

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



1259 Brighton Ave:
~~RO# 24~~ RO# 2648
507 San Gabriel St:
✓ RO# 1172

ENVIRONMENTAL HEALTH SERVICES

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

February 10, 1999

Mr. Dale Hudson
Superintendent, Albany Unified School District
904 Talbot Avenue
Albany, CA-94706

Ref: Albany Middle School, 1259 Brighton Avenue, Albany, CA (previously identified as two different properties, 1259 Brighton Avenue and 507 San Gabriel Street)

Dear Mr. Hudson:

I am in receipt of the *soil and groundwater remediation report*, dated August 9, 1998 prepared by Artesian Environmental and a letter dated February 10, 1999, prepared by Vila Construction Co. for the above referenced property.

In March 1995 and July 1996 this Department approved the closure of underground storage tank related contamination at both the San Gabriel Street and the Brighton Avenue properties respectively. Due to the presence of residual contamination left in place at the Brighton Avenue site, the tank closure was given with the condition that a vapor barrier and six inches of concrete slab on grade be used during any new development. Based on the information provided to this Department, all the finished floors for the new school buildings have been underlain with a 10 mil vapor barrier and concrete slab on grade. In addition, the top two feet of the soil, (prior to the development) was removed and clean soil was imported. Also, approximately ninety percent of the site is covered with asphalt or concrete, which would prevent or reduce any residual hydrocarbon vapors from volatilizing into the school environment.

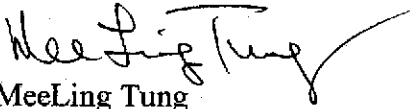
In June 1998 two shallow soil samples were collected in order to investigate petroleum odors that were found during the construction process for the new school building. Based on the laboratory results of the samples collected, hydrocarbon impacted soil was excavated, creating a pit measuring 31 feet long, and 22 feet wide. The excavated soil was disposed at Altamont Landfill. Confirmation soil samples were collected at the sidewalls of the excavation and based on the laboratory results, no significant contamination was identified.

Attached is a site map showing a footprint of the new building, locations of the former underground storage tanks, and the recently excavated area (in June 1998).

Based upon the available information and with provision that the information provided to this agency is accurate and representative of site conditions, the site does not pose a threat

to public health and is safe for the purpose of school occupancy. If you have any questions you may reach me at (510) 567-6764.

Sincerely,



MeeLing Tung
Director, Environmental Health Services

**Paul Jones, Artesian Environmental, 229 Tewksbury Avenue, Point Richmond,
California - 94801**

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO1172

PAUL A. SHAFIC, Assistant Agency Director

May 27, 1992
STID 3752

DEPARTMENT OF ENVIRONMENTAL HEALTH
-hazardous Materials Division
30 Swan Way, Rm. 300
Oakland, CA 94612
510/271-4320

Mr. Ron Lefler
City of Albany
1000 San Pablo Avenue
Albany, California 94706

RE: Underground Storage Tank Removal at City of Albany Corporation
Yard - 507 San Gabriel Albany, CA 94706

Dear Mr. Lefler:

Enclosed are the following attachments to my May 12, 1992 letter :
"Underground Storage Tank Unauthorized Release (Leak)/Contamination
Site Report" and the Appendix A - Workplan for Initial Subsurface
Investigation (Proposal and Report Format) which were
inadvertently misplaced.

The preliminary assessment to determine the extent of soil and/or
groundwater contamination at the site should be designed in the
format shown in "Appendix A" which is based on the RWQCB's
guidelines.

Please complete the Unauthorized Leak Report (ULR) and submit it to
this department within 5 working days.

Should you have any questions regarding this letter, please contact
me at (510) 271-4530.

Sincerely,

Susan L. Hugo
Senior Hazardous Materials Specialist

enclosures (2)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ROU72

RAFAT A. SHAHID, Assistant Agency Director

May 12, 1992
STID# 3752

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Mr. Ron Lefler
City of Albany
1000 San Pablo Avenue
Albany, CA 94706

**RE: Underground Storage Tank Removal at City of Albany Corporation
Yard - 507 San Gabriel Albany, CA 94706**

Dear Mr. Lefler:

The Alameda County Department of Environmental Health, Hazardous Materials Division, Local Oversight Program has reviewed the files concerning the removal of an underground storage tank on August 22, 1991 at the referenced site. We are in receipt of the Tank Excavation Report submitted by Semco for the subject site.

A composite sample collected from the stockpiled soil showed 560 ppm of Total Petroleum Hydrocarbon (TPH-gasoline), 400 ppb of benzene, 2,400 ppb of toluene, 4,300 ppb of ethyl benzene and 30,000 ppb of xylenes. The soil sample taken at the bottom of the tank excavation pit (10 feet depth) found non detectable level of TPH-gasoline, toluene and xylenes. However, 9ppb of benzene and 7 ppb of ethyl benzene were detected. Because of the degree of contamination found at the site which exceeded regulatory threshold levels, Regional Water Quality Control Board (RWQCB) requires further environmental assessment. Therefore, you must now complete an Unauthorized Release Report with this office and initiate further investigation and/or cleanup activities at this site.

A letter dated February 11, 1992 from this office requested that a preliminary site assessment (plan of correction) be submitted to this office in 30 days. We have not received this work plan.

This office will be the lead agency overseeing the environmental investigation and cleanup activities at the site. The RWQCB has delegated this authority to our office. However, you must keep the Water Board apprised of all actions taken to characterize and remediate contamination at the site, because the Board retains the ultimate responsibility for ensuring protection of the waters of the state.

A preliminary assessment should be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tank. The information gathered by this investigation will be used to assess the need for additional

Mr. Ron Lefler
RE: 507 San Gabriel St., Albany 94706
May 12, 1992
Page 2 of 3

actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in the attachment at the end of this letter, which is based on the RWQCB's guidelines. You should be prepared to install one monitoring well (within 10 feet downgradient of the former tank location), if you can verify the direction of groundwater flow at the site, and three wells if you can not established gradient direction of the groundwater.

Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). This reports must include information pertaining to further investigative results; the methods and costs of cleanup actions implemented to date; and the method and disposal of any contaminated material. Copies of manifests for such disposal must be sent to this office. Stockpiled soil from the pit may not be used to backfill the excavation without authorization from this office. Please provide our office with documentation of the stockpiled soil disposal.

Your work plan must be submitted to this office no later than June 26, 1992. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of the reports and proposals must also be submitted to:

Rich Hiatt
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

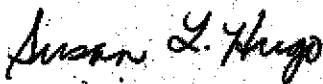
Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267(b). Any extensions of stated deadlines or changes in the work plan must be confirmed in writing and approved by this agency or RWQCB.

Enclosed is an "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" which should be completed and returned within 5 working days.

Mr. Ron Lefler
RE: 507 San Gabriel St., Albany 94706
May 12, 1992
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Should you have any questions regarding this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

enclosures (2)

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiatt, San Francisco Bay RWQCB
Mark Thomson, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01172

RAFAT A. SHAHID, Assistant Agency Director

February 11, 1992

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Mr. Ron Lefler, Director of Public Works
City of Albany
1000 San Pablo Avenue
Albany, CA 94706

**RE: City of Albany, Corporation Yard, 507 San Gabriel
Albany, CA**

Dear Mr. Lefler:

I have reviewed the Tank Excavation Report that was prepared by Semco for the above site. A composite soil sample taken from the stockpile soil revealed 560 PPM TPH(g), 400 PPM Benzene, 2,400 PPM Toluene, 4,300 PPM EthylBenzene and 30,000 PPM Xylene. Gasoline odors from the backfill was detected during the underground tank removal. A subsurface investigation must commence to determine the lateral and vertical extent of contamination. This investigation must be performed in accordance to the Tri-Regional Board Staff Recommendations For Preliminary Evaluation and Investigation of Underground Tank Sites, 10 August 1990.

Please submit to this office within 30 Days of the receipt of this letter your plan of correction. This plan must include, but shall not be limited to:

1. Name of your enviromental consultant
2. Method(s) that will be used to determine the lateral and vertical extent of contamination
3. Method(s) that will be used to determine the down gradient direction
4. Number of monitoring well(s) that will be installed, and their proposed location(s)
5. Proposed time schedule for your investigation/remediation

If you have any questions, please contact me at (510) 271-4320.

Sincerely,



Larry Seto

Sr. Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office
Eddie So, RWQCB
Charlene Williams, DTSC
Rafat Shahid, Assistant Agency Director, Environmental Health
Files