



ENVIRONMENTAL HEALTH DEPARTMENT
ENVIRONMENTAL PROTECTION
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November 15, 2012

Mr. Steve Kahn
Steve's Auto Care
PO Box 6598
Albany, CA 94702
(sent via electronic mail to: steve@stevesautocare.net)

Subject: Status of Subject Property at 744 San Pablo Avenue, Albany; (Reference: Fuel Leak Case No. RO0000262 and Geotracker Global ID T0600102131, Albany Hill Mini Mart, 800 San Pablo Avenue, Albany, CA 94706)

Dear Mr. Kahn:

This letter explains the status of the subject property with respect to groundwater contamination in the vicinity of the site listed above. In general Alameda County Environmental Health (ACEH) is currently overseeing an on-going environmental investigation and remediation effort at the 800 San Pablo Avenue address listed above. The environmental consultant for the site has documented offsite soil, groundwater, and vapor contamination (gasoline, diesel, benzene, toluene, ethylbenzene, total xylenes, and MTBE) that emanates from the 800 San Pablo Avenue address. While many soil bores and groundwater monitoring wells have been installed for subsurface investigation work associated with the Albany Hill Mini Mart, one soil bore (BH-V) was installed near the northeast corner of the 744 San Pablo Avenue address. Two soil samples were collected and up to 13 mg/kg Total Petroleum Hydrocarbons (TPH) as gasoline, 22 mg/kg TPH as diesel, 0.16 mg/kg benzene, and 0.0063 mg/kg MTBE were detected in one sample at the depth of 10 feet below grade surface (bgs). Two grab groundwater concentrations were also collected and up to 32,000 µg/l TPH as gasoline, <10,000 µg/l TPH as diesel, 560 µg/l benzene, and 92 µg/l MTBE were detected. Concentrations of other hydrocarbon compounds (toluene, ethylbenzene, and total xylenes) were also present in these soil and groundwater samples.

ACEH has additionally reviewed two documents that you have submitted, the *Limited Environmental Site Assessment*, (ESA) dated November 11, 2005 and the *Report of Soil and Groundwater Assessment*, (Site Assessment) dated March 14, 2006. Both documents address potential contamination at the 744 San Pablo Avenue address (Assessor Parcel 66-2792-15-1), which you currently own. With respect to subsurface contamination the ESA recommends a subsurface investigation near concrete patched areas to investigate if groundwater beneath the parcel is contaminated. The patches are apparently associated with former hydraulic lifts at the site. The 2006 Site Assessment documented the installation of one soil bore at the northwest corner of the parcel, presumably in the vicinity of the patches. One soil sample and one grab groundwater sample was submitted. No petroleum hydrocarbon compounds (TPH as gasoline, TPH as diesel, TPH as motor oil, benzene, toluene, ethylbenzene, and total xylenes, and methyl-tert-butyl ether [MTBE]) were detected in soil. The grab groundwater sample detected 1,400 µg/l TPH as gasoline, 0.62 µg/l benzene 5.1 µg/l toluene, 36 µg/l ethylbenzene, 15 µg/l total xylenes, 5.3 µg/l MTBE, and 4.8 µg/l chloroform. TPH as diesel and TPH as motor oil were analyzed, but not detected in the groundwater sample. The Site Assessment report concludes that the contamination is likely from the nearby Albany Hill Minimart site (referenced above) and does not recommend further investigation.

The data and these reports appear to indicate a source of gasoline hydrocarbon contamination has impacted groundwater found beneath the 744 San Pablo Avenue address. The presence of MTBE indicates that the gasoline contamination detected is of a recent formulation. This may be associated with the 800 San Pablo Avenue address; however, it may not as other sources are likely to be in the

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vicinity. However, ACEH is not aware of the installation or removal of a recent UST at the 744 San Pablo address. Consequently, based on this limited data, ACEH concludes that fuel hydrocarbon groundwater contamination does not appear to emanate from an existing or former underground storage tank system located the 744 San Pablo Avenue site.

Based on information currently available to ACEH staff, we conclude that groundwater pollution detected beneath the subject property is likely the result of the migration of pollutants in groundwater from offsite sources. In general, ACEH does not pursue enforcement action against a property owner whose land overlies contaminated groundwater if that contamination is solely the result of the migration of groundwater contaminants from an off-site source or sources. Accordingly, the ACEH will not name current and future owners of the subject property as dischargers with respect to groundwater pollution from offsite sources. However, ACEH may hold such a property owner responsible for investigation or cleanup tasks if he or she refuses to provide reasonable access to an upgradient discharger attempting to investigate and cleanup off-site groundwater pollution.

Please be advised that site knowledge and this opinion are limited by the available data. This opinion is subject to change in the future as additional information or data becomes known.

Should you have any questions, please contact me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark Detterman, PG, CEG
Senior Hazardous Materials Specialist

cc: Donna Drogos, (sent via electronic mail to donna.drogos@acgov.org)
Mark Detterman (sent via electronic mail to mark.detterman@acgov.org)
Geotracker, Electronic Files