its right to deny the City access to the Albany Bowl Property if Albany Bowl determines that the pumping program is not effective in preventing a spread of the contaminant plume.

Please feel free to call if you have any questions or comments.

Sincerely yours,



Thomas M. Donnelly

cc (via telecopy):

Robert Zweben, City Attorney  
Brian Oliva, County Health Department  
Lester Feldman and Richard Hiatt, RWQCB  
Murray Stevens, Plaza Car Wash  
Ken Friedman, Albany Bowl Properties  
Bill Motzer, Aqua Terra Technologies

**AGENDA FOR PROGRESS MEETING ON SAN PABLO AVE.**  
**August 25, 1992**  
**City Hall**

**Items to be discussed and resolved:**

**1. Introductions**

**2. History**

- o Facts before us
- o current status
- o Any comments

**2. Solutions**

- o Abandon project
- o Bore at North end of project
- ~~o~~ Pumping from Car Wash for equalization
- o slurry situation with sheeting combination
- o Additional thoughts

**3. Resolution**

- o Steps for implementation of solution

**4. Closing Comments**

92-110-0 111:39  
Ken Friedman  
General Partner  
Albany Bowl Properties  
540 San Pablo Avenue  
Albany, CA 94706

July 29, 1992

Mr. Larry Seto  
Alameda County  
Department of Environment Health  
809 Swan Way, Room 200  
Oakland, CA 94621

Re: Removal of Monitoring Wells MW-2 and MW-3 from Albany Bowl  
450-500 San Pablo Ave., Albany, California

Dear Mr. Seto:

I am writing to follow up on our recent telephone conversation, and to bring you up to date on some recent developments.

As you know, in 1990, Albany Bowl installed Monitoring Wells MW-2 and MW-3 on our property line with Plaza Car Wash, in order to determine if a known gasoline leak on the Plaza Car Wash property was impacting the Albany Bowl Property. Our consultant, Aqua Terra, noted in its report dated October 17, 1990 that no hydrocarbons were found in soil or ground water samples collected from MW-2, or in the soil samples of MW-3. However, fresh gasoline constituents were found in ground water samples from MW-3, located at a point up-gradient but closest to Plaza's gasoline tanks. These findings and other analyses led to the conclusion that gasoline from Plaza Car Wash was migrating to our property.

Consequently, in an exchange of letters in October 1990, we agreed with your agency to leave the two monitoring wells in place, provided that Plaza Car Wash would be responsible for monitoring these wells and for remediating contamination Plaza caused to our property.

Since October 1990, Plaza has removed its underground gasoline storage tanks and excavated some of the surrounding soil. Side wall samples from the excavation pit indicated that contamination was left in place under the car wash building adjacent to our property. Ground water samples from MW-3 and from wells on Plaza's property indicate that contaminated soils and ground water still remain on Plaza's property, and that some of the contaminants continue to migrate to our property. We believe

Mr. Larry Seto  
July 29, 1992  
Page 2

that this migration will stop only when Plaza has implemented a full-scale soil and ground water remediation operation.

In the meantime, MW-2 and 3 are becoming an unreasonable burden on our property. Plaza has been unwilling to enter into a formal agreement with us regarding the use and maintenance of those wells and Plaza's entry on to our property for investigative or remedial purposes. We continue to incur costs in maintaining these wells for Plaza's benefit. We are not responsible for monitoring the wells, or for remediating the contamination which is coming from Plaza. Because there are suitable locations for installing up-gradient monitoring wells on Plaza's property, we think MW-2 and MW-3 should be abandoned.

In addition, the City of Albany has notified us recently that it plans to move an existing main sewer line on our property. The City has determined that the existing line must be moved within the next few weeks. It will be done at the City's expense. The City agrees that the sewer line should be moved to a location which is out of the way of anticipated site development plans, so that the sewer will not have to be moved again. The north line of our property, next to Plaza Car Wash, is the only area where we are confident that a building would not be placed. By putting the sewer there now, we will be saving substantial sewer relocation costs.

In order to relocate the sewer line, we need your approval to abandon MW-2 and MW-3. Subject to your approval, we propose to remove MW-2 and MW-3 from our property. We will give you notice as to when the trench is available for inspection by you, and will report all soil and ground water analyses to you. If gasoline contamination is found, Plaza Car Wash should be held responsible for any required soil or ground water cleanup. The City and we need your assurance that Plaza will be ordered to undertake any such cleanup.

Time is of the essence, because we found out only last week that the City of Albany is relocating the sewer line under contract to start within the next couple of weeks. Thus we need the necessary approvals from you very quickly.

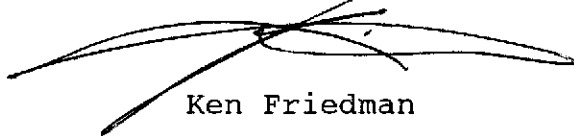
In summary, we request your approval to abandon MW-2 and MW-3 to enable the City of Albany to move a sewer line. Abandonment is appropriate in any event because there are adequate up-gradient well locations on Plaza's property, and Plaza refuses to enter into an agreement with us regarding the use and maintenance of MW-2 and MW-3. (Please note that our proposed agreement would

Mr. Larry Seto  
July 29, 1992  
Page 3

allow Plaza Car Wash to enter our property for the purpose of investigating and remediating contamination coming from its property). We also request your assurance that Plaza will be ordered to cleanup and remove any gasoline contamination found during the City's sewer line relocation activities.

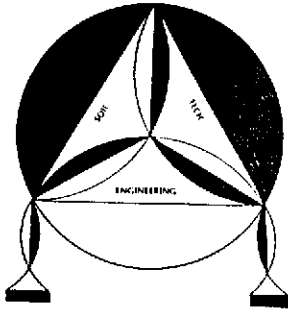
Your quick response would be appreciated. Please contact me at (415) 383-6798 or Bill Motzer of Aqua Terra at (510) 934-4884 to discuss this proposal.

Very truly yours,

A handwritten signature in black ink, appearing to be "Ken Friedman", written over a horizontal line. The signature is somewhat stylized and overlaps the line.

Ken Friedman

KF/kab



# SOIL TECH ENGINEERING

*Soil, Foundation and Geological Engineers*

298 BROKAW ROAD, SANTA CLARA, CA 95050 ■ (408) 496-0265 OR (408) 496-0266

June 9, 1992

Mr. Larry Seto  
Alameda County  
Health Care Service Agency  
80 Swan Way, Room 200  
Oakland, California 94612

Regarding: Plaza Car Wash,  
400 San Pablo Avenue,  
Albany, California

Dear Mr. Seto:

Per request of Mr. Murray Stevens, we have called on June 3 and 4, 1992, to discuss the progress on installation of remediation system for 400 San Pablo Avenue, Albany site. However, as of today, we have not received return call from your office.

For your information, we are collecting the bid for construction of the project. We anticipate construction of the remediation system will be starting on the first week of July.

In addition, we have submitted to your office quarterly sampling report, dated May 27, 1992.

SOIL TECH ENGINEERING, INC.

1

If you have any questions regarding this project or require additional information, please feel free to contact our office at your convenience.

Sincerely,

SOIL TECH ENGINEERING, INC.

  
Frank Hamedi-Fard

cc: Mr. Murray Stevens

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

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

April 21, 1992

Mr. Murray Stevens  
2351 Shoreline Drive  
Alameda, CA 94501

**RE: Plaza Car Wash, 400 San Pablo Ave., Albany, CA**

Dear Mr. Stevens:

I have reviewed your Interim Remedial Measure Plan dated February 13, 1992 that was prepared by Soil Tech Engineering. The concept of the plan is approved, and you can proceed as proposed. After a quarter, the data and results must be analyzed to determine whether modifications to the system are needed.

Groundwater that is pumped out must be disposed of in accordance to regulatory requirements.

If you have any questions, please contact me at 271-4320.

Sincerely,

Larry Seto  
Sr Hazardous Materials Specialist

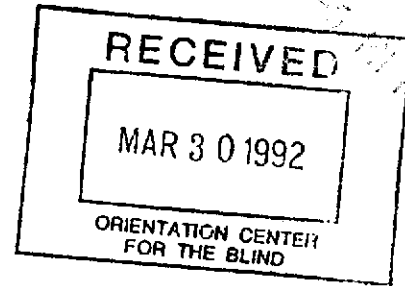
cc: Gil Jensen, Alameda County District Attorney's Office  
Consumer and Environmental Protection  
Rich Hiatt, RWQCB  
Howard Hatayama, DTSC  
Frank Hamedi-Fard, Soil Tech Engineering  
Bill Motzer, Aqua Terra  
Ken Friedman, Albany Bowl  
Rafat Shahid, Assistant Agency Director, Environmental Health





KAMUR INDUSTRIES INC.

2351 Shoreline Dr., Alameda, CA 94501 - (415) 523-7866



March 26, 1992

Mr. Allen G. Jenkins  
Administrator  
State of California  
Orientation Center for the Blind  
400 Adams Street  
Albany, CA 94706

Subject: Water Extraction

Dear Mr. Jenkins:

This letter is a follow up of our telephone conversation earlier today.

As you remember, back in the fall of 1989, we had a contractor put an 8" sump in the northeast corner of the Center's parking lot, next to the storm sewer that runs through the property. We now wish to use this sump as a ground water extraction point. Our consultant will be using a small submersible pump and everything will run underground to the the landscape area next to the Norge Cleaners. Any collection equipment will be located on the Cleaner's side of the fence.

We appreciate your past cooperation and ask that you sign a copy of this letter and return it to me for our records showing that we have permission to proceed. Please let me know if you have any questions.

Sincerely,

Murray T. Stevens

MTS:khs

dated 4/1/92, 1992

Allen G. Jenkins

**COPY**

Meeting on 3-24-92

Persons present were:

Murray Stevens, Plaza Carwash Owner

Frank Hamadi-Fard, Soil Tech Engineering, consultant

Bill Motzer, Aqua Terra, consultant for Stevens  
for Albany Bowl Properties

Ron Owens, Haz Mat

Comy Solo, Haz Mat

Rick Hiett, RWQCB CNO Show, consultant & labels

We discussed the interim remedial measure proposed by Soil Tech Engineering for Plaza Car Wash. I told them that I would approve their remedial measure dated 2-13-92 with the following conditions:

- 1) I need a copy of the written approval granted to Plaza Car Wash from the property owner where the pump they will pump from identifying ~~the pump~~ <sup>Plaza Car Wash</sup> can perform their remediation from this pump.
- 2) They will apply for an NPDES permit immediately and inquire about the cost for a permit to discharge into the sanitary sewer district. If there is a small difference in cost, they should get the sewer dist permit.

3) Additional work will be required if their Interim Remedial Measure does not meet its goal

4) RWQCB (Rich Hiett) should be contacted to verify if their agency has any problems with the contaminants being pulled off-site before they are pumped and treated.

All parties agreed that this was acceptable. Bill Motzer was given a copy of the proposed interim remedial measure plan dated 2-13-92.

Meeting was held on 12/13/91 in the office of RWQCB  
Person present were:

Eddie So, RWQCB

Rich Hiatt, RWQCB

Hossian Kazemi, RWQCB

Murray Stevens, Kamur Industries, Plaza Car Wash Owner

Frank Hamed-Fad - Soil Tech Engineering, Consultant for Stevens

Ken Friedman - Albany Bowl Property owner

William Molzer - Aqua Terra, Consultant for Friedman

Thomas Donnelly, Attorney for Albany Bowl Properties

Carry Seto, Alameda County

Molzer presented his opinion that contamination from Plaza Car Wash was coming onto the Alb. Bowl Properties ~~after~~ during and after the rains. Hamed-Fad countered this has not been proven. Hamed-Fad requested to continue monitoring, and delay remediation until more data is generated. ~~That was~~ RWQCB and Seto informed the parties we had a concern that the plume maybe moving off-site. We asked Stevens to develop an interim measure to control the movement of the plume. Eddie So said the Plaza Car Wash needs to take a more aggressive approach to contain the plume and remediate the groundwater. It was agreed upon by Stevens, Hamed-Fad, RWQCB

and the County that Stevens will submit  
a work plan by the 2<sup>nd</sup> week of Feb '92  
identifying his proposed method to contain the  
glare.

Pacific Gas and Electric Company

Technical and Ecological Services  
3400 Crow Canyon Road  
San Ramon, CA 94583  
415/620-2000

01-1183

400 San Pablo Ave  
Albany Car Wash

without us (it was done)

Case

CALIFORNIA REGIONAL WATER

January 6, 1992

JAN 9 1992

QUALITY CONTROL BOARD



Mr. M. H. Kazemi  
California Regional Water Quality Control Board  
2101 Webster Street  
Oakland, CA

Dear Mr. Kazemi:

As per our phone conversation on December 18, 1991, I would like to submit a revised report for the gasoline contamination that was encountered by PG&E in October while we were installing gas pipeline on Adams Street in Albany. I would like to summarize the revisions that were made.

1. Sample #8 was taken from the drain hose which was cascading onto the grassy area before it flowed to the storm drain (to volatilize residual gasoline). The results from sample #8 were actually .53 ppm (parts per million) instead of 5.3 ppm (pg 2).
2. Please note that on Table 1 the Benzene, Toluene, Ethylbenzene and Xylene results are expressed in parts per billion (water samples-ug/l, soil samples-ug/kg) (pg 5).
3. The location of the pipeline has been added to Figure 1. The pipeline is approximately 8 feet deep.
4. Samples were taken from the creek after the project was completed (to determine levels of creek contamination) by Soil Tech Engineering, Inc. at the direction of the Regional Board. Frank Hamed-Fard can provide results and/or answers about this work. Frank can be reached at (408) 496-0265.

If you have any questions please feel free to call me at (510) 866-5477 or Jeri Pollock at (510) 866-5575.

Sincerely,

*Bryan Nicholson*

Bryan Nicholson

BCN:jal

So

Attached are the  
P.G.E. information <sup>collected</sup>  
Near the Chevron Plaza  
Car wash in Albany.  
Larry Seto is you are  
involved.

Call me if you have  
any question - 1543

Hossain

ATE: 12/13/91  
TO : Local Oversight Program  
FROM: Larry Seto  
SUBJ: Transfer of Eligible Oversight Case

Site name: Blaza Car Wash  
Address: 400 San Pablo Ave city Alb. zip 94706

Closure plan attached?  Y  N DepRef remaining \$ \_\_\_\_\_

DepRef Project # 577082 STID #(if any) 3605

Number of Tanks: 3 removed?  Y  N Date of removal 11/90

Samples received?  Y  N Contamination: Soil and Water

Petroleum  Y  N Types: Avgas Jet leaded unleaded Diesel  
fuel oil waste oil kerosene solvents

Monitoring wells on site 4 Monitoring schedule?  Y  N Quarterly

LUFT category 1 2 3 \* H S C A R W G Quarterly  
7-26-89

Briefly describe the following:

Preliminary Assessment Soil borings and monitoring wells installed

Remedial Action Ground Water was pumped during excavation

Post Remedial Action Monitoring Monitoring on a quarterly basis

Enforcement Action A meeting was held on 12-12-91 in the office of the RWQCB. Blaza agreed to submit a workplan to this office by the 2nd week of Feb '92 identifying how they are going to their interim measure to control the migration of their plume.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

December 3, 1991

Mr. Murry Stevens  
Kamur Industries Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

**RE: Plaza Car Wash, 400 San Pablo Ave., Albany, CA**

Dear Mr. Stevens:

This letter is to confirm a meeting scheduled for Thursday, December 12, 1991 at 1:30 PM at the office of the Regional Water Quality Control Board at 2101 Webster Street, Suite 400, Oakland, CA. If you are unable to attend, please contact me;

If you have any questions, please call me at 271-4320.

Sincerely,

Larry Seto  
Sr. Hazardous Materials Specialist

cc: Bill Motzer, Aqua Terra  
Ken Freidman, Albany Bowl Properites  
Eddie So, RWQCB  
Rich Hiett, RWQCB  
Hossain Kazemi, RWQCB  
Files





**KAMUR INDUSTRIES INC.**

2351 Shoreline Dr., Alameda, CA 94501 - (415) 523-7866

91 OCT 31 11:34

October 30, 1991

Mr. M. Hossain Kazemi  
Regional Water Quality Control Board  
San Francisco Region  
1800 Harrison Street  
Oakland, CA 94612

Mr. Larry Seto  
Alameda County  
Health Care Services Agency  
Hazardous Materials Program  
80 Swan Way, Room 200  
Oakland, CA 94612

Subject: Plaza Car Wash  
400 San Pablo Avenue  
Albany, CA  
Creek Sampling

Gentlemen:

After a discussion between Mr. Kazemi of the RWQCB and our consultant, Mr. Hamedi of Soil Tech Engineering, it was decided to not do the creek sampling after the rain ending Saturday, October 26th. This decision was based on the fact that P.G. & E. is still working laying a new gas pipeline under the creek in the sampling area. This project is drawing to a close and it felt that it would be better to let the area stabilize before testing. Sampling will resume after the next significant rainfall of .25" or greater occurring on or after November 10th, 1991.

In a telcon between myself and Mr. Kasemi on October 29th, 1991, it was agreed to continue creek sampling on the same basis as previously agreed to, with the following exception:

Three (3) instead of four (4) samples will be taken and tested for TPH. These will be taken:

1. Upstream of the storm sewer inlet.
2. At the storm sewer discharge into the creek.
3. Approximately 100 ft. downstream of the storm drain.

If there are any questions, please feel free to contact either me or our consultant, Frank Hamedi.

Sincerely,

Murray T. Stevens

MTS:khs

cc: Frank Hamedi, Soil Tech Engineering



**KAMUR INDUSTRIES INC.**

2351 Shoreline Dr., Alameda, CA 94501 - (415) 523-7866

October 11, 1991

Mr. M. Hossain Kazemi  
Regional Water Quality Control Board  
San Francisco Region  
1800 Harrison Street  
Oakland, CA 94612

✓  
Mr. Larry Seto  
Alameda County  
Health Care Services Agency  
Hazardous Materials Program  
80 Swan Way, Room 200  
Oakland, CA 94612

Subject: Plaza Car Wash  
400 San Pablo Avenue  
Albany , CA

Gentlemen:

Because of the extensive work being done by PG&E in the area, it was felt that our 3rd quarter well sampling should be delayed until the installation of the new pipeline is completed. The sampling will be done during the week of October 28th and a report will be issued after the results are received and tabulated.

Hopefully this meets with your approval.

Sincerely,

Murray T. Stevens

MTS:khs  
encls.  
cc: Soil Tech Engineering



**KAMUR INDUSTRIES INC.**

2351 Shoreline Dr., Alameda, CA 94501 - (415) 523-7866

July 26th, 1991

Mr. M. Hossain Kazemi  
Regional Water Quality Control Board  
San Francisco Region  
1800 Harrison Street  
Oakland, CA 94612

Mr. Larry Seto  
Alameda County  
Health Care Services Agency  
Hazardous Materials Program  
80 Swan Way, Room 200  
Oakland, CA 94612

Subject: Plaza Car Wash  
400 San Pablo Avenue  
Albany , CA

Gentlemen:

Enclosed are the results of the quarterly well sampling done July 3, 1991 at the subject location. The analysis was done by Anametrix, Inc. of San Jose, and tabulated by Soil Tech Engineering.

The next sampling will be done on about September 30th. Please let me know if I can be of further assistance.

Sincerely,

Murray T. Stevens

MTS:khs  
encls.  
cc: Soil Tech Engineering

91 AUG 12 04 11:09

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

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

June 5, 1991

Mr. Murray Stevens  
Kamur Industries, Ins.  
2351 Shoreline Drive  
Alameda, CA 94501

5-3605  
LS

RE: Plaza Car Wash, 400 San Pablo Avenue, Albany, CA

Dear Mr. Stevens:

I would like to take this time to introduce myself as the new Specialist that will be overseeing the investigation and remediation at the above site. I have reviewed your "Underground Tank Soil Sampling and Excavation Report " dated January 15, 1991 that was prepared by Soil Tech Engineering, Inc. High levels of soil contamination still exists on the property. Further investigation to define the vertical and lateral extent of contamination is required.

Please submit to this office within thirty (30) days of the receipt of this letter your Plan of Correction. Your plan must include, but shall not be limited to:

1. Method(s) that will be used to define the lateral and vertical extent of contamination
2. Timetable for your next phase of investigation
3. Well logs of the two additional monitoring wells were installed to replace MW1 and MW4 that were destroyed during the over excavation
4. Quarterly monitoring results
5. Proposed method(s) to remediate groundwater

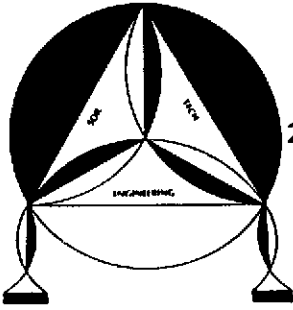
If you have any questions, please contact me at 271-4320.

Sincerely,

  
Larry Seto  
Senior Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office  
Charlene Williams, DHS  
RWQCB  
Albany Fire  
Rafat

PLTF/DEPT Exhibit 29  
WIT: DENNIS BYRNE  
DATE 11/22/91 CRB  
ELYSE R. GARDNER, CSR



# SOIL TECH ENGINEERING

Soil, Foundation and Geological Engineers

298 BROKAW ROAD, SANTA CLARA, CA 95050 ■ (408) 866-0919 ■ (415) 791-6406

91 MAR -4 AM 10:56

February 22, 1991

Alameda County Health Care Services  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, California 94621

Attention: Mr. Gil Wistar

Reference: Plaza Car Wash,  
Located at 400 San Pablo Avenue,  
in Albany, California

Dear Mr. Wistar:

This letter is to confirm our recent telephone conversation regarding the referenced site. Per our agreement, two (2) additional monitoring wells will be installed by STE on the property by Thursday, February 28, 1991.

Weather permitting, all of the wells including the existing wells and one off-site well, will then be sampled according to our Standard Operation Procedures and Regional Water Quality Control Board Guidelines. A technical report will be prepared upon completion of activities and receipt of laboratory analysis results.

If you have any questions or require additional information, please feel free to contact our office at your convenience.

Sincerely,

SOIL TECH ENGINEERING, INC.

  
Frank Hamedi-Fard  
General Manager

cc: Mr. Murray Stevens, Kamur Industries

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

Certified Mailer # P 062 127 758

January 29, 1991

Mr. Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Dr.  
Alameda, CA 94501

**SECOND NOTICE OF VIOLATION**

Dear Mr. Stevens:

We have reviewed the Soil Tech Engineering report on the recent tank removal, soil excavation, and stream sampling at the Plaza Car Wash, 400 San Pablo Ave., in Albany. This report indicates that about 600 yards of soil were removed, but that contaminated soil (up to 1,300 ppm) was left in place during pit backfilling. In addition, soil removal necessitated the destruction of monitoring wells MW-1 and MW-4.

At this site, groundwater monitoring has been ignored, despite letters from this office in July and September 1990 that emphasized the need for quarterly monitoring of all on-site wells. According to file records, no samples or measurements have been taken from any well since May 1990. Although Soil Tech Engineering removed clearly contaminated groundwater from the pit during and immediately after tank removal, such action does not in itself resolve the groundwater problem. Thus, you are in violation of the California Water Code, as well as Sec. 25299.37, Health and Safety Code, since we requested technical information and quarterly sampling in a July 18, 1990 letter, and neither has occurred.

The July 18 letter also requested plans for: 1) installation of additional monitoring wells, to enable full definition of the hydrocarbon plume, including a schedule for work; and 2) removal of free product from any monitoring wells and from the sump, including a schedule for such work. As of the date of this letter, we have not received this material.

It appears that the soil remediation phase is complete. However, because high levels of soil contamination remain in place, and due to the proximity of the creek, groundwater characterization/remediation is of critical importance. Therefore, we are requiring you to perform the following general tasks at the site.

P 062 127 758

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

Sent to <i>Kamur Industries</i>	
Street and No. <i>2351 Shoreline Dr.</i>	
P.O., State and ZIP Code <i>Alameda, Ca 94501</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Letter Receipt showing to whom and Date and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date <i>1/30/91</i>	

PS Form 3800, June 2, 1983

Mr. Murray Stevens  
January 29, 1991  
Page 2 of 2

1. Install two additional monitoring wells on-site (not including the observation holes already in the former tank pit), one immediately downgradient of the former pit, and the other in the vicinity of the two wells that were destroyed.
2. Incorporate an upgradient monitoring well as part of the monitoring network for the site, to check for possible off-site migration, or install an additional upgradient well.
3. Sample and take measurements of groundwater from all wells in the monitoring network immediately, and ON A QUARTERLY BASIS thereafter.
4. Remove free product from any wells immediately after discovery, until such product no longer recharges into the well(s).

Groundwater remediation may be required at this site, depending on the results of groundwater sampling.

With regard to the soil stockpile, please submit specifics of the aeration plan, as well as a detailed description of the sampling protocol to be used to verify that soil hydrocarbon levels have been reduced to below 100 ppm. A copy of the BAAQMD aeration permit must accompany these materials.

You are directed to submit a work plan that addresses all the points in this letter to this office and to the RWQCB, no later than **February 28, 1991**. This letter constitutes a formal request for technical reports according to Sec. 13267 of the Water Code, as well as Sec. 25299.36 of the Health and Safety Code. Failure to respond in a timely manner could result in civil liabilities under the Water Code of up to \$1,000 per day. In addition, should you not comply, Sec. 25299.37 of the Health and Safety Code authorizes this office or the RWQCB to contract for corrective action and recover costs in a specified manner.

If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,

*Gilbert M. Wistar*

Gil Wistar  
Hazardous Materials Specialist

cc: Lester Feldman, RWQCB  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Division  
Rafat A. Shahid, Asst. Agency Director, Environmental Health  
files

*fn*



white -env.health  
 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # \_\_\_\_\_ Site Name Plaza Car Wash Today's Date 11/6/90

II.A BUSINESS PLANS (Title 19)

- \_\_\_ 1. Immediate Reporting 2703
- \_\_\_ 2. Bus. Plan Stds. 25503(b)
- \_\_\_ 3. RR Cars > 30 days 25503.7
- \_\_\_ 4. Inventory Information 25504(a)
- \_\_\_ 5. Inventory Complete 2730
- \_\_\_ 6. Emergency Response 25504(b)
- \_\_\_ 7. Training 25504(c)
- \_\_\_ 8. Deficiency 25505(a)
- \_\_\_ 9. Modification 25505(b)

Site Address 400 San Pablo Ave.

City Albany, CA Zip 94706 Phone \_\_\_\_\_

\_\_\_ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- \_\_\_ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- \_\_\_ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

II.B ACUTELY HAZ. MATLS

- \_\_\_ 10. Registration Form Filed 25533(a)
- \_\_\_ 11. Form Complete 25533(b)
- \_\_\_ 12. RMPP Contents 25534(c)
- \_\_\_ 13. Implement Sch. Req'd? (Y/N)
- \_\_\_ 14. OffSite Conseq. Assess. 25524(c)
- \_\_\_ 15. Probable Risk Assessment 25534(d)
- \_\_\_ 16. Persons Responsible 25534(g)
- \_\_\_ 17. Certification 25534(i)
- \_\_\_ 18. Exemption Request? (Y/N) 25536(b)
- \_\_\_ 19. Trade Secret Requested? 25538

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

III. UNDERGROUND TANKS (Title 23)

- |                               |   |
|-------------------------------|---|
| General                       | ___ 1. Permit Application 25284 (H&S)   |
|                               | ___ 2. Pipeline Leak Detection 25292 (H&S)  |
|                               | ___ 3. Records Maintenance 2712   |
|                               | ___ 4. Release Report 2651  |
|                               | ___ 5. Closure Plans 2670   |
| Monitoring for Existing Tanks | ___ 6. Method   |
|                               | 1) Monthly Test   |
|                               | 2) Daily Vadose<br>Semi-annual groundwater<br>One time soils                            |
|                               | 3) Daily Vadose<br>One time soils<br>Annual tank test                                   |
|                               | 4) Monthly Groundwater<br>One time soils  |
|                               | 5) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det<br>Vadose/gndwater mon. |
|                               | 6) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det                         |
|                               | 7) Weekly Tank Gauge<br>Annual tank testing   |
|                               | 8) Annual Tank Testing<br>Daily Inventory   |
|                               | 9) Other _____  |
| New Tanks                     | ___ 7. Precs Tank Test 2643   |
|                               | Date: _____   |
|                               | ___ 8. Inventory Rec. 2644  |
|                               | ___ 9. Soil Testing 2646  |
| ___ 10. Ground Water. 2647    |   |
| ___ 11. Monitor Plan 2632     |   |
| ___ 12. Access. Secure 2634   |   |
| ___ 13. Plans Submit 2711     |   |
| Date: _____                   |   |
| ___ 14. As Built 2635         |   |
| Date: _____                   |   |

**Comments:** Removal of the three gasoline tanks from the site, where a piping leak last year caused extensive subsurface contamination. The tanks are 10,000-gal., unprotected steel, and have significant pitting and some small holes along the midsection. No holes visible in any of the tank bottoms, however, except for the tank at the eastern end of the pit. Groundwater is at a depth of about 8 feet, and is visibly contaminated. The pit has a strong odor of gasoline. No groundwater sample need be taken, because groundwater contamination has already been documented. Pit will be pumped. 6 soil samples taken, 1 one from each end of each tank, and they appear saturated with gasoline. The soil is a black clay. Soil samples taken to establish a baseline contamination level. The pit will be overexcavated, and additional samples taken later. Pump islands and all piping will be removed and large volumes of soil excavated from this area.

DIME SIZE

II, III

Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: [Signature]

Inspector: \_\_\_\_\_

Signature: [Signature]

**ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
 DEPARTMENT OF ENVIRONMENTAL HEALTH  
 HAZARDOUS MATERIALS DIVISION  
 80 SWAN WAY, ROOM 200  
 OAKLAND, CA 94621  
 PHONE NO. 415/271-4320**

90 OCT 16 AM 11:36  
 ACCEPTED 10/24/90

DEPARTMENT OF ENVIRONMENTAL HEALTH  
 410 - 8th Street, Room 1004  
 Oakland, CA 94612  
 Telephone (415) 271-4327

These plans have been reviewed and found to be acceptable and accordingly meet the requirements of Title and local health laws. Changes to these plans may be made by the Department and to such extent as to be acceptable to the local health laws, the project proposed to be undertaken. In the event of any repair or alteration to the project, the Department will be notified in writing and a copy of these plans, the permit and all other documents available to all concerned parties and available for public review, shall be provided to the Department.

Any change or alteration of the above plans must be submitted to the Department and approved by the Department. It is the responsibility of the contractor to obtain all necessary permits and approvals from the Department and to comply with all applicable laws, rules and regulations of the Department of Health Care Services prior to the following required inspection:

- \_\_\_\_\_ Removal of Tank and Piping
- \_\_\_\_\_ Sampling
- \_\_\_\_\_ Full Inspection

Issuance of a permit to operate is dependent on the plans with accepted plans and all applicable laws, rules and regulations.

THIS IS A HAZARDOUS MATERIALS PERMIT FOR NOT GUARANTEE THESE ARE TRUE.

*All piping to be removed with tanks.*

**UNDERGROUND TANK CLOSURE/MODIFICATION PLANS**

1. Business Name Plaza Car Wash  
 Business Owner Mr. Murray Stevens
2. Site Address 400 San Pablo Avenue  
 City Albany, CA Zip 94706 Phone 415-523-7866
3. Mailing Address 2351 Shoreline Drive  
 City Alameda, CA Zip 94501 Phone 415-523-7866
4. Land Owner Mr. & Mrs. George and June Ososke  
 Address 400 San Pablo Avenue City, State Albany, CA Zip 94706
5. EPA I.D. No. CAC 000527736
6. Contractor Alpha Geo Services  
 Address 298 Brokaw Road  
 City Santa Clara, CA 95050 Phone 408-988-1032  
 License Type General "A" & C57 ID# 507520
7. Consultant Soil Tech Engineering, Inc.  
 Address 298 Brokaw Road  
 City Santa Clara, CA 95050 Phone 408-496-0265

(20)

8. Contact Person for Investigation

Name Mr. Frank Hamedi-Fard Title General Manager  
Phone (408) 496-0265

9. Total No. of Tanks at facility 3

10. Have permit applications for all tanks been submitted to this office?  
Yes [] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name Refineries Service, Inc. EPA I.D. No. CAD 08166728  
Address P.O. Box 1171  
City Patterson State CA Zip 95363

b) Rinsate Transporter

Name Refineries Service, Inc. EPA I.D. No. CAD 08166728  
Address P.O. Box 1171  
City Patterson State CA Zip 95363

c) Tank Transporter

Name Erickson, Inc. EPA I.D. No. CAD 0009466392  
Address 255 Parr Boulevard  
City Richmond State CA Zip 94801

d) Tank Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD 0009466392  
Address 255 Parr Boulevard  
City Richmond State CA Zip 94801

e) Contaminated Soil Transporter

Name Erickson, Inc. EPA I.D. No. CAD 0009466392  
Address 255 Parr Boulevard  
City Richmond State CA Zip 94801

12. Sample Collector

Name Noori Ameli Staff Engineer  
 Company Soil Tech Engineering, Inc.  
 Address 298 Brokaw Road  
 City Santa Clara State CA Zip 95050 Phone 408-496-0265

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
10,000 gal.	Regular Gasoline	None Taken	
10,000 gal.	Unleaded Gasoline	None Taken	
10,000 gal.	Super Unleaded Gasoline	None Taken	

14. Have tanks or pipes leaked in the past? Yes  No

If yes, describe. PIPES LEAKED

15. NFPA methods used for rendering tank inert? Yes  No

If yes, describe. Dry ice. 20 pounds of dry ice per 1,000 gallon.

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name Anametrix, Inc.  
 Address 1961 Concourse Drive, Suite E  
 City San Jose State CA Zip 95131  
 State Certification No. 151

(FD)

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
Gasoline	TPHg/BTEX      5030/8020	GCIFD

18. Submit Site Safety Plan

19. Workman's Compensation:      Yes [X]      No [ ]

Copy of Certificate enclosed?      Yes [X]      No [ ]

Name of Insurer State Compensation Insurance Fund

20. Plot Plan submitted?      Yes [X]      No [ ]

21. Deposit enclosed?      Yes [X]      No [ ]

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

*FLD*

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

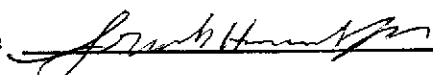
I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel and safety.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor


Name (please type) Frank Hamedi-Fard

Signature 

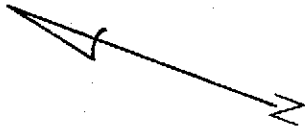
Date 10-11-90

Signature of Site Owner or Operator

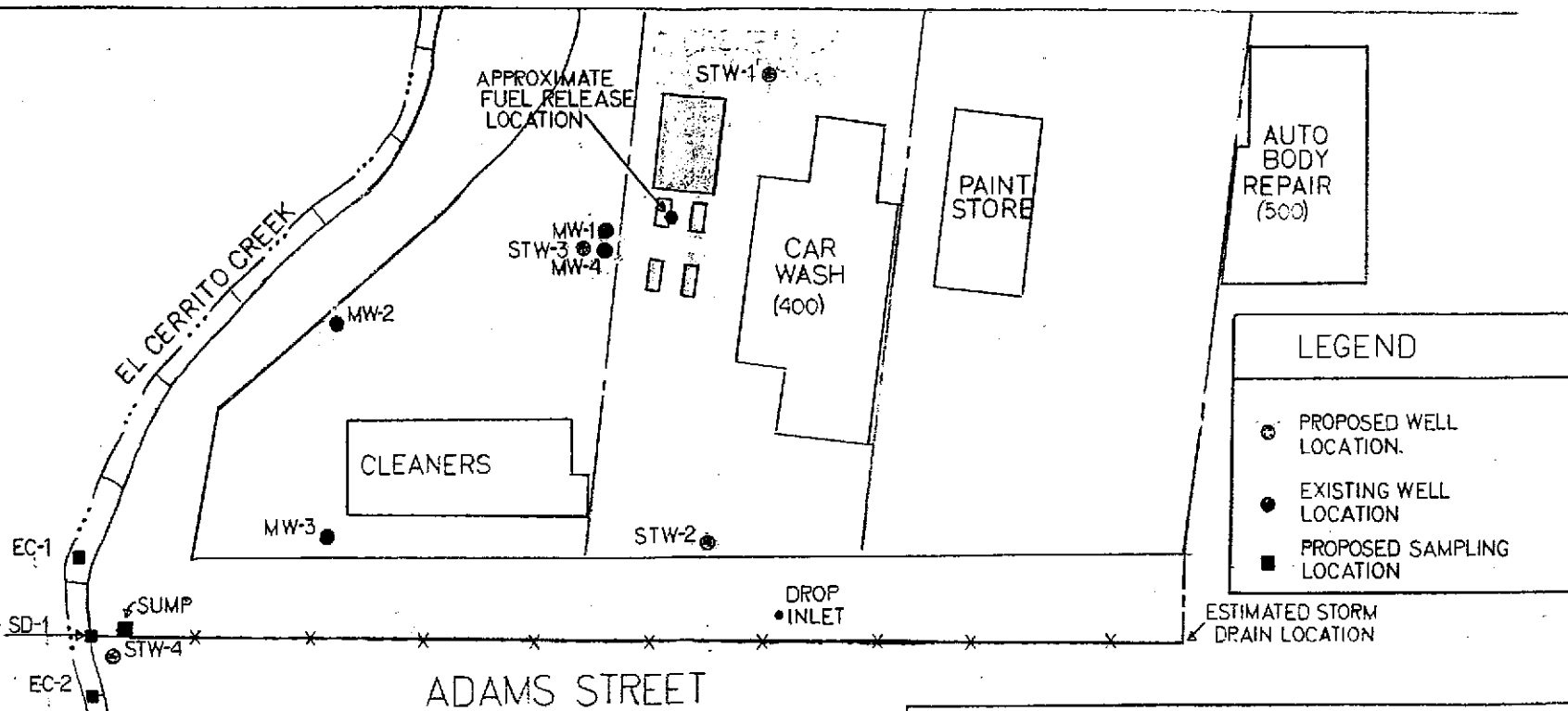
Name (please type) Murray Stevens

Signature  (FOR MURRAY STEVENS)

Date 10-12-90



SAN PABLO AVENUE



AUTO BODY REPAIR (500)

PAINT STORE

CAR WASH (400)

CLEANERS

APPROXIMATE FUEL RELEASE LOCATION

EL CERRITO CREEK

ADAMS STREET


**LEGEND**

- PROPOSED WELL LOCATION.
- EXISTING WELL LOCATION.
- PROPOSED SAMPLING LOCATION.

ESTIMATED STORM DRAIN LOCATION

440 SAN PABLO AVE. ALBANY, CA

1" = 40'	PROJECT NO. 8-90-421-S1	FIG - 3
		9-21-90

 **SOIL TECH ENGINEERING, INC.**  
Soil, Foundation and Geological Engineers  
258 BROWN ROAD ■ SANTA CLARA, CA 95050 ■ (408) 488-0284

**STATE  
COMPENSATION  
INSURANCE  
FUND**

P.O. BOX 807, SAN FRANCISCO, CA 94101-0807

**CERTIFICATE OF WORKERS' COMPENSATION INSURANCE**

OCTOBER 11, 1990

POLICY NUMBER: 0650917 - 90  
CERTIFICATE EXPIRES: 1-1-91

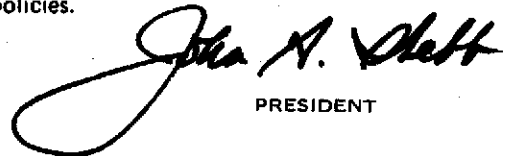
PLAZA CAR WAHS  
400 SAN PABLO AVE  
ALBANY  
CA 94706

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon <sup>30</sup>ten days' advance written notice to the employer.

We will also give you <sup>30</sup>TEN days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

  
PRESIDENT

ENDORSEMENT #2065 ENTITLED CERTIFICATE HOLDERS' NOTICE EFFECTIVE 01/01/90 IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

EMPLOYER

SOIL TECH ENGINEERING, INC AND/OR  
ALPHA GEO SERVICES, INC  
298 BROKAW RD  
SANTA CLARA  
CA 95050



**HEALTH AND SAFETY PLAN  
FOR  
KAMUR INDUSTRIES, INC.  
PLAZA CAR WASH SITE  
400 SAN PABLO AVENUE  
ALBANY, CALIFORNIA**

**General:**

This Health and Safety Plan (HSP) contains the minimum requirements for the subject site field work. The field activities include drilling, soil sampling and water sampling. All personnel and contractors will be required to strictly adhere with this HSP requirements.

The objective of the HSP plan is to describe procedures and actions to protect the worker, as well as unauthorized person, from inhalation and ingestion of, and direct skin contact with potentially hazardous materials that may be encountered at the site. The plan describes (1) personnel responsibilities and (2) protective equipment to be used as deemed when working on the site. At a minimum, all personnel working at the site must read and understand the requirements of this HSP. A copy of this HSP will be on-site, easily accessible to all staff and government field representative.

**Personnel Responsibilities:**

Key personnel directly involved in the investigation will be responsible for monitoring the implementation of safe work

**SOIL TECH ENGINEERING, INC.**

practices and the provisions of this plan are (1) the drilling project supervisor and (2) Soil Tech Engineering, Inc. (STE) project field engineer. These personnel are responsible for knowing the provisions of the plan, communicating plan requirements to workers under their supervision and regulatory agencies inspectors and for enforcing the plan.

The personnel-protective equipment will be selected to prevent field personnel from exposure to fuel hydrocarbons that may be present at the site. To prevent direct skin contact, the following protective clothing will be worn as appropriate while working at the site:

1. Tyvek coveralls.
2. Butyl rubber or disposable vinyl gloves.
3. Hard hat with optional face shield.
4. Steel toe boots.
5. Goggles or safety glasses.

The type of gloves used will be determined by the type of work being performed. Drilling personnel will be required to wear butyl rubber gloves because they may have long duration contact with the subsurface materials. STE sampling staff will wear disposable gloves when handling any sample. These gloves will be changed between each sample.

Personnel protective equipment shall be put on before entering the immediate work area. The sleeves of the overalls shall be outside of the cuffs of the gloves to facilitate removal of clothing with

the least potential contamination of personnel. If at any time protective clothing (coveralls, boots or gloves) become torn, wet or excessively soiled, it will be replaced immediately.

Total organic vapors will be monitored at the site with a portable PID. Should the total organic vapor content approach that of the threshold limit value (TLV) for any of the substances listed in Table 1, appropriate safety measures will be implemented under the supervision of the site project engineer. These precautions include, but are not limited to, the following: (1) Donning of respirators (with appropriate cartridges) by site personnel, (2) forced ventilation of the site, (3) shutdown of work until such time as appropriate safety measures sufficient to insure the health and safety of site personnel can be implemented.

TABLE 1  
THRESHOLD LIMIT VALUES  
FOR  
COMMON GASOLINE CONSTITUENTS

Benzene	10 ppm
Toluene	100 ppm
Ethylbenzene	100 ppm
Xylenes	100 ppm

No eating, drinking or smoking will be allowed in the vicinity of the drilling operations. STE will designate a separate area on site for eating and drinking. Smoking will not allowed at the

File No. 8-90-421-SI

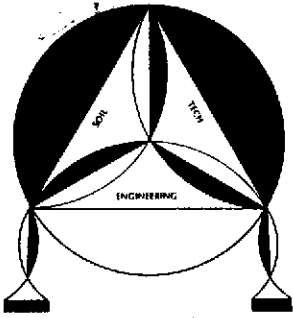
vicinity of the site except in designated areas. No contact lenses will be worn by field personnel.

**Location and Phone Numbers of Emergency Facilities:**

For emergency reasons, the closest facilities addresses and phone numbers are listed below:

Albany Fire Department	911
Alta Bates Hospital 3001 Colby at Ashby, Berkeley	(415) 540-0337

**SOIL TECH ENGINEERING, INC.**



# SOIL TECH ENGINEERING

*Soil, Foundation and Geological Engineers*

298 BROKAW ROAD, SANTA CLARA, CA 95050 ■ (408) 866-0919 ■ (415) 791-6406

October 11, 1990

Alameda County Health Care Services  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, California 94621

ATTENTION: MR. GIL WISTAR

REGARDING: PLAZA CAR WASH, 400 SAN PABLO AVENUE, ALBANY.

Dear Mr. Wistar:

The following comments are in address to your letter, dated September 26, 1990, to Mr. Murray Stevens. The enumerations correspond to the comments in the original letter.

**1. Soil Aeration:**

Due to the potentially excessive amounts of contaminated soil and the eventual onset of the rainy season, we are considering alternate methods of soil treatment, including incineration (recycling). As discussed in our Standard Operating Procedures included in the initial proposal, in the event that aeration becomes the most effective alternative, no work will be performed during the rainy season; this includes all excavation and aeration activities. All applicable regulations regarding on-site soil storage (run-off protection, etc...) will be

90 OCT 16 AM 11:42

strictly adhered to. Prior to stockpiling the soil, the stockpile area will be lined with visquene plastic sheeting. The entire stockpile will then be covered with visquene and anchored with hay bales or sandbags. If possible, the stockpile will be stored upgrate from the excavation, and no material shall be stored in a stream zone or wet area.

**2 & 3. Piping Removal and Replacement and Tank Removal:**

Enclosed is a copy of the tank closure plan. In subsequent meetings with Mr. Murray Stevens, It was determined that no piping would be replaced at this time. The tanks and the associated product lines will be removed and the excavation will be backfilled.

**4. Monitoring Wells:**

Groundwater protection permits will be obtained from the ACFCWD, Zone 7, in Pleasanton, for well installation and destruction.

**5. Surface Water Sampling:**

We are currently working with Mr. Hossain Kazemi, of the Water Board, for approval of this portion of the work plan.

**6. Groundwater Monitoring Plans:**

At this time, we feel that it is too early to include groundwater treatment in our work plan, due to the unknown extent of

**SOIL TECH ENGINEERING, INC.**

contamination that exists. STE staff will conduct the investigation in a professional and responsible manner. In the event that any situations exist that are not included in the work plan (i.e. groundwater contamination), a separate work plan will be submitted addressing means of remediation. In other words, our goal is to provide the most complete overall remediation for the site but in turn, keeping it economically feasible for our client, Mr. Stevens.

**7. All Technical Reports:**

All technical reports will be signed by our on-staff, California-registered engineer, Mr. Lawrence Koo, P. E. (C. E. #34928).

If you have any questions or require additional information, please feel free to contact our office at your convenience.

Sincerely,

SOIL TECH ENGINEERING, INC.



Richard Downs

cc: Mr. Murray Stevens, Kamur Industries  
Mr. Howard Hatayama, Department of Health Services  
Mr. Craig Johns Crosby, Heafey, Roach & May  
Mr. Hossain Kazemi, Regional Water Quality Control Board  
Mr. Mike Koepke, Albany Fire Department  
Mr. Rafat A. Shahid, Asst. Agency Dir., Environmental Health.

SOIL TECH ENGINEERING, INC.

CLAIM NO. 32

LOCAL AGENCY NO. \_\_\_\_\_

SITE ADDRESS 400 San Pablo Ave., Albany

CORRECTIVE ACTION COMPLIANCE DOCUMENTATION PAGE 3

DATE	ACTION REQUIRED/RESPONSE
10-11-90	Alameda rec'd letter from Soil Tech responding to 9/26/90 ltr.
10-24-90	Removal permit app'd.
11-6-90	Tanks removed. observed by Alameda.
1-15-91	Soil Sampling & Excavation Rept. submitted by Soil Tech.
1-29-91	Alameda ltr to clmnt re "groundwater monitoring has been ignored." Requested clmnt to submit technical reports.
2-13-91	Water Sampling of El Cerrito Creek submitted by claimant.
2-22-91	Ltr from Soil Tech re installation of add'l mw by 2/28/91.
3-28-91	Water sampling of El Cerrito Creek submitted by claimant.
4-26-91	" " " " " " " " " " " "
5-12-91	Soil Remediation rept. received from Soil Tech.
7-5-91	Supplemental Subsurface Investigation Rept. rec'd from Soil Tech.
7-26-91	Quarterly groundwater monitoring Rept. submitted by claimant [prepared by Soil Tech].
11-22-91	Quarterly monitoring Rept. submitted by Soil Tech.
1-24-92	monthly water sampling submitted by Soil Tech.
2-13-92	Quarterly monitoring rept. submitted by Soil Tech.
4-21-92	Alameda ltr to clmnt approving interim remedial measure plan.
8-24-92	Fifth quarterly monitoring rept. rec'd.
1-4-93	Quarterly monitoring rept submitted by Soil Tech.
2-2-93	" " " " " " " " " " " "
1-16-93	Alameda ltr. to clmnt requiring to submit detailed w/p to remediate groundwater contamination.
3-22-93	Quarterly monitoring rept submitted by Soil Tech.
4-26-93	Telecon note - clmnt. to submit w/p by 5/3/93.

CONFIRMATION OF CORRECTIVE ACTION COMPLIANCE: After reviewing the lead agency site file, the claim reviewer has determined that the claimant is in substantial compliance with corrective action requirements.

Blessy Torres  
REVIEWER'S SIGNATURE

4/27/93  
DATE SIGNED

LEAD AGENCY CONCURRENCE: As of this date, the lead agency representative concurs with the determination that the claimant is in compliance with applicable corrective action requirements.

see next page  
SIGNATURE

DATE SIGNED

STAFF RECOMMENDATION: ( ) APPROVED ( ) REFERRED TO TEAM LEADER - See Comments, Page 2.

REVIEWER'S SIGNATURE: \_\_\_\_\_ DATE SIGNED \_\_\_\_\_

Revised 10/92





CLAIM NO. 327

LOCAL AGENCY NO. \_\_\_\_\_

SITE ADDRESS 400 San Pablo Ave., Albany

CORRECTIVE ACTION COMPLIANCE DOCUMENTATION

PAGE 3

DATE	ACTION REQUIRED/RESPONSE
7-27-89	Leak discovered in pipeline per Alameda Haz mat Inspection Notes.
8-2-89	Subsurface Consultant Inc. submitted URF and status of investigation.
8-22-89	Alameda rec'd preliminary results of contamination investigation prepared by Subsurface
9-18-89	Ltr. from claimant re add'l prelim data inc. analytical test results of soil + water samples.
10-30-89	DHS Emergency Response Unit sent ltr to Alameda requesting to complete "Emergency Response Incident Rept." + send copies of all manifests.
11-10-89	Alameda rec'd Status Rept prepared by Subsurface from Atty. Craig Johns.
12-7-89	Alameda ltr to claimant summarizing issues discussed at 11/29/89 mtg w/ RWQCB + clmnt. Requested clmnt to submit WP by 12/29/89.
12-13-89	Ltr. from claimant re change in consultant.
12-28-89	Ltr. from consultant ITES requesting extension of deadline.
1-12-90	Alameda rec'd Prelim Rept + WP from ITES.
2-3-90	Monthly sampling submitted by clmnt.
3-30-90	Request from Aqua Terra Tech to inspect County files re clmnt's site.
4-13-90	Monthly sampling of MW submitted by clmnt.
5-11-90	Monthly sampling " " " " " " " " " " " "
7-18-90	Notice of Violation <sup>sent</sup> to clmnt for not complying w/ 12/7/89 directives. Requested clmnt to remove tanks.
7-24-90	monthly sampling submitted by clmnt. [prepared by ITES]
9-21-90	Proposed wlp pursuant to 9/11/90 mtg w/ Alameda submitted by Soil Tech Engineering.
9-26-90	Alameda Ltr. to clmnt regarding omitted items on WP that must be <del>added</del> <sup>added</sup>

CONFIRMATION OF CORRECTIVE ACTION COMPLIANCE: After reviewing the lead agency site file, the claim reviewer has determined that the claimant is in substantial compliance with corrective action requirements.

LEAD AGENCY CONCURRENCE: REVIEWER'S SIGNATURE \_\_\_\_\_ DATE SIGNED \_\_\_\_\_  
 As of this date, the lead agency representative concurs with the determination that the claimant is in compliance with applicable corrective action requirements.

STAFF RECOMMENDATION: ( ) APPROVED ( ) REFERRED TO TEAM LEADER - See Comments, Page 2. DATE SIGNED \_\_\_\_\_  
 REVIEWER'S SIGNATURE: \_\_\_\_\_ DATE SIGNED \_\_\_\_\_

Larry Seto

# DETAILED REVIEW CHECKLIST

CLAIM NO.: 00227	REGION: 2	COUNTY: Alameda	CODE: 01
PRIORITY ASSIGNED: 3	LEAD AGENCY AND Alameda County Health		
CURRENT RANK: 686	CONTACT PERSON:		
DATE REVIEWED:	PHONE NO.: (510) 271-4530		
REVIEWER:			

SITE NAME: Plaza Car Wash  
 SITE ADDRESS: 400 San Pablo Road, Albany, CA 94706

CLAIMANT INFORMATION	ACC.	REJ.	HOW INFORMATION WAS VERIFIED	
<b>I. Claimant Identification</b>				
1. Claimant is/was the owner and/or operator of the leaking UST?	✓		both - removal permit App.	
2. Have all applicable past and current UST owners/operators been identified?	✓			
3. All required tax ID numbers provided?	✓			
4. Date site/tanks acquired verified?	✓			
<b>II. Statement of Costs</b>				
1. Valid third party claim?	n/a			
2. Claimed corrective action costs exceed \$10,000?	n/a			
<b>III. Joint Claimant</b>				
1. Joint Claimant is an owner and/or operator?				
2. Tax ID number provided?				
3. Joint Claimant's priority class verified?				
<b>IV. Co-Payee</b>				
1. Tax ID No. provided?				
2. Mailing address/phone no. provided?				
<b>V. Contamination Site/Occurrence Description*</b>				
1. Description of tank and use verified?	✓		removal permit	
2. Registered farm tank?	n/a	No		
3. Leaking tank contained eligible substance?	n/a		URF/removal permit	
4. Is there any evidence that the UAR was the result of a spill, overfill or gross negligence?			none indicated in County file.	
5. If claimant submitted more than one claim for the site, each claim is for a separate occurrence?	✓		n/a	
6. Site map provided?	✓			
<b>VII. Priority Class Worksheet</b>				
1. Claimant's priority verified?				
2. Claimant was both the owner and operator at time of leak discovery?	Yes	No		
3. Claimant is the current owner and operator?	Yes	No/NA	tanks removed.	
4. If either question = No, other party(s) priority class was verified?	✓		n/a	
<b>VIII. Priority Class Designation</b>				
<b>A. Priority Class A</b>				
Residential Motor Fuel Tanks				
1. UST located at the residence of a person and property zoned residential use only at time of leak discovery?			X	
2. UST located at property improved by an owner-occupied single family dwelling or duplex at time of leak discovery?				
3. UST was not used for agricultural purposes or for resale on or after 1/1/85?				
OR				
Residential Small Home Heating Oil Tanks				
4. UST located at the residence of a person at time of leak discovery?				
5. UST located at property improved by an owner-occupied single family dwelling or duplex at time of leak discovery?				
6. UST has a capacity of 1,100 gallons or less?				
7. UST is used only to store home heating oil for consumptive use on property?				
8. UST was not located on agricultural property on or after 1/1/85?				



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



September 26, 1990

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

Mr. Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Dr.  
Alameda, CA 94501

**RE: Work plan submitted for Plaza Car Wash, 400 San Pablo Ave.,  
Albany**

Dear Mr. Stevens:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the work plan submitted by Soil Tech Engineering for remedial work at the above site. This plan generally corresponds to the discussion held at the site on September 11 between you, Frank Hamedi-Fard, Hossein Kazemi, and me. However, there are several omissions in the plan, as outlined below.

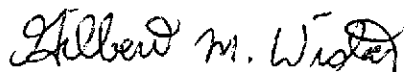
1. **Soil aeration** is a potential problem if your consultant attempts it during the rainy season (which may have already begun, based on last weekend's storm!). Soil piles need runoff protection for rainy season aeration, and specifics of this runoff protection scheme should be included in the work plan. In addition, in consideration of the space constraints at the site, I'd like to know where your consultant plans to aerate the soil, and to what depth it would be spread.
2. **Piping removal and replacement** require a filled out closure/modification plan that specifies the contractor, to be submitted to this office, along with site-specific blueprints for the new piping installation, and a deposit of \$744. The blueprints should include piping diagrams (plan views), details of joints and plumbing connections, and schematics of the proposed pipeline monitoring system.
3. **Tank removals** would require a closure plan to be submitted to this office, along with a deposit of \$744. As we discussed, this can be treated as a "contingency plan," but must be submitted and approved as if the work will actually take place.
4. **Monitoring wells** require a groundwater protection permit from the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton, both for installation and destruction. The work plan indicated that these permits would be obtained from this office.
5. **Surface water sampling** details seem to conform to the September 11 on-site discussion; however, the Water Board is the only agency that can approve this portion of the work plan.

Mr. Murray Stevens  
September 26, 1990  
Page 2 of 2

6. **Groundwater monitoring plans** described in Soil Tech Engineering's proposal may not be a sufficient condition for site signoff. Certainly, monitoring wells need to be sampled at least quarterly for a year or more, but groundwater treatment may be required. Therefore, the work plan should be written and the actual work designed to account for this likelihood. This will permit the development of the most efficient overall remediation plan for the site.
7. Be sure that all technical reports submitted on the site are signed by a California-registered geologist or certified engineering geologist.

If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,



Gil Wistar  
Hazardous Materials Specialist

c: Howard Hatayama, DOHS  
Frank Hamedi-Fard, Soil Tech Engineering (298 Brokaw Rd., Santa Clara, CA 95050)  
Craig Johns, Crosby, Heafey, Roach & May (1999 Harrison St., Oakland, CA 94612-3573)  
Hossain Kazemi, RWQCB  
Mike Koepke, Albany Fire Dept.  
Rafat A. Shahid, Asst. Agency Director, Environmental Health files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Certified Mailer # P 062 127 869

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

July 18, 1990

Mr. Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Dr.  
Alameda, CA 94501

**NOTICE OF VIOLATION**

Dear Mr. Stevens:

In a letter dated December 7, 1989, the Alameda County Department of Environmental Health, Hazardous Materials Division set forth requirements for further work at the Plaza Car Wash at 400 San Pablo Ave. in Albany. These requirements were divided into three sections: A) Surface Water Quality; B) Groundwater Characterization; and C) Soil Characterization. Since this letter was sent, work has proceeded adequately in area A) above, but little or no work has occurred to define soil and groundwater contamination and to work towards remediation of these problems.

In several meetings, phone conversations, and correspondences between you and this office since early 1990, you stated that you were about to decide on whether or not to remove the tank systems at the site. We still have not heard anything from you on this subject; moreover, the decision on tank removal, while it may affect methods of soil characterization and remediation, has no bearing on groundwater definition and cleanup. According to the state Water Code, you are responsible for taking "diligent actions" to address surface and groundwater contamination; as things stand, however, a year has passed since the discovery of the underground release and free product still remains in monitoring wells downgradient from the point of release.

Because of these factors, you are in violation of Sec. 25299.37 of the California Health and Safety Code, which describes general corrective action requirements, especially in cases where the local agency has requested specific actions or reports. To correct this situation, you must submit a work plan to this office and to the Regional Water Quality Control Board that will lead to a Problem Assessment Report and a Remedial Plan for both soil and groundwater at the site. Removal of the tank systems may comprise part of the work plan, but will not be construed as a substitute for any remaining phase of the project.

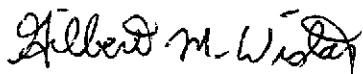
Mr. Murray Stevens  
July 18, 1990  
Page 2 of 2

The work plan, which is due on **August 23, 1990** regardless of the status of the tanks, must address at least the following points:

1. Installation and sampling of additional monitoring wells that will permit full definition of the contaminant plume(s).
2. Plan and schedule for removing free product from monitoring wells and/or the collection sump.
3. Sampling and taking water levels in all monitoring wells on at least a quarterly basis for the duration of the project.
4. Drilling of sufficient soil borings (or collection of samples during excavation) to enable contamination in the unsaturated zone beneath the site (and possibly off-site) to be defined.
5. Description of method for cleaning up contaminated soil, if found to be necessary.
6. A schedule for performance of each of these activities, as well as for submission of a problem assessment report and submission of a site-specific remediation plan.

If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,



Gil Wistar  
Hazardous Materials Specialist

c: Howard Hatayama, DOHS  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Division  
Craig Johns, Crosby, Heafey, Roach & May (1999 Harrison St.,  
Oakland, CA 94612-3573)  
Hossain Kazemi, RWQCB  
Mike Koepke, Albany Fire Dept.  
Rafat A. Shahid, Asst. Agency Director, Environmental Health  
files



P 062 127 869

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	Murray Stevens
Street and No.	2351 Shoreline Dr.
P.O., State and ZIP Code	Alameda, 94501
Postage	\$
Certified Fee	
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Return Receipt showing to whom and Date Received	
Return Receipt showing to whom Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	7/18/90

PS Form 3800, JUN 79

RWQCB

Playa Car Wash File 4/9/90

Contents - Removed for photocopying  
In public file room 10:40 AM Julianne  
Snyder

Entries

10/16/89

Subsurface Consultants to Vicki Ovaral,  
Sub: Soil Excavation, Storm Drain  
Repair, 400 Adams St. Albany

8/22/89

Subsurface Consultants <sup>in</sup> to Murray  
Stevens.  
Sub: Gasoline Contamination, Playa Car  
Wash 400 San Pablo Ave.

8/23/89

Kaiser Industries to H. Kazemi RWQCB  
Sub: Transmittal Report (8-22-89) prepared  
by SCI

11/7/89

Subsurface Consultants to Murray Stevens  
Sub: Report summarizing Site Usage  
History; Soil Vapor Studies; Surface  
Water Contamination; Conclusions & Recommendations

9/18-89

Crosby, Healey, Roach & King to H. Kazemi RWQCB  
Sub: Representation of Playa Car Wash

9/15/89

W. K. Wikander, Subsurface Consultants to  
H. Kazemi RWQCB  
Sub: Transmittal of letter from S.C.I. to  
M. Stevens. Re mitigation of contaminated ground-  
water during creek

2-3-90

M. Stevens (of IT Corp.) to H. Kazemi  
RWQCB & G. Wistar, ACDEH

Sub: Monthly Sampling of  
the Monitoring Wells & Sump; Rainfall  
event Sampling El Cerrito Creek

3-16-90

M. Stevens (of IT Corp.) to H. Kazemi RWQCB  
& G. Wistar, ACDEH

Sub: Monthly Sampling of Monitoring Wells  
& Sump; Rainfall event Sampling  
El Cerrito Creek



KAMUR INDUSTRIES INC.

2351 Shoreline Dr., Alameda, CA 94501 - (415) 763-8866

90 MAR 21 PM 12:27

March 16, 1990

Mr. M. Hossain Kazemi  
Regional Water Quality Control Board  
San Francisco Region  
1800 Harrison Street  
Oakland, CA 94612

Mr. Gilbert Wistar  
Alameda County  
Health Care Services Agency  
Hazardous Materials Program  
80 Swan Way, Room 200  
Oakland, CA 94612

Subject: Plaza Car Wash  
400 San Pablo Avenue  
Albany, CA

Gentlemen:

The enclosed report prepared by International Technology Corporation show the results through February of:

1. Monthly Sampling of the Monitoring Wells & Sump.
2. Rain fall Event Sampling of the El Cerrito Creek.

These activities will be continued during the "rainy season" to accumulate the necessary data to prepare a Problem Assessment Report addressing remedial options.

If you have any questions, please let me know.

Sincerely,

Murray T. Stevens

MTS:khs

enclosure

cc: Ms. Vicki Dvorak - BAAQMD  
Mr. Craig S. J. Johns - CHR&M  
Ms. S. I. Mills - ITC



INTERNATIONAL  
TECHNOLOGY  
CORPORATION

12 January 1990

Mr. M. Hossain Kazemi  
Regional Water Quality Control Board  
San Francisco Bay Region  
1800 Harrison Street  
Oakland, CA 94612

Mr. Gilbert Wistar  
Alameda County  
Health Care Services Agency  
Hazardous Materials Program  
80 Swan Way, Room 200  
Oakland, CA 94621

Re: Preliminary Report and Work Plan  
Plaza Car Wash  
400 San Pablo Avenue  
Albany, CA

Gentlemen:

Enclosed please find a Preliminary Report and Work Plan prepared by International Technology Environmental Services (ITES) and dated 12 January 1990 for the site assessment of Plaza Car Wash, located at 400 San Pablo Avenue in Albany, California.

As noted in our correspondence of 28 December 1989, ITES was retained by Kamur Industries on 14 December 1989 to prepare the Preliminary Report and Work Plan for future monitoring and data accumulation at the site, with a view toward preparation of a Problem Assessment Report and Final Remedial Plan at a later date.

Regional Office

4585 Pacheco Boulevard • Martinez, California 94553 • 415-372-9100

*IT Corporation is a wholly owned subsidiary of International Technology Corporation*

90 JAN 17 PM 12:03

We are submitting this Preliminary Report and Work Plan at the direction and on behalf of our client, Mr. Murray T. Stevens. We understand that this Preliminary Report and Work Plan has been reviewed by Mr. Stevens' legal counsel.

If you have any questions or concerns, please do not hesitate to contact IT Environmental Services at 415:372-9100.

Sincerely,

*Gregory R. Millikan*

Gregory R. Millikan  
Project Hydrogeologist

cc: Ms. Vicki Dvorak- BAAQMD  
Mr. Murray T. Stevens  
Mr. Craig S. J. Johns



89 DEC 29 AM 10: 23

28 December 1989

Gil Wistar  
Hazardous Materials Program  
Alameda County Health Care Services Agency  
80 Swan Way, Room 200  
Oakland, CA 94621

RE: Kamur Industries Plaza Car Wash  
400 San Pablo Avenue  
Albany, CA

Dear Mr. Wistar,

IT Environmental Services (ITES) was retained by Kamur Industries, Inc. on 04 December 1989 to provide environmental geotechnical support relative to suspected leakage from the Underground Storage Tank (UST) system at the above referenced site. ITES was retained by Kamur Industries on 22 December 1989 to prepare a Preliminary Report (Workplan) leading to a Problem Assessment Report.

Based on available data from the site and on future work to be performed, ITES has been contracted to provide the following services:

1. Ongoing monitoring of water quality in El Cerrito Creek
2. Ongoing monitoring of water quality in existing monitoring wells
3. Ongoing monitoring of water quality in the recently installed sump
4. Preparation of a Preliminary Report (Workplan) to be submitted to the guidance agencies
5. Disposal of all hazardous materials from the site and adjacent property relative to the suspected release
6. Preparation of a Problem Assessment Report to define the vertical and horizontal extent of contamination in soil and/or groundwater at the site.
7. Preparation of a Remedial Options Plan to be considered a prelude to a Final Remedial Plan.

Regional Office


4585 Pacheco Boulevard • Martinez, California 94553 • 415-372-9100

*IT Corporation is a wholly owned subsidiary of International Technology Corporation*

ITES will submit a Preliminary Report (Workplan) to ACHCS, RWQCB, and BAAQMD prior to execution of the Problem Assessment Report. Current activities include preparation of the workplan, monthly monitoring, and rainfall monitoring. The scope of these actions has precluded preparation of the workplan by the due date of 29 December 1989 per the request from your office. ITES is proceeding at a rapid pace toward production of this document. The client requests that an extension in the deadline to early January 1990 be granted.

If your office has any questions or comments, please do not hesitate to call at 415:372-9100.

Sincerely,

  
Gregory R. Millikan  
Project Hydrogeologist





KAMUR INDUSTRIES INC

2351 Shoreline Dr., Alameda, CA 94501 - (415) 523-7466

89 DEC 18 AM 10:40

December 13, 1989

Mr. M. Hossain Kazemi  
Regional Water Quality Control Board  
1800 Harrison Street  
Suite 700  
Oakland, CA 94612

Re: Plaza Car Wash Site  
400 San Pablo Ave., Albany, CA.

Dear Mr. Kazemi:

This letter is to bring you up to date on what has transpired since our November 29th meeting and subsequent conversations at Plaza Car Wash the next week. As you know, we are in the process of changing consultant firms and are awaiting proposals on which to base our determination. A decision will be made by Friday, December 15th, 1989.

In order to expedite the gathering of data, we have contracted with International Technology Corp. to do this phase. A copy of our agreement with them is attached showing the scope of the work to be performed. Water level measurements and samples from the creek, sump and existing monitoring wells was done on December 8, 1989. Lab results from this testing should be available on about December 22nd. This particular work will continue through March 1990. All data gathered will be turned over to the new consultant for use in preparing a Problem Assessment Report. I personally am making frequent visual observations of the creek at the storm sewer outflow. The notes taken on these observations will also be made available to the consultant.

Mr. M. Hossain Kazemi  
December 13, 1989  
Page 2

Based on the above appointment date for our consultant, a Preliminary Work Plan will be submitted to you and the Alameda County Department of Environmental Health's Hazardous Materials Division by December 29th, 1989.

Sincerely,

Murray T. Stevens

MTS:khs  
Enclosure

✓ cc: Mr. Gil Wistar  
Alameda County Health Care Services  
Department of Environmental Health  
Hazardous Materials Program  
80 Swan Way; Room 200  
Oakland, CA 94621

Ms. Vicki Dvorak  
Bay Area Air Quality Management District  
939 Ellis Street  
San Francisco, CA 94109

Mr. Craig S.J. Johns

## SCOPE OF WORK

PLAZA CAR WASH  
400 SAN PABLO AVENUE  
ALBANY, CALIFORNIA

The scope of work for the project is as follows:

1. Stream Sampling
2. Well Sampling
3. Sump Sampling

## STREAM SAMPLING

Four sampling points in El Cerrito Creek were identified by the client in conjunction with the RWQCB representative and an IT Environmental Services (ITES) project hydrogeologist.

On a monthly basis, water samples will be procured from the four sampling points and submitted to the laboratory for the following analyses:

1. Total Petroleum Hydrocarbons as Gasoline

On a per rainstorm basis, following significant measureable rain events (greater than 0.5 inches) sampling will occur. Forty-eight (48) hours following the cessation of rainfall, water samples will be procured from the four sampling points and will be submitted for the following analyses:

1. Total Petroleum Hydrocarbons as Gasoline

-----  
WELL SAMPLING

Four existing monitoring wells on the site were identified by the ITES hydrogeologic staff. These two inch (2") diameter wells were locked and the keys were procured. It was determined that groundwater was present in all wells and the wells will be sampled with groundwater samples submitted on a monthly basis during the rainy season with quarterly monitoring during the dry season.

On a monthly basis, the wells lacking floating product will be bailed of four well volumes, allowed to recharge and sampled for the following analyses:

1. Total Petroleum Hydrocarbons as Gasoline (EPA 8015)
2. BTEX (EPA 8020)

A field/trip blank will accompany the samples at all times and be submitted for the same analyses.

On a per rainstorm basis, the wells will be monitored for floating product and water levels. This data will be stored pending production of groundwater contour maps.

---

#### SUMP SAMPLING

The sump in the cul-de-sac behind the cleaners was identified as a point of sampling interest due to its proximity to outflow into El Cerrito Creek.

This sump will be sampled on a monthly basis and on a per storm event basis for the following analytical tests:

1. Total Petroleum Hydrocarbons as Gasoline (EPA 8015)
  2. Total Petroleum Hydrocarbons as Diesel (EPA 8015)
  3. BTEX (EPA 8020)
- 

A maximum of two storm events per month was determined to be the sampling frequency most suited to characterizing storm runoff influence in El Cerrito Creek.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



December 7, 1989

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

Mr. Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Dr.  
Alameda, CA 94501

Re: Follow-up to 11/29/89 meeting at the Water Board, regarding  
contamination at 400 San Pablo Ave., Albany

Dear Mr. Stevens:

Last week, in a meeting held at the offices of the Regional Water Quality Control Board (RWQCB), representatives from your organization, Hossain Kazemi from the RWQCB, and I discussed work that had been done as well as work still needing to be done, at the Plaza Car Wash site. In work accomplished to date, the principal deficiency identified was the scarcity of data on the exact timing and concentration of hydrocarbon releases to El Cerrito Creek since the installation of the drainage sump at the end of Adams Ave. The summary report prepared by Subsurface Consultants, Inc., indicated that product has been seeping into the creek, but there was no information on when this occurred, how much product came out of the storm drain, or the dissolved hydrocarbon concentration in creek water upstream and downstream of the storm drain outlet. In addition, the lack of data on storm drain flow after significant rainstorms was noted.

Data collected from the site suggest that there may be a large plume of gasoline-contaminated groundwater underneath the site. There may also be pockets of contaminated soil that act as continuing sources of groundwater pollution, especially around the former piping leak. Moreover, soil gas surveys conducted by Subsurface Consultants show that the contaminated soil zone may be extensive. More data on both groundwater and soil needs to be developed; therefore, additional monitoring wells and soil borings should be installed and sampled as soon as possible. Ultimately, groundwater and/or soil remediation may be necessary, so that additional site work should be designed to provide sufficient information for remedial planning. All of these points were raised at the November 29 meeting.

At the meeting, it was decided that a work plan would be a desirable next step in the data-gathering process. The Alameda County Department of Environmental Health's Hazardous Materials Division is requiring that a work plan be prepared to address at least the points shown below. Your work plan must be submitted to this office and to the RWQCB no later than December 29, 1989.

Mr. Murray Stevens  
December 7, 1989  
Page 2 of 3

A. Surface Water Quality -- El Cerrito Creek

1. Detailed information on product releases to the creek.
2. Information on dissolved levels of hydrocarbons in both upstream and downstream portions of the creek.
3. Data on the effects of rainstorms on surface water quality.
4. If necessary, and in consultation with the RWQCB, develop means to prevent hydrocarbon releases to the creek.

B. Groundwater Characterization

1. Installation and sampling of additional monitoring wells that will permit definition of the contaminant plume(s).
2. Sampling and taking water levels in all monitoring wells on a monthly basis throughout the duration of the project.
3. Water level monitoring of all wells after significant rainstorms to determine the effect of surface runoff on groundwater hydrology.

C. Soil Characterization

1. Drilling of sufficient soil borings to enable contamination in the unsaturated zone beneath the site (and possibly off-site) to be defined.
2. Description of method for cleaning up contaminated soil, if necessary.

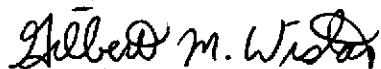
The RWQCB may wish to specify additional requirements for the protection of surface water in the site vicinity.

One final point made at the November 29 meeting concerned the underground tanks and piping at the Plaza Car Wash facility. It is the view of this office that because part of the system failed, other parts of the system are likely to have corroded and may also fail in the near future. Although rigorous inventory reconciliation has been implemented at the site since discovery of the leak last summer, the Division feels that the underground system at the Plaza Car Wash could cause additional releases. If such a release occurred, it could add greatly to the complexity and expense of soil, groundwater, and surface water cleanup. Therefore, we suggest that you consider removal of the existing underground tank system in the near term, to prevent a repeat of the environmental damage that has occurred.

Mr. Murray Stevens  
December 7, 1989  
Page 2 of 3

If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,



Gil Wistar  
Hazardous Materials Specialist

c: Hossain Kazemi, RWQCB  
Craig Johns, Crosby, Heafey, Roach & May  
Mike Koepke, Albany FD  
Rafat A. Shahid, Asst. Agency Director, Environmental Health  
files

CROSBY, HEAFEY, ROACH & MAY

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

1999 HARRISON STREET  
OAKLAND, CALIFORNIA 94612-3573

(415) 763-2000

TELEX 171337 CHRM OAK

FAX (415) 273-8832

333 BUSH STREET, SUITE 2580  
SAN FRANCISCO, CALIFORNIA 94104-2699  
(415) 543-8700  
FAX (415) 391-8269

November 10, 1989

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RICHARD J. HEAFEY  
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RAOUL D. KENNEDY  
KENNETH F. JOHNSON  
JOHN A. REDING  
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NECTOR J. CHINCHILLA  
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PAUL D. FOGEL  
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HELAIN E. LASKY  
SEAN E. SVENDSEN  
CARLA J. SHAPREAU  
LORENZO E. GASPARETTI  
LAWRENCE W. NILE

COUNSEL  
CHARLES E. BERTA  
ROBERT M. WINKUR  
PETER K. MAIER  
ROBERT E. ZANG  
JULIAN GRESSER

Mr. M. Hossain Kazemi  
Regional Water Quality  
Control Board  
San Francisco Bay Region  
1111 Jackson Street  
Room 6040  
Oakland, CA 94607

Re: Report From Subsurface Consultants Regarding  
Plaza Car Wash, Albany, California

Dear Mr. Kazemi:

On behalf of our client, Kamur Industries, Inc., please find enclosed a copy of a recent report prepared by Subsurface Consultants, Inc. ("SCI") regarding the gas leak and subsequent remedial steps taken at Plaza Car Wash, located at 400 San Pablo Avenue in Albany, California. This report is being sent to you pursuant to your request for a status report on the steps taken to date at the site.

As you will note, the report prepared by SCI summarizes (1) the site usage history in the area of Plaza Car Wash; (2) the soil vapor studies; (3) the surface water contamination migration; and (4) general conclusions and recommendations related to future ground water and soil remediation.



CROSBY, HEAFEY, ROACH & MAY  
PROFESSIONAL CORPORATION

Mr. Hossain Kazemi  
November 10, 1989  
Page 2

We appreciate your patience and cooperation during this process. If after reviewing the enclosed report you have any questions, please feel free to contact me.

Very truly yours,

  
Craig S.J. Johns

CSJJ:db  
Enclosure

cc: Mr. Gil Wistar ✓  
Alameda County Health Care Services  
Division of Hazardous Materials  
Department of Environmental Health  
80 Swan Way; Room 200  
Oakland, CA 94621  
(w/encl.)

Ms. Vicki Dvorak  
Bay Area Air Quality Management District  
939 Ellis Street  
San Francisco, CA 94109  
(w/encl.)

Mr. Murray T. Stevens

10/23/89

October 16, 1989  
SCI 549.001

Ms. Vicki Dvorak  
Bay Area Air Quality Management District  
939 Ellis Street  
San Francisco, California 94109

ALAMEDA COUNTY  
DEPT. OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS

Soil Excavation  
Storm Drain Repair  
Orientation Center for the Blind  
400 Adams Street  
Albany, California

Dear Ms. Dvorak:

This letter reports excavation of soil containing volatile hydrocarbons during storm drain repair at the subject site. The site is adjacent to Plaza Car Wash, where a gasoline tank fuel line was repaired in August, 1989. The results of our consultation regarding Plaza Car Wash have been presented in correspondence dated August 22 and September 15, 1989.

The storm drain repair excavation was performed by:

Reidel Environmental Services, Inc.  
4138 Lakeside Drive  
Richmond, California 94806  
(415) 222-7810

The excavation was performed at the request of:

Mr. Murray T. Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, California 94501  
(415) 523-7866

The environmental consultant for the project is:

Mr. William K. Wikander  
Subsurface Consultants, Inc.  
171 12th Street, Suite 201  
Oakland, California 94607  
(415) 268-0461

■ Subsurface Consultants, Inc.

171 12th Street • Suite 201 • Oakland, California 94607 • Telephone 415-268-0461

Ms. Vicki Dvorak  
SCI 549.001  
October 16, 1989  
Page 2

The storm drain repair excavation site is located in the parking area of the:

Orientation Center for the Blind  
400 Adams Street  
Albany, California 94706  
(415) 527-0227

The storm drain repair excavation was started on October 10, 1989 and backfilled on October 11, 1989. About 10 cubic yards (cy) of soil was excavated, of which about 5 cy was considered to contain volatile hydrocarbons. The average concentration of hydrocarbons in the soil is estimated to be less than about 50 parts per million (ppm). This estimate is based upon analytical test results (24 ppm and 19 ppm) of 2 soil samples from a monitoring well located about 30 feet up gradient from the pipe repair location. The excavated soil is currently being aerated in accordance with requirements of the Bay Area Air Quality Management District. The soil will be properly disposed of upon completion of aeration.

If you have questions regarding the above information, please call.

Yours very truly,

Subsurface Consultants, Inc.



William K. Wikander  
Geotechnical Engineer 892 (expires 12/31/92)

WKW:RWR:mb1

copies:

- Mr. Murray T. Stevens (1)  
Kamur Industries  
2351 Shoreline Drive  
Alameda, California 94501
- ✓ Mr. Gil Wistar (1)  
Alameda County Health Care Services Agency  
Department of Environmental Health  
Hazardous Materials Division  
80 Swan Way, Room 200  
Oakland, California 94621
- Mr. M. Hossain Kazemi (1)  
San Francisco Bay Regional Water Quality  
Control Board  
1111 Jackson Street, Room 6040  
Oakland, California 94607

## DEPARTMENT OF HEALTH SERVICES

714/744 P STREET  
P.O. BOX 942732  
SACRAMENTO, CA 94234-7320  
(916) 324-3773



October 30, 1989

Mr. Dennis Byrne  
County of Alameda  
Division of Environmental Health  
80 Swan Way, Room 200  
Oakland, CA 94621

Dear Mr. Byrne:

## EMERGENCY RESPONSE INCIDENT REPORTS

On July 6, 1989, the Department of Health Services (DHS) staff received a request for emergency response assistance at an incident located at or near 400 Adams Street in the City of Oakland in Alameda County. Contingent upon having received DHS funding, the following documents must be submitted to DHS: Emergency Response Incident Request, Cleanup Work Log, and copies of the manifests.

The Emergency Response Incident Report must be filled out completely and accurately. It is used to confirm the incident information originally given to us, inclusive of any identified potential responsible parties, and certifies that the incident was an emergency.

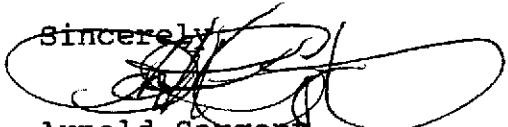
The Cleanup Work Log is used to verify contractor invoice charges. Please indicate arrival and departure times of International Technology (IT) Corporation personnel and equipment, as well as a description of the materials used. In lieu of filling this out, a contractor field service order, signed by your agency representative, may be attached.

Additionally, copies of all manifests generated must be provided. Please mail the document package within five (5) working days of the initial funding request. FAILURE TO PROVIDE DOCUMENTATION MAY RESULT IN FUTURE RESTRICTIONS ON FUNDING. Please mail the document package to:

Department of Health Services  
Toxic Substances Control Program  
Emergency Response Unit  
P.O. Box 942732  
Sacramento, California 94234-7320

This letter constitutes a second notice. If you have any questions, please contact me at (916) 324-1817. Thank you for your assistance.

Sincerely,



Arnold Sargent  
Emergency Response Unit  
Toxic Substances Control Program

# EMERGENCY RESPONSE INCIDENT REPORT

DEPARTMENT OF HEALTH SERVICES  
TOXIC SUBSTANCES CONTROL DIVISION

STATE DUTY OFFICER \_\_\_\_\_ ERER# \_\_\_\_\_  
DATE OF INCIDENT 7/6/89 TIME 4:30 a.m.  
DESCRIPTIVE LOCATION 400 Adams Ave., at the end of Adams where  
is about El Cerrito Creek, Albany, CA  
ADDRESS \_\_\_\_\_ ZIP 94706  
DESCRIPTION OF INCIDENT Alameda Co. Emergency Response Van summoned  
to site when foul-smelling release into Storm Drain channel and  
into El Cerrito Creek was noted. Liquid was pooled at downstream  
end of Storm Drain, and equipment was used to try to determine source  
SUBSTANCES RELEASED Hydrocarbons, including gasoline possibly mixed  
with high-boiling-point-hydrocarbons leached from asphalt  
QUANTITY ~ 1,000 gallons released upstream.  
CHARACTERISTICS OF RELEASED SUBSTANCE(S) Flammable, Strong odor, liquid,  
darkly colored

RESPONSIBLE PARTY		
NAME	ADDRESS	PHONE NUMBER
<u>Murray Stevens</u>	<u>Taman Industries, Inc.</u> <u>2351 Shoreline Dr.</u> <u>Alameda, CA 94501</u>	<u>(415) 523-7866</u>

IF A DEPARTMENT OF HEALTH SERVICES CONTRACTOR IS NOT USED COMPLETE THE INFO IN THIS BOX

ESTIMATED COST OF CLEANUP \_\_\_\_\_  
CONTRACTOR UTILIZED \_\_\_\_\_  
JUSTIFICATION OF CONTRACTOR CHOICE \_\_\_\_\_

DESCRIPTION OF INITIAL MITIGATION MEASURES (evacuation, crowd control, substance identification)

Place absorbent pads and booms into Storm Drain  
channel and use probes to identify source of release. IT Corp.  
brought in ~~vacuum~~ vacuum truck to pump out contaminant

REPORT BY Gil Wister TITLE Haz. Mat. Spec.  
AGENCY Alameda County Dept. of Env. Health

I CERTIFY THAT THIS RELEASE OR SPILL REQUIRED IMMEDIATE CORRECTIVE ACTION NECESSARY TO REMEDY  
OR PREVENT AN EMERGENCY RESULTING FROM A FIRE OR AN EXPLOSION OF, OR HUMAN EXPOSURE TO,  
HAZARDOUS SUBSTANCES.

SIGNATURE Gilbert M. Wister  
AGENCY same as above

# CLEANUP WORK LOG

DATES OF CLEANUP 7/6/89  
 CONTRACTOR IT Corp.  
 CONTRACTOR'S REPRESENTATIVE \_\_\_\_\_  
 TIME OF CONTRACTOR ARRIVAL \_\_\_\_\_ TIME OF EQUIPMENT ARRIVAL \_\_\_\_\_  
 DESCRIPTION OF EXTENT OF CONTAMINATION \_\_\_\_\_

SOIL All information on this page can be verified  
 WATER by the Albany Fire Dept. (Chief Mike Loepke)  
 AIR 1000 San Pablo Ave.  
 OTHER Albany, CA 94706

DESCRIPTION OF CLEANUP PROCEDURES USED (415) 528-5771  
They were the lead agency to stay on-site during initial contractor mobilization!

EQUIPMENT UTILIZED			LABOR UTILIZED		
DESCRIPTION	TIME		JOB CLASSIFICATION	TIME	
	ARRIVE	DEPART		ARRIVE	DEPART

MATERIALS UTILIZED		MATERIALS UTILIZED	
DESCRIPTION	NUMBER OF UNITS	DESCRIPTION	NUMBER OF UNITS

(USE ADDITIONAL SHEETS FOR THE ABOVE INFORMATION IF NEEDED)

QUANTITY OF HAZARODUS MATERIALS REMOVED (identification procedures, lab results if available) \_\_\_\_\_

REGISTERED HAULER UTILIZED \_\_\_\_\_ HAULER # \_\_\_\_\_  
 MATERIAL TRANSPORTED TO \_\_\_\_\_ MANIFEST # \_\_\_\_\_  
 TIME AND DATE JOB WAS COMPLETED \_\_\_\_\_  
 CURRENT STATUS OF SITE \_\_\_\_\_  
 REPORT BY \_\_\_\_\_ AGENCY \_\_\_\_\_

*This office has received no manifests from the hauler as of 11/7/89.*  
*Gilbert M. Wister*

**CHR&M FACSIMILE TRANSMISSION COVER SHEET**

THIS FAX MESSAGE SHOULD BE TRANSMITTED IMMEDIATELY TO THE FOLLOWING:

TO: Mr. M. Hossain Kazemi  
FIRM NAME: Regional Water Control Dist.  
CITY AND STATE: Oakland  
TELECOPIER NUMBER OF ADDRESSEE: ( ) 464-1176 / 580  
OFFICE PHONE NUMBER OF ADDRESSEE: ( ) 464-1255  
TOTAL NUMBER OF PAGES TRANSMITTED INCLUDING COVER SHEET: \_\_\_\_\_

FROM: Thomas E. Hookano  
FIRM NAME: CROSBY, HEAFEY, ROACH & MAY  
CITY AND STATE: OAKLAND, CA 94612  
TELECOPIER NUMBERS OF SENDER: ( 415 ) 273 - 8866 and ( 415 ) 273 - 8838  
OFFICE PHONE NUMBER OF SENDER: ( ) 763-2000 X 4820  
OUR FILE NO: 99001.0500.8 DATE 9-8-89  
ATTORNEY NUMBER: # 827

This message transmitted via CROSBY, HEAFEY, ROACH, & MAY, 1999 Harrison Street, Oakland, CA 94612 (415) 763-2000. If you do not receive a clear transmission, please call us.

**CROSBY, HEAFEY, ROACH & MAY**

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

1999 HARRISON STREET  
OAKLAND, CALIFORNIA 94612-3573

(415) 763-2000

TELEX 171337 CHRM OAK

FAX (415) 273-8838

333 BUSH STREET, SUITE 2500  
SAN FRANCISCO, CALIFORNIA 94104-2600

(415) 543-8700

FAX (415) 391-8288

September 8, 1989

EDWIN A. HEAFEY, JR.  
JAY R. MARTIN  
RICHARD J. HEAFEY  
STEPHEN N. SCHADLICH  
RAOUL D. KENNEDY  
KENNETH F. JOHNSON  
JOHN A. REGINS  
BOB E. BURKISON  
DENNIS J. GOULD  
STEPHEN A. MEPELTY  
JOHN E. CARNE  
WILLIAM W. SCHOFIELD, JR.  
JAMES M. WOOD  
ALBERT S. MORRIS  
STEVEN M. KOHN  
MICHAEL H. VALIM  
E. OLIVE HUTCHINSON  
NED N. ISOKAWA  
JAMES T. WILSON  
JAMES C. MARTIN  
CHARLES M. SEAMAN  
RICHARD DE SAINT PHALLE  
P. RONALD LAUFMEIER  
JOHN S. BYTOS  
JOHN L. BEERS  
TIMOTHY N. BROWN  
DAVID V. OTTERSON  
JOSEPH R. WASSOVICH  
MICHAEL K. BROWN  
KIRA HENDON  
HOWARD A. JANSSEN  
RANDALL D. MORRISONCHRIS O. CASPARICH  
CHARLES W. DENNY  
ANDRE L. DE BALDIGNY  
WILLIAM A. GUINERY  
PETER W. DAVIS  
RONALD V. ROSSQUIST  
NORMAN TUTTLE III  
MIKE D. BURLEY  
MICHAEL R. SILVEY  
MATRICK J. SCHNEIDER  
TIMOTHY J. MURPHY  
PHILIP W. BUSH  
JOHN M. KEMP  
ROY H. IKEDA  
STEPHEN G. SCHREY  
WALTER EDWIN THOMAS  
ERIC S. WALLIS  
MICHAEL U. LOBB  
STEPHEN G. BUTCH  
JUDITH R. EPSTEIN  
KURT D. PETERSON  
MICHAEL E. DELEHUNT  
MICHAEL G. WOOD  
JOHN M. KERN  
RONALD L. MURPHY  
JACQUELINE M. LAUREQUI  
SEAN M. RHAYISAN  
RICHARD D. NELSON  
LOUI A. SCHWEITZER  
BOYD G. GLEETH  
KATHY M. BANKE  
EMER L. SHINNBRUCE S.F. HEARTHUR  
RICHARD A. BRUZZONE  
COLLEEN T. DAVIES  
KATHY L. HYNES  
MARY C. OPPENHIL  
THOMAS M. FREEMAN  
JOAN M. HARTMAN  
THOMAS J. QUINLAN  
GLORIA J. GARLAND  
BARBARA M. CLEMENT  
BETTE S. EPSTEIN  
MARLYN A. MOSEBS  
J. NEIL DIBLEGHEM  
LEE E. HALL  
CATHLEEN A. WADHAMS  
C. NATASMA LOVAS  
KIMBERLEY A. EYPHER  
BRAD A. CHAMBERLAIN  
JENNIFER A. SHY  
MARY J. SHEA  
DAVID H.S. DOMMINS  
ROGER A. EDLEMAN  
MARK L. ROLLOT  
JESSE I. SANTANA  
SAMUEL R. COPPEY  
GREG G.J. JONES  
R. ANDREW FALCON  
GANDEN L. COLLINS  
SCOTT G. MORNIGHT  
GEOFFREY J. SHAPIRO  
BARBARA T. TRODS  
KENNETH M. BECKERTHOMAS R. MOORANO  
MARGARET R. ROISMAN  
STEPHEN W. GUBIER  
WILLIAM A. DURGIN, JR.  
MICHAEL M. GRUBMAN  
JACK R. NELSON  
JANET C. ABBNER  
JAMES A. BASH  
GREGORY E. SCHOPP  
NECTOR J. CHINCHILLA  
BRUCE E. COPELAND  
DAVID M. POWTER  
SCOTT A. STEIN  
DARYL A. JEFFREY  
DAVID M. MEYER  
BARBARA C. POO  
J. MARLYN BORN  
SERALDINE F. TRACY  
RONALD J. HYPOLITE  
DOLORES A. DALTON  
LOUISE M. MCCABE  
MULI D. FOGEL  
TRACIE L. TABOR  
JOSEPH L. RISH  
L. ARY SALIM  
DANIEL J. YANE  
DAVID C. AMES  
HELAINE B. LARRY  
SEAN E. EYENSDEN  
CAROL J. SHAFREAU  
LAWRENCE E. CASARETTI  
LAWRENCE W. NILECOUNSEL  
CHARLES E. BERTA  
ROBERT M. WINGQUIR  
PETER N. MAIER  
ROBERT E. ZANG  
JULIAN GROSSERVia Telecopier No. 454-1176Mr. M. Hossain Kazemi  
San Francisco Bay Regional  
Water Quality Control Board  
1111 Jackson Street, Room 6000  
Oakland, California 94607Re: Plaza Car Wash

Dear Mr. Kazemi:

This firm has long represented Kamur Industries and Mr. Murray T. Stevens on a variety of business matters. Mr. Stevens has asked us to represent him with regard to the remedial action to take place at the Plaza Car Wash site and vicinity in Albany, California. Mr. Stevens has asked us to become involved in this matter to ensure that the response action is carried out quickly and meets all the various federal, state and local law requirements.

I understand that there will be a meeting at the site in Albany, California on Tuesday, September 12, 1989 to discuss the remedial plan as it relates to possible surface water contamination. I look forward to meeting you there. Subsurface Consultants, Inc. has



CROSBY, HEAFEY, ROACH & MAY  
PROFESSIONAL CORPORATION

Mr. Hossain Kazemi  
September 8, 1989  
Page 2

prepared a draft plan which we will present at our meeting.

I am forwarding herewith a copy of a letter and report from Subsurface Consultants, dated September 1, 1989, which provides additional preliminary data from water quality samples taken from El Cerrito Creek and the storm drain outlet. Please let me know if you have any questions regarding the data in the accompanying report.

I look forward to meeting you on Tuesday.

Very truly yours,



Thomas E. Hookano

TEH:ys

cc: Mr. Murray T. Stevens  
Mr. William K. Wikander

James P. Bowers, PE  
R. William Rudolph, Jr., PE

September 1, 1989  
SCI 549.001

Mr. Murrey T. Stevens  
Kamur Industries  
2351 Shoreline Drive  
Alameda, California 94501

Additional Preliminary Data  
Plaza Car Wash  
400 San Pablo Avenue  
Albany, California

Dear Mr. Stevens:

This letter presents additional preliminary data including analytical test results of soil and water samples from the subject site. We previously presented preliminary results of our gasoline contamination assessment at the site in a letter dated August 22, 1989.

Due to its urgent nature, the August 22, 1989 letter was sent prior to completion of initial analytical testing. The results of analytical tests of soil samples from the test borings are as follow:

■ Subsurface Consultants, Inc.

171 12th Street • Suite 201 • Oakland, California 94607 • Telephone 415-268-0461

Mr. Murray T. Stevens  
Additional Pre Data/Plaza Car Wash  
SCI 549.001  
September 1, 1989  
Page 2

<u>Location</u>	<u>Sample Type</u>	<u>Total Volatile Hydro-Carbons (ppm)<sup>1</sup></u>	<u>Benzene (ppm)</u>	<u>Toluene (ppm)</u>	<u>Ethyl-Benzene (ppm)</u>	<u>Total Xylene (ppm)</u>
1 @ 4.5'	Soil	1,300	13.0	40.0	11.0	57.0
1 @ 8'	Soil	1,100	22.0	63.0	12.0	63.0
1 @ 11'	Soil	25	0.36	1.40	0.27	1.40
2 @ 4'	Soil	740	5.20	25.0	7.20	40.0
2 @ 9'	Soil	ND <sup>2</sup>	0.05	0.32	0.031	0.14
3 @ 5'	Soil	24	0.23	0.35	ND	0.10
3 @ 9.5'	Soil	19	0.18	0.76	0.12	0.86

<sup>1</sup> parts per million (mg/kg)

<sup>2</sup> none detected

Four test borings were drilled at the site. Borings 1 and 4 are within several feet of each other; accordingly, no soil samples from Boring 4 were obtained for analytical testing.

As requested by Mr. M. Hossain Kazemi of the San Francisco Bay Regional Water Quality Control Board (RWQCB), water samples from El Cerrito Creek and the storm drain outlet were obtained and analytically tested. The two creek samples were taken about 20 feet upstream and downstream from the storm drain outlet. The storm drain outlet sample was taken from behind a boom that was containing floating product. The results of the creek and storm drain water sample analytical tests are as follow:

Mr. Murray T. Stevens  
 Additional Pre Data/Plaza Car Wash  
 SCI 549.001  
 September 1, 1989  
 Page 3

<u>Sample</u>	<u>Sample Type</u>	<u>Total Volatile Hydrocarbons (ppm)<sup>1</sup></u>	<u>Benzene (ppm)</u>	<u>Toluene (ppm)</u>	<u>Ethyl-Benzene (ppm)</u>	<u>Total Xylene (ppm)</u>
Creek (20' Upstream) <sup>2</sup>	water	ND <sup>4</sup>	ND	ND	ND	ND
Storm Drain Outlet <sup>3</sup>	water	470	16.0	29.0	4.2	29.0
Creek (20' Downstream) <sup>2</sup>	water	2.70	0.088	0.008	ND	0.21

<sup>1</sup> parts per million (mg/L)

<sup>2</sup> from storm drain outlet

<sup>3</sup> from behind boom containing floating product

<sup>4</sup> none detected

The water sample from the storm drain outlet was also analytically tested for total extractable hydrocarbons, yielding the following results:

<u>Sample</u>	<u>Sample Type</u>	<u>Aged Gasoline (ppm)</u>	<u>Kerosene (ppm)</u>	<u>Diesel (ppm)</u>	<u>Other (ppm)</u>
Storm Drain Outlet	Water	290	ND	ND	ND

A description of the field investigation and analytical testing, including chain-of-custody records and analytical test data, will be presented in a later report.

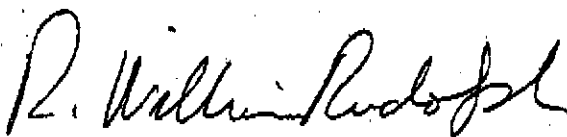
We recommend that this letter be submitted to the RWQCB, Alameda County Health Care Services Agency and Bay Area Air Quality Management District at the addresses given in the previous letter.

Mr. Murray T. Stevens  
Additional Pre Data/Plaza Car Wash  
SCI 549.001  
September 1, 1989  
Page 4

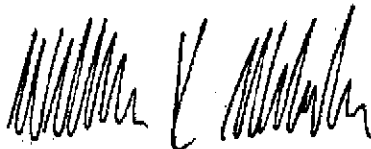
If you have questions, please call.

Yours very truly,

Subsurface Consultants, Inc.



R. William Rudolph  
Geotechnical Engineer 741 (expires 12/31/91)



William K. Wikander  
Geotechnical Engineer 892 (expires 12/31/92)

WKW:RWR:clh

4 copies enclosed

cc: Mr. Craig Johns  
Crosby, Heafey, Roach & May  
1999 Harrison Street  
Oakland, California 94612

- Dates of product seen in the creek river
- Groundwater results ? any artificial media
- Surface water results ?
- A tank for Auto body shop 8/22/88 refer  
25 feet →

- CH-

- off site source partly responsible
- soil drain
- monitoring wells
- Sump pump
- Sump basin

City Department

FAX for Albany 524-9359

attorney: Jon Benjamin  
Nellen Ehrman  
333 Bush St.  
SF 94104  
~~528-5571~~ 772-6265

Ken Friedman 383-6798 - property owner  
(partner) Max Blumfeld 563-6200

Plaza  
Car Wash

400 San Pablo

Murray Stevens 523-7866  
owners

Kamin Industries 2351 Shoreline Dr. Alameda

Business Plan - ~~1985~~ submitted

6 tanks?

Dec. 30, 1986

8-9 drums of product recovered from both underground tanks  
(one gasoline, one waste oil) [7/12/89] Erickson got  
samples of both, as well as a sample of product  
entering E.C. Creek (2-day turnaround)

Ken Friedman also hired an independent  
chemist to collect samples; this will be on a  
10-day turnaround schedule

→ notified Ken Friedman of complaints that have been lodged  
against 607 Adams St. ~~located~~ (alleged oil dumping)

Farry Coe - Building Inspector. 528-5760

Ron Laffer - Director of PH

Dana Miller - Streets Superintendent - will collect downstream +  
upstream samples from storm drain adjacent to 607 Adams  
update 7/18 - no storm drain / no oil apparent on property

7/13

TO oil creek Calson Blvd. 3 F 9

MHK ROOM/STA. NO.

FROM KATHERINE VON MARSHALL REPRESENTING ROOM/STA. NO.

DATE 8/15 TIME PHONE 524-7574  
 ATSS

Telephoned  Please Call  Was In  
 Returned Call  Will Call Again  Wants To See You  
 Information  Note and  Reply  
 Comment  Re-route  My Signature  
 Investigate  Return  Copy Me  
 Contact Me  File  Forwarded Per Request

MESSAGE/REMARKS

EL CERRITO CREEK  
REARS OF PETROLEUM  
PLEASE CALL! 100R 10:30

BY [Signature]

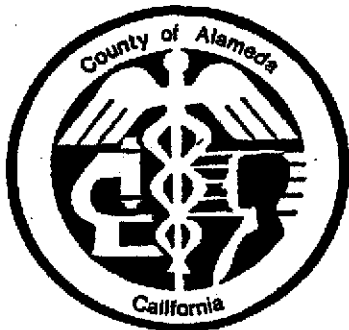
STD 7 (REV. 1-88)

88 47266

STATE OF CALIFORNIA

MESSAGE





ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS DIVISION :  
80 SWAN WAY, ROOM 200  
OAKLAND, CA 94621  
(415) 271-4320

- HAZARDOUS MATERIALS RELEASE AND NOTIFICATION REPORT (H&SC 25180.7)  
 EMERGENCY RESPONSE

1. INFORMATION RECEIVED BY: MEUDOZA A. B.  
DATE: 8/15 TIME: 8:55 AM
2. INCIDENT LOCATION: Adams St. +  
CITY: Albany ZIP CODE: 94706
3. DATE OF INCIDENT: Ongoing TIME OF INCIDENT: \_\_\_\_\_
4. REPORTED BY: Grace Barnett AGENCY: DES  
ADDRESS: \_\_\_\_\_ CITY, ZIP: \_\_\_\_\_  
TELEPHONE: 800-852-7550 CONTACT: Kathryn Van Marshall  
PHONE: 524-7574
5. TYPE OF DISCHARGE:  
 Discharge from vehicle License Plate No. \_\_\_\_\_  
Manifest/Shipping Information: \_\_\_\_\_  
 Abandoned Material  Fixed Facility  
Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Other (specify) various oil, etc.
6. ESTIMATED QUANTITY DISCHARGED: unk  
QUANTITY THREATENED TO BE RELEASED: \_\_\_\_\_
7. NATURE OF MATERIAL:  
 Solid  Liquid  Gas  Powder  Granular  
 Radioactive  Other  
Chemical Name: \_\_\_\_\_ Common Name: \_\_\_\_\_
8. HAZARDOUS PROPERTIES:  Corrosive  Ignitable  Toxic  
 Reactive  Other
9. HAZARDOUS MATERIAL WAS RELEASED TO:  
 Air  Storm Drain  San Francisco Bay  Sanitary Sewer  
 Other Natural Waterway (creek, lake, reservoir)  Groundwater  
 Groundsurface (soil, road, etc.)  Other (specify) \_\_\_\_\_  
Origin: spill at El Cerrito creek (boundary bet. Alameda & Contra Costa County on July 4th)
10. WEATHER CONDITIONS: \_\_\_\_\_
11. NUMBER OF INJURED PERSONS REQUIRING HOSPITALIZATION: \_\_\_\_\_  
NAMES AND ADDRESSES OF HOSPITALS UTILIZED: \_\_\_\_\_

12. PERSONS PRESENT AT SCENE:

PHONE NO.

NAME: \_\_\_\_\_ AFFILIATION \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

13. RESPONSIBLE PARTY:

NAME: mk  
ADDRESS: \_\_\_\_\_

PHONE NO. \_\_\_\_\_

14. EVIDENCE COLLECTED (SAMPLES, PHOTOGRAPHS, ETC.)  
\_\_\_\_\_  
\_\_\_\_\_

15. CLEAN-UP ACTIONS: \_\_\_\_\_

NAMES AND ADDRESSES OF PERSONS DOING CLEAN-UP:

IT taking action  
also various agencies (not specified)

DESCRIPTION OF CLEAN-UP ACTIONS:  
\_\_\_\_\_  
\_\_\_\_\_

16. TIME INCIDENT CLOSED: \_\_\_\_\_

17. ELAPSED TIME: \_\_\_\_\_

18. [ ] DISCHARGE NOT TO BE NOTIFIED:

- Unlikely to Cause Substantial Injury to Public Health & Safety
- Public knowledge  Ongoing criminal investigations
- Permitted Discharge  Other

19. [ ] DISCHARGE TO BE NOTIFIED:

FACTORS DETERMINING THAT THIS HAZARDOUS WASTE DISCHARGE OR POTENTIAL DISCHARGE IS LIKELY TO CAUSE SUBSTANTIAL INJURY TO THE PUBLIC HEALTH OR SAFETY:  
\_\_\_\_\_  
\_\_\_\_\_

20. NOTIFICATION:

- Board of Supervisors
- Health Officer
- Alameda County Press Room
- California Department of Health Services
- Reporting Agency or Individual

NOTIFIED:  
Fish & Game  
RWQCB  
EPA  
Coast Guard  
State Lands Commission

By copy of this report to the above listed agencies and officials, we are hereby submitting this information on behalf of all designated employees of the Department of Environmental Health, according to Section 25180.7, Health & Safety Code. The information submitted in this report is based upon the best available information at the time the report was completed.

Inspector's Name: \_\_\_\_\_

Inspector's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

EH/mam/88



KAMUR INDUSTRIES INC.

2351 Shoreline Dr., Alameda, CA 94501 - (415) 523-7866

8/24/89

August 23, 1989

Mr. M. Hossain Kazemi  
Regional Water Quality Control Board  
San Francisco Bay Region  
1111 Jackson Street, Room 6040  
Oakland, CA 94607

Re: Report From Subsurface Consultant Regarding  
Plaza Car Wash, 400 San Pablo Ave., Albany

Dear Mr. Kazemi:

Enclosed please find a copy of the report prepared by Subsurface Consultants, Inc. ("SCI") regarding the gas leak which occurred at Plaza Car Wash, located at 400 San Pablo Avenue in Albany, California. This report is being sent to you pursuant to your earlier request.

As you will note, the letter report prepared by SCI summarizes (1) the recent site history, (2) the services and analytical tests that have been performed by SCI to date at the site, and (3) the recommended future services related to identifying sources and areas of contamination, along with the development of remediation alternatives.

We have requested that SCI proceed with Phases 1 through 3 as outlined and recommended in their letter report. These include: Phase 1 - Monitoring of Existing Wells and Storm Drain Outlet; Phase 2 - Historical Use Research; and Phase 3 - Soil Gas Study.

If you have any questions regarding the SCI letter report, please contact me.

Sincerely,

Murray T. Stevens

MTS:khs

encl

cc: ✓ Mr. Gil Wistar  
Alameda County Health Care Services  
Division of Hazardous Materials  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, CA 94621



**KAMUR INDUSTRIES INC.**

2351 Shoreline Dr., Alameda, CA 94501 - (415) 523-7866

9/21/89

September 18, 1989

Gil Wistar  
Alameda County Health Care Services  
Division of Hazardous Materials  
Department of Environmental Health  
80 Swan Way - Room 200  
Oakland, CA 94621

Subject: Subsurface Consultants Reports Regarding  
Plaza Car Wash, 400 San Pablo Avenue, Albany

Dear Gil:

Enclosed you will find two reports regarding the gas leak which occurred at the subject location. The reports are dated September 1, 1989, and September 15, 1989, and were sent to Mr. M. Hossain Kazemi at the Regional Water Quality Control Board. Perhaps you have received copies of these reports, but my records don't indicate that you were on the copy list. If you were omitted, please accept my apology.

I will keep you informed of any future developments.

Best Regards,

Murray T. Stevens  
President

MTS:khs

encls.

cc: Craig Johns  
Crosby, Heafey, Roach & May

UNDERGROUND STORAGE TANK LEAK REPORT - ALAMEDA COUNTY  
08/11/89

Emergency: N Case Number:

Site Name: PLAZA CAR WASH  
Operator: BROWN, LOU Phone: (415) 526-7434  
Address: 400 SAN PABLO  
ALBANY 94706  
Cross Street: NONE

Case Type: Undetermined (U) Interim Remediation: (Y/N)

Status: Preliminary Site Assessment Underway (3B)

Abatement Methods:

Regional Board: 02 Local Agency: COUNTY OF ALAMEDA

Lead Agency:

Substance Leaked: UNLEAD GASOLINE Quantity Leaked:

Responsible Party Information: STEVENS, MURRAY T.  
KAMUR INDUSTRIES INC.  
2351 SHORELINE DRIVE, ALAMEDA, CA 94501  
Phone: (415) 526-7866

Reported By Information: Date Reported: 08/01/89  
RUDOLPH, R.W. Represents: Owner  
171 12TH STREET SUITE 201, OAKLAND, CA 94607

Date Discovered: 07/26/89 How Discovered: Inventory Control

Date Stopped: 07/27/89 How Stopped: Repair Piping

Source of Leak: Piping

Cause of Leak: Other Cause

COMMENTS:

# INTRA-OFFICE SPILL/COMPLAINT REPORTS

**Office Notification**  
 DATE: 8/4/89  
 TIME: 1:30  
 RCVD BY: MHe  
 REPTD BY: Vm Marshall/c  
 AGENCY: \_\_\_\_\_  
 \_\_\_\_\_  
 PHONE: \_\_\_\_\_

**REPORT ROUTING:**

SEQ	CC	POSI	Person's Initials	DATE
		Field		
		SL		
		DC		
		AEO		
		EO		
		other		

Spill     Complaint     Other  
 Oil        Chem          Sewage

PROP. 65 NOTIFICATION:   CHD was informed

**INCIDENT INFORMATION:**

Incident date: 8/4/89      Time: ?      Previous occurrence: Y N  
 Material: Oil / Residue Sheen      Volume: ?  
 Location/Source: EL Corniths Creek      Address: EL Corniths Creek - N. end of Adams St.  
 Phone number: \_\_\_\_\_      City/County: Albany  
 Description of incident: Staff investigating underground tank leak - impact to creek - cleaned by the Co.

Water impacted: stormdrain Creek (EL Corniths) Bay (\_\_\_\_\_) soils groundwater  
 unknown other (\_\_\_\_\_)

Extent of Impact: (unknown) or \_\_\_\_\_

**First Response Agencies:**

USCG    CDFG    County Health    Local FD    Local PD    Other: \_\_\_\_\_

**Other Agencies Notified:**

USCG    CDFG    County Health    Local FD    Local PD    Other: \_\_\_\_\_

**PHONE CONTACTS AVAILABLE AND/OR MADE DURING INVESTIGATION:**

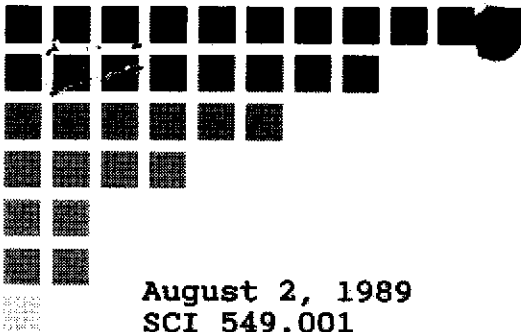
Name: _____	Affiliation: _____	Phone: _____	Contacted
_____	_____	_____	Y N
_____	_____	_____	Y N
_____	_____	_____	Y N

**RESOLUTION OF INVESTIGATION:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Initials of Investigator: \_\_\_\_\_

FILE NO. \_\_\_\_\_



8/10/89

James P. Bowers, PE  
R. William Rudolph, Jr., PE

August 2, 1989  
SCI 549.001

Mr. Gil Wistar  
Division of Hazardous Materials  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, California 94621

Transmittal of Underground Storage Tank  
Unauthorized Release (Leak)/Contamination Site Report  
Plaza Car Wash  
400 San Pablo Avenue  
Albany, California

Dear Mr. Wistar:

The attached Leak Report is being submitted for Mr. Murray Stevens concerning the Plaza Car Wash in Albany, California. Subsurface Consultants, Inc. (SCI) is currently conducting an investigation to determine the extent of contamination from the leaking unleaded gasoline pipe discovered July 26, 1989.

We will keep you advised of our findings. If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.

R. William Rudolph  
Geotechnical Engineer 741 (expires 12/31/91)

DA:RWR:clh

Attachment: Leak Report

cc: Mr. Murray Stevens  
Kamur Industries

■ Subsurface Consultants, Inc.

171 12th Street • Suite 201 • Oakland, California 94607 • Telephone 415-268-0461

8/3/89  
m  
#

# UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.
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REPORT DATE 0 <sub>M</sub> 8 <sub>M</sub> 0 <sub>D</sub> 1 <sub>D</sub> 8 <sub>Y</sub> 9 <sub>Y</sub>	CASE #	SIGNED _____	DATE _____
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REPORTED BY	NAME OF INDIVIDUAL FILING REPORT R. W. Rudolph	PHONE (415) 268-0461	SIGNATURE
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER _____	COMPANY OR AGENCY NAME Subsurface Consultants, Inc.	
	ADDRESS 171 12th Street, Suite 201 Oakland CA 94607		

RESPONSIBLE PARTY	NAME Kamur Industries, Inc. <input type="checkbox"/> UNKNOWN	CONTACT PERSON Murray T. Stevens	PHONE (415) 526-7866
	ADDRESS 2351 Shoreline Drive Alameda CA 94501		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) Plaza Car Wash	OPERATOR Lou Brown (mgr)	PHONE (415) 526-7434
	ADDRESS 400 San Pablo Avenue Albany Alameda CA 94706		
	CROSS STREET None	TYPE OF AREA <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER _____	TYPE OF BUSINESS <input checked="" type="checkbox"/> RETAIL FUEL STATION <input type="checkbox"/> FARM <input type="checkbox"/> OTHER _____

IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Health Agency	CONTACT PERSON Gil Wistar	PHONE (415) 271-4320
	REGIONAL BOARD		PHONE ( )

SUBSTANCES INVOLVED	(1) Unleaded gasoline	NAME	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2)		<input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 0 <sub>M</sub> 7 <sub>M</sub> 2 <sub>D</sub> 6 <sub>D</sub> 8 <sub>Y</sub> 9 <sub>Y</sub>	HOW DISCOVERED <input checked="" type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER _____
	DATE DISCHARGE BEGAN _____	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input checked="" type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER _____
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 0 <sub>M</sub> 7 <sub>M</sub> 2 <sub>D</sub> 7 <sub>D</sub> 8 <sub>Y</sub> 9 <sub>Y</sub>	

SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER _____	TANKS ONLY/CAPACITY _____ GAL. AGE _____ YRS <input type="checkbox"/> UNKNOWN	MATERIAL <input type="checkbox"/> FIBERGLASS <input type="checkbox"/> STEEL <input type="checkbox"/> OTHER _____	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER _____
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CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
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CURRENT STATUS	CHECK ONE ONLY <input checked="" type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES
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REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT) _____
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COMMENTS  
Subsurface Consultants, Inc. is currently preparing a plan to investigate and determine the extent of contamination.



## INSTRUCTIONS

### EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

### LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety Code Section 25180.7, a designated government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

### REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

### RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

### SITE LOCATION

Enter information regarding the tank facility and surrounding area. At a minimum, you must provide the facility name and full address.

### IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

### SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

### DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

### SOURCE/CAUSE

Indicate source(s) of leak. Provide details on tank age; capacity and material if known. Check boxes) indicating cause of leak.

### CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

### CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

### REMEDIAL ACTION

Indicate which actions have been used to cleanup or remediate the leak. Descriptions of options follow:

- Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.
- Containment Barrier - install vertical dike to block horizontal movement of contaminant.
- Excavate and Dispose - remove contaminated soil and dispose in approved site.
- Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).
- Remove Free Product - remove floating product from water table.
- Pump and Treat Groundwater - generally employed to remove dissolved contaminants.
- Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.
- Replace Supply - provide alternative water supply to affected parties.
- Treatment at Hookup - install water treatment devices at each dwelling or other place of use.
- No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.  
SIGNATURE - Sign the form in the space provided.

### DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies in tact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Water Quality, Underground Tank Program, P. O. Box 100, Sacramento, CA 95801
3. Regional Water Quality Control Board
4. County Board of Supervisors or designee to receive Proposition 65 notifications.
5. Owner/responsible party.

white -env.health  
 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # \_\_\_\_\_ Site Name Plaza Car Wash Today's Date 7/27/89

II.A BUSINESS PLANS (Title 19)

- \_\_\_ 1. Immediate Reporting 2703
- \_\_\_ 2. Bus. Plan Stds. 25503(b)
- \_\_\_ 3. RR Cars > 30 days 25903.7
- \_\_\_ 4. Inventory Information 25504(a)
- \_\_\_ 5. Inventory Complete 2730
- \_\_\_ 6. Emergency Response 25504(b)
- \_\_\_ 7. Training 25504(c)
- \_\_\_ 8. Deficiency 25505(a)
- \_\_\_ 9. Modification 25505(b)

Site Address 400 San Pablo Ave.

City Albany Zip 94 Phone \_\_\_\_\_

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- \_\_\_ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- \_\_\_ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

II.B ACUTELY HAZ MATLS

- \_\_\_ 10. Registration Form Filed 25533(o)
- \_\_\_ 11. Form Complete 25533(b)
- \_\_\_ 12. RMPP Contents 25534(c)
- \_\_\_ 13. Implement Sch. Req'd? (Y/N)
- \_\_\_ 14. OnSite Conseq. Assess. 25524(c)
- \_\_\_ 15. Probable Risk Assessment 25534(d)
- \_\_\_ 16. Persons Responsible 25534(g)
- \_\_\_ 17. Certification 25534(i)
- \_\_\_ 18. Exemption Request? (Y/N) 25536(b)
- \_\_\_ 19. Trace Secret Requested? 25538

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

III. UNDERGROUND TANKS (Title 23)

- |                               |   |
|-------------------------------|---|
| General                       | ___ 1. Permit Application 25284 (H&S)   |
|                               | ___ 2. Pipeline Leak Detection 25292 (H&S)  |
|                               | ___ 3. Records Maintenance 2712   |
|                               | ___ 4. Release Report 2651  |
|                               | ___ 5. Closure Plans 2670   |
| Monitoring for Existing Tanks | ___ 6. Method   |
|                               | 1) Monthly Test   |
|                               | 2) Daily Vadose<br>Semi-annual groundwater<br>One time soils                            |
|                               | 3) Daily Vadose<br>One time soils<br>Annual tank test                                   |
|                               | 4) Monthly Groundwater<br>One time soils  |
|                               | 5) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det<br>Vadose/gndwater mon. |
|                               | 6) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det                         |
|                               | 7) Weekly Tank Gauge<br>Annual tank testing   |
|                               | 8) Annual Tank Testing<br>Daily Inventory   |
|                               | 9) Other _____  |
| New Tanks                     | ___ 7. Precs Tank Test 2643   |
|                               | Date: _____   |
|                               | ___ 8. Inventory Rec. 2644  |
|                               | ___ 9. Soil Testing 2646  |
|                               | ___ 10. Ground Water. 2647  |
|                               | ___ 11. Monitor Plan 2632   |
|                               | ___ 12. Access. Secure 2634   |
|                               | ___ 13. Plans Submit 2711   |
|                               | Date: _____   |
|                               | ___ 14. As Built 2635   |
| Date: _____                   |   |

Comments:

Leak discovered in regular unleaded pipeline right under pump island. R. L. Stevens hired to excavate pipe and find leak. Subsurface Consultants, Inc. (Bill Rudolph) hired by Murray Stevens, the owner, to conduct site characterization and remediation. Strong odor of gasoline coming out of pipe trench; samples taken from trench at surface and at 2-foot intervals down to about 8 feet. Owner estimates that up to 1,000 gallons of gas might have been lost. Soil from excavation must be put aside, on visques and covered, pending analytical results. Report on sampling results and work plan for additional characterization will be prepared and submitted to our office by August 18. Unauthorized leak report will be completed within 5 days.

Rev 6/88

Contact: MURRAY I. STEVENS

Title: \_\_\_\_\_  
 Signature: [Signature]

Inspector: \_\_\_\_\_  
 Signature: [Signature]

II, III

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
 DEPARTMENT OF ENVIRONMENTAL HEALTH  
 ENVIRONMENTAL HEALTH LABORATORY

ANALYTICAL REQUEST

Laboratory No 89-123

Sample Identification Liquid Samples from Cerritos Creek, Adams St., Albany

Analyses Requested by: [REDACTED]

Date Collected: 7-6-89 Collected by: D.Byrne

Date Received: 7-7-89 Received by: B.Chan

Analyses Requested Total Petroleum Hydrocarbons and Perchloroethylene.

Background Information Two samples are from Cerritos Creek and the third one is waste perchloroethylene from a dry cleaner which could possibly in the creek samples.

ANALYTICAL RESULTS

Parameter	Observation or Result		
Sample Identification-	070689-DB1	* 070689-DB2	070689-DB3
	2 liquid layers	Dark brown liquid	2 liquid layers
	top layer brown ~ 1/4 of sample		top layer brown ~ 1/4 of sample
Perchloroethylene- GC-FID	N.D.	59% by wt.	N.D.
	N.D.= not detected, detection limit= 50 ppm		
Total Petroleum Hydrocarbons- DOHS High Boilers Method	77% by wt. gasoline top layer	---	77% by wt. gasoline top layer
	* This sample was from Moore Cleaners @ 398 San Pablo Ave., Albany		

Conclusions: Liquid samples from Cerritos Creek are not perchloroethylene but gasoline.

Date Analyses Completed: 9-6-89 Chemist: B.Chan

Approved: [Signature]

Distribution: R.Shahid, T.Shirasawa, Director's Office

BC/cdb  
7/85

ALAMEDA COUNTY  
 DEPARTMENT OF ENVIRONMENTAL HEALTH  
 9/12/89