



June 19, 2012

ACHCSA-EHS
1131 Harbor Bay Parkway, Suite 250
Alameda, CA. 94502-6577

Re: Technical Report
969 San Pablo Avenue, Albany, CA. 94706
ProTech Project # 501-OH11

RECEIVED

9:43 am, Jul 10, 2012

Alameda County
Environmental Health

To Whom It May Concern:

Attached is the Technical Report for PREFERENTIAL PATHWAY SURVEY (PPS) AND SENSITIVE RECEPTOR SURVEY (SRS) at 969 San Pablo Avenue, Albany, California ACEH #RO0000119 / Global ID # T0600101674.

This report was prepared by ProTech Consulting & Engineering to evaluate this site as required by ACHCSA-EHS. Kelly-Moore Paint Company is aware of the content of this report. If you have questions, I can be reached at my office telephone at (650)610-4314

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Stetson".

Robert Stetson
Director of Risk Management

1 Attachment: PREFERENTIAL PATHWAY SURVEY (PPS) AND SENSITIVE RECEPTOR SURVEY (SRS)

TECHNICAL REPORT

for

PREFERENTIAL PATHWAY SURVEY (PPS) AND SENSITIVE RECEPTOR SURVEY (SRS)

at

**969 SAN PABLO AVENUE, ALBANY, CALIFORNIA
ACEH #RO0000119 / Global ID # T0600101674**

prepared for

**MR. ROBERT STETSON
KELLY MOORE PAINT COMPANY
PO BOX 3016, SAN CARLOS, CA 94070
RSTETSON@KELLYMOORE.COM**

31 MAY 2012

TECHNICAL REPORT

for

**PREFERENTIAL PATHWAY SURVEY (PPS) AND
SENSITIVE RECEPTOR SURVEY (SRS)**

at

**969 SAN PABLO AVENUE, ALBANY, CALIFORNIA
ACEH #RO0000119 / Global ID # T0600101674**

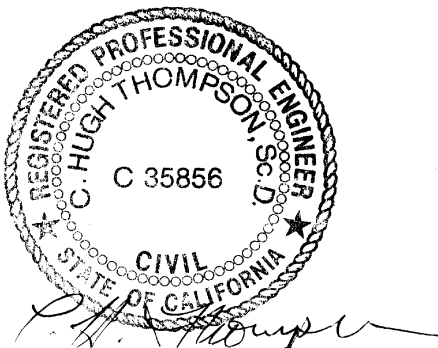
prepared for

**MR. ROBERT STETSON
KELLY MOORE PAINT COMPANY
PO BOX 3016, SAN CARLOS, CA 94070
RSTETSON@KELLYMOORE.COM**

prepared by

**PROTECH CONSULTING & ENGINEERING
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31 MAY 2012



**DR. C. HUGH THOMPSON, PE
PROFESSIONAL ENGINEER
CAL-PE #C35856**



**SHERWOOD LOVEJOY, JR., REA
REGISTERED ENV. ASSESSOR
CAL-REAI #03171**

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- Table 3 – Names, Positions Related to Site, and Groundwater Gradient
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- Appendix 1 – Well Search Forms

DISTRIBUTION

MR. ROBERT STETSON - CLIENT
KELLY MOORE PAINT COMPANY
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MARK DETTERMEN – CASE OFFICER
ALAMEDA COUNTY ENVIRONMENTAL HEALTH
mark.dettermen@acgov.org

GeoTracker

Project File

SUMMARY OF FINDINGS

The following Preferential Pathway Survey demonstrated that there were no wells threatened by chemicals monitored on this site. The following Sensitive Receptor Survey demonstrated no Sensitive Receptors had a potential for exposure of significance.

1.0 INTRODUCTION

ProTech Consulting & Engineering (ProTech) has prepared this Technical Report (TR) for the above-referenced site. The Scope-of Work for this TR was to document a Preferential Pathway Survey (PPS): using quarter-mile wells survey, plus a Sensitive Receptor Survey (SRS). The site is located at 969 San Pablo Avenue, in Albany (Figure 1). The project documentation is tracked by **ACEH #RO0000119 / Global ID # T0600101674**.

This TR responds to the request of ACEH, in its 27 April 2011 letter, **item #3 - Preferential Pathway Study (Source of Chlorinated VOCs)**, which included a request to perform a utility survey plus a well survey within a 0.25-mile (1320-foot) radius from the site. An SRS was also performed during this PPS.

2.0 SCOPE-OF-WORK

To comply with the ACEH request, the following items were performed:

1. Locate utilities on- and off-site in the vicinity of the subject site,
2. Request the County (Alameda County Public Works Agency [ACPWA]) and the State (California State Water Resources Control Board [CSWRCB]) provide their well records for 0.25-miles around the subject site,
3. Using Google®, locate sensitive receptors¹, and
4. Review the results and prepare a Report that documents:
 - a. The items collected,
 - b. The Interpretations, and
 - c. Makes observations, and draws conclusions.

2.1 UTILITY LOCATION

Utilities, both on-site and off-site (near site boundary along street) were located with underground line location equipment. The scope of this investigation did not include evaluating the condition of the utilities or any fluid contents. This utility location was performed by a Certified Subsurface Utility Locator² in accordance with California Code and industry standards

¹ Sensitive receptors are schools, daycare, hospitals, clinics, etc.

² Certification: C. Thomas Thompson - Qualified Person (8CCR1509)

and practices³. The combined sewer lines and cleanouts, the water line, gas line, and electrical line were all located, as shown on Figure 2. As shown in Figure 2, the utilities are in the sidewalk or the shoulder of the road closest to the subject site. All utilities, except the combined sewer line, are expected to be buried at least 2' to 3' below grade⁴. The sewer manhole, at the southern property boundary, reveals a burial depth of the sewer pipe in this area to be at approximately 15 fbg⁵. A description of utilities follows.

2.1.1 COMBINED SEWER SYSTEM

The Combined Sewer is a green line on Figure 2 along with the on-site connections, drains, and cleanouts. At the southern boundary of the site there is a manhole in the street shoulder. This manhole represents a “T” in the sewer pipe that runs along San Pablo Avenue north and south of this manhole and then to a “T” for a sewer pipe that runs along Buchanan Street. North of this “T” the sewer pipe drains south, and south of the “T” the pipe drains north. They combine at Buchanan Street and drain west toward a treatment plant and then the Bay.

2.1.2 OTHER OFF-SITE UTILITIES

As shown in Figure 2, the gas pipes are a yellow color line, the water pipes are a blue color line and the electrical conduits are a red color line that feeds the site. These utilities run south in front of the site under the sidewalk. At the southern end of the site, the pipes and conduits come onto the site and lead, below the surface, into the building.

2.1.3 ON-SITE UTILITIES

As shown on Figure 2, there are five (5) sewer cleanouts and two (2) sewer drains on-site. The gas, water, and electrical lines enter the site at the southern end of the site just in front of the beauty shop. That shop occupies the southern portion of the building that is owned by Kelly Moore.

2.2 WELL SURVEY

Well search requests were sent to both the County (ACPWA) and the State (CSWRCB) for a 0.25-mile radius around the site (see Figure 3). Both the County and the State prepared 0.25-mile searches, based on the request, and provided them to us. They are described below. Request forms are included as Appendix 1.

³ Utility location in accordance with California Government Code Chapter 651, §4216 and Common Ground Alliance - Current Best Practices.

⁴ Gas line manhole opened, by Ryan Cozart of ProTech, and meter depth was just over 2 fbg.

⁵ Communication with City of Albany – Public Works Department.

2.2.1 COUNTY WELL SEARCH

The county well search for 0.25 miles (1320 feet) is provided in Table 1 and illustrated in Figure 4, both of which are attached. There were 32 wells in the area, representing six (6) sites. The sites are:

Table 1 - Owner and Address of Wells in 0.25-Mile County Survey

Owner	Address	Status/Type	Groundwater Gradient
Dibble/Foley	914 San Pablo Avenue	Active/Monitor	Up-gradient
City of Albany	1247 Marin Avenue	Abandoned	
ARCO	1001 San Pablo Avenue	Active/Monitor+Extraction	Down-gradient
EXXON	San Pablo Avenue and Buchanan Street	Active/Cathodic	Cross- to down-gradient
Kelly Moore/Firestone	969 San Pablo Avenue	Active/Monitor	Site
Shell Oil	999 San Pablo Avenue	Active/Monitor	Down-gradient

2.2.2 STATE WELL SEARCH

The state well search for 0.25 miles (1320 feet) is provided in Table 2, illustrated in Figure 5, both of which are attached. There were 30 wells in the area, representing four (4) sites. The sites are:

Table 2 - Owner and Address of Wells in 0.25-Mile State Survey

Owner	Address	Status	Groundwater Gradient
Dibble/Foley	914 San Pablo Avenue	Active	Up-gradient
ARCO	1001 San Pablo Avenue	Active	Down-gradient
Kelly Moore/Firestone	969 San Pablo Avenue	Active	Site
Shell Oil	999 San Pablo Avenue	Active	Down-gradient

2.3 SENSITIVE RECEPTORS

Using Google® we located sensitive receptors with the 0.25-mile radius. As shown in Figure 6, attached, there are seven (7) sensitive receptors within the well survey radius. The sensitive receptors are presented below in Table 3:

Table 3 - Names, Positions Related to Site, and Groundwater Gradient

Name	Type	Relation to Site	Groundwater Gradient
Bay Area Kindergarten	School	To north	Up-gradient
Tilden Preparatory School	School	To north	Up-gradient
Cornell Elementary School	School	To north	Up-gradient
Little Village Pre-School	School	To north	Up-gradient
Ocean View Elementary School	School	To west	Down-gradient
YMCA	Gathering Place	To north	Up-gradient
Albany Library	Gathering Place	To east	Up-gradient

2.4 GEOTRACKER REVIEW

A review of GeoTracker⁶ has verified the addresses for the two well searches and shown that the contaminants for those sites are Petroleum Hydrocarbons (PHCs), not Volatile Organic Compounds (VOCs), specifically PCE. The site reviewed were:

Table 4 – Reviewed Sites that are Active in GeoTracker

Owner	Address	Status/Type	Groundwater Gradient
Dibble/Foley	914 San Pablo Avenue	Active/Monitor	Up-gradient
ARCO	1001 San Pablo Avenue	Active/Monitor+Extraction	Down-gradient
EXXON	San Pablo Avenue and Buchanan Street	Active/Cathodic	Cross- to down-gradient
Kelly Moore/Firestone	969 San Pablo Avenue	Active/Monitor	Site
Shell Oil	999 San Pablo Avenue	Active/Monitor	Down-gradient
Albany 1-Hour Cleaners	1187 Solano Avenue	Active – No Data	Up-Gradient

However, GeoTracker files indicate there is an up-gradient site: Albany 1-Hour Cleaners, 1187 Solano Avenue, Albany (Not listed in either well survey or the sensitive receptor survey) that is still active and could possibly be impacted by PCE and other VOCs, based upon description of site on GeoTracker. A letter from ACEH, dated 24 July 2009, requesting Kershaw Investments acquisition of site from GeoTracker and Site Assessment documentation in compliance with GeoTracker data filing was issued. As of the writing of this report, no response has been received.

3.0 OBSERVATIONS AND CONCLUSIONS

3.1 OBSERVATIONS

While there were found typical subsurface utilities associated with the site, there was no physical evidence of chemical of concern release such as distressed vegetation, odors, discolorations.⁷ All the subsurface utilities, except the sewer pipe, appear to be buried between 2 and 3 feet below the surface. This site surface is covered with the building and pavement except for planter areas. Groundwater measurements have shown saturated levels deeper than 2 to 3 feet below grade.

The combined storm/sanitary sewer line is in the eastern shoulder of San Pablo Avenue, buried at a depth of between 14 fbg and 15 fbg across the frontage of the site.

⁶ <http://geotracker.waterboards.ca.gov>

⁷ Disturbed earth from excavating utility trenches has been reported, at other sites, to act as a more permeable zone for migration of water carried pollutants. Cases such as the Sacramento County Sewer District have been reported demonstrating that leaking municipal sewers have contributed to soil and ground water pollution associated with these disturbed soil trench areas including migration of PCE.

Five (5) active sites with wells were located within the 0.25-mile County Well Survey. Their locations are shown on Figure 4. Four (4) sites with wells were located within the 0.25-mile State Well Survey. Their locations are shown on Figure 5.

Seven (7) Sensitive Receptors were found within the 0.25-mile Well Search radius. Five (5) were schools, and two (2) were considered gathering points. Six (6) should be considered up-gradient, while one (1) is cross-gradient to down-gradient.

GeoTracker revealed an up-gradient site: Albany 1-Hour Cleaners, 1187 Solano Avenue, Albany that is still active and could possibly be impacted by PCE and other VOCs based on history of site usage.

3.2 CONCLUSIONS

Based on review of utilities in the vicinity of the site, sites with wells within 0.25-mile of the site, or pollutants present at these sites, there does not appear to be impact to the site from off-site sources or impact from the site to off-site well sites. As for the sensitive receptors in the well search radius, six (6) of the seven (7) are up-gradient and all are too far from the site to be impacted.

With that said, there is one site listed on GeoTracker (Albany 1-Hour Cleaners) that is up-gradient and could be impacted by chemicals similar to those found in groundwater on-site. There has been no investigation to date at this site to characterize the soil or groundwater.

4.0 LIMITATION

This Technical Report has been prepared by the staff of ProTech under the supervision of a California Registered Professional Engineer whose stamp and signature appear above. ProTech relied upon others, as referenced, to provide background and information used in this Document.

This Technical Report has been prepared by ProTech for the exclusive use of Kelly Moore Paint Company (client) and not for use by any other party. Any use by a third party of any of the information contained in this Document shall be at their own risk and shall constitute a release and an agreement to defend and indemnify ProTech from and against any and all liability in connection therewith whether arising out of ProTech's or the governments' negligence or otherwise.

All interpretations, conclusions, and recommendations are based solely on information gathered during this investigative stage and on no other unspecified information. This Document is prepared as a tool for the client to use in determining the condition of the site. This Document makes no certification, either implied or otherwise, that the site is free from pollution; it simply Documents the findings of any study. Soil sampling, if performed, is so sample location specific that if pollutants are not found in a sample it does not universally suggest that there are none of these pollutants present at the site. Water sampling, if performed, while being less sample-location-specific than soil sampling, is still area-specific and if

pollutants are not found in a sample it does not universally suggest that there are none of these pollutants present at the site.

Subsurface utility locations reported here are for the purpose of assessing pollution potentials and are limited by the time and technology employed and illustrations or field markings of these utilities are not to be used as accurate locations to guide excavation work without visual confirmation of the location of these utilities.

The results and findings contained in this Document are based on certain information from sources outside the control of ProTech. While exercising all reasonable diligence in the acceptance and use of information provided, ProTech does not warrant or guarantee the accuracy of those information sources. The Document was developed specifically for this project (969 San Pablo Avenue, Albany, California) and should not be used for any other site.

Copyright law covers this Document. Any reproduction, either in total or in part, without the permission of ProTech is prohibited.

5.0 REFERENCES

Breton W. Bruce, Peter B. McMahon, Shallow ground-water quality beneath a major urban center: Denver, Colorado, USA, *Journal of Hydrology*, Volume 186, Issues 1-4, 15 November 1996, Pages 129-151, ISSN 0022-1694, DOI: 10.1016/S0022-1694 (96) 03031-4. (<http://www.sciencedirect.com/science/article/B6V6C-3VWNHTW-7/2/92dbeac9f091db245bbd4c18e4f0258f>)

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J. L. Wilson, S. H. Conrad, W.R. Mason, W. Peplinski, and E. Hagan, 1990, Laboratory Investigation of Residual Liquid Organics, United States Environmental Protection Agency, EPA 600/6-90/004.

TABLES

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED



CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

FIGURES



Site 12.73 mi



Site 3144 ft



Site 810 ft

ProTech Consulting & Engineering
 1208 Main Street, Redwood City, CA 94063
 Tele: 650.569.4020 / Fax: 650.569.4023

Job No.	120107
Date	21 May 2012
Drawn by	RC
Rev	WL
Apprvd	WL

Site Location

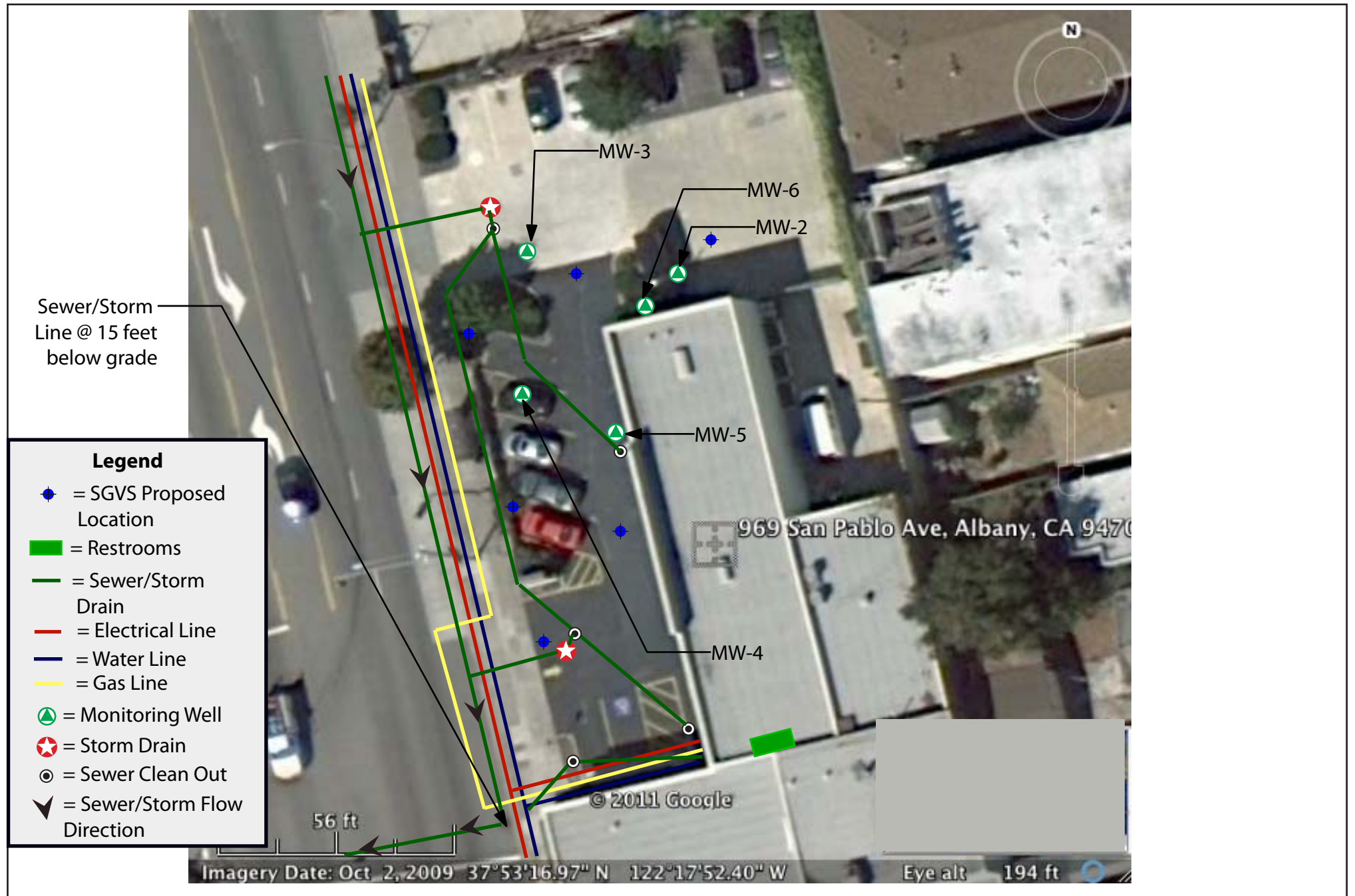
969 San Pablo Avenue, Albany, CA
 For: Mr. Robert Stetson
 Kelly-Moore Paint Company
 987 Commercial, San Carlos, CA 94070

Project



Figure

1



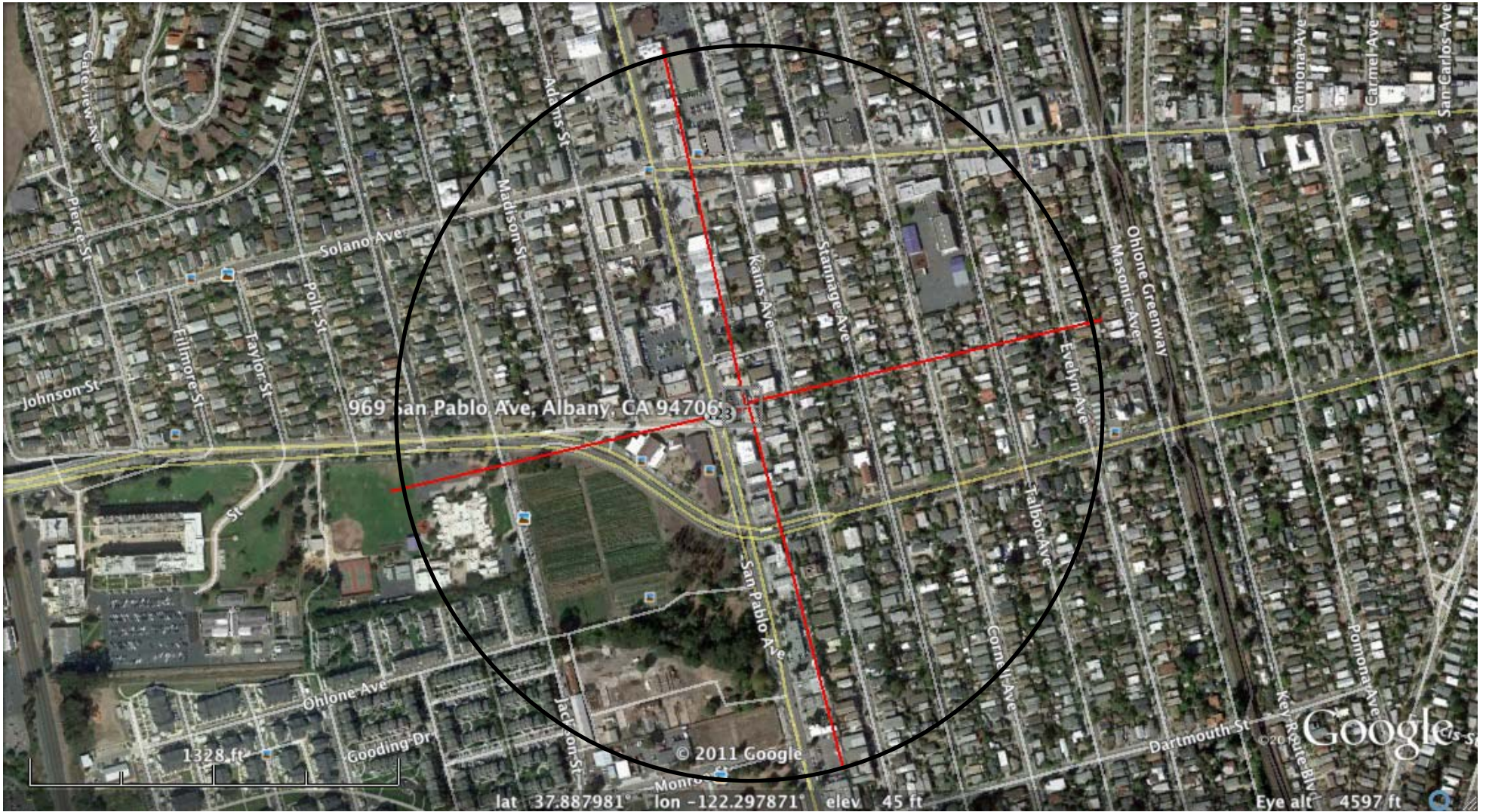
ProTech Consulting & Engineering
 1208 Main Street, Redwood City, CA 94063
 Tele: 650.569.4020 / Fax: 650.569.4023

Job No.	120107
Date	25 May 2012
Drawn by	RC
Rev WL	Apprvd WL

Site layout w/ Utility Locations
 Project
 969 San Pablo Avenue, Albany, CA
 For: Mr. Robert Stetson
 Kelly-Moore Paint Company
 987 Commercial, San Carlos, CA 94070



Figure
2



ProTech Consulting & Engineering
 1208 Main Street, Redwood City, CA 94063
 Tele: 650.569.4020 / Fax: 650.569.4023

Job No.	120107
Date	25 May 2012
Drawn by	RC
Rev WL	Apprvd WL

Site Plan w/ Survey Radius

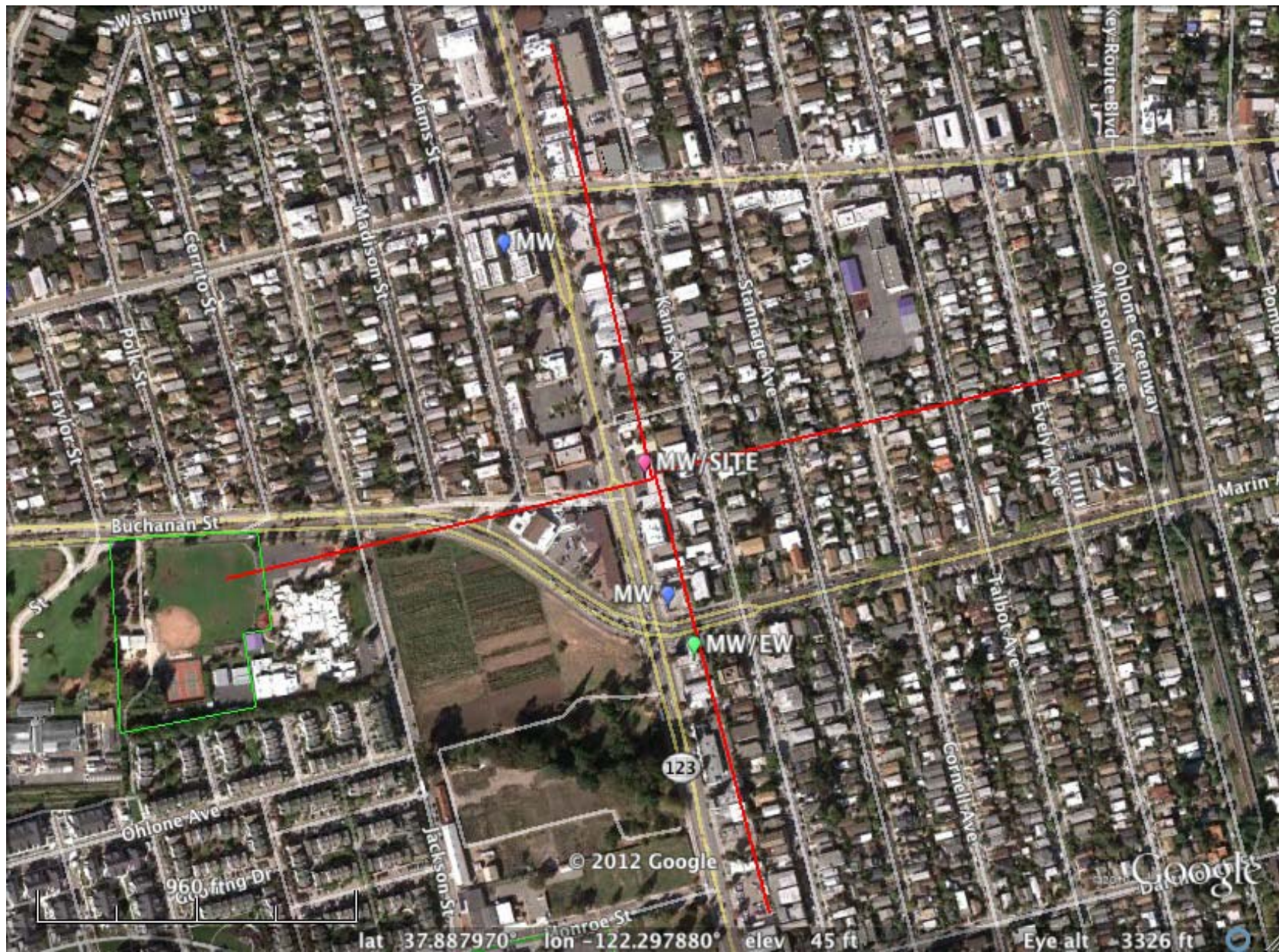
969 San Pablo Avenue, Albany, CA
 For: Mr. Robert Stetson
 Kelly-Moore Paint Company
 987 Commercial, San Carlos, CA 94070

Project



Figure

3



MW = Monitoring Well
 EX = Extraction Well

ProTech Consulting & Engineering

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Date	25 May 2012
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County Well Locations

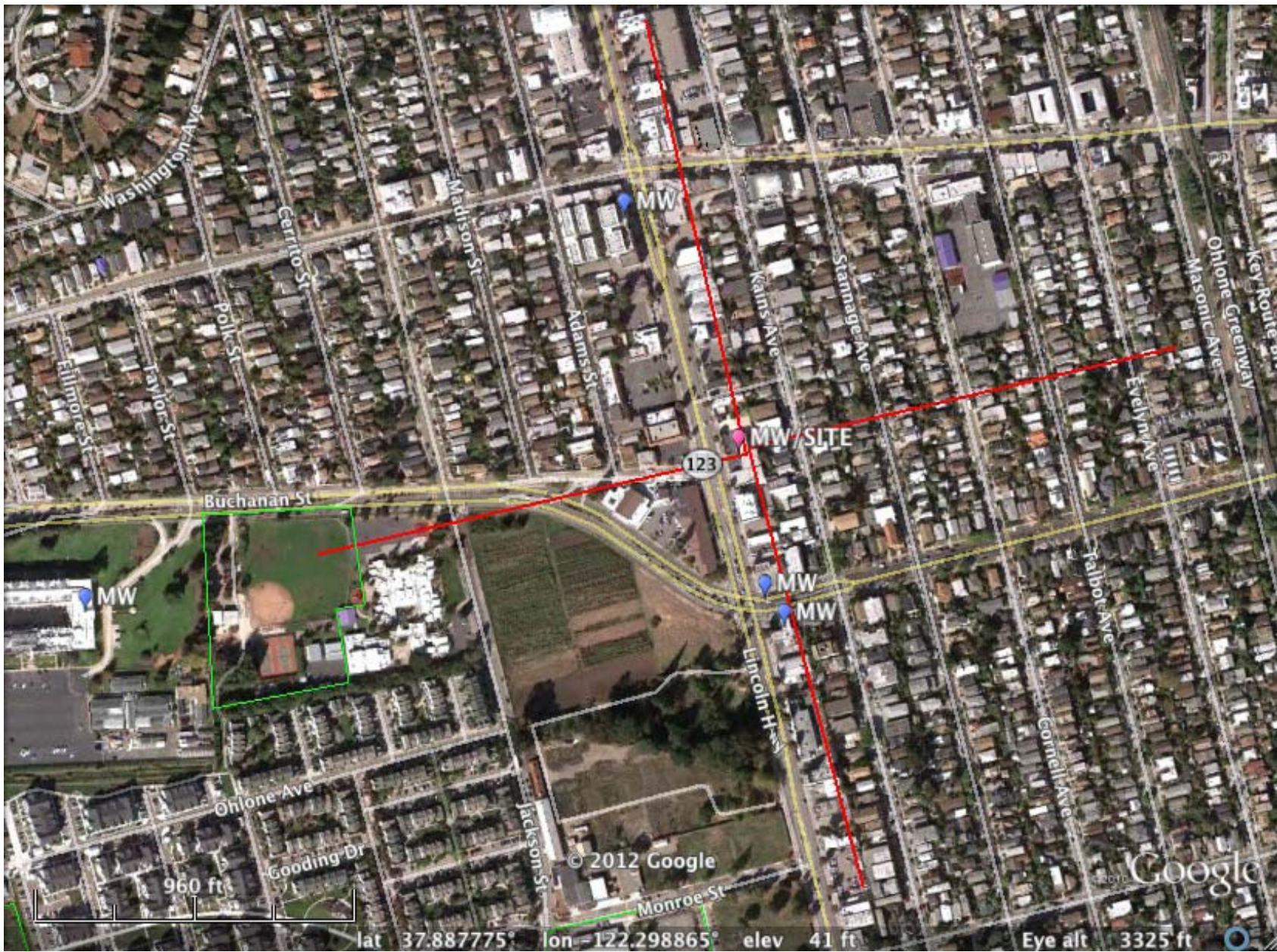
969 San Pablo Avenue, Albany, CA
 For: Mr. Robert Stetson
 Kelly-Moore Paint Company
 987 Commercial, San Carlos, CA 94070

Project



Figure

4



MW = Monitoring Well
 EX = Extraction Well

ProTech Consulting & Engineering

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Job No.	120107
Date	25 May 2012
Drawn by	RC
Rev WL	Apprvd WL

State Well Locations

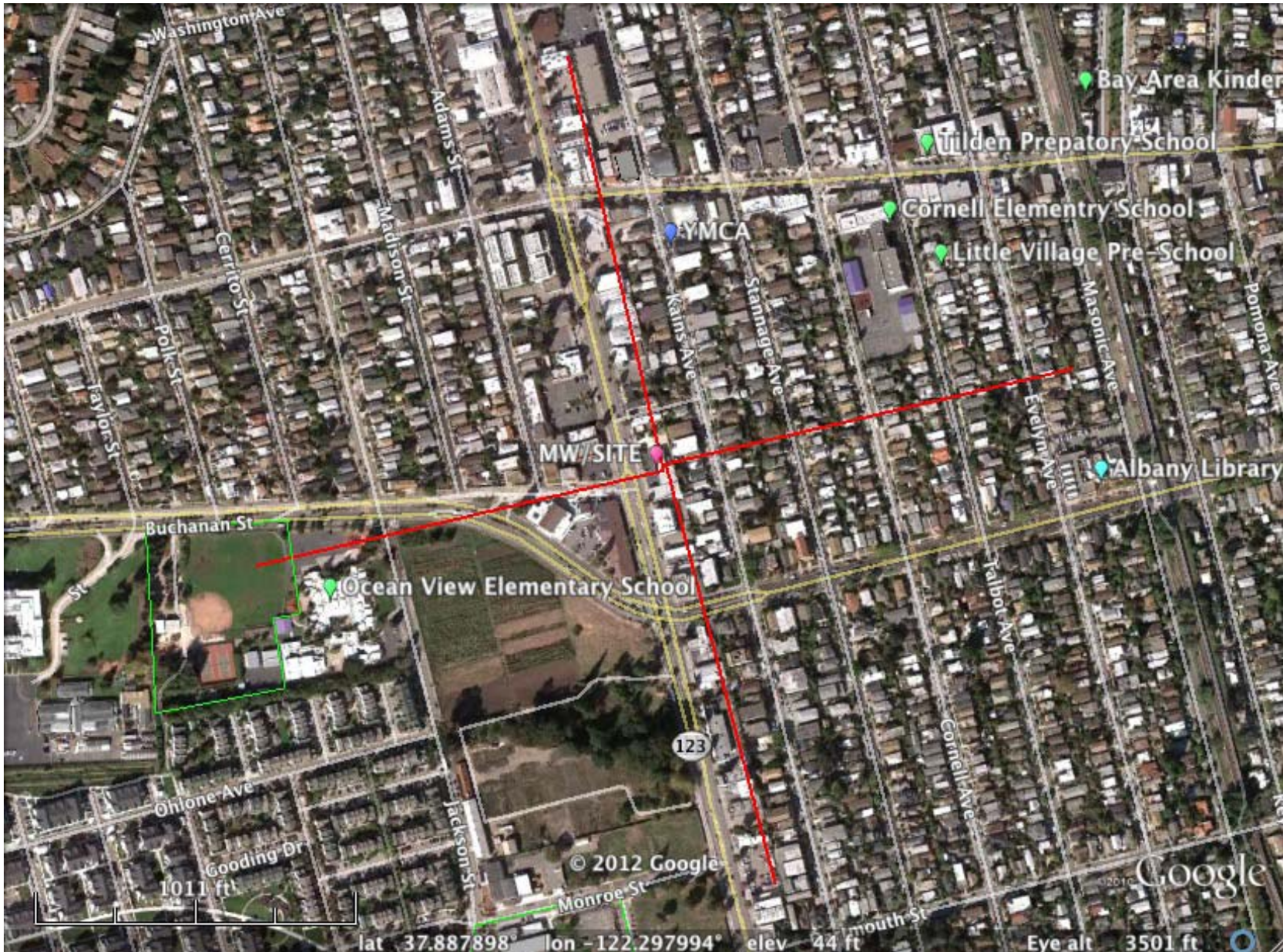
969 San Pablo Avenue, Albany, CA
 For: Mr. Robert Stetson
 Kelly-Moore Paint Company
 987 Commercial, San Carlos, CA 94070

Project



Figure

5



ProTech Consulting & Engineering

1208 Main Street, Redwood City, CA 94063
 Tele: 650.569.4020 / Fax: 650.569.4023

Job No.	120107
Date	25 May 2012
Drawn by	RC
Rev WL	Aprvrd WL

Sensitive Receptor Survey Locations

969 San Pablo Avenue, Albany, CA
 For: Mr. Robert Stetson
 Kelly-Moore Paint Company
 987 Commercial, San Carlos, CA 94070

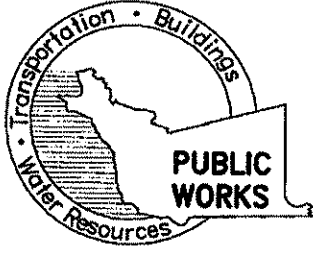
Project



Figure

6

APPENDIX 1



**COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
WATER RESOURCES SECTION**
399 Elmhurst Street, Hayward, CA 94544-1395
James Yoo PH: (510) 670-6633 FAX: (510) 782-1939
FOR GENERAL DRILLING PERMIT INFO:
www.acgov.org/pwa/wells


WELL COMPLETION REPORT RELEASE AGREEMENT—AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project No/ Site Address. 969 San Pablo Avenue City Albany
Township, Range, and Section _____ Radius 1/4 mile
(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

- Make a study, or,
- Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped **CONFIDENTIAL** and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

Sherwood Lovejoy, Jr.
Authorized Agent
1208 Main Street
Address
Redwood City, CA 94063
City, State, and Zip Code
 I attest to the accuracy and integrity of this document

Signature
Registered Environmental Assessor
Title
Telephone () 415.381.2560
Fax () 415.381.1741
Date 06/06/2011
protech@tcg-international.com
E-mail

Alameda County Environmental Health
Government or Regulatory Agency
1131 Harbor Bay Parkway
Address
Alameda, CA 94502
City, State, and Zip Code
Mark E. [Signature]
Signature
Senior Hyg. Mgr. Specialist
Title
Telephone () 510/568-6768 6876
Fax () 510/337-9335
Date 6/6/11
Mark.Dotterman@acgov.org
E-mail

DEPARTMENT OF WATER RESOURCES

NORTHERN REGION
2440 Main Street
Red Bluff, CA 96080
(530) 529-7300
(530) 529-7322 (Fax)

NORTH CENTRAL REGION
3500 Industrial Blvd.
West Sacramento, CA 95691
(916) 376-9612
(916) 376-9676 (Fax)

SOUTH CENTRAL REGION
3374 E. Shields Ave Ste A7
Fresno, CA 93726
(559) 230-3300
(559) 230-3301 (Fax)

SOUTHERN REGION
770 Fairmont Avenue
Glendale, CA 91203
(818) 500-1645 ext. 233
(818) 543-4604 (Fax)

**WELL COMPLETION REPORT RELEASE REQUEST AND CONFIDENTIALITY AGREEMENT
REGULATORY-RELATED ENVIRONMENTAL CLEANUP STUDY**

Well Completion Reports associated with wells located within two miles of an area affected or potentially affected by a known unauthorized release of a contaminant will be made available upon request to any person performing an environmental cleanup study associated with the unauthorized release, if the study is conducted pursuant to a regulatory agency order (Water Code Section 13752).

Requests must be made on the form below, signed and submitted to the appropriate DWR District Office. Please provide the township, range, and section of the property where the study is to be conducted. Attach a map or a sketch with a north arrow, and provide as much identifying information requested below as possible; additional paper may be attached if necessary.

By signing below, the requester acknowledges and agrees that, in compliance with Section 13752, the information obtained from these reports will be kept confidential and will not be disseminated, published, or made available for inspection by the public. Copies obtained must be stamped **CONFIDENTIAL** and kept in a restricted file accessible only to authorized personnel. These reports must not be used for any purpose other than for the purpose of conducting the environmental cleanup study.

Project Name: Kelly Moore Paint Company

County: Alameda

Street Address: 969 San Pablo Avenue

City: Albany

Township, Range, and Section:

Radius: 1500 ft

(Include entire study area and a map that shows the area of interest.)

(maximum 2 miles)

ProTech Consulting & Engineering

Alameda County Environmental Health

Requester's Company

Regulatory Agency Name

Sherwood Lovejoy, Jr.

Mark Dettermen

Requester's Name (please print)

Agency Contact Name (please print)

394 Cecilia Way

1131 Harbor Bay Parkway

Address

Address

Tiburon, CA 94920

Alameda, CA 94502

City, State, and Zip Code

City, State, and Zip Code

Signature:

Signature: Mark Dettermen

Title: REA

Title: Senior Hazardous Materials Specialist

Telephone: () 415.381.2560

Telephone: () 510.567.6876

FAX: () 415.381.1741

FAX: () 510.337.9335

Date: 09/07/11

Date: September 9, 2011

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969 San Pablo Ave, Albany, CA 94706

1328 ft

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lat 37.887981° lon -122.297871° elev 45 ft

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Eye alt 4597 ft