

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01038

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

May 28, 1993

Mr. Ken Friedman
Albany Bowl Properties
540 San Pablo Avenue
Albany, CA 94607

STID 1755

Re: Closure request for MW-2 and MW-3, ⁵⁰⁰450 San Pablo Avenue,
Albany, California

Dear Mr. Friedman,

This office has reviewed HGCL's report requesting closure for MW-2 and MW-3, dated May 14, 1993. Based on the ground water sample results collected from MW-2 in September 1990 and August 1992, it is acceptable to this office to close MW-2 under the closure procedures described in the report. Please be reminded to notify Zone 7, Alameda County Flood Control District, of your plans to close this well. However, this office is requiring that MW-3 remain at the site for purposes of delineating the extent of the ground water contaminant plume apparently resulting from the Plaza Car Wash site next door.

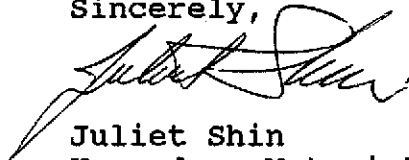
This office is partially aware of the difficulties that have occurred in your efforts and Mr. Steven's efforts in trying to arrive at an agreement for sampling this well and eventually demolishing this well. Per my conversation with Mr. Murray Stevens, owner of Plaza Car Wash, on May 28, 1993, he stated that he is willing to take on the financial responsibilities of sampling MW-3 and properly destroying this well once his site qualifies for closure. I explained to him that, even if Albany Bowl closed this well, that he would be required to install another well on Albany Bowl's property to properly delineate the extent of ground water contamination that has already been observed as having migrated onto the Albany Bowl site. It appears that it would be less of a burden for both you and Mr. Stevens if the already existing MW-3 is monitored instead of demolishing this well just to install another well, near this one, on your property.

This office is requiring that you and Mr. Stevens arrive at an agreement so that monitoring of MW-3 may continue for investigations associated with the Plaza Car Wash site.

Mr. Ken Friedman
Re: 450 San Pablo Ave.
May 28, 1993
Page 2 of 2

If you have any questions or comments, please contact me at (510)
271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

Thomas M. Donnelly
Heller, Ehrman, White & McAuliffe
333 Bush Street
San Francisco, CA 94104-2878

William E. Motzer
HCGL Environmental
Scientists and Engineers
2200 Powell Street, Ste 880
Emeryville, CA 94608

Mr. Murray T. Stevens
Kamur Industries
2351 Shoreline Dr.
Alameda, CA 94501

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
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RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
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80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

January 7, 1993

Richard Hiatt
RWQCB, S.F. Bay Region
21010 Webster St., Ste 500
Oakland, CA 94612

STID 1755

RE: Albany Bowl Properties, 450-500 San Pablo Avenue, Albany,
California

RECOMMENDATION FOR UST CASE CLOSURE

Dear Mr. Hiatt,

The responsible party for the above site retained Aqua Terra Technologies to prepare a Closure Request Report for the site. This closure report, along with some other pertinent reports and documents, are attached to this letter. In reviewing the files, this office is recommending this site for closure.

Investigations were conducted at the site in response to a petroleum product release observed in nearby Cerrito Creek. One 550-gallon gasoline underground storage tank (UST) and one 550-gallon waste oil UST were removed from the site in August 1990. The liquid contents of the tanks were compared with the water samples collected from Cerrito Creek. The results indicated that the samples from the tanks were distinctly different materials than the samples from Cerrito Creek, so no correlation could be made between the contamination in the creek and the site.

No holes were observed in the tanks. Three soil samples were collected from the eastern sidewall of the tank pit, and one ground water sample was collected from the pit. Analysis of soil samples identified up to 560 ppm TPHg and 660 ppm Oil and Grease. No benzene was detected in the soil samples. Further excavation was conducted, however, only to the extent of utility lines along the east and west walls of the tank pit. No confirmatory soil samples could be collected, apparently due to the utility lines. The ground water sample identified 2,200ppb TPHg and 26ppb benzene.

Three monitoring wells were installed at the site in August 1990. One well, MW-1, was installed approximately 30 feet downgradient of the former USTs, and the other two wells were installed further downgradient along the northern border of the site and

Mr. Rich Hiett
RE: 450-500 San Pablo Ave.
January 7, 1992
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the neighboring car wash site. Both soil and ground water samples from these wells were analyzed for TOG, TPHg, BTEX, and Pb. Soil samples collected during the installation of these wells did not identify any contaminants. After the first ground water sampling effort, 140ppb TPHg and 26ppb benzene were identified from MW-3, and no contaminants were identified in Well MW-1 or MW-2.

In response to the results of the first ground water sampling effort, the site and the neighboring car wash came to the conclusion that the contaminants detected in MW-3 could be resulting from the car wash. They arrived at this conclusion because of the following:

- o Downgradient Well MW-1, the well located closest to the former USTs, did not identify contaminants, but Well MW-3, located further downgradient and adjacent to the car wash, did detect contaminants.
- o Investigations are being conducted at the neighboring car wash site, located at 400 San Pablo Avenue, due to both floating product and elevated concentrations of dissolved product identified in the ground water beneath the site.

The Albany Bowl site and the car wash made a tentative agreement that the car wash would continue to sample Wells MW-3 and MW-2, in order to define the upgradient extent of the ground water contaminant plume resulting from its site. The car wash is currently sampling these wells.

Therefore, the Albany Bowl site only continued to collect quarterly ground water samples from MW-1. Well MW-1 has been sampled for seven quarters now and no contaminants have been detected from this well, indicating that any soil contaminants that may remain near the utility lines surrounding the former USTs do not appear to be leaching out into the ground water.

Recently, questions arose as to whether or not the utility lines could be acting as a conduit for any ground water contaminants resulting from the former tanks on site. According to letters submitted by the consultants and the City's independent Construction Manager, the utility lines were not installed in any sort of trench. They were installed directly into native soil, so it is unlikely that these utility lines could be acting as conduits (Please refer to the attached letter from ATT

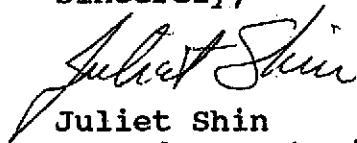
Mr. Rich Hiett
RE: 450-500 San Pablo Ave.
January 7, 1992
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consultants, dated December 11, 1992 and a letter from Ken Freidman and the City Construction Mgr., dated January 4, 1992).

Considering the information available to this office, there does not appear to be any problems associated with any releases from the former USTs at this site. The ground water contaminants identified from Well MW-3 appear to be resulting from releases from the neighboring car wash site, located at 400 San Pablo Avenue. This office feels that the Albany Bowl site may be recommended for closure.

Please review all the attached information, and notify us of the RWQCB's decision as to whether it is in concurrence with this Department's decision.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARNS, Agency Director



R01038

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

November 20, 1991

Mr. Ken Freidman
529 Brookline
Mill Valley, CA 94941

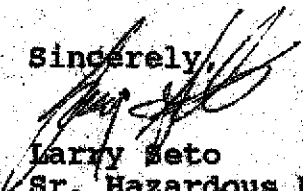
RE: 500 San Pablo Ave., Albany, CA

Dear Mr. Freidman:

This letter is to confirm a meeting scheduled for Thursday, December 12, 1991 at 1:30 PM at the office of the Regional Water Quality Control Board at 2101 Webster Street, Suite 400, Oakland, CA. If you are unable to attend, please contact me.

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

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

cc: Bill Motzer, Aqua Terra
Murray Stevens, Plaza Car Wash
Eddie So, RWQCB
Rich Hiett, RWQCB
Hossain Kazemi, RWQCB
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



Troxel Auto Body (Emission)
500 San Pablo Ave. Albany

R01038

Telephone Number: (415)

October 17, 1991

Mr. Ken Freidman, Property Owner
529 Brookline
Mill Valley, CA 94941

RE: 450-500 San Pablo Avenue, Albany, CA

Dear Mr. Freidman:

Today I spoke with your consultant, Bill Motzer, Ph.D of Aqua Terra Technologies. We agreed to semi-annual monitoring of MW-1. The next sampling will be scheduled for March '92.

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

Sincerely,


Larry Seto, Sr. Hazardous Materials Specialist

cc: Thomas Donnelly, Attorney, Heller, Ehrman, White & McAuliffe
Bill Motzer, Ph.D, Aqua Terra Technologies
RWQCB
Howard Hatayama, Dept. of Toxic Substances
Rafat Shahid, Asst. Agency Director
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



DEPARTMENT
Hazardous
80 Swan W
Oakland, CA
(415)

IN ENVISION

San Pablo Ave:
#431 - R01025
#500 - R01038
#501 - R0120
#660 - R0273
#718 - R0800
#800 - R0262

May 8, 1991

Mr. Tim Mathison
Harlan Tait Associates
1269 Howard Street
San Francisco, CA 94103-2787

Re: Site search request in Albany between 0 and 800 San
Pablo Ave., and 1100 to 1300 Brighton Avenue.

Dear Mr. Mathison:

As per your request, I performed a site search on the above
addresses. We have no files for 1100 to 1300 Brighton Avenue. We
have files on the following addresses on San Pablo Avenue: 431,
500, 501, 575, 618, 660, 700, 702, 718, 742 and 800. During our
phone conversation on May 8, 1991, I gave you the information we
had available on the sites you requested.

This statement is limited to information available to this
department and does not reflect other information which may be
accessible to other agencies or businesses involved with these
properties.

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

Sincerely,


Larry Seto, Senior
Hazardous Materials Specialist

LS:sms

cc: Rafat Shahid, Assistant Agency Director, Environmental Health
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01038

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

October 26, 1990

Mr. Ken Freidman, Property Owner
529 Brookline
Mill Valley, CA 94941

RE: Troxell Auto, 500 San Pablo Ave., Albany, CA 94706

Dear Mr. Freidman:

I have reviewed your tank closure and monitoring well installation report dated October 17, 1990, that was prepared by Aqua Terra Technologies for the above site. I concur with the conclusions and recommendations of your consultant.

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

Sincerely,

Larry Seto, Senior,
Hazardous Materials Specialist

LS:mnc

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID LEE AUC Agency Director



R01038

August 22, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
20 Green Way, Box 300
Colma, CA 94021
(415)

Mr. Jon L. Benjamin
Heller, Ehrman, White & McAuliffe
333 Bush St.
San Francisco, CA 94104-2878

**Re: Underground tanks on Albany Bowl Properties, 500 San Pablo
Ave., Albany**

Dear Mr. Benjamin:

The Alameda County Department of Environmental Health, Hazardous Materials Division, has reviewed the report prepared by Aqua Terra Technologies regarding the underground tanks at 500 San Pablo Ave. in Albany. Based on the information presented, we concur that the two tanks do not appear to present an undue environmental risk, and that temporary measures to "close" the tanks in place until site redevelopment are satisfactory. Although temporary closure (as specified in Title 23, Chapter 3, Subchapter 16) applies to tanks anticipated to be placed back into operation, the intent of this section of code is to ensure that no degradation of the subsurface environment occurs while unused tanks remain in the ground. The steps outlined in the ATT letter of August 14 should accomplish this, and should therefore be implemented as soon as possible.

As you know, the investigation into the unleaded gasoline release at 400 San Pablo (Plaza Car Wash) is continuing. At this point, there appears to be no correlation between product sampled from El Cerrito Creek and from the two tanks on 500 San Pablo. However, should new information turn up that calls this dissimilarity into question, Albany Bowl Properties may be required to conduct further environmental investigations. Otherwise, the Division of Hazardous Materials is requiring that the **two underground tanks be removed no later than August 22, 1991**, exactly two years from now. The removal of the tanks and associated soil/groundwater remediation, if necessary, must be coordinated with this office; you should not expect any request for this deadline's extension to be granted, because the time limit for temporary closure in Title 23 is two years.

With regards to the 21 drums of liquid pumped from the tanks, the ATT letter indicated that the "most expeditious" disposal option consists of their removal to a hazardous waste treatment/disposal facility. Should Albany Bowl Properties select this disposal option, copies of manifests signed by the receiving facility will

Mr. Jon Benjamin
August 22, 1989
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need to be filed with this office. Please let us know if another disposal method is used.

If you have any questions concerning this matter, please contact Gil Wistar, Hazardous Materials Specialist, at 271-4320.

Sincerely,

R/c A. Shahid

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:GW:gw

cc: Mike Koepke, Albany FD
Howard Hatayama, DOHS
Lester Feldman, RWQCB