

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 1352

May 18, 1998

Mr. Don Strough  
Concord Honda/Pontiac  
1300 Concord Ave  
Concord, CA 94520

**Re: Fuel Leak Site Case Closure for 718 San Pablo Ave, Albany, CA 94706**

Dear Mr. Strough:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Protection Division is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

**SITE INVESTIGATION AND CLEANUP SUMMARY**

Please be advised that the following conditions exist at the site:

- o up to 4,400 ppm TPH as diesel, 170 ppm TPH as gasoline, 8,500 ppm oil and grease, 2.6 ppm benzene, 0.24 ppm PCE, and 0.49 ppm 1,1,1-TCA exists in soil beneath the site at ~9.5' below grade; and,
- o up to 0.51 ppb PCE, 2.6 ppb 1,1,1-TCA, and 1.8 ppb 1,1-DCA exists in groundwater beneath the site..

If you have any questions, please contact me at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

enclosure:

1. Case Closure Letter
2. Case Closure Summary

c: Albany Planning Dept, 1000 San Pablo Ave, Albany, CA 94706

files (strough-2)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

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ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250  
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(510) 337-9335 (FAX)

**REMEDIAL ACTION COMPLETION CERTIFICATION**

**StID 1352 - 718 San Pablo Avenue, Albany  
(1-550 and 2-300 gallon waste oil tanks, and 2-300 gallon transmission fluid  
tanks removed in April 6, 1993)**

May 18, 1998

Mr. Don Strough  
Concord Honda/Pontiac  
1300 Concord Ave  
Concord, CA 94520

Dear Mr. Strough:

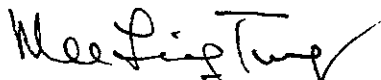
This letter confirms the completion of site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Section 2721(e) of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

  
Mee Ling Tung, Director

cc: Richard Pantages, Chief of Division of Environmental Protection  
Chuck Headlee, RWQCB  
Dave Deaner, SWRCB  
Brian Crudo, Albany Fire Department  
files-ec (strough-1)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RS Site #  
01-1515

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

January 9, 1998

Kevin Graves  
California Regional Water Quality Control Board  
2101 Webster St., Suite 500  
Oakland CA 94612

**RE: Case Closure – Don Strough Property, 718 San Pablo Av., Albany 94706**  
Our site #1352

Dear Mr. Graves:

Enclosed is a case closure summary for your review and sign-off.

Thank you for your attention and assistance in this matter. Please contact me with any questions at 567-6770.

Sincerely,

Pamela J. Evans  
Senior Hazardous Materials Specialist

Enclosure

C: Dick Pantages, Environmental Health Services

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**

**I. AGENCY INFORMATION**

Date: 12/29/97

Agency name: Alameda County-EPD      Address: 1131 Harbor Bay Pkwy  
 City/State/Zip: Alameda, CA 94502      Phone: (510) 567-6770  
 Responsible staff person: Pamela J. Evans      Title: Senior Hazardous Materials Specialist

**II. CASE INFORMATION**

Site facility name: Don Strough Property  
 Site facility address: 718 San Pablo Av., Albany CA 946706  
 RB LUSTIS Case No: N/A      Local Case No./LOP Case No.: 1352  
 URF filing date: 6/10/93      SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Mr. Don Strough Concord Honda/Pontiac	1300 Concord Av., Concord CA 94520	(510)825-8000, #1801

Tank #	Size in gal.	Contents	Closed in place or removed?	Date
A	550	Waste oil / gasoline	Removed	April 6, 1993
B	300	Waste oil	Removed	April 6, 1993
C	300	Waste oil	Removed	April 6, 1993
D	300	Transmission fluid or antifreeze	Removed	April 6, 1993
E	300	Transmission fluid or antifreeze	Removed	April 6, 1993

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: **unknown**  
 Site characterization complete? **Yes**  
 Date approved by oversight agency: **August 31, 1994**  
 Monitoring Wells installed? **Yes**      Number: **three**  
 Proper screened interval? **Yes, (however, MW-2 is screened rather deep for highest groundwater)**  
 Highest GW depth below ground surface: **6.8 ft**      Lowest depth: **25 ft**  
 Flow direction: **Predominantly east north east**  
 Most sensitive current use: **unknown**  
 Are drinking water wells affected? **unknown**      Aquifer name: **unknown**  
 Is surface water affected? **No**      Nearest affected SW name: **None known**  
 Off-site beneficial use impacts (addresses/locations): **unknown**  
 Report(s) on file? **YES**      Where is report filed? **Alameda County, 1131 Harbor Bay Pkwy, Alameda CA 94502**

<u>Material</u>	<u>Amount (include units)</u>	<u>Treatment and Disposal of Affected Material: Action (Treatment or Disposal w/destination)</u>	<u>Date</u>
Tanks	5 tanks	Inerted w/ dry ice, hauled to Erickson TSDF in Richmond CA	4/6/93
Product and rinsate	450 gallons	Hauled to Petroleum Recycling facility in Patterson CA, under manifest	4/6/93
Piping	Unknown	Probably any piping would have been very limited.	
Soil	378 cubic yards	Hauled as nonhazardous waste to Forward Landfill, Stockton CA	7/ /93

## Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (in ppm)		Water (in ppb)	
	Before	After	Before	After
TPHg	(from Tank C pit) 7,100	(from D & E pit) 170	80	ND
Benzene	(from B pit) 0.27	(from B pit E wall @ 9.5' bgs) 2.6	ND	ND
Toluene	(from C pit) 20	( " " " " " ) 5.1	ND	ND
Ethyl benzene	(from C pit) 25	( " " " " " ) 3.5	ND	ND
Xylene	(from C pit) 130	(from B pit N wall @ 8.5' bgs) 70	ND	ND
TPHd	(from C & D pits) 1,900	(from B pit E wall @ 9.5 bgs) 4400	2,100	150
HVOCs	ND	ND	NT	NT
Tetrachloroethene)	(from B pit) 0.25	(from B pit N wall @ 8.5' bgs) 0.24	(tested as CHC) ND	.51
1,1,1-Trichloroethane	(from B pit) .0003	(from B pit N wall @ 8.5' bgs) 0.49	(tested as CHC) ND	2.6
1,1-Dichloroethane	NT	NT	NT	1.8
Chromium	(from E & A pits) 64 & 60	(from D&E pit N wall @ 8'10" bgs) 69	1,500	ND
MTBE	NT	NT	NT	NT
Total Oil and Grease	(from D pit) 24,000	(from B pit E wall @ 9.5' bgs) 8,500	ND	ND

### Notes:

Before samples for soil were taken from native soil immediately following tank removal, prior to overexcavation

Before samples for water were taken from tank pit D&E in July of 1993, except for chromium, which was taken from the first (6/94) well sampling event.

After samples were taken after overexcavation of tank pits and are the highest concentrations left in place.

After samples for water were taken from MWs-1, -2 and -3 in April 1995.

### Comments:

The site is an active auto dealership and former automotive service shop. Five USTs from three areas of the site were removed in April, 1993. Inspector Kevin Tinsley of this Office noted holes in all five tanks and a strong odor associated with the removal of tank D. Tank pit soil samples from 8-9' bgs showed significant TPHg, TPHd, BTEX, TOG and heavy metals concentrations (see above table). Stockpiles, all of which were significantly contaminated, were removed from the site.

In July, 1993, overexcavation and resampling was performed for all five tank pits. Subsequent sampling analyses showed significant contamination remaining in tank pits B, C, D & E. Due to possible damage to the building, further overexcavation in the areas of tank pits B & C was not done. Further overexcavation of tank pits D & E was done and subsequent sampling showed significant concentrations. Overexcavation was stopped at this point around D & E due to proximity to the building and to underground hydraulic lifts. Overall, the highest contaminant levels were seen in tank pit C, but the area left with the highest concentrations after soil overexcavation was tank pit B. Groundwater with floating oil was encountered in tank pit D & E at approximately 11.5' bgs. A grab groundwater sample was taken from this pit. Significant concentrations of TPHd and TPHg were found (see above table). Once all soil and groundwater sampling was done and overexcavation was finished, tank pits were backfilled with clean imported fill and resurfaced with concrete.

In May of 1994, Cambria Environmental drilled 9 borings and installed three monitoring wells (MWs-1, -2 and -3). Soil sampling of these borings was performed, and hydrogeology was logged. TPHd was found in SB-B (near tank pit E & D) at 3,800 ppm and in SB-G (near tank pit A&B) at 500 ppm. BTEX was ND except in SB-G (northwest corner of property, near tank pit A&B) @ 10' bgs, where it was found at a concentration of 0.0086 ppm. TE & X also showed in SB-G and T & X were found in SB-B (near pit E&D). Otherwise, these contaminants were ND in other borings.

Boring logs showed soil made up mostly of silt, clayey silt and sandy silt down to 20', but with some gravelly areas (MW-3, SB-G and MW-1) along the east side of the property. The gravelly layers were not necessarily continuous and may not have been significant in terms of groundwater contaminant dispersal. The wells were installed to a depth of 20-25' bgs. MW-2 was screened between 10 and 25', but observations made after its installation convinced the contractors to use a screening interval of 5-20' for MW-1 and -3. Grab groundwater samples were taken from four borings. These showed some TPHg and BTEX contamination. The highest groundwater concentrations from this phase of the investigation came from MW-1 and a nearby boring, SB-D. These points are nearest the former tank pit C. Chlorinated compounds DCA and TCA were found at low levels in MW-1 and MW-3, respectively.

The second groundwater sampling event occurred during December, 1994 and January, 1995. While contaminant levels were dropping or showing ND, MW-1 (near former tank C) again showed the highest overall contaminant concentrations, including TPHg, TPHd, toluene, xylenes, heavy metals and 1,2-dichloroethane. No benzene or ethyl benzene were found in any wells. MW-2 was ND except for low levels of TPHd, along with chromium and nickel above MCLs. MW-3 was ND except for chromium and nickel above MCLs and low levels of various HVOCs. Depth to groundwater was between 7 and 8' in January 1995, and seemed to have been flowing to the ENE, putting the wells directly in the downgradient direction from the former tank pits.

In April 1995 came the third groundwater sampling event. Groundwater flow direction again was in the ENE direction. Depth to groundwater ranged from 6.8 to 6.9'. Of petroleum hydrocarbon constituents tested for, only TPHd was found in MW-2 at 150 ppb. Of heavy metals, only zinc was detected, and at well below MCL levels. Low levels (below MCLs) of HVOCs were found in MW-1 and MW-2.

In July, 1996, Juliet Shin of County Environmental Health requested that the responsible party have a risk assessment done for the site. Levels of benzene (2.6 ppm) and other contaminants left in place in the soil around tank pit B (north east corner of the property) exceeded Tier 1 RBSLs. In February, 1997 a Tier 2 RBCA report was presented, however, a number of questions and issues were identified by Ms. Shin and Madhulla Logan of Environmental Health. These items were discussed with risk assessor Meg Mendoza of Subsurface Consultants in March, 1997. In May, 1997 a revised RBCA risk assessment was evaluated by Madhulla Logan, who concluded that contaminant concentrations do not present an unacceptable risk to human health, given that the site has commercial use.

#### IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? \_\_\_\_\_  
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? \_\_\_\_\_

Does corrective action protect public health for current land use? **Yes**

Site management requirements: **No**

Should corrective action be reviewed if land use changes? **Yes.**

(The RBCA risk assessment was conducted with information based on the current, commercial use of the site. Should site use change to residential, then the site would need to be re-evaluated using more conservative assumptions.)

Monitoring wells Decommissioned: **No**

Number Decommissioned: **None**

Number Retained: **three (pending case closure)**

List enforcement actions taken: **None**

List enforcement actions rescinded: **None**

#### V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Pamela J. Evans Title: **Senior Hazardous Materials Specialist**

Signature: *Pamela J. Evans* Date: **12/29/97**

Reviewed by

Name: Tom Peacock Title: **Supervising Hazardous Materials Specialist**

Signature: *Tom Peacock* Date: **1-2-98**

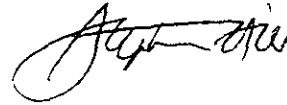
Name: **Madhulla Logan** Title: **Hazardous Materials Specialist**

Signature: *Madhulla Logan* Date: **12/31/97**

## VI. RWQCB NOTIFICATION

Date Submitted to RB: 1/13/98  
RWQCB Staff Name: Kevin Graves  
Stephen Hill

RB Response: *Concur*  
Title: ~~San. Eng. Assoe.~~ Date: 1/14/98  
*ESTD Sup.*



## VII. ADDITIONAL COMMENTS, DATA, ETC.

Site closure is recommended for the following reasons:

The leak has been stopped and the sources (tanks and soil) have been removed. Some contaminated soil was left in place because it was located beneath buildings.

The site has been adequately characterized. Nine borings were drilled, with hydrogeology logged and soil and groundwater sampled. Groundwater flow direction, based on monitoring well data, has been fairly consistent and wells have been in the down gradient direction. Groundwater contamination has dropped since the first sampling event, indicating that the plumes are confined within the tank pit areas, and almost certainly within site boundaries.

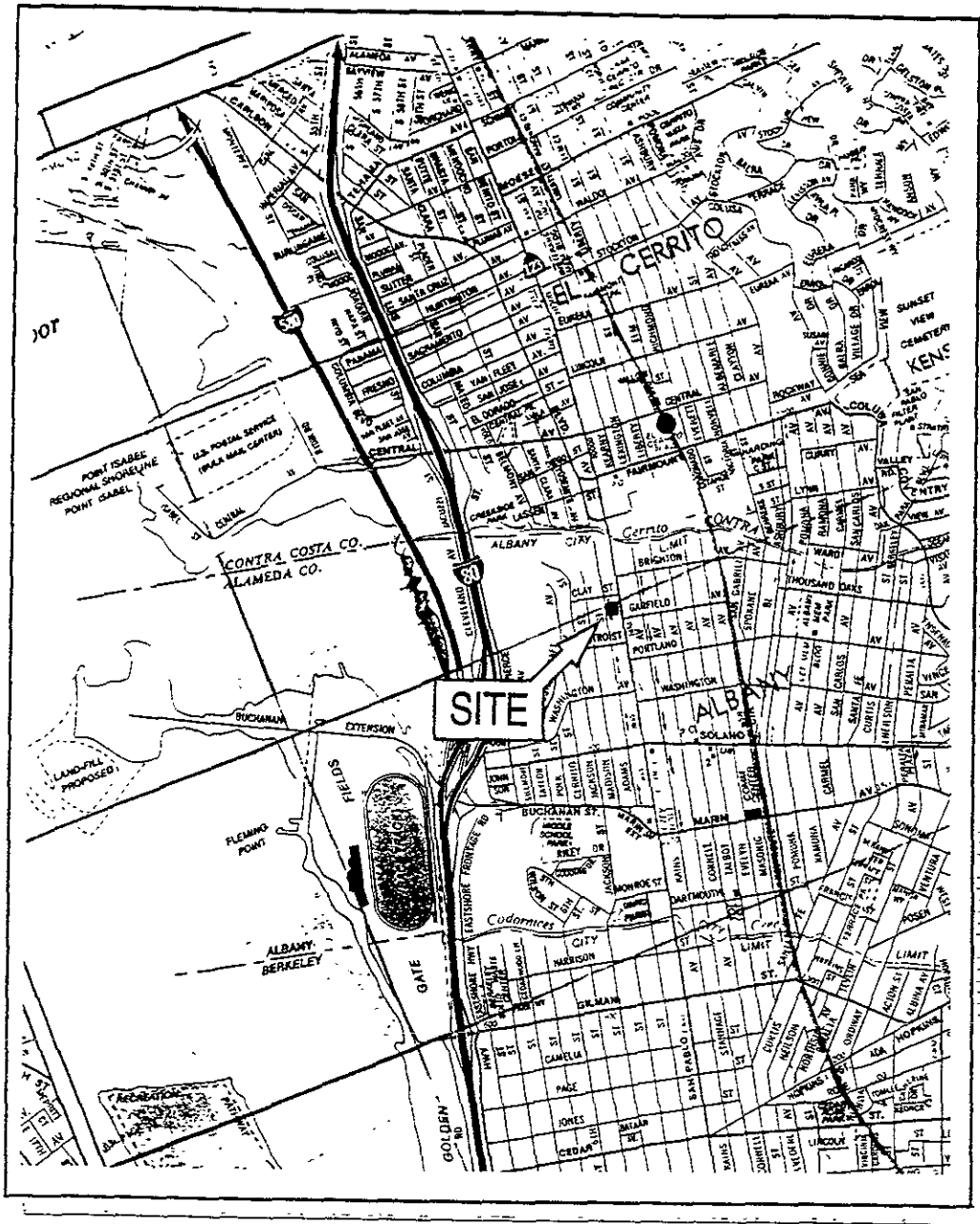
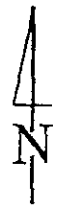
The dissolved hydrocarbon plume appears to be stable or diminishing and not migrating. No water wells, deeper drinking water aquifers, surface waters, or other sensitive receptors are likely to be impacted.

The site does not present a significant risk to human health or the environment. The Risk Assessments examined outdoor and indoor soil vapor inhalation pathways and used site specific data from soil sampling. It was determined that the mean concentrations of BTEX, TCE and PCE in soil are below the respective SSTLs. Given the limited distribution of benzene, future residential risk also appears negligible. Given the concentrations and the short term exposure that construction workers would have in case of future work projects, risk via outdoor inhalation and dermal contact appears negligible.

While no formal evaluation of ecological risks was performed, the risk assessor determined that impacts to groundwater have been negligible and that in any case, there are no nearby down gradient receptors.

See attachments:

1. Site general vicinity map.
2. Site diagram showing latest groundwater flow direction, wells, borings, former tanks and building locations.
3. Tables showing concentrations of TPHg, BTEX and HVOCs in wells over the three well sampling events.



**CAMBRIA**  
Environmental Technology, Inc.

Site Location Map

FIGURE

Albany Ford Dealership  
718 San Pablo Avenue  
Albany, California

1



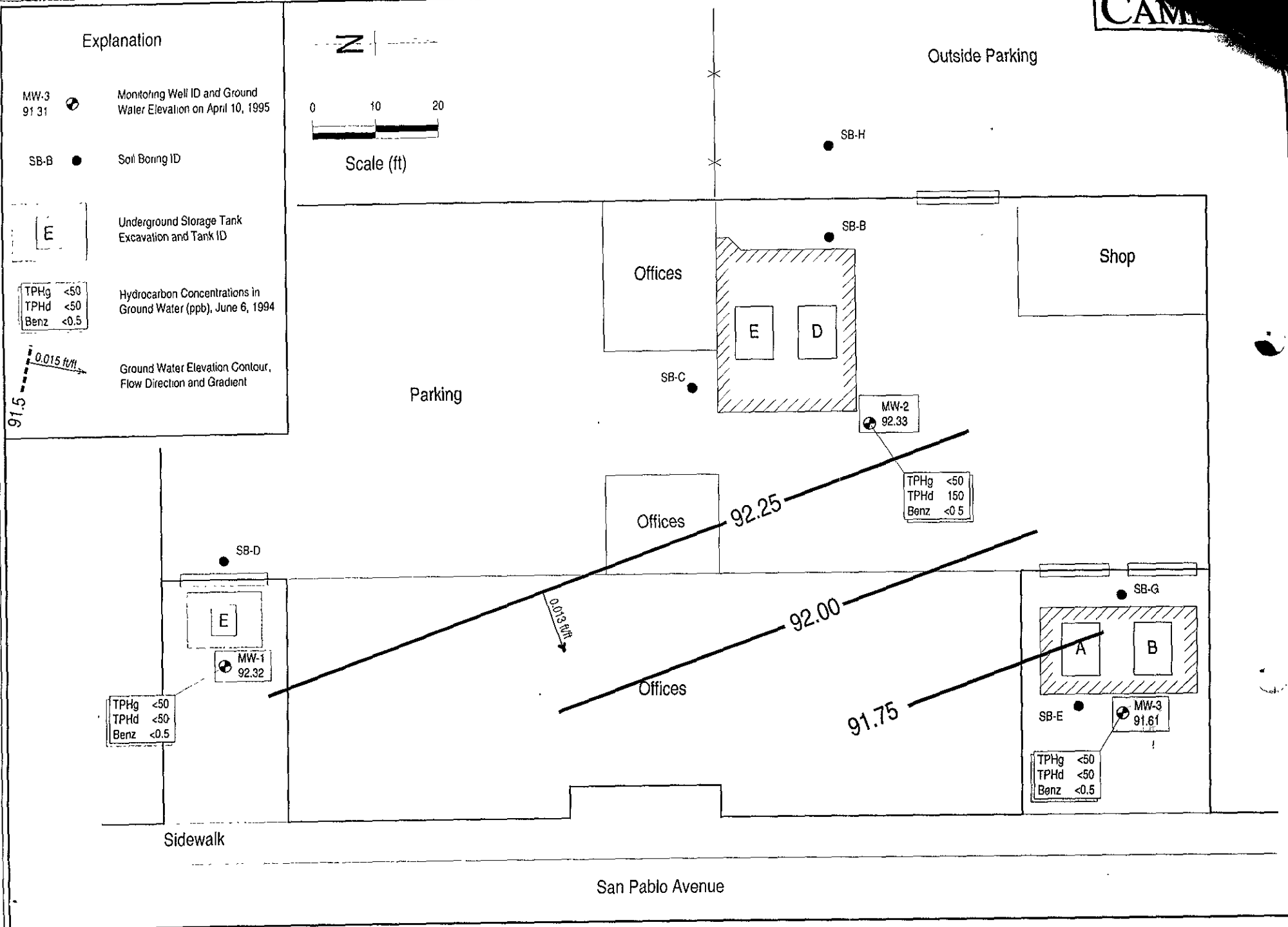


Figure 2. Ground Water Elevations and Hydrocarbon Concentrations - Albany Ford Dealership - 718 San Pablo Avenue, Albany, California

Table 1. Ground Water Elevation and Analytic Data, 718 San Pablo Avenue, Albany, California

Well/ Boring ID	Date Sampled	TOC Elevation	GW Depth (ft)	GW Elevation (ft)	TPHg	TPHd	TPHmo	B	T	E	X	Notes
(Concentration in ppb)												
MW-1	6/9/94	99.12	7.83	91.29	80	90	ND	ND	53	ND	1.2	a
	1/12/95		7.70	91.42	ND	ND	ND <sup>b</sup>	ND	ND	ND	ND	
	4/10/95		6.80	92.32	ND	ND	ND	ND	ND	ND	ND	
MW-2	6/8/94	99.23	9.44	89.79	ND	140	ND	ND	ND	ND	ND	a
	1/12/95		7.60	91.63	ND	100	ND <sup>b</sup>	ND	ND	ND	ND	
	4/10/95		6.90	92.33	ND	150 <sup>c</sup>	ND	ND	ND	ND	ND	
MW-3	6/9/94	98.46	9.10	89.36	ND	ND	ND	ND	ND	ND	ND	
	1/12/95		7.15	91.31	ND	ND	ND <sup>b</sup>	ND	ND	ND	ND	
	4/10/95		6.85	91.61	ND	ND	ND	ND	ND	ND	ND	

Abbreviations

TOC Elevation = Top of casing elevation with respect to onsite benchmark  
 GW = Ground water  
 TPHg = Total petroleum hydrocarbons as gasoline by modified EPA Method 8015  
 TPHd = Total petroleum hydrocarbons as diesel by modified EPA Method 8015  
 TPHmo = Total petroleum hydrocarbons as motor oil by modified EPA Method 8015  
 ND = No compounds detected above laboratory detection limit

B = Benzene by EPA Method 8020  
 E = Ethylbenzene by EPA Method 8020  
 T = Toluene by EPA Method 8020  
 X = Xylenes by EPA Method 8020

Notes

a = The positive TPHd result appears to be a hydrocarbon lighter than diesel.  
 b = Petroleum Oil and Grease by EPA Method 5520 B/E&F  
 c = Lab reports one to a few isolated peaks present.

Table 2. Ground Water Analytic Data for Metals, Halogenated Volatile Organic Compounds (VOCs) and Semi-Volatile Organics - 718 San Pablo Avenue, Albany, California

Well/ Boring ID	Date	Cadmium	Chromium	Lead	Nickel	Zinc	HVOCs		Semi-Volatiles	
							1,2 DCE	Other		
(Concentration in ppb)										
MW-1	6/9/94	80	1500	160	2200	1200	0.7	ND	ND	
	1/12/95	ND	ND	ND	ND	80	0.83	ND	---	
	4/10/95	ND	ND	ND	ND	0.13	0.93	ND	---	
MW-2	6/8/94	ND	250	35	360	220	ND	ND	ND	
	1/12/95	ND	ND	ND	40	120	ND	ND	---	
	4/10/95	ND	ND	ND	ND	0.13	0.99	ND	---	
MW-3	6/9/94	ND	330	42	490	310	ND	a	ND	
	1/12/95	ND	ND	ND	ND	100	ND	b	---	
	4/10/95	ND	ND	ND	ND	0.12	ND	ND	---	
DTSC or EPA MCL		10	50	50	100	500	vary	vary	vary	

Abbreviations

GW = Ground water  
 HVOCs = Halogenated VOCs by EPA Method 8010  
 Semi-Volatiles = Semi Volatile and Acid extractable compounds by EPA Method 8270  
 DTSC/EPA MCL = Department of Toxic Substances Control/U.S. EPA Maximum Contaminant Level for drinking water  
 ND = Not Detected - Detection Limits vary by compound  
 --- = Not analyzed

Notes

a = 1.1 ppb 1,1,1 Trichloroethane detected  
 b = 1.8 ppb 1,1-Dichloroethane, 0.51 ppb Tetrachloroethene, 2.6 ppb 1,1,1-Trichloroethane and 5.6 ppb Trichlorofluoromethane detected

*mcl = 200 ppb*  
*5 ppb*  
*250 ppb*