ALAMEDA COUNTY
**HEALTH CARE SERVICES**
AGENCY
DAVID J. KEARS, Agency Director

RO031

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

StID 5347

June 8, 1998

Ms. Ingrid Werner
22 Kensington Court
Kensington, CA 94707

**RE: Risk Assessment for 701 San Pablo Ave, Albany, CA**

Dear Ms. Werner:

I have completed review of the case file to determine if site closure can be granted at this time for the above referenced site. Before site closure is granted a determination must be made that the residual soil contamination in the area of the former fuel tank pit does not pose a risk to human health. Such a determination can be addressed with any of the following: perform a human health risk evaluation; collect soil vapor samples; excavate the affected soil; or provide a risk management plan for the site.

In order to proceed with this site investigation, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit, for review, a proposal outlining planned activities to address the residual contamination and its potential risk to human health. A workplan is due within 60 days of the date of this letter.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Polly Higgins, 535 Pierce St, #429, Albany, CA 94706

werner-2

ALAMEDA COUNTY
**HEALTH CARE SERVICES**
AGENCY
DAVID J. KEARS, Agency Director

RO#1031

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

April 4, 1997

Ingrid & Frank Werner
22 Kensington Court
Kensington, CA 94707

STID 5347

Re: Work plan for investigations at 701 San Pablo Avenue, Albany, California

Dear Mr. & Mrs. Werner,

This office has reviewed SEMCO/HK2, Inc.'s March 26, 1997 workplan for further investigations at the above site. This workplan is acceptable to this office. Please be reminded that the proposed borings must screen across the water table and the slotted casing length should be between 5- and 15-feet long in order to collect accurate groundwater samples.

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

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Deno G. Milano
SEMCO/$HK_2$, Inc.
1751 Leslie Street
San Mateo, CA 94402

Acting Chief

ALAMEDA COUNTY
**HEALTH CARE SERVICES**
AGENCY
DAVID J. KEARS, Agency Director

R01031

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

January 14, 1997

Ingrid & Frank Werner
22 Kensington Court
Kensington, CA 94707

STID 5347

Re: Required investigations at 701 San Pablo Avenue, Albany, California

Dear Ingrid & Frank Werner,

This office has reviewed HK2, Inc./SEMCO's (HK2) Phase II Site Investigations Report, dated December 29, 1996, for the above site. The following is an outline of the various concerns this office has in response to our review of the investigation results:

1) The benzene concentration identified in the soil sample collected from Sample #5, located at the northwest corner of the site, exceeds the threshold value for the "Soil Vapor Intrusion Into Buildings" and "Soil Leachate into Groundwater" exposure pathways for a $10^{-5}$ excess cancer risk at a commercial site, per the Tier 1 table of the American Society for Testing and Materials' Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites (E 1739-95). Additionally, the groundwater sample collected from this location identified 2 parts per billion (ppb) benzene, which exceeds the California Drinking Water Standard.

2) Elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg), at 3,600 parts per million (ppm), were identified in the shallow soil sample collected from beneath the former pump islands. The extent of this soil contamination and the degree to which this soil contamination may have impacted groundwater is still unknown.

3) Elevated levels of Total Extractable Petroleum Hydrocarbons (TEPH), at 20,000 ppb, was identified in the groundwater sample collected from Boring B3, located near the former waste oil tank. Page 10 of HK2's report implies that the detected TEPH concentrations are from a biogenic source, however, this office has insufficient evidence to indicate that this is the case.

Considering the above concerns, this office is recommending that one permanent monitoring well be placed downgradient of Sample #5 and be sampled continuously for two to four quarters to determine whether the observed groundwater contaminant plume is stable. Groundwater samples collected from this location should be analyzed for TPHg and BTEX. Additionally, the initial groundwater sample collected from this well location should also be analyzed for Total

Dissolved Solids (TDS) to determine whether the groundwater beneath the site is potable. According to groundwater information obtained from other sites in the vicinity (namely 431 San Pablo Ave., 500 San Pablo Ave., and 718 San Pablo Ave.), the local groundwater gradient appears to fluctuate between northwest to southwest.

Due to the uncertainties associated with the extent and severity of the shallow soil contamination near the former pump islands, this office is requesting that an additional boring be placed immediately downgradient of Sample PI-S to characterize the vertical and lateral extent of the observed soil contamination, and to determine whether groundwater has been impacted from these soil concentrations. Both soil and groundwater samples collected from this location should be analyzed for TPHg and BTEX.

For the initial groundwater samples collected from the monitoring well and boring, a TEPH analysis should be included to determine whether the TEPH groundwater contaminant plume observed near the former waste oil tank has significantly migrated. As part of the TEPH analysis, a silica gel cleanup should be applied in order to eliminate any interference from potential biogenic materials. Additionally, some fuel fingerprinting interpretations should be attempted of the chromatogram in order to identify the exact contaminant (s).

A work plan addressing the above work should be submitted to this office within 60 days of the date of this letter (i.e., by March 11, 1997). (If you have applied to the State Trust Fund, please be reminded to check with the State to see whether it requires three bids for this phase.)

Lastly, this office is requesting that you submit information indicating when Chevron vacated the site and/or when you purchased the site. If Chevron vacated the site after 1983, then the analysis for Methyl Tertiary Butyl Ether (MTBE), an oxygenate additive to gasoline whose use was widespread after 1983, should be included for any groundwater samples.

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

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Stanley L. Klemetson, HK2, Inc./SEMCO, 1751 Leslie St., San Mateo, CA 94402
Acting Chief

ALAMEDA COUNTY
**HEALTH CARE SERVICES**
AGENCY
DAVID J. KEARS, Agency Director

R01031

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

September 23, 1996

Ingrid & Frank Werner
22 Kensington Court
Kensington, CA 94707

STID 5347

Re: Work plan for investigations at 701 San Pablo Avenue, Albany, California

Dear Ingrid & Frank Werner,

This office has reviewed HK2, Inc./SEMCO's (SEMCO) work plan, dated September 6, 1996, for the above site. Based on my conversation with Stanley L. Klemetson, SEMCO, on September 23, 1996, the metal detector investigation previously conducted out at the site identified piping leading out from the exposed tank vents to the areas where Borings #3 and #4 are proposed. These areas are thought to be the former locations of the gasoline underground storage tanks (USTs). Additionally, Boring #5 is intended to address the former pump island area. Per the work plan, soil and "grab" groundwater samples collected from these borings shall be analyzed for TPHg, TPHd, BTEX, TEPH, and lead. Soil and "grab" groundwater samples collected from the area of the former waste oil UST shall be analyzed for heavy metals and Polynuclear Aromatic Hydrocarbons (PNAs), in addition to the proposed TPH and BTEX analysis, based on the fact that these contaminants were identified in soil samples collected from the former waste oil UST pit. Groundwater samples should be placed through a 0.45 micron filter to obtain the dissolved-phase, as opposed to the total metals, concentrations.

Per the work plan, a leachability test should be conducted on the lead-contaminated soil identified from the waste oil UST pit, due to the fact that the lead levels identified exceeded 10 times the STLC listed in Title 22 California Code of Regulations.

The proposed work should be implemented within 45 days of the date of this letter. A report documenting this work should be submitted to this office within 45 days after completing field activities. If significant contamination is identified in soil and/or groundwater at the site, further investigations, including the installation of permanent monitoring wells, shall be required.

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

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Stanley L. Klemetson
HK2, Inc./ SEMCO
1751 Leslie St.
San Mateo, CA 94402

Acting Chief

ALAMEDA COUNTY
**HEALTH CARE SERVICES**
AGENCY
DAVID J. KEARS, Agency Director

R01031

Alameda County
Environmental Health
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

July 9,1996

Ingrid & Frank Werner
22 Kensington Court
Kensington, CA 94707

STID 5347

Re: Investigations at 701 San Pablo Ave., Albany, CA

Dear Ingrid & Frank Werner,

On June 20, 1996, one 300-gallon waste oil underground storage tank (UST) was removed from the above site. Residual sludge from the UST was noted to be leaking out of a 4-inch diameter hole along the bottom of the tank on the west side.

One soil sample was collected from the bottom of the tank pit at 6.6-feet below ground surface(bgs), and one soil sample was collected from the south sidewall at 4-feet bgs, where there appeared to be some staining. These soil samples were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), Total Extractable Petroleum Hydrocarbons (TEPH), and benzene, toluene, ethylbenzene, and xylenes (BTEX). Analyses of the soil sample collected from the bottom of the tank pit identified 310 parts per million(ppm) TPHg, 1,300ppm TPHd, 620ppm TEPH, 0.46ppm benzene, 5.5ppm toluene, 2.0ppm ethylbenzene, and 8.3ppm xylenes. Analysis of the soil sample collected from the south sidewall did not identify any contaminants above detection limits.

Based on the County's Inspection Notes and the Chain-of-Custody form attached to the lab analyses results, one additional soil sample was collected from the bottom of the tank pit at 8-feet bgs and placed on hold. Although the holding time of 14 days has already been exceeded for volatiles, this office is requesting that this sample be analyzed for all the above constituents, except for TEPH, in order to obtain some sense of the vertical extent of this soil contamination. This office has already verbally requested that this analysis be conducted in a phone conversation with SEMCO on July 9, 1996.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that soil and ground water investigations be conducted when there is evidence to indicate that a release from an UST will impact or may have impacted the ground water.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of **both soil and ground water** contamination resulting from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of neighboring monitoring wells located within 100 feet of the site, or any other data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.

- Subsequent to the installation of the monitoring well(s), these wells must be **surveyed to an established benchmark**, (i.e., Mean Sea Level) with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly. If the initial ground water elevation contours indicate that ground water flow directions vary greatly than you will be required to conduct monthly water level measurements until the ground water gradient behavior is known.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial assessment, that there has been a substantial impact to ground water.

In order to properly conduct a site investigation, you are required to obtain professional services of a reputable environmental consultant. **All reports and proposals must be**

**submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.**

**The PSA proposal is due within 60 days of the date of this letter.** Once the proposal is approved, field work should commence within 60 days. A report should be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and quarterly reports must describe the status of the investigation and may include, among others, the following elements:

- Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- Status of ground water contamination characterization.
- Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- Recommendations or plans for additional investigative work or remediation.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations.** Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

The State Water Resources Control Board has a Petroleum Underground Storage Tank Cleanup Fund available to sites to assist in investigations and cleanup. This office encourages you

to look into applying to this fund. The address and phone number of the trust fund is:

State Water Resources Control Board
Division of Clean Water Programs
UST Cleanup Fund Program
2014 T Street, Ste 130
P.O. Box 944212
Sacramento, CA 94244-2120
(916) 227-4307

If you have any questions about the fund, you can contact Cheryl Gordon at (916) 227-4530. Any other questions can be directed to me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Mark Dysert
SEMCO/$HK_2$, Inc.
1751 Leslie St.
San Mateo, CA 94402

Acting Chief-File

ALAMEDA COUNTY
**HEALTH CARE SERVICES**
AGENCY
DAVID J. KEARS, Agency Director

R0131

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

October 26, 1990

Nam Nguyen
5700 - 3rd St.
San Francisco, CA 94124

Re: 3314 San Pablo Ave., Oakland, 94608

**SECOND NOTICE OF VIOLATION**

Dear Mr. Nguyen:

Our records indicate that there are underground tank(s) at your site at the above facility. You were notified of this situation months ago and have not taken the appropriate action as described below.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations you must perform one of the following actions:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, forms available from this office, or
2. Apply for a permit as required by Article 10, 2710. Permit applications Part A and B are available from this office.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an undergound storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an undergound storage tank, as required by section 25298.

If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,

Thomas F. Peacock, Senior HMS
Hazardous Materials Division

TFP:tfp

cc: Gil Jensen, Alameda County District Attorney, Consumer and Environmental Protection Agency
Lester Feldman, RWQCB