

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



*Sent 12/6/99,
Including pages*

20821

December 5, 1999

STID 6613

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

Mr. Joel Rubnitz
Archstone Communities
22320 Foothill Boulevard
Hayward, CA 94541

RE: Archstone Communities, 5054 Havens Place, Dublin,

Dear Mr. Rubnitz:

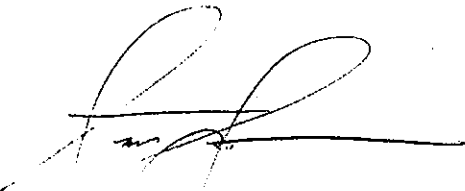
This office has begun review of the project history for this site in preparation for final case closure. Review has uncovered that documents supporting the lawful transport and disposal of particular waste streams associated with the August 1998 removal of the underground storage tank (UST) are missing. The missing documents support the following activities:

- Residual product and impacted groundwater reportedly removed from the UST and associated excavation by American Valley Environmental Services
- Reported transport of the UST to Ecology Control Industries, Richmond, CA
- Reported transport of impacted soil to Altamont Landfill, (Livermore, CA)

Please submit copies of the completed and signed waste manifests, disposal receipts, and destruction certificates, as applicable, for the above waste streams. Please be certain quantity, volume, and/or weights are clearly identified.

Please contact me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Rick Jeffery, R&B Construction, Inc., 24200 Clawiter Rd., Hayward, CA 94545

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0821

May 4, 1999

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

STID 6613

Mr. Joel Rubnitz
Archstone Communities
22320 Foothill Boulevard
Hayward, CA 94541

RE: Archstone Communities, 5054 Havens Place, Dublin

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Rubnitz:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 5054 Havens Place, Dublin

May 4, 1999

Page 2 of 2

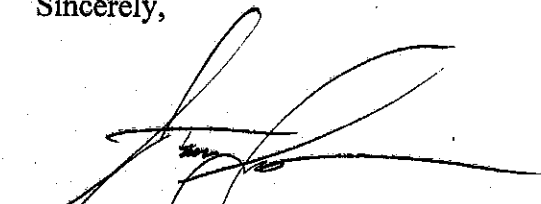
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6783 should you have any questions about the content of this letter.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#821

November 13, 1998

STID 6613

Mr. Joel Rubnitz
Archstone Communities
22320 Foothill Boulevard
Hayward, CA 94541

ENVIRONMENTAL HEALTH SERVICES

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

RE: Archstone Communities, 5054 Havens Place, Dublin,

Dear Mr. Rubnitz:

This office is in receipt of the September 17, 1998 R&B Equipment, Inc. "Tank Closure Report" and November 5, 1998 SECOR International Incorporated (SECOR) *draft* report (and addenda) of the limited soil and groundwater investigation performed at the subject site. In addition to other critical information, the cited reports present the results of laboratory analyses performed on soil and groundwater samples collected during two phases of work at the site. I understand that SECOR will soon present a final version of their limited site investigation report.

The cited data were compared to the American Society for Testing and Materials (ASTM) E 1739-95 *Standard Guide for Risk-Based Corrective Action (RBCA) Applied at Petroleum Release Sites Tier 1 draft Risk-Based Screening Level (RBSL) "look-up" table*, modified to reflect California-specific human exposure criteria. This *draft* RBSL look-up table presents a tabulation of potential exposure risks for various exposure pathways from various media (e.g., soil, water, and air). A range of incremental carcinogenic risk levels (e.g., 10^{-4} to 10^{-6}) are presented, as well as hazard quotients for non-carcinogenic compounds. These RBSL values are based on conservative, nonsite-specific assumptions and complete exposure pathways.

I understand that multi-unit apartments will be constructed at this site. I also understand that the dwellings will be perched above a parking garage that will be built partially below grade, and that an approximate 10-foot air space will exist between the floor of the garage and the base of the dwellings, above.

Based solely on the data presented in the cited technical reports, and in context with the California-modified RBSLs and reported development plans for this site, redevelopment of this site appears acceptable.

Please contact me at 510/567-6783 if I can be of further assistance.

Sincerely,


Scott O. Seery, CHMM
Hazardous Materials Specialist

Mr. Rubnitz
RE: 5054 Havens Place, Dublin
November 13, 1998
Page 2 of 2

cc: Mee Ling Tung, Director, Environmental Health
Chuck Headlee, RWQCB
Mark Becker, SECOR International Inc.
1225 Pear Ave., Ste.110, Mt. View, CA 94043