

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0119

ENVIRONMENTAL HEALTH SERVICES

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

September 16, 1999

Bill Berry
Kelly-Moore Paint Co. Inc.
987 Commercial St.
San Carlos, CA 94070

STID: 1272

Re: Investigations at 969 San Pablo Avenue, Albany, CA

Dear Mr. Berry,

This office has reviewed ProTech Consulting & Engineering's (ProTech) Quarterly Groundwater Monitoring Report, dated July 1999, for the above site. Per the report, ProTech has recommended that after two additional quarterly groundwater monitoring events the site be evaluated for a Risk Management Plan (RMP). An RMP may essentially allow for a reduced frequency in groundwater monitoring, however, it would not include closure for the site. Per our May 27, 1999 letter to your office, the San Francisco Bay-Regional Water Quality Control Board (RWQCB) is currently not allowing closure for sites with chlorinated hydrocarbons (VOCs) exceeding drinking water standards.

The next quarterly groundwater monitoring event is due to take place this month. Per ProTech's recommendation, the analysis for SVOCs may be discontinued due to the Non Detect results from past sampling events. It appears that you have already taken the initiative to discontinue the analysis for SVOCs, based on the fact that this last monitoring event did not include the analysis for these constituents. Future groundwater monitoring reports, and any additional reports or workplans, shall include an attached cover letter, signed by a representative of your company acknowledging that the company has read the report and agrees to any recommendations or proposals. Additionally, all future groundwater monitoring reports shall also include copies of field data sheets showing levels of turbidity, noting odors, percent recharge in the wells when samples were collected, ph, temperatures, etc.

Thank you for your cooperation. If you have any questions or comment, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: Woody Lovejoy, ProTech Consulting & Engineering
1755 E. Bayshore Road, #14B, Redwood City, CA 94063

ALAMEDA COUNTY
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DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

Rona

May 27, 1999

Bill Berry
Kelly-Moore Paint Co. Inc.
987 Commercial St.
San Carlos, CA 94070

STID: 1272

Re: Investigations at 969 San Pablo Avenue, Albany, CA

Dear Mr. Berry,

This office has reviewed ProTech Consulting and Engineering's (ProTech) Groundwater Monitor Well Installation, Development, and Sampling & Analysis Report, dated April 1999. Concentrations of chlorinated hydrocarbons (VOCs) in this sampling event have increased in Well MW-4 and have appeared for the first time in Well MW-3 since monitoring began in September 1990. VOC concentrations in Well MW-4 are currently over ten times the California Maximum Contaminant Level Drinking Water Standards (MCLs) for 1,2-Dichloroethane, and are three times the MCLs for cis-1,2-Dichloroethene, Tetrachloroethylene, and Vinyl Chloride. If the VOC concentrations persist or increase in the next monitoring event, further groundwater monitoring and possibly further plume delineation may be required. The San Francisco Bay-Regional Water Quality Control Board (RWQCB) is currently requiring that sites with VOC concentrations significantly exceeding the MCLs remain open with active groundwater monitoring. This decision was based on the fact that there is insufficient research data available on VOCs to allow closure of sites with VOC plumes still in place.

Per ProTech's report, Well MW-2 could not be located and further attempts will be made to locate it during the planned re-surfacing work at the site. This office is requesting that a geophysical surveying device be employed at that time to confirm the removal of Well MW-2.

In response to your request in the report, this office finds it acceptable to discontinue the analysis for Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), benzene, toluene, ethylbenzene, and total xylenes (BTEX), and Methyl Tertiary Butyl Ether (MTBE) in future sampling events, based on the NonDetect results that have been identified in the site's wells since sampling began in September 1991. Although Wells MW-1 through MW-4 were screening below the water table in the April 1998 sampling event, these wells appear to have been screening properly across the water table in the initial sampling event in September 1990, when no TPHG, TPHD, or BTEX was identified.

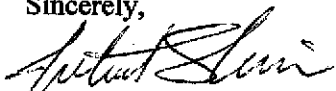
Bill Berry
Re: 969 San Pablo Ave.
May 27, 1999
Page 2 of 2

It appears that Wells MW-5 and MW-6 could have been drilled into the backfill material of the former excavation pit. Please submit a site plan in the next groundwater monitoring report showing the existing four wells along with the boundaries of the former tank excavation so that we can confirm whether MW-5 and MW-6 are located in non-native materials.

Lastly, this office received a letter from ProTech on May 27, 1999 requesting that they be allowed to mix the drill cuttings, containing a maximum concentration of 3.9ppm TPHD, from the well installations with site soils during the site's planned re-development. The mixing of these drill cuttings with the site's soils is acceptable to this office.

Per my conversation with your consultant, Woody Lovejoy, on May 26, 1999, the next quarterly groundwater monitoring event is scheduled to take place in mid-June 1999. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Cc: Woody Lovejoy
ProTech Consulting & Engineering
1755 E. Bayshore Road, #14B
Redwood City, CA 94063

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro# 119

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

April 20, 1999

Harry Eberlin
9581 La Jolla Farms
La Jolla, CA 92037

Re: The site located at 969 San Pablo Avenue, Albany, CA 94706
STID: 1272

Dear Mr. Eberlin,

These Notice of Responsibility letters are being re-issued to include a new Responsible Party, who has recently purchased the property. Per the State's requirements, we are required to issue these letters to all parties responsible for investigations and mitigation of a petroleum-contaminated site.

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

Cc: Files-JMS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro# 119

March 02, 1999

Bill Berry
Kelly-Moore Paint Co. Inc.
987 Commercial St.
San Carlos, CA 94070

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

STID: 1272

Re: Workplan for investigations at 969 San Pablo Avenue, Albany, CA

Dear Mr. Berry,

This office has reviewed ProTech Consulting and Engineering's workplan, dated February 1999, proposing additional soil and groundwater investigations at the above site. This workplan is acceptable with the following additional requirements and reminders:

- The existing well, MW-2, must be located. If this well has been damaged, it must be destroyed properly under permit from the Alameda County Flood Control District. If this well is damaged and not closed properly, it may act as a conduit for future infiltration of oily surface water runoff into the groundwater.
- The two new wells, as well as Wells MW-3 and MW-4, must be surveyed to Mean Sea Level, and not an arbitrary benchmark. The surveys must be conducted to an accuracy of 0.01 foot.
- All four wells must be monitored for two quarters. Although Wells MW-3 and MW-4 were screened 2- to 4-feet below the water table during the last sampling event, these wells should continue to be monitored for VOCs because VOCs tend to sink in water. Based on the results of the two quarters of monitoring, this office will determine whether further monitoring or delineation of the contaminant plume is required, or whether the site can obtain closure. If the VOC concentrations remain at the same levels as observed in the last sampling event and do not appear to be impacting any sensitive receptors, such as surface waters or wells, then a Risk Management Plan filed with the property deed may be sufficient to close the site.
- The October 1990 Soil and Groundwater Investigation report states that there appeared to be a slight mounding of groundwater under the northwest corner of the on-site building, and it attributed this mounding to the infiltration of surface water into this area. Surface water infiltration must be restricted in the area of contaminated soil in order to prevent future leaching of contaminants into groundwater. During the field work, a close inspection should be done of the area to confirm whether there is significant surface water infiltration in the area of the former tank.

Bill Berry
Re: 969 San Pablo Ave.
March 02, 1999
Page 2 of 2

The workplan should be implemented within 45 days of the date of this letter (i.e., by April 13, 1999). A report documenting the work shall be submitted to this office within 45 days after completing field activities. Any requests for modifications of the work or extensions for the due dates shall be submitted to this office in writing.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Cc: Sherwood Lovejoy, Jr.
ProTech Consulting and Engineering
1755 East Bayshore Road, #14B
Redwood City, CA 94063

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO # 119

February 02, 1999

Bill Berry
Kelly-Moore Paint Co., Inc.
987 Commercial St.
San Carlos, CA 94070

Vern Wilirich
Firestone Tire & Rubber Co.
7857 Florence Ave., Ste 200
Downey, CA 90240

Harry Eberlin
P.O. Box 8457
San Bernadino, CA 92412

ENVIRONMENTAL HEALTH SERVICES

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

Re: The site located at 969 San Pablo Avenue, Albany, CA 94706
STID: 1272

Dear Messrs,

These Notice of Responsibility letters are being re-issued to include a new Responsible Party, who has recently purchased the property. Per the State's requirements, we are required to issue these letters to all parties responsible for investigations and mitigation of a petroleum-contaminated site.

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

Sincerely,

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

Juliet Shin
Hazardous Materials Specialist

Cc: Files-JMS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO # 119

ENVIRONMENTAL HEALTH SERVICES

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

February 02, 1999

Bill Berry
Kelly-Moore Paint Co., Inc.
987 Commercial St.
San Carlos, CA 94070

Vern Wilirich
Firestone Tire & Rubber Co.
7857 Florence Ave., Ste 200
Downey, CA 90240

Harry Eberlin
P.O. Box 8457
San Bernadino, CA 92412

Re: The site located at 969 San Pablo Avenue, Albany, CA 94706
STID: 1272

Dear Messrs,

These Notice of Responsibility letters are being re-issued to include a new Responsible Party, who has recently purchased the property. Per the State's requirements, we are required to issue these letters to all parties responsible for investigations and mitigation of a petroleum-contaminated site.

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

Sincerely,


Juliet Shin
Hazardous Materials Specialist

Cc: Files-JMS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0119

October 19, 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. Vern Wilirch
Firestone
7857 Florence Ave., Suite 200
Downey, CA 90240

RE: Former Firestone Store, 969 San Pablo Ave., Albany, CA

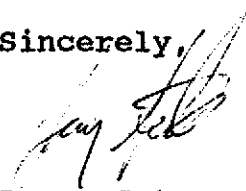
Dear Mr. Wilirch:

I have reviewed your workplan dated August 13, 1990, and its addendum dated October 11, 1990, that was prepared by ERM-West for the above site. It is acceptable.

Please submit another deposit/refund check for \$375.00. The present balance on your project is \$45.00.

If you have any questions, please contact me at (415) 271-4320.

Sincerely,


Larry Seto, Senior
Hazardous Materials Specialist

LS:mnc

cc: Albany Fire
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
RWQCB
Charlene Williams, DOHS
Rafat A. Shahid, Assistant Agency Director, Environmental Health
Files

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0119

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

August 27, 1990

Mr. Vern Wilirch
Firestone
7857 Florence Ave., Suite 200
Downey, CA 90240

RE: Former Firestone Store, 969 San Pablo Ave., Albany, CA

Dear Mr. Wilirch:

I have reviewed your workplan dated August 13, 1990, that was prepared by ERM-West, Inc. for the above site. It is acceptable with the stipulation that soil and water samples be tested for the presence of lead.

If you have any questions, please contact me at 271-4320.

Sincerely,

Larry Seto, Senior
Hazardous Materials Specialist

LS:lp

cc: Albany Fire
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency

RWQCB
Charlene Williams, DHS
Rafat Shahid, Assistant Agency Director, Environmental Health
Richard Dow, Ryan Murphy
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0119

Certified Mail #P 062 127 805

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

June 5, 1990

Mr. Vern Willirch
Firestone
7857 Florence Ave., Suite 200
Downey, CA 90240

RE: Former Firestone Store, 969 San Pablo Ave., Albany, CA

Dear Mr. Willirch:

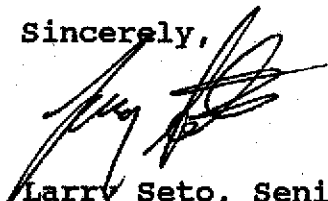
I have reviewed your workplan dated May 24, 1990, that was prepared by Ryan-Murphy, Inc., for the above site. Before your workplan can be approved, the following items must be addressed:

1. Workplan has to be under the direction of a registered engineer, engineering geologist or geologist. Their stamp must be on the plan.
2. Method(s) that will be used to determine the vertical and lateral extent of contamination.
3. Plot plan identifying the proposed area(s) that will be excavated.
4. Plot plan identifying the proposed sampling areas (NOTE: Samples must be taken every 200 sq. ft. on the wells and floor of the excavation).
5. Your EPA number
6. Name of your hazardous waste hauler
7. Name of your disposal site
8. Proposed locations for your monitoring wells
9. Schedule for each phase of the investigation and expected date of completion.

Mr. Vern Wilirch
Firestone
7857 Florence Ave., Suite 200
Downey, CA 90240
June 5, 1990
Page 2 of 2
RE: Former Firestone Store, 969 San Pablo Ave., Albany, CA

If you have any questions, please contact me at, (415) 271-4320.

Sincerely,



Larry Seto, Senior,
Hazardous Materials Specialist

LS:mnc

cc: Albany Fire Dept.
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
RWQCB
Charlene Williams, DOHS
Rafat A. Shahid, Assistant Agency Director, Environmental Health
Richard Dow, Ryan-Murphy
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0119

October 27, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. V.M. Willrich
Firestone Tire & Rubber Co.
7857 E. Florence Ave., #200
Downey, CA 90240

Re: Request for a certificate to operate, underground storage tank at Firestone #3655, 969 San Pablo Ave., Albany

Dear Mr. Willrich:

The Alameda County Department of Environmental Health, Hazardous Materials Division, inspected the Firestone store shown above to determine if the underground waste oil storage tank could be issued a "certificate to operate" per your request. Although Title 23 of the California Code of Regulations does make provision for the monitoring of small tanks with infrequent inputs or withdrawals, a waste oil tank does not qualify for this monitoring alternative. This is because alternative #7 is limited to tanks not used on a regular basis, and for which weekly gauging would provide adequate information about a tank's integrity. According to the store manager, the waste oil tank at this facility is used on a regular basis.

Therefore, in order for this tank to be operating lawfully, Firestone must select and implement another monitoring alternative from Sec. 2641. (Annual precision testing by itself is insufficient as a means of monitoring.) Otherwise, the tank at 969 San Pablo Ave. will have to be removed immediately. This applies to all other underground tanks that Firestone owns and operates under the jurisdiction of this office.

Please notify this office within 30 days, that is, no later than November 27, 1989, how Firestone intends to comply with state law with regard to this and other underground storage tank sites in Alameda County. If you have any questions about this letter, you may contact the undersigned at (415) 271-4320.

Sincerely,

Gil Wistar
Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
files