

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1102

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

StID 2612

March 1, 1999

Mr. Don Markert
Ladbroke/Pacific Racing Assoc
1100 Eastshore Highway
Albany, CA 94706-0027

RE: CLOSURE OF UNDERGROUND STORAGE TANKS

Dear Mr. Markert:

Thank you for the analytical report concerning the removal of two underground storage tanks at **1100 Eastshore Highway, Albany, CA** on March 13, 1997. That report has been reviewed and it is our opinion that the tanks have been closed in compliance with Title 23 of the California Code of Regulations.

Based on 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 tanks is required.

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

Sincerely,

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



201102

November 13, 1997

Don Markert
Ladbrooke/Pacific Racing Association/ Golden Gate Fields
1100 Eastshore Highway
Albany CA 94706-0027

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

RE: **Workplan for Subsurface Investigation of
Contamination from Former Underground Storage Tank
Golden Gate Fields, 1100 Eastshore Hwy, Albany CA (Our site # 2612)**

Dear Mr. Markert:

I have reviewed the workplan submitted by Hageman-Aguiar, Inc. which proposes two borings to be advanced west of the former "grandstand" tank, with "grab" groundwater samples to be taken from each. The workplan is acceptable to this Office.

Today I discussed the site investigation with Renee Affey of Hageman-Aguiar. Two issues concerning the site have not been documented and require follow-up. First, there is no Unauthorized Release Report in the file concerning the diesel contamination. I have enclosed a blank URR form to be completed and returned within 30 days. Also, there is no documentation that the tank pit was overexcavated as advised by Juliet Shin in her March 21, 1997 letter. Please describe any overexcavation and further sampling that has taken place in your upcoming report of subsurface investigation or in a separate letter.

It is my understanding that the workplan will be implemented as soon as drilling permits can be obtained. Please submit the investigation report within 45 days of completing the work.

I have assumed responsibility for this case from Juliet Shin. You may contact me with any questions at (510)567-5770.

Sincerely,

Pamela J. Evans
Senior Hazardous Materials Specialist

Enclosure

C: Dick Pantages, Environmental Health Services

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 1102

March 21, 1997

Mr. Don Markert
Ladbrooke/Pacific Racing Assoc./Golden Gate Fields
1100 Eastshore Highway
Albany, CA 94706-0027

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

STID 2612

Re: Tank removal and investigations at Golden Gate Fields, located at 1100 Eastshore Highway, Albany, California

Dear Mr. Markert,

On March 13, 1997, one 200-gallon and one 500-gallon heating oil underground storage tank (UST) was removed from the above site. The 200-gallon UST was located at the Grandstand and the 500-gallon UST was located within the racetrack area. Soil samples collected from the two UST pits were analyzed for Total Petroleum Hydrocarbons as diesel (TPHd), Methyl-Tert Butyl Ether (MTBE), and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Analysis results of soil samples collected from the Grandstand UST identified elevated levels of TPHd at 17,000 parts per million (ppm) and 5,900ppm. The water in the Grandstand UST pit was pumped out to determine whether it would recharge, confirming that it was groundwater. However, there was no recharge, therefore the water observed in this UST pit was most likely not groundwater. Analysis of soil samples collected from the racetrack UST pit identified low levels of TPHd at 7.8 and 8.8 ppm. The groundwater in this pit was pumped and allowed to recharge and a "grab" groundwater sample was collected and analyzed for the same constituents as the soil samples. No contaminants were identified in the "grab" groundwater sample above detection limits.

Based on the elevated concentrations of TPHd identified from the Grandstand UST pit and the site's close proximity to the Bay, this office is concerned that these concentrations may impact the Bay. According to the Regional Water Quality Control Board's (RWQCB) recent findings from investigations at the San Francisco International Airport (Board Order 95-136), threshold values for TPHd in groundwater adjacent to the Bay was determined to be 100 parts per billion (ppb). Since the depth of the Grandstand UST pit was too shallow to access a groundwater sample, this office is requesting that a boring be placed west of the UST pit and a "grab" groundwater sample collected and analyzed for TPHd in order to confirm whether there has been any impact to groundwater or the Bay. No further work will be required in relation to the former 500-gallon UST.

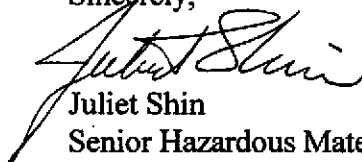
Mr. Don Markert
Re: 1100 Eastshore Highway
March 21, 1997
Page 2 of 2

Per my conversation with Gary Aguiar, Hageman-Aguiar, Inc., on March 21, 1997, the two UST pits may be backfilled, however, attempts should be made to clean out the remaining sandy fill material, to the extent feasible, from the Grandstand UST pit prior to backfilling, since this sandy material appeared to contain the most visible signs of staining and petroleum odors.

A short workplan (which can be in the form of a letter) describing the approach for the groundwater sampling work, should be submitted to this office within 45 days of the date of this letter. A report documenting both the tank removals and the groundwater sampling work should be submitted to this office within 45 days after completing field activities.

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

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

cc: Bruce Hageman
Hageman-Aguiar, Inc.
3732 Mt. Diablo Blvd., Ste 372
Lafayette, CA 94549

Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01102

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

January 19, 1994

Mr. Ric Notini
Catellus Development Corp.
201 Mission St.
San Francisco, CA 94105

STID 2612

Re: Request for closure for the Golden Gate Fields, located at
1100 Eastshore Freeway, Albany, CA

Dear Mr. Notini,

This office has received Hageman-Aguilar's "Recommendation for UST Case Closure", dated January 7, 1994, for the above site. This office is in the process of reviewing the case for closure, however, we need the following additional pieces of information to complete our assessment of the site:

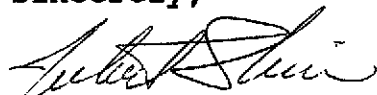
- o It appears that overexcavation was conducted at the site, after the initial round of tank pit sampling. Subsequently, according to the case closure recommendation report, confirmatory soil samples were collected and indicated that all the soil contamination was removed. However, this office has no figure showing the sampling locations, or the soil sample lab analysis results. Please submit this information to this office.
- o Please submit the documentation showing the fate of all the excavated soil from the site.
- o According to the Levine Fricke report, dated April 22, 1992, soil samples were collected from the monitoring well locations, during their installation. However, this office has no information on the soil sample depths or the sample analysis results.
- o Please submit the manifests for the removal of the tanks and piping.

The above information should be submitted to this office before we can complete the closure request assessment.

Mr. Ric Notini
Re: 1100 Eastshore Fwy.
January 19, 1994
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: Peter Tunney
Golden Gate Fields
1100 Eastshore Fwy.
Albany, CA 94706

Kjell Quale
Golden Gate Fields
1100 Eastshore Fwy.
Albany, CA 94706

Gary Aguiar
Hageman-Aguiar, Inc.
3732 Mt. Diablo Blvd., Ste 372
Lafayette, CA 94549

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01102

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

October 15, 1992

Mr. Ric Notini
Catellus Development Corp.
201 Mission St.
San Francisco, CA 94105

STID 2612

RE: The Golden Gate Fields site, located at 1100 Eastshore
Freeway, Albany, California

Dear Mr. Notini,

The case file for the above site has been reassigned to another
Hazardous Materials Specialist, Juliet Shin.

This office has recently reviewed the ground water monitoring
report, dated April 22, 1992, for the above site. Per a letter
dated October 25, 1991 and signed by John Sturman, Levine-Fricke,
the possibility of certifying the site closed was discussed with
a former Hazardous Materials Specialist, Dennis Bryne. According
to the letter, Dennis Bryne stated that one additional quarterly
ground water sampling effort would have to be conducted before he
could recommend closure to RWQCB (only for the underground
storage tanks and not for the contamination resulting from
surface activities). However, in reviewing the files, it appears
that you will be required to continue quarterly ground water
monitoring for TPHg, TPHd, and BTEX for the following reasons:

- 1) It appears that the ground water gradient at the site
was only determined once throughout the past ground
water investigations conducted at the site. However,
this Department requires that at least four quarters of
ground water gradient determinations are made to account
for fluctuations in ground water flow directions due to
seasonal variations and other factors. Knowledge of the
varying flow directions is important in trying to
determine the potential migration pathways for the
contaminants in ground water. In the most recently
submitted report, dated April 22, 1992, it appeared that
ground water was flowing towards the east. This would
mean that Well MW-3 is a downgradient well. However, it
appears that this well has only been sampled and
analyzed once.

Mr. Ric Notini
RE: 1100 Eastshore Fwy.
October 15, 1992
Page 2 of 2

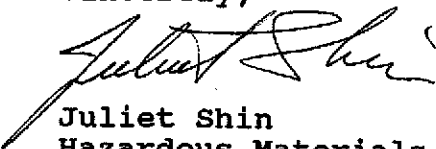
- 2) In the most recent sampling effort, 570 ppb TPHd was identified from Well MW-1. For closure, this office usually requires four quarters of NonDetect.
- 3) Some of the detection limits used in the past have been fairly high. For example, 0.5 ppm for TPHg and TPHd.

You are required to conduct at least three additional quarterly ground water sampling events for all three of the monitoring wells on site. Ground water elevations are to be measured quarterly and ground water gradient maps must be developed for each of these water level monitoring events occurring at the site. This ground water elevation information is to be included in the quarterly reports submitted to this office.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b).

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

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

John Sturman
Levine-Fricke
1900 Powell St., 12th Floor
Emeryville, CA 94608

Peter Tunney
Golden Gate Fields
1100 Eastshore Fwy.
Albany, CA 94706

Edgar Howell-File (JS)



Certified Mailer #P 062 127 655

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

September 27, 1989

Mr. Peter Tunney
General Manager
Pacific Racing Assoc.
1100 Eastshore Hwy.
Albany, CA 94706

SECOND NOTICE OF VIOLATION

Dear Mr. Tunney:

On August 3, 1989, Gil Wistar of the Alameda County Department of Environmental Health, Hazardous Materials Division, inspected the Golden Gate Fields corporation yard for its use, storage, and disposal of hazardous materials. As a result of this inspection, a notice of violation was sent to Mr. Scott Dorn, requiring that a Plan of Correction be submitted to this office by September 13, 1989. As of the date of this letter, a plan of correction has not been received. On August 22, Mr. Keith Jay of L & W Environmental Services did send a cover letter and copies of several waste manifests documenting disposal of hazardous waste drums between July 21 and 27, 1989. The cover letter indicated that these manifests had been sent in response to this office's notice of violation; however, since the drums of waste shown on the manifests were removed from the facility before Mr. Wistar's inspection, they have nothing to do with the violations noted on August 3.

During the inspection, Mr. Wistar found a large area of stained soil outside of the old oil room, where oil spillage was apparent. Such gross spillage could be construed as on-site disposal of hazardous waste, a violation of Section 25189.5 of the California Health and Safety Code. All areas of soil contamination should therefore be cleaned up immediately, by manifesting the soil as a hazardous waste and having it hauled to an approved disposal location.

Mr. Wistar also noted the following violations of the California Code of Regulations, Title 22, at this facility.

1. Sec. 66508 - Waste oil in the new tank and the waste drums remaining in the back of the facility have been stored for over 90 days, and no beginning accumulation date was identified on any waste drums or containers. Additionally, no waste container was labeled for contents or hazard class.

Mr. Peter Tunney
September 27, 1989
Page 2 of 2

2. Sec. 66492 - The facility could not produce a set of receipts for hazardous waste disposal dating back three years.
3. Sec. 67241 - Some drums throughout the area behind the corporation yard are badly rusted or otherwise in deteriorated condition. Product in such drums that are full should be used up immediately, disposed of properly, or transferred to containers in better condition.

You are required to submit a Plan of Correction to this office as soon as possible, but no later than **October 18, 1989**. The plan should specify the actions to be taken to address each of the above violations and their expected dates of completion. Copies of properly completed manifests for wastes disposed of after August 3 should accompany any description of waste materials having been removed from the facility.

Your attention is directed to Sections 25184, 25189, and 25191 of the California Health and Safety Code, which provide for civil and criminal penalties of up to \$25,000 per day for each violation of these regulations.

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

Sincerely,



Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:GW:gw

cc: Mike Kepke, Albany FD
Doug Krause, DOHS
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division



Certified Mailer #P 062 128 042

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

August 14, 1989

Mr. Scott Dorn
Pacific Racing Assoc.
1100 Eastshore Hwy.
Albany, CA 94706

NOTICE OF VIOLATION

Dear Mr. Dorn:

On August 3, 1989 Gil Wistar of the Alameda County Department of Environmental Health, Hazardous Materials Division, inspected the Golden Gate Fields corporation yard for its use, storage, and disposal of hazardous materials. During his inspection, Mr. Wistar found a large area of stained soil outside of the old oil room, where oil spillage was apparent. Such gross spillage could be construed as on-site disposal of hazardous waste, a violation of Section 25189.5 of the California Health and Safety Code. All areas of soil contamination should therefore be cleaned up immediately, by manifesting the soil as a hazardous waste and having it hauled to an approved disposal location.

Mr. Wistar also noted the following violations of the California Code of Regulations, Title 22, at this facility.

1. Sec. 66508 - Waste oil in the new tank and the waste drums remaining in the back of the facility have been stored for over 90 days, and no beginning accumulation date was identified on any waste drums or containers. Additionally, no waste container was labeled for contents or hazard class.
2. Sec. 66492 - The facility could not produce a set of receipts for hazardous waste disposal dating back three years.
3. Sec. 67241 - Some drums throughout the area behind the corporation yard are badly rusted or otherwise in deteriorated condition. Product in such drums that are full should be used up immediately, disposed of properly, or transferred to containers in better condition.

Mr. Scott Dorn
August 14, 1989
Page 2 of 2

In accordance with Sec. 66328, a Plan of Correction must be sent to this office within 30 days, or by **September 13, 1989**. The plan should specify the actions to be taken to address each of the above violations and their expected dates of completion. Copies of properly completed waste manifests should accompany any description of waste materials having been removed from the facility.

Your attention is directed to Sections 25184, 25189, and 25191 of the California Health and Safety Code, which provide for civil and criminal penalties of up to \$25,000 per day for each violation of these regulations.

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

Sincerely,

for Edgar B Howell

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:GW:gw

cc: Mike Kepke, Albany FD
Doug Krause, DOHS
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division