

HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

May 10, 1995
STID 3752

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Jason Baker
City of Albany
1000 San Pablo Avenue
Albany, California

MAY 10 1995

RE: City of Albany Corporation Yard
507 San Gabriel Street, Albany, California 94706

Dear Mr. Baker:

This letter confirms the completion of site investigation and remedial action for the 250 gallon underground gasoline storage tank removed on August 22, 1991 at the above described location.

Based upon the available information 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 storage tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations.

Please contact Susan L. Hugo at (510) 567-6780 if you have any questions regarding this matter.

Sincerely,

Rafat A. Shahid, Director

cc: William Reynolds, Acting Chief, Environmental Protection - files
Kevin Graves, RWQCB
Mike Harper, SWRCB
David Connell, Harlan Tait Associates, 1269 Howard Street
San Francisco, California 94103-2787

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



✓1259 Brighton Ave:
~~RO# 24~~ RO# 2648
507 San Gabriel St:
RO# 1172

ENVIRONMENTAL HEALTH SERVICES

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

February 10, 1999

Mr. Dale Hudson
Superintendent, Albany Unified School District
904 Talbot Avenue
Albany, CA-94706

Ref: Albany Middle School, 1259 Brighton Avenue, Albany, CA (previously identified as two different properties, 1259 Brighton Avenue and 507 San Gabriel Street)

Dear Mr. Hudson:

I am in receipt of the *soil and groundwater remediation report*, dated August 9, 1998 prepared by Artesian Environmental and a letter dated February 10, 1999, prepared by Vila Construction Co. for the above referenced property.

In March 1995 and July 1996 this Department approved the closure of underground storage tank related contamination at both the San Gabriel Street and the Brighton Avenue properties respectively. Due to the presence of residual contamination left in place at the Brighton Avenue site, the tank closure was given with the condition that a vapor barrier and six inches of concrete slab on grade be used during any new development. Based on the information provided to this Department, all the finished floors for the new school buildings have been underlain with a 10 mil vapor barrier and concrete slab on grade. In addition, the top two feet of the soil, (prior to the development) was removed and clean soil was imported. Also, approximately ninety percent of the site is covered with asphalt or concrete, which would prevent or reduce any residual hydrocarbon vapors from volatilizing into the school environment.

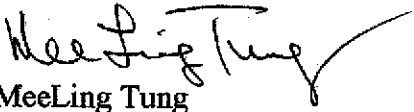
In June 1998 two shallow soil samples were collected in order to investigate petroleum odors that were found during the construction process for the new school building. Based on the laboratory results of the samples collected, hydrocarbon impacted soil was excavated, creating a pit measuring 31 feet long, and 22 feet wide. The excavated soil was disposed at Altamont Landfill. Confirmation soil samples were collected at the sidewalls of the excavation and based on the laboratory results, no significant contamination was identified.

Attached is a site map showing a footprint of the new building, locations of the former underground storage tanks, and the recently excavated area (in June 1998).

Based upon the available information and with provision that the information provided to this agency is accurate and representative of site conditions, the site does not pose a threat

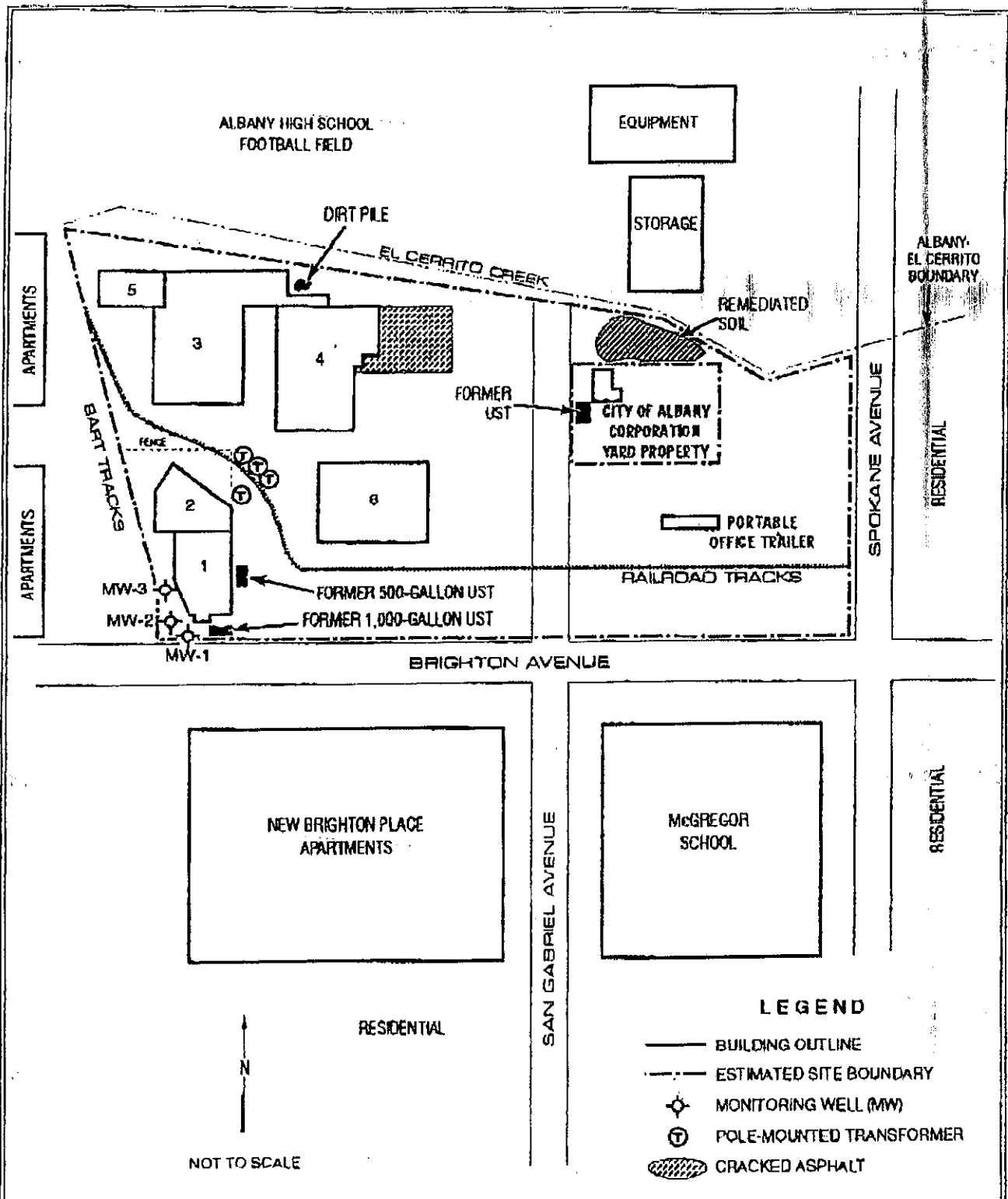
to public health and is safe for the purpose of school occupancy. If you have any questions you may reach me at (510) 567-6764.

Sincerely,

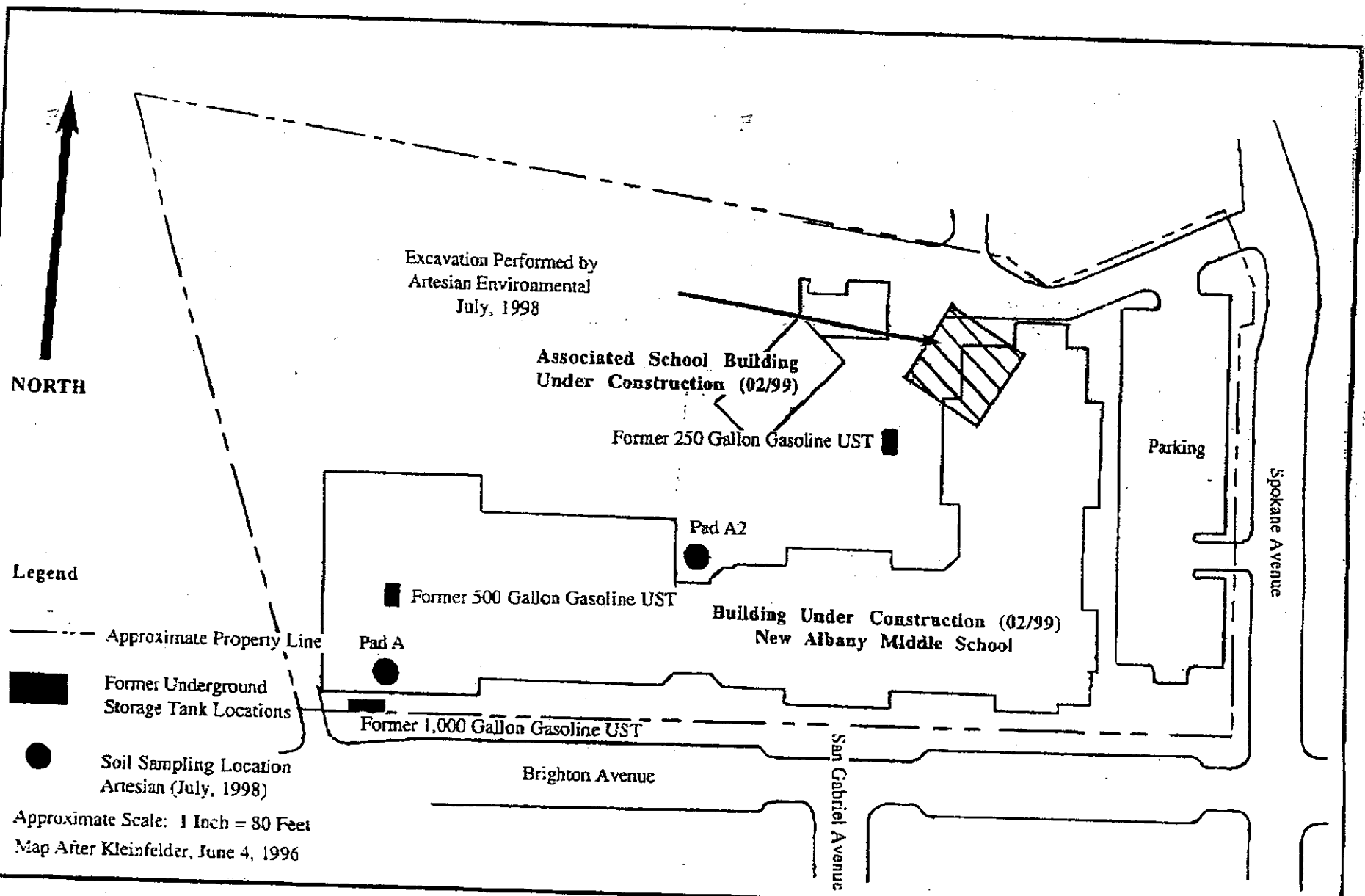


MeeLing Tung
Director, Environmental Health Services

Paul Jones, Artesian Environmental, 229 Tewksbury Avenue, Point Richmond,
California - 94801



DRAFTED BY: PEM	CHECKED BY: KK, JC	PROJECT NUMBER: 70058-001-01	FIGURE NUMBER: 2	SEACOR 1390 Willow Pass Road Suite 360 Concord, CA 94520
DWG DATE: 8/3/94	REV. DATE: 9/8/94	CLIENT: HILL LUMBER COMPANY	TITLE: SITE PLAN HILL LUMBER COMPANY 1259 BRIGHTON AVENUE ALBANY, CA	
FILE NAME: ScrHilLmbrAlbnySitPln#2				



Legend

--- Approximate Property Line

■ Former Underground Storage Tank Locations

● Soil Sampling Location Artesian (July, 1998)

Approximate Scale: 1 Inch = 80 Feet

Map After Kleinfelder, June 4, 1996

ARTESIAN ENVIRONMENTAL CONSULTANTS
 229 Tewksbury Avenue
 Pt. Richmond, California 94801
 Phone (510) 232-2728 Fax (510) 232-2823

NEW ALBANY MIDDLE SCHOOL: SITE PLAN
 Vila Construction Company
 Brighton and Spokane Avenues
 Albany, California

Project No.: 378-001-01

Date: 8/7/98

Prepared by: J. Jacobs

Figure 2

SENT BY: ALBANY UNIFIED SCH. ; 2-2-99 3:00PM; 510 559 8560 =>

FEB-02-1999 14:26

SCHOOL FACILITIES PLAN.

#2/2

916 327 3954 P.01/01



DELAINE EASTIN
State Superintendent of Public Instruction

cc: Hubbard

January 28, 1999

RECEIVED

FEB 02 1999

SUPT'S OFFICE

Mr. J. Dale Hudson, Superintendent
Albany Unified School District
904 Talbot Avenue
Albany, California 94706

Dear Mr. Hudson:

I want to follow up on our telephone conference call of yesterday with a brief letter specifying what the Department of Education requires in order to provide the necessary toxic remediation clearance for State Allocation Board funding of the new middle school project. Constance Hubbard of the School District and Barbara Wilson of the Office of Public School Construction were also participants in the phone call.

What is needed is a comprehensive environmental clearance of the school site from a local or state lead environmental agency certifying that all toxic contamination has been properly cleaned up and that the site is safe for school occupancy. This is a Lease-Purchase Program project. For your future reference, if this were a School Facilities Program application, this comprehensive environmental clearance would be required from a state level lead environmental agency.

The Remedial Action Completion Certification letters from the Alameda County Health Care Services Agency, Department of Environmental Health, of May 10, 1995, and October 22, 1996, to the former owners of the property are limited to "site investigation and remedial action" for the three underground gasoline storage tanks. I have confirmed with Susan Hugo of the Alameda County Department of Health Services that they are limited, rather than comprehensive, in scope. It is unclear, for instance, whether they include soil excavation and remediation under the former Hill Lumber Office Building, Building 1, as called for in the *Phase I Environmental Site Assessment Update Report* (pages 5-3 and 5-4) by SEACOR, dated September 22, 1994. We know they do not address the soil and groundwater contamination clean up on the former City of Albany Corporation Yard uncovered during site grading for the school. I do not know whether the ammonia odors detected by Kleinfelder or other environmental circumstances may be of concern.

The Office of Public School Construction will not re-schedule the bid approval agenda item for State Allocation Board action until it has received our certification that the site has been cleared by the lead environmental agency. So please do not hesitate to contact me if I can help expedite this matter.

Sincerely,

George M. Shaw, Consultant
School Facilities Planning Division
Phone 916-322-1463

cc: Constance Hubbard, Albany Unified School District
John Jenkin, Jenkin Advisory Team
Barbara Wilson, Office of Public School Construction

and stabilized at 1.13 feet to 9.23 feet bgs.

Gasoline, TPH diesel and BTEX were not detected in the grab water and all samples collected from borings MW-2 and MW-3. No soil sample was collected from the continuous cored boring MW-1. TPH gasoline, TPH diesel and BTEX were not present in the water samples from MW-2 and MW-3 but TPH diesel at 110 ppb was detected in MW-1.

On October 25, 1994, one boring (MW-4) was drilled in the vicinity of the former 500 gallon gasoline tank. The boring was placed within ten feet and upgradient of the UST and converted to a groundwater monitoring well to verify the groundwater flow direction and confirm that a former UST removed from the City of Albany Corporation Yard (upgradient of the subject site) was not a source of contamination. TPH gasoline, TPH diesel and BTEX were not detected in the soil and groundwater samples collected from MW-4.

The two monitoring wells (MW-1 and MW-2) and the piezometer (MW-3) have been sampled for four monitoring events from July 1994 up to April 1995. TPH gasoline and BTEX were not detected in any of the wells. TPH diesel was detected one time at 93 ppb in MW-2. TPH diesel has been detected in MW-1 as high as 130 ppb but was non detect during the last monitoring event (4/95).

On May 2, 1996, a Limited Risk Based Corrective Action (RBCA) Report was prepared and submitted by Geosolv, Inc. for the subject site. The RBCA evaluation was performed to develop a risk management plan for the remaining hydrocarbon contamination in the soil at the site.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **Undetermined**

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **Undetermined**

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

Site management requirements: A site health and safety plan must be submitted to this Agency (ACDEH) for review and approval prior to any excavation or trenching work at the site which could potentially expose future construction workers or the public to residual contamination left in place. Six inches of concrete slab on grade underlain by visqueen vapor barrier was proposed and accepted as part of the foundation for the proposed gymnasium.

Should corrective action be reviewed if land use changes? **YES**

Monitoring wells Decommissioned: No, will decommission upon case closure