



# ENSR Consulting - Engineering - Remediation

(ENSR Purchased Fugro-West GeoEnvironmental in January 1997)

1420 Harbor Bay Parkway  
Alameda, California 94502

Phone : (510) 748-6700  
Telefax : (510) 748-6799

ENVIRONMENTAL  
PROTECTION

97 JUN 13 AM 11:57

## LETTER OF TRANSMITTAL

To: **ALAMEDA COUNTY ENVIRONMENTAL  
HEALTH SERVICES DEPARTMENT** Project No. 8700-742  
1131 Harbor Bay Parkway Date June 10, 1997  
Alameda, CA 94502-6577  
Attn: Ms. Eva Chu  
Phone: Fax No.  
From Peter B. Hudson  
Subject Report of Monitoring Well Destruction - Housing Authority of the City of Alameda,  
1916 Webster Street, Alameda California

### SENT BY:

Messenger  Overnight Mail  Overnight (by 10 AM)  Regular mail  Hand Delivered

### WE ARE TRANSMITTING:

Draft Report  
 Final Report  
 Proposal  
 Other:

### THESE ARE TRANSMITTED:

For Your Review  
 For Your Information and Use  
 Per Your Request  
 Other:

Dear Ms. Chu:

ENSR has prepared this letter to document well destruction and site restoration activities at the referenced subject property. Please call me if you have questions or require additional information.

Thank you

Peter Hudson

P.S. EVA -  
THANKS FOR ALL  
YOUR HELP ON  
THIS PROJECT. IT  
WAS A PLEASURE  
WORKING WITH YOU  
Pete.

Signature

Date

6/10/97

### FOR OFFICE USE ONLY

Originator Please Initial Appropriate Box Prior to Sending

Create typed  
transmittal

Mail to  
Addressee

Mail copy,  
then file original

Mail copy,  
return original

Mail to Addressee and cc, file copy



**Cal/EPA**

**State Water  
Resources  
Control Board**

**Division of  
Clean Water  
Programs**

Mailing Address:  
P.O. Box 944212  
Sacramento, CA  
94244-2120

2014 T Street,  
Suite 130  
Sacramento, CA  
95814  
(916) 227-2698  
FAX (916) 227-4530



Pete Wilson  
Governor

## FAX TRANSMITTAL

DATE: April 23, 1997

TO: Eva Chu  
Alameda County Environmental Health

FAX #: (510) 337-9335

FROM: Arron Rambach, P. E. Civil  
Associate Water Resources Control Engineer

### UST CLEANUP FUND PROGRAM

**FAX #: (916) 227-4530**

**PHONE #: (916) 227-2698**

NUMBER OF PAGES (including this page): 3

- For your information
- Per your request
- For your review and comment
- \_\_\_\_\_



**Cal/EPA**

**State Water  
Resources  
Control Board**

**Division of  
Clean Water  
Programs**

Mailing Address:  
P.O. Box 944212  
Sacramento, CA  
94244-2120

2014 T Street,  
Suite 130  
Sacramento, CA  
95814  
(916) 227-2698  
FAX (916) 227-4530

World Wide Web:  
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>



Pete Wilson  
Governor

April 23, 1997

Mrs. Eileen Duffy, Administrative Management Analyst  
Housing Authority of the City of Alameda  
701 Atlantic Avenue  
Alameda, CA 94501

Dear Mrs. Duffy:

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, Claim No. 6414  
Former Housing Authority, 1916 Webster Street, Alameda, CA**

I have reviewed your April 16, 1997 request for pre-approval of costs for destruction of six groundwater monitoring wells and disposal of drums containing purged groundwater and destruction wastes. In response to the April 3, 1997 "no further action" letter from the Alameda County Local Oversight Program, your consultant (ENSR Corporation, formerly Fugro Geo-Environmental, Inc.) prepared an April 15, 1997 proposal for the well destruction and drum disposal. Your letter and all associated documents, along with this letter, will be placed in your claim file for future reference.

Based on the information provided and the USTCF's Cost Guidelines, costs have been pre-approved for \$7,235. (Prior to this point, the total amount eligible for reimbursement through request No. 8 in \$180,736.07) With the following provisions costs in the table on page 2 have been pre-approved for reimbursement:

- The work is acceptable and approved by the Alameda County Local Oversight Program and the San Francisco Regional Water Quality Control Board.
- The actual scope of work performed and costs are consistent with this pre-approval and the 4/15/97 cost proposal by ENSR.
- It is my opinion that it is unnecessary to obtain three bids for this scope of work; the USTCF's three bid requirement is waived for this scope of work only.
- If a different scope of work or change order becomes necessary, then the claimant must request pre-approval of costs for the new scope of work. Please complete the enclosed blank form when submitting future pre-approvals. The pre-approval form must be signed by the claimant.
- All future costs for corrective action must be pre approved in writing by USTCF staff.
- Although I have referred to ENSR's proposal, please be aware that you will be entering into a private contract. In other words, the State of California cannot compel you to sign any specific contract. This letter pre-approves costs as presented by ENSR for destructing six existing monitoring wells by over-drilling and for drum disposal as approved by Alameda County for implementing the 4/15/97 cost proposal.



Recycled Paper

*Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.*

Mrs. Eileen Duffy

-2-

TASKS FROM ENSR'S 4/15/97 COST PROPOSAL	PRE-APPROVED AMOUNT	COMMENTS
Task 1. Monitoring well destruction	\$4,460	Submit invoices/receipts for County permits and driller's subinvoice. Includes 5% mark-up.
Task 2. Removal of non-hazardous waste material (9 existing drums plus drums generated during well destruction)	\$2,100	Submit subcontractor invoices for drum removal, transportation, and disposal. Includes 5% markup.
Task 3. Documentation--letter of completion	\$675	

Total: \$7,235

Be aware that this pre-approval does not constitute a decision on reimbursement. All reasonable and necessary corrective action costs for work directed and approved by the County will be eligible for reimbursement. Also, remember that it is still necessary to submit the actual cost of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. *To make this easier, be sure that your consultant and subcontractors prepare invoices to match the format of the 4/15/97 bid and provides reasonable explanations for any changes made in the scope of work or increases in costs. When the invoices are submitted you must include copies of all:*

- *subcontractor invoices*
- *technical reports, and*
- *applicable correspondence from the County.*

I also want to remind you that the USTCF's regulations require that you obtain at least three bids, or a bid waiver from USTCF staff, from qualified firms for all necessary corrective action work. Legislation governing the USTCF requires that we assist you in procuring contractors and consultants. If you need any assistance in contracting for corrective action work, don't hesitate to call me.

Lastly, I wish to inform you that Senate Bill 562 went into effect on January 1, 1997. One of the provisions of SB 562 states that: any "owner or operator that has a tank case who believes that the owner's or operator's corrective action plan for the site has been satisfactorily implemented, but where closure has not been granted, may petition the fund manager for a review of the case."

Please call if you have any questions. I can be reached at (916) 227-2698.

Sincerely,

Arron Rambach, P.E. Civil  
Associate Water Resources Control Engineer  
Underground Storage Tank Cleanup Fund

Enclosure (pre-approval form for subsequent requests)

cc Eva Chu, Alameda County Environmental Health (w/o enclosure) by fax (510) 337-9335



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

StID 4035

April 3, 1997

Ms. Eileen Duffy  
City of Alameda Housing Authority  
701 Atlantic Ave  
Alameda, CA 94501

RE: Well Decommission at 1916 Webster St, Alameda, CA

Dear Ms. Duffy:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (MW-1 through MW-6) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

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

Sincerely,

eva chu  
Hazardous Materials Specialist

March 4, 1997

TL A07209.03

Ms. Eva Chu  
Alameda County Health Services Agency  
Department of Environmental Health  
80 Swan Way, Room 210  
Oakland, California 94621

Re: Soil Containing Elevated Lead Concentrations  
Southwest of the intersection of Atlantic Avenue and Constitution Way  
Alameda, California

Dear Ms. Chu:

This letter is to confirm our understanding of the Alameda County Health Services Agency's (ACHSA) position on the handling of soil containing lead at the above-referenced site. Twining's understanding was developed from our telephone conversations over the last week.

### **BACKGROUND**

As discussed in our telephone conversations, Twining has drilled several shallow soil borings in the area of a former City of Alameda Bureau of Electricity storage yard at the southwest corner of Atlantic Avenue and Constitution Way, in Alameda. Soil samples were collected from the surface to approximately 4.5 feet below site grade. Analytical results for lead ranged from less than 10 mg/kg to 310 mg/kg.

### **TWINING'S UNDERSTANDING OF THE ACHSA POSITION**

Based on our conversations, it is our understanding that the ACHSA will not require special handling for the soil on site during soil moving operations. This is would be based on the proposed site use as a commercial retail facility. We also understand that use would be restricted to either beneath building pads or asphalt. In addition, we understand that the soil could also be used in landscaped areas as long as at least three feet of soil without elevated concentrations of lead will cap the soil with elevated lead concentrations.

### **CLOSING**

As we discussed, Twining is preparing a summary of our assessment for lead in soil on site. We will forward the project summary to you when completed. Twining appreciates your help in this

*Browman Development Company, Inc.*  
*March 4, 1997*

*TL A07209.03*  
*Page 2*

project. If our understanding of the issue regarding lead in soil on site, please contact me or Mr. Harry Moore at (209) 268-7021.

Respectfully submitted,

THE TWINING LABORATORIES, INC.  
Environmental Services Division



Walt Plachta, RG  
Project Manager

cc: Mr. Darryl Browman  
Browman Development Company, Inc.

H:\home\letters\A0720903.ltr



**FUGRO WEST, INC.**

44 Montgomery Street, Suite 1010  
San Francisco, California 94104

Phone : (415) 296-1041  
Telefax : (415) 296-0944



# LETTER OF TRANSMITTAL

To: Alameda County Environmental Health Services Dept. Project No. 9537-1311  
 1131 Harbor Bay Parkway, Suite 250 Date 12/02/96  
 Alameda, California 94502-6577

Attn: Ms. Eva Chu

Phone: \_\_\_\_\_ Fax No. \_\_\_\_\_

From Peter B. Hudson

Subject Results of Risked Based Corrective Action Evaluation

**SENT BY:**

- Messenger     Overnight Mail     Overnight (by 10 AM)     Regular mail     Hand Delivered

**WE ARE TRANSMITTING:**

- Draft Report  
 Final Report  
 Proposal  
 Other:

**THESE ARE TRANSMITTED:**

- For Your Review  
 For Your Information and Use  
 Per Your Request  
 Other:

Please find enclosed the Risked-Based Corrective Action Evaluation Report for the Housing Authority of the City of Alameda property at 1916 Webster Street. Please call Peter Hudson at the number shown above with questions or comments.

Signature

Date

**FOR OFFICE USE ONLY**

Originator Please Initial Appropriate Box Prior to Sending

<input type="checkbox"/> Create typed transmittal	<input type="checkbox"/> Mail to Addressee	<input type="checkbox"/> Mail copy, then file original	<input type="checkbox"/> Mail copy, return original	<input type="checkbox"/> Mail to Addressee and cc, file copy
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ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

StID 4035

October 7, 1996

Ms. Eileen Duffy  
Housing Authority of Alameda  
701 Atlantic Ave  
Alameda, CA 94501

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

**RE: Risk Analysis for 1916 Webster St, Alameda, CA**

Dear Ms. Duffy:

I have completed review of Fugro West, Inc's September 1996 Soil Remediation and Closure Report for the above referenced site. This report summarized activities to excavate remaining hydrocarbon-impacted soil and results of the recent groundwater sampling event.

Approximately 75 cy of impacted soil was excavated in August 1996. Confirmatory soil samples were collected from the sidewalls (from 2' to 4.5' bgs) and pit bottom (5' bgs). The highest concentrations of TPHg (460 ppm) and benzene (6.2 ppm) remain in the soil which extend beneath the maintenance building. The majority of the hydrocarbon-impacted soil has been removed from the area of the former UST. Residual TPHg and benzene in soil is limited in extent and are currently covered by the concrete slab of the existing building and or is under the paved parking lot.

Under current conditions/land use, impact to human health and the environment from the remaining impacted soils is low. However, if the property is sold, it is proposed that a commercial mall be constructed at the site. Therefore, it is prudent to conduct a RBCA Tier 2 risk analysis to determine what human health risk exists should building(s) be built over the residual hydrocarbons in soil and groundwater. If low or no risk exists, then site closure will be recommended by this agency.

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

eva chu  
Hazardous Materials Specialist

c: Peter Hudson, Fugro, 44 Montgomery St, #1010, San Francisco,  
CA 94104  
files (housing.7)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

Alameda County Environmental Health  
Environmental Protection Services  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
(510)567-6700 fax: (510)337-9335

StID 4035

August 19, 1996

Ms. Eileen Duffy  
Housing Authority of Alameda  
701 Atlantic Ave  
Alameda, CA 94501

RE: Soil Excavation at 1916 Webster Street, Alameda, CA

Dear Ms. Duffy:

I have completed review of Fugro West, Inc's August 1996 Proposed Soil Remediation workplan for the above referenced site. The proposal to excavate approximately 55 cy of contaminated soil adjacent to the former UST is acceptable. It is my understanding field work will commence on August 21, 1996.

I may be onsite that afternoon to observe field activities and witness collection of confirmatory sidewall soil samples.

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

eva chu  
Hazardous Materials Specialist

c: Peter Hudson, Fugro, 44 Montgomery St, #1010, San Francisco,  
CA 94104  
files (housing.6)

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510)

StID 4035

June 12, 1996

Ms. Eileen Duffy  
Housing Authority of Alameda  
701 Atlantic Ave  
Alameda, CA 94501

**RE: Soil Excavation at 1916 Webster Street, Alameda, CA**

Dear Ms. Duffy:

I have completed review of Fugro's June 1996 Results of Subsurface Soil Sampling report for the above referenced site. This report included the analytical results of soil samples collected from 11 soil borings advanced in the parking area and within the warehouse to delineate the extent and severity of soil contamination.

This office concurs with the recommendation by Fugro to excavate additional contaminated soil in the parking area (approximately 42 cubic yards). Excavation of soil within the warehouse does not appear warranted at this time.

Please provide a brief workplan for the excavation activities planned. Confirmatory sidewall soil samples will be required after final excavation.

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

eva chu  
Hazardous Materials Specialist

c: Peter Hudson, Fugro, 44 Montgomery St, #1010, San Francisco,  
CA 94104  
files

**FUGRO WEST, INC.**

44 Montgomery Street, Suite 1010  
San Francisco, California 94104

Phone : (415) 296-1041  
Telefax : (415) 296-0946

ENVIRONMENTAL  
PROTECTION



JUN 14 AM 8:27

# LETTER OF TRANSMITTAL

To: Alameda County Dept. of Environmental Health Project No. \_\_\_\_\_  
1131 Harbor Bay Parkway Date June 12, 1996  
Alameda, CA 94502

Attn: Eva Chu

Phone: \_\_\_\_\_ Fax No. \_\_\_\_\_

From Peter Hudson

Subject \_\_\_\_\_

**SENT BY:**

- Messenger       Overnight Mail       Overnight (by 10 AM)       Regular mail       Hand Delivered

**WE ARE TRANSMITTING:**

- Draft Report  
 Final Report  
 Proposal  
 Other:

**THESE ARE TRANSMITTED:**

- For Your Review  
 For Your Information and Use  
 Per Your Request  
 Other:

Please find enclosed the Photo-Ionization Readings and Lithology Summary for soil borings completed at 1916 Webster, Alameda.

Signature

Date

**FOR OFFICE USE ONLY**

Originator Please Initial Appropriate Box Prior to Sending

- |   |  |  |   |  |
|---|--|--|---|--|
| <input type="checkbox"/> Create typed transmittal | <input type="checkbox"/> Mail to Addressee | <input type="checkbox"/> Mail copy, then file original | <input type="checkbox"/> Mail copy, return original | <input type="checkbox"/> Mail to Addressee and cc, file copy |
|---|--|--|---|--|

white -env.health  
yellow -facility  
pink -files

ALAMEDA COUNTY, DEPARTMENT OF  
ENVIRONMENTAL HEALTH  
Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy  
Alameda CA 94502  
510/567-6700

II, III

Site ID # \_\_\_\_\_ Site Name Alameda Housing Auth Today's Date 5/3/96

Site Address 1916 Weloster

City Alameda Zip 94 Phone \_\_\_\_\_

\_\_\_\_ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

**Inspection Categories:**

- \_\_\_\_ I. Haz. Mat/Waste GENERATOR/TRANSPORTER  
\_\_\_\_ II. Hazardous Materials Business Plan, Acutely Hazardous Materials  
x III. Under ground Storage Tanks Soil sampling

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

**Comments:**

Onsite to observe Geoprobe borings to delineate extent of soil contamination.

Collect background soil sample from capillary fringe for

- 1) organic carbon content
- 2) bulk density
- 3) water content
- 4) porosity

Collect grab groundwater sample from most northwesterly boring advanced for TPH-G, BTEX and TDS

Analyze soil samples for TPH-G and BTEX.

Contact EVERA WEST, INC.

Title Env. Scientist

Signature [Signature]

Inspector [Signature]

Signature [Signature]

II, III

FUGRO WEST, INC.

44 Montgomery Street, Suite 1010  
San Francisco, California 94104

Phone : (415) 296-1040  
Telefax : (415) 296-0944



ENVIRONMENTAL  
ROAD PROTECTION  
30 MAY -3 PM 12:44

LETTER OF TRANSMITTAL

To: Alameda County Health Department  
1131 Harbor Bay Parkway, Room 250  
Alameda, California 94502  
Project No. \_\_\_\_\_  
Date May 1, 1996  
Attn: Ms. Eva Chu  
Phone: \_\_\_\_\_ Fax No. \_\_\_\_\_  
From Peter Hudson  
Subject First Quarter 1996 Groundwater Monitoring, 1916 Webster, Alameda

SENT BY:

Messenger  Overnight Mail  Overnight (by 10 AM)  Regular mail  Hand Delivered

WE ARE TRANSMITTING:

Draft Report  
 Final Report  
 Proposal  
 Other:

THESE ARE TRANSMITTED:

For Your Review  
 For Your Information and Use  
 Per Your Request  
 Other:

Dear Ms. Chu

Enclosed please find the groundwater monitoring report for the first quarter of 1996 at the Housing Authority of the City of Alameda property, located at 1916 Webster Street in Alameda, California.

*[Handwritten Signature]*  
Date 5/1/96

Signature

Date

FOR OFFICE USE ONLY

Originator Please Initial Appropriate Box Prior to Sending

Create typed transmittal

Mail to Addressee

Mail copy, then file original

Mail copy, return original

Mail to Addressee and cc, file copy

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

StID 4035

May 1, 1996

Ms. Eileen Duffy  
Housing Authority of Alameda  
701 Atlantic Ave  
Alameda, CA 94501

RE: Soil Assessment Workplan Approval for 1916 Webster Street,  
Alameda, CA 94501

Dear Ms. Duffy:

I have completed review of Fugro West, Inc's April 1996 letter proposing to drill up to 12 soil borings (using the Geoprobe push system) to further delineate the current levels of gasoline impacted soils remaining at the above referenced site. This proposal is acceptable. Be advised that soil samples sent for laboratory analysis should also be analyzed for BTEX.

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

eva chu  
Hazardous Materials Specialist

c: files





# Housing Authority of the City of Alameda

701 Atlantic Avenue · Alameda, California 94501 · Fax: 522-7848 · Tel.: (510) 522-8422

## FAX COVER SHEET

DATE: 3/21/96 TIME: 3:45 pm

TO: Eva Chu  
Alameda County Dept. of Health Serv.  
Environmental Protection Division

FAX NUMBER: 337-9335

FROM: Eileen Duffy

NUMBER OF PAGES (INCLUDING THIS COVER SHEET): 4

MESSAGE: Copy of Chris Stevens (UST  
Fund Program) 3/13/96 letter  
giving pre-approval of cost  
for excavation, disposal, etc.  
Please let me know about  
waiting until May or June to  
implement. Thanks!

If any part of this fax transmission is missing or not clearly received, please call:

NAME: Eileen

PHONE NUMBER: (510) 522-8422 x118

STATE OF CALIFORNIA - CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

PETE WILSON, Governor

**STATE WATER RESOURCES CONTROL BOARD**  
**DIVISION OF CLEAN WATER PROGRAMS**  
 2014 T STREET, SUITE 130  
 P.O. BOX 944212  
 SACRAMENTO, CALIFORNIA 94244-2120  
 (916)227-4307  
 (916)227-4530 (FAX)

ALAMEDA COUNTY  
 ALAMEDA



'96 MAR 18 AM 8 53

MAR 13 1996

Mrs. Eileen Duffy  
 Housing Authority of the City of Alameda  
 701 Atlantic Avenue  
 Alameda, CA 94501

Dear Mrs. Duffy:

**PRE-APPROVAL OF CORRECTIVE ACTION COST ESTIMATE, CLAIM NO. 6414, 1961  
 Webster Street, Alameda**

I have reviewed your request, received on January 16, 1996, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included another copy of the "Cost Pre-Approval Request" form; you can obtain additional copies of the form from me.

With the following provisions, the actual costs of conducting the work proposed in the Fugro-West, Inc., December 28, 1995 proposal and approved by the Alameda County Health Care Services Agency (County) will be eligible for reimbursement. The total cost pre-approved for reimbursement is **\$66,824**; see the table below for a breakdown of the costs. (The total amount previously eligible through reimbursement request no. 6 for your site is **\$143,664**.)

*Be aware that this pre-approval does not constitute a decision on reimbursement: all reasonable and necessary corrective action costs which are directed and approved by the County will be eligible for reimbursement at costs consistent with those pre-approved in this letter.*

TASK	AMOUNT PRE-APPROVED	COMMENTS
Project Coord./ Regl. Contact/Mobilization	\$5,775	Pre-approved: Professional Services = \$2,925; Ramcon = \$2,850.
Partial Structure, Concrete & Asphalt Demolition	\$19,229	Pre-approved: Professional Services = \$1,200; Ramcon = \$17,019.
Construct Closure	\$2,815	Pre-approved: Ramcon = \$2,815.
Dewatering and Storage	\$2,675	Pre-approved: Ramcon = 2,675

Mrs. Eileen Duffy

-2-

Water Disposal	\$8,200	Pre-approved: Maximum volume = 20,000 gallons X \$0.41/gallon
Excavation/Profiling/Disposal/Backfilling	\$23,905	Pre-approved: Professional Services + Equipment = \$2,500; Lab = \$3,045; Excavate/Load/Trans/Disposal/Backfill = \$85/yd X 216 yds = \$18,360.
Closure Report & Negotiations	\$4,225	
<b>TOTAL PRE-APPROVED</b>	<b>\$66,824</b>	

- The actual costs and scope of work performed must be consistent with those in the original cost estimate and the provisions of this letter.
- Markup on construction costs by Fugro-West, Inc. will not be eligible unless Fugro can demonstrate that they are a California licensed contractor. If Fugro is not a licensed contractor, then you should contract directly with the licensed contractor performing the construction work.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.

In addition, it is my opinion that it is unnecessary to obtain a third bid for this contract; the Fund's three bid requirement is waived for this contract.

If a different scope of work or a new contract become necessary, then you must request pre-approval of costs on the new scope of work. I would recommend also that you request pre-approval for any future contracts or change orders.

Recent changes in the legislation governing the Fund require that the Fund provide you with assistance in procuring contractor and consultant services for corrective action. If you need any assistance in contracting for corrective action services, don't hesitate to call on me.

Mrs. Eileen Duffy

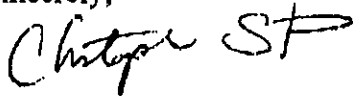
-3-

Please remember that it will be necessary to confirm that the actual work and costs are consistent with this estimate before you will be reimbursed. To make this task easier, please insure that your consultant and contractor prepare their invoices to match the format of the original estimate. When the invoices are submitted you must submit copies of all:

- invoices and subcontractor invoices,
- technical reports, when available, and
- applicable correspondence from the County.

Please call if you have any questions; I can be reached at the above number.

Sincerely,



Christopher Stevens  
Underground Storage Tank Cleanup Fund Program

Attachment

cc: Eva Chu  
by fax: (510) 337-9335



# Housing Authority of the City of Alameda

701 Atlantic Avenue · Alameda, California 94501 · FAX: 522-7848 · TEL: (510) 522-8422 · TDD: (510) 522-8467

March 12, 1996

Eva Chu, Hazardous Materials Specialist  
Alameda County Health Care Services  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, California 94502-6577

Dear Ms. Chu:

**RE: 1916 Webster Street, Alameda**

The Housing Authority would like an extension of the deadline for implementing our Corrective Action Plan. Since your letter of January 10, 1996 was received, we have been very active in attempting to obtain preapproval of the corrective action costs from the State Underground Storage Fund (UST). Our initial request for preapproval was denied. Upon receipt of your February 2, 1996 letter stating that the above site is not considered "low risk" and, therefore, cannot be closed, the Housing Authority submitted a second request for preapproval of our remediation costs.

The State responded to this second request by phone on Thursday, March 7, to advise that we should explore the feasibility of a RBCA Tier 1 analysis with our contractor, Fugro West, Inc. I immediately called Peter Hudson at Fugro to ask his opinion about this analysis and if we have enough information already at hand to do it. Peter is expected to get back with me in writing as soon as possible; probably within the week.

The deadline for implementing our corrective action plan was March 10. Please accept my apologies for letting this deadline go by; I was truly hoping for preapproval from the State UST Fund that would allow us to proceed. I was given the impression that approval would be given.

The Housing Authority would appreciate an extension to the deadline for implementing our corrective action plan. Please give me a call at (510) 522-8422 X118 if you need additional information or would like to discuss this issue in more detail. Thank you for your consideration.

Sincerely,

Eileen Duffy  
Administrative Management Analyst

ED

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PRINTED ON RECYCLED PAPER

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ARNOLD PERKINS, DIRECTOR  
RAFAT A. SHAHID, DEPUTY DIRECTOR

Alameda County Environmental Health Dept.  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
(510)567-6700 fax: (510)337-9335

StID 4035

February 2, 1996

Mr. Michael Pucci  
Housing Authority of Alameda  
701 Atlantic Ave  
Alameda, CA 94501

RE: Closure Update for 1961 Webster St, Alameda 94501

Dear Mr. Pucci:

I have completed review of your January 17, 1996 letter which requested case closure for the above referenced site. The premise for your request was based on recommendations from the recent study by the Lawrence Livermore National Laboratory (LLNL) and by Mr. Christopher Stevens of the State Water Resources Control Board (SWRCB).

The SWRCB has provided guidance and recommendations that "oversight agencies proceed aggressively to close low risk soil only cases. For cases affecting low risk groundwater we recommend that active remediation be replaced with monitoring to determine if the fuel leak plume is stable."

The above referenced site is currently detecting up to 1,400 ppb benzene in groundwater (which is at approximately 4.6' bgs and within silty sand sediments). Soil analytical results from a soil boring advanced inside the warehouse building had exhibited up to 27 ppm benzene at 3 to 4.5' bgs. Based on current site conditions, this site is not considered "low risk". Therefore, additional investigations, as recommended below, to address human health risk due to residual contaminants must be performed before the site will be evaluated for possible closure.

A risk analysis using the American Society of Testing and Materials' (ASTM) Risk-Based Corrective Action (RBCA) standard should be performed to determine risk and clean up levels to protect human health. Or, the limited, residual hydrocarbon-impacted soil along the exterior wall and under the warehouse building may be excavated, thus removing potential ongoing source which may continue to degrade groundwater quality. The latter has been approved by this agency in a letter dated January 10, 1996.



# Housing Authority of the City of Alameda

701 Atlantic Avenue · Alameda, California 94501 · FAX: 522-7848 · TEL: (510) 522-8422 · TDD: (510) 522-8467

January 17, 1996

Eva Chu, Hazardous Materials Specialist  
Alameda County Health Care Services  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, California 94502-6577

Dear Ms. Chu:

**RE: 1916 Webster Street, Alameda**

Recently, the State Water Resources Control Board (SWRCB) shared a letter with me concerning a report that had been submitted by Lawrence Livermore National Laboratory (LLNL). A copy of this letter is attached.

You agreed in your letter, received on September 21, 1995, that our site is currently under "NAZ." You advised that "no further soil/source removal is required at this time," but that we need to continue groundwater monitoring. It was our understanding that, under this option, groundwater monitoring was likely to continue for at least two years before the site could be considered for closure. With redevelopment of the site a possibility, the Housing Authority decided to consider another option that you proposed, excavation of the remaining impacted soil.

You recently approved a work plan involving excavation of the remaining impacted soil at the site. We have requested SWRCB pre-approval for the costs to implement this work plan. If obtained, we will proceed with immediate implementation. At the same time, the Housing Authority believes that its site poses low risk and now may be eligible for immediate closure according to LLNL's recommendations to the SWRCB. According to Underground Storage Tank reviewer Christopher Stevens, LLNL has recommended and SWRCB has approved much quicker closure of such low-risk sites and, in most cases, immediate closure. He also recommended that the Housing Authority request site closure based on these new recommendations.

Based on LLNL's recommendations to SWRCB, the Housing Authority requests your consideration of our site at 1916 Webster Street for immediate closure. The Housing Authority would also like assurance that, if closure is granted, the Authority will be in compliance with California water quality standards and any other environmental laws or regulations that may apply to this site related to the underground gasoline storage tank and the leakage that resulted.



Eva Chu, Hazardous Materials Specialist  
Alameda County Health Care Services  
Environmental Protection Division

January 17, 1996  
Page 2

If you have any questions, please call Eileen Duffy, Administrative Management Analyst, at (510) 522-8422 X118. We look forward to your response at the earliest possible convenience. Thank you.

Sincerely,



Michael T. Pucci  
Executive Director

MTP:ED  
Enclosure  
c:\wpdocs\letter\county.ed



**FUGRO WEST, INC.**

44 Montgomery Street, Suite 1010  
San Francisco, California 94104

Phone : (415) 296-1041  
Telefax : (415) 296-0944



# LETTER OF TRANSMITTAL

To: Alameda County Health Environmental Protection Division  
 1311 Harbor Bay Parkway, #250  
 Alameda, California 94502-6577

Project No. 9437-7623  
 Date January 16, 1996

Attn: Ms. Eva Chu, Hazardous Materials Specialist

Phone: \_\_\_\_\_ Fax No. \_\_\_\_\_

From Mr. Peter Hudson

Subject Fourth Quarter Ground water Monitoring Report, 1916 Webster Street, Alameda, CA

**SENT BY:**

- Messenger     Overnight Mail     Overnight (by 10 AM)     Regular mail     Hand Delivered

**WE ARE TRANSMITTING:**

- Draft Report  
 Final Report  
 Proposal  
 Other: Copy

**THESE ARE TRANSMITTED:**

- For Your Review  
 For Your Information and Use  
 Per Your Request  
 Other:

ENVIRONMENTAL  
 PROTECTION  
 DIVISION  
 66 JAN 17 PM 2:14

140

1/16/96

Signature

Date

**FOR OFFICE USE ONLY**

Originator Please Initial Appropriate Box Prior to Sending

- |   |  |  |   |  |
|---|--|--|---|--|
| <input type="checkbox"/> Create typed transmittal | <input type="checkbox"/> Mail to Addressee | <input type="checkbox"/> Mail copy, then file original | <input type="checkbox"/> Mail copy, return original | <input type="checkbox"/> Mail to Addressee and cc, file copy |
|---|--|--|---|--|

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ARNOLD PERKINS, DIRECTOR  
RAFAT A. SHAHID, DEPUTY DIRECTOR

DEPARTMENT OF PUBLIC HEALTH  
499 Fifth Street  
Oakland, California 94607  
(510)

StID 4035

January 10, 1996

Ms. Eileen Duffy  
Housing Authority of Alameda  
701 Atlantic Avenue  
Alameda, CA 94501

RE: Workplan Approval for Soil Excavation at 1916 Webster St,  
Alameda, CA 94501

Dear Ms. Duffy:

I have reviewed Fugro's January 1996 Proposed Soil Remediation plan for the above referenced site. The proposal to excavate and disposed of existing hydrocarbon-impacted soils along the exterior wall of, and immediately under the warehouse building is acceptable. Field work should commence within 60 days of the date of this letter. Please notify this office at least 72 hours prior to the start of field activities. I will need to witness soil sampling after overexcavation.

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

eva chu  
Hazardous Materials Specialist

cc: Peter Hudson, Fugro, 44 Montgomery St, #1010, San Francisco  
DK CA 94104  
files

## STATE WATER RESOURCES CONTROL BOARD

PAUL R. BONDERSON BUILDING  
901 P STREET  
P. O. BOX 100  
SACRAMENTO, CALIFORNIA 95812-0100



(916) 657-0941  
(916) 657-0932 (FAX)

DEC - 8 1995

All Regional Water Board Chairpersons  
All Regional Water Board Executive Officers  
All LOP Agency Directors

LAWRENCE LIVERMORE NATIONAL LABORATORY (LLNL) REPORT ON LEAKING  
UNDERGROUND STORAGE TANK (UST) CLEANUP

In October 1995, the LLNL presented to the State Water Resources Control Board (SWRCB) its final report, Recommendations to Improve the Cleanup Process for California's Leaking Underground Fuel Tanks. The LLNL team found that the impacts to the environment from leaking USTs were not as severe as we once thought. The report also presents a convincing argument that passive bioremediation should be considered as the primary remediation tool in most cases once the fuel leak source has been removed.

The LLNL report has also been presented to the SWRCB's SB 1764 Advisory Committee which will, in turn, provide recommendations to the SWRCB by the end of January 1996. The SWRCB may choose to implement recommendations from the LLNL report and the SB 1764 Advisory Committee through revisions to SWRCB Resolution 92-49 in early 1996.

In the interim and in light of the findings and recommendations in the LLNL report, we believe cleanup oversight agencies should proceed aggressively to close low risk soil only cases. For cases affecting low risk groundwater (for instance, shallow groundwater with maximum depth to water less than 50 feet and no drinking water wells screened in the shallow groundwater zone within 250 feet of the leak) we recommend that active remediation be replaced with monitoring to determine if the fuel leak plume is stable. Obviously good judgment is required in all of these decisions. However, that judgment should now include knowledge provided by the LLNL report.

What I propose to you is not in any way inconsistent with existing policies or regulations. However, it does represent a major departure from how we have viewed the threat from leaking USTs. This guidance is consistent with the results of a discussion of this subject among the State Board Chair and Regional Board Chairs on December 5, 1995. If you have any questions on this matter please call Mr. James Giannopoulos, our manager of the underground storage tank program, at (916) 227-4320.

Sincerely,

  
Walt Pettit  
Executive Director

cc: All Regional Water Board/LOP UST Program Managers

# LETTER OF TRANSMITTAL



**TO:**

Ms. Eva Chu  
 Hazardous Materials Specialist  
 Alameda County Health Care Services  
 Dept. of Environmental Health  
 Hazardous Materials Division  
 80 Swan Way, Room 200  
 Oakland, CA 94621

**FROM:**

Mr. Peter B. Hudson  
 Fugro West, Inc.  
 44 Montgomery St., Suite 1010  
 San Francisco, CA 94104  
 Tel: (415) 296-1041  
 Fax: (415) 296-0944

<b>SUBJECT:</b> Third Quarter Groundwater Monitoring Report	<b>DATE:</b>	October 16, 1995
1916 Webster Street, Alameda, California	<b>FM PRO. NO:</b>	9437-7623

**SENT BY:** Messenger:  Overnight Mail:  ON (by 10 a.m.):  Regular Mail:  Hand Delivered:

WE ARE TRANSMITTING:	THESE ARE TRANSMITTED:
<input type="checkbox"/> Draft Report	<input type="checkbox"/> For Review and Comment
<input checked="" type="checkbox"/> Final Report	<input checked="" type="checkbox"/> For Your Information and Use
<input type="checkbox"/> Proposal	<input type="checkbox"/> For Processing
<input type="checkbox"/> Project Manual	<input type="checkbox"/> Per Your Request
<input type="checkbox"/> Other: See "Subject" above	<input type="checkbox"/> Other: For completion
<input type="checkbox"/> Original	
<input checked="" type="checkbox"/> Copy	

**ADDITIONAL REMARKS:**

ENVIRONMENTAL PROTECTION  
 95 OCT 30 PM 2:55

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

September 19, 1995

StID 4035

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

Ms. Eileen Duffy  
Housing Authority of Alameda  
701 Atlantic Ave  
Alameda, CA 94501

**RE: Sampling Frequency at 1916 Webster St, Alameda, CA**

Dear Ms. Duffy:

I have completed review of Fugro West's 2nd Quarter 1995 Groundwater Monitoring Report for the above referenced site. At this time, sampling of well MW-6 may be discontinued. Wells MW-1, MW-2, and MW-3 may be sampled annually in the month of March. The remaining wells, MW-4 and MW-5 should be sampled quarterly. Of course, quarterly monitoring reports are still due within 60 days upon completion of field work.

For your information, "non-attainment zones" (NAZ) is a management tool implemented if it appears the contaminant plume has stabilized, source removal has occurred, and there exists no economically feasible technology for cleanup. This site essentially is currently under NAZ with the reduction in sampling frequency. And, no further soil/source removal is required at this time. Continued sampling of wells MW-4 and 5 will verify 1) the effectiveness of source removal; 2) if contaminants left beneath the building will not leach and continue to impact groundwater quality; and 3) if natural bioattenuation is occurring. Once this has been demonstrated, the case will be reviewed for possible site closure.

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

eva chu  
Hazardous Materials Specialist

cc: files

# LETTER OF TRANSMITTAL



0.3

**TO:**

Ms. Eileen Duffy  
 Project Administrator  
 Housing Authority of the City of Alameda  
 701 Atlantic Avenue  
 Alameda, California 94501

**FROM:**

Mr. William E. Bassett, Jr.  
 Fugro West, Inc.  
 44 Montgomery St., Suite 1010  
 San Francisco, CA 94104  
 Tel: (415) 296-1041  
 Fax: (415) 296-0944

<b>SUBJECT:</b> 2nd Quarter Ground Water Monitoring Report	<b>DATE:</b>	September 6, 1995
1916 Webster Street, Alameda, CA	<b>FM PRO. NO:</b>	9437-7623
	<b>YOUR PROJ. NO:</b>	

**SENT BY:**  
 Messenger:  Overnight Mail:  ON (by 10 a.m.):  Regular Mail:  Hand Delivered:

WE ARE TRANSMITTING:	THESE ARE TRANSMITTED:
<input type="checkbox"/> Draft Report	<input checked="" type="checkbox"/> Original
<input checked="" type="checkbox"/> Final Report	<input type="checkbox"/> Copy
<input type="checkbox"/> Proposal	<input type="checkbox"/> For Review and Comment
<input type="checkbox"/> Specifications	<input checked="" type="checkbox"/> For Your Information and Use
<input type="checkbox"/> Other: See "Subject" above	<input type="checkbox"/> Per Your Request
	<input type="checkbox"/> Other: For your signature

**ADDITIONAL REMARKS:**

cc: Eva Chu

① discont. sampl. of mo 6.  
 ② cont. QMR.

95 SEP 11 AM 9:51  
 ENVIRONMENTAL  
 TRANSMITTAL



# Housing Authority of the City of Alameda

701 Atlantic Avenue · Alameda, California 94501 · FAX: 522-7848 · TEL: (510) 522-8422 · TDD: (510) 522-8467

September 8, 1995

Eva Chu, Hazardous Materials Specialist  
Alameda County Health Care Services  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, California 94502-6577

Dear Ms. Chu:

**RE: Non-Attainment Zones  
1916 Webster Street, Alameda**

The concept of ground water "non-attainment zones (NAZ)" has just recently come to my attention. There is a possibility that our site at 1916 Webster Street may be a candidate for site closure using this methodology. While you were on vacation, I discussed the possibility with Susan Hugo. She advised us to write this letter asking for your consideration of using the NAZ methodology for the 1916 Webster Street site.

We would appreciate your opinion of the viability of using the NAZ method to achieve site closure and your advice on how best to proceed if it is a possibility. Our site appears to meet the criteria necessary to be considered for the NAZ methodology. We hope you will consider these factors:

1. The most recent ground water monitoring report submitted by Fugro (August 1995) indicates that there is no free product at the site. There appears to be no significant risk of migration.
2. Only one property is involved -- the plume does not cross property boundaries.
3. Source removal has occurred. Tank removal and soil excavation have been completed.
4. Soil vapor extraction is a costly cleanup method and the likelihood of achieving drinking water standards are poor especially where there is clay in the soil, such as exists at our site.

Fugro West, Inc. has agreed to suspend remediation activities at the site pending your decision on this issue. If you instruct us to proceed with the soil vapor extraction pilot test, however, we are prepared to proceed immediately under our existing contract with Fugro.



Eva Chu, Hazardous Materials Specialist  
Alameda County Health Care Services  
Environmental Protection Division

September 8, 1995

Page 2

We look forward to hearing from you at the earliest possible convenience. You may reach me by telephone at (510) 522-8422 X118. Thank you for your consideration.

Sincerely,



Eileen Duffy  
Administrative Management Analyst

ED

cc: Stephen J. Boudreau, Fugro-West, Inc.

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## NOTICE TO PROCEED

Fugro West, Inc.  
44 Montgomery Street, Suite 1010  
San Francisco, CA 94104

Date: June 14, 1995  
Project: Soil remediation  
Location: 1916 Webster Street

Attention: Stephen J. Boudreau, Regional Branch Manager

Pursuant to the terms of your contract, dated June 17, 1994, for 1916 Webster Street--Phase II Soil Remediation, you are hereby notified to commence work on Task A.6. (Implement the Revised Corrective Action Plan), including Alt. #2 (Attachment A), thereunder at the start of business on June 20, 1995. The time for Completion set forth in the contract was February 28, 1995, however, delays were due to causes outside your control. The revised completion date hereby established is December 20, 1995. Delays due to causes outside of your control, such as war or acts of God, shall extend the project completion date by the period of time equal to the delay.

You are informed that Eileen Duffy has been designated Contracting Officer to administer your contract for, and in the name of, the Housing Authority of the City of Alameda.

You have previously been given one executed set of the Contract Documents.

Please sent copies of the following required documents to our office prior to June 20, 1995:

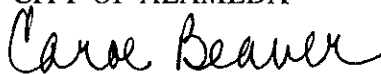
1. Certificate of Insurance for coverage amounts stated in contract;
2. Performance Bond in the amount of 50 percent of the contract price for Task A.6., including Alt. #2 (\$89,115.00); and
3. Payment Bond in the amount of 100 percent of the contract price for Task A.6., including Alt. #2 (\$89,115.00).

Also forward to our office your City of Alameda Business License when renewed on June 30, 1995.

Please acknowledge receipt of this notice by signing, dating and returning one copy promptly to this office.

Sincerely,

HOUSING AUTHORITY OF THE  
CITY OF ALAMEDA



Carol Beaver  
Acting Housing Authority Director

Date: June 14, 1995

ACCEPTED:

FUGRO WEST, INC.

\_\_\_\_\_  
Stephen Boudreau, Regional Manager

Date: \_\_\_\_\_



# Housing Authority of the City of Alameda

701 Atlantic Avenue · Alameda, California 94501 · FAX: 522-7848 · TEL: (510) 522-8422 · TDD: (510) 522-8467

400-40-13

June 14, 1995

eva chu, Hazardous Materials Specialist  
Alameda County Health Care Services  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, California 94502-6577

Dear Ms. chu:

**RE: First Quarter 1995 Groundwater Monitoring Report  
1916 Webster Street, Alameda, 94501**

In a meeting today with Bill Bassett and Steve Boudreau of Fugro West, Inc., I found that you had not received a copy of the First Quarter 1995 Groundwater Monitoring Report. I apologize; I assumed that Fugro sent you a copy as well.

Enclosed you will find a copy of the First Quarter Report. The Second Quarter Report is just being finalized, and I asked Mr. Bassett to forward a copy to you. He agreed and will do so on all future reports. The Third Quarter monitoring event will take place next month.

Again, please accept my apologies for this oversight. If you have any questions, please be sure to give me a call at (510) 522-8422, ext. 118.

Sincerely,

Eileen Duffy  
Administrative Management Analyst

ED  
Enclosure  
cc: Bill Bassett, Fugro-West, Inc.

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62 JUN 14 1995

NOV 14 1995  
TV



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# Housing Authority of the City of Alameda

701 Atlantic Avenue · Alameda, California 94501 · FAX: 522-7848 · TEL: (510) 522-8422 · TDD: (510) 522-8467

June 14, 1995

eva chu, Hazardous Materials Specialist  
Alameda County Health Care Services  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, California 94502-6577

Dear Ms. chu:

**RE: Implementation of Workplan for  
1916 Webster Street, Alameda, 94501**

Thank you for your returning my call of Thursday, June 8, 1995, requesting a little more time to implement our Revised Correction Action Plan. We appreciate your understanding on this issue.

Enclosed you will find a copy of our Notice to Proceed to Fugro West, Inc. to commence field work on June 20, 1995. It is dated June 20, 1995, to allow this 72 hours notice to you.

Fugro has advised that they are ready to commence upon receipt of this Notice.

If you have any questions, please be sure to give me a call at (510) 522-8422, ext. 118.  
Thank you again.

Sincerely,

Eileen Duffy  
Administrative Management Analyst

ED

Enclosure

cc: Stephen J. Boudreau  
Fugro West, Inc.

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95 JUN 15 PM 2:15  
ENVIRONMENTAL  
PROTECTION



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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

ALAMEDA COUNTY-ENV. HEALTH DEPT.  
ENVIRONMENTAL PROTECTION DIV.  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577  
(510)567-6700

StID 4035

April 11, 1995

Ms. Sasha George  
Housing Authority of the City of Alameda  
701 Atlantic Ave  
Alameda, CA 94501

**RE: Workplan Approval for 1916 Webster Street, Alameda, 94501**

Dear Ms. George:

I have completed review of Fugro West's November 1994 Revised Correctivae Action Plan and their April 1995 letter to install two soil vapor extraction wells south of the former UST pit. The proposal to perform a vapor extraction pilot test at the above referenced site is acceptable. Field work should commence within 60 days of the date of this letter, or by **June 12, 1995**. Please notify me at least 72 hours prior to the start of field work.

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

Sincerely,

eva chu  
Hazardous Materials Specialist

cc: William Bassett, Fugro West, 44 Montgomery St, Suite 1010,  
San Francisco, CA 94104  
files



# Housing Authority of the City of Alameda

701 Atlantic Avenue · Alameda, California 94501 · FAX: 522-7848 · TEL: (510) 522-8422 · TDD: (510) 522-8467

January 30, 1995

Eva Chu, Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, Suite #250  
Alameda, CA 94502

Re: 1916 Webster Street Soil Remediation Project  
Supplemental Information for RCAP Review

Dear Ms. Chu:

We completed the installation of the soil vapor extraction conduits during the backfilling and repaving of the parking lot excavation. We are poised to move forward with our soil remediation program. As per your request, attached are copies of supplemental information to assist you in making your determination of the recently submitted Revised Correction Action Plan (RCAP) prepared by Fugro West. I have included the following for your review:

1. ESE's March 8, 1994 Fax transmitting the soil sample lab results and location map of the site.
2. ESE's March 14, 1994 Fax transmitting the March 12, 1994 soil borings results for the additional four (4) borings placed inside and against the building.
3. ESE's March 14, 1994 Fax transmitting the sidewall and stockpile soil results and Taco-Bell groundwater monitoring.
4. Fugro's July 16, 1994 Non-Hazardous Waste Acceptance Forms for Disposal of Petroleum Contaminated Soil for each load of the total of seventeen (17) loads.

I hope you will find this information helpful. If you need anything else, please call me at (510) 522-8422, x106. I look forward to hearing from you.

Sincerely,

Sasha George  
Project Administrator

cc: Louise Van De Veere, Housing Authority Director  
Eileen Duffy, Management Analyst  
Steven Boudreau, Fugro West (including documents transmitted above)

1235

still elevated levels in soil inside building (~50 cy) up to 2500 ppm TAP-G  
27, 110, 34, 140 ppm BTEX respectively  
Will this bldg be demolished, if so, can excavate to GW. OR  
soil venting may be possible at hot spot.  
Continue w/ GMP.

1995 FEB 1 - 05326  
LWZVH  
0077

12<sup>25</sup> - 12<sup>32</sup>, 11<sup>0</sup> - 1<sup>50</sup>, 2<sup>30</sup> - 3<sup>30</sup>

# LETTER OF TRANSMITTAL



ALCO  
HAZNAT

94 NOV 18 PM 3:22

**TO:**  
 Ms. Juliet Shin  
 Hazardous Materials Specialist  
 Alameda County Health Care Services  
 Dept. of Environmental Health  
 Hazardous Materials Division  
 80 Swan Way, Room 200  
 Oakland, CA 94621

**FROM:**  
 Mr. Stephen J. Boudreau *SJB*  
 Fugro West, Inc.  
 44 Montgomery St., Suite 1010  
 San Francisco, CA 94104  
 Tel: (415) 296-1041  
 Fax: (415) 296-0944

<b>SUBJECT:</b> Revised Corrective Action Plan	<b>DATE:</b>	November 10, 1994
1916 Webster Street, Alameda, CA	<b>FM PRO. NO:</b>	9437-7623
	<b>YOUR PROJ. NO:</b>	

**SENT BY:**  
 Messenger:  Overnight Mail:  ON (by 10 a.m.):  Regular Mail:  Hand Delivered:

WE ARE TRANSMITTING:	THESE ARE TRANSMITTED:
<input type="checkbox"/> Draft Report	<input type="checkbox"/> For Review and Comment
<input checked="" type="checkbox"/> Final Report )	<input checked="" type="checkbox"/> For Your Information and Use
<input type="checkbox"/> Proposal	<input type="checkbox"/> Per Your Request
<input type="checkbox"/> Specifications	<input type="checkbox"/> Other: For your signature
<input type="checkbox"/> Other: See "Subject" above	
<input type="checkbox"/> Original	
<input checked="" type="checkbox"/> Copy (1)	

**ADDITIONAL REMARKS:** is CAP to pump + treat w/ VE appropriate for site?  
 4/9/95  
 I recommend SB's inside bldg to determine TCE + BTEX volume/quantity left in place. Then do risk assessment for indoor air p/b to determine if amt left in place is of a human health risk. Then can continue GW monitoring to show no continued migration of contaminated from residual contain. still left in place.  
 If insist on VE, could do horizontal slotted pipe w/in bldg.

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

August 24, 1994

Ms. Sasha George  
Alameda Housing Authority  
701 Atlantic Ave.  
Alameda, CA 94501

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

STID 4035

Re: Requirements for the State Trust Fund committment letter  
for site located at 1916 Webster St., Alameda, California

Dear Ms. George,

Based on a review of your State Trust Fund claim and the County's files by the State Board, you are eligible to receive a "Letter of Commitment" for this fund. However, please be reminded that diligent efforts must be made to investigate and remediate contamination at the site, and if the site does not remain in compliance, steps may be taken to remove the site's claim from the State Trust Fund priority list.

In your last correspondence to this office, dated July 16, 1994, you stated that a contractor would be selected by August 1994 to prepare a revised corrective action work plan. In an effort to encourage continual investigative efforts at the site and to gauge the site's status of compliance, this office is assigning a **due date of November 16, 1994** for the submittal and implementation of the referenced work plan.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin  
Hazardous Materials Specialist

cc: Donna Turcotte  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund  
P.O. Box 944212  
Sacramento, CA 94244-2120

Edgar Howell-File(JS)

## STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS  
 2014 T STREET, SUITE 130  
 P.O. BOX 944212  
 SACRAMENTO, CALIFORNIA 94244-2120  
 916/227-4307  
 916/227-4530 FAX



AUG 11 1994

Housing Auth. of City of Alameda  
 Attn: Eileen Duffy  
 701 Atlantic Ave.  
 Alameda, CA 94501

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 006414, FOR SITE ADDRESS: 1916 Webster St., Alameda

The State Water Resources Control Board (SWRCB) takes pleasure in issuing the enclosed Letter of Commitment in an amount not to exceed **\$40,000**. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on February 10, 1992 and may be modified by the SWRCB in writing by an amended Letter of Commitment.

The SWRCB will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort. This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements. We constantly review the status of all active claims, and failure to proceed with due diligence will be grounds for withdrawal of this Letter of Commitment.

You should read the terms and conditions listed in the Letter of Commitment. Also enclosed you will find:

- A "Reimbursement Request Instructions" package. You should retain this package for future reimbursement requests. Among other information, the package includes instructions for completion of the "Reimbursement Request" form and the "Spreadsheet". These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in these instructions are samples of Reimbursement Request forms and completed Spreadsheets. Within the package also included are:
  - A "Bid Summary Sheet" to document data on bids received.
  - Recommended Minimum Invoice Cost Breakdown.
  - A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.
- "Reimbursement Request" forms which you must use to request reimbursement of costs incurred.
- "Spreadsheet" forms which you must use in conjunction with your Reimbursement Request.
- "Vendor Data Record" (Std. Form 204) which must be completed and returned with your first Reimbursement Request.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Donna L. Turcotte at (916) 227-4532.

Sincerely,

  
 Dave Deaner, Manager  
 Underground Storage Tank  
 Cleanup Fund Program

Enclosures

cc: California Regional Water Quality  
 Control Board, San Francisco Bay Region  
 Attn: Steve Morse  
 2101 Webster Street, Suite 500  
 Oakland, CA 94612

✓ Alameda County EHD  
 Attn: Ed Howell  
 1131 Harbor Bay Pkwy., 2nd Fl.  
 Alameda, CA 94501



# LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 006414

AMENDMENT NO: 0

CLAIMANT: Housing Auth. of City of Alameda

BALANCE FORWARD: \$0

CO-PAYEE: None

THIS AMOUNT: \$40,000

CLAIMANT ADDRESS: Attn: Eileen Duffy  
701 Atlantic Ave.  
Alameda, CA 94501

NEW BALANCE: \$40,000

TAX ID / SSA NO.: 94-6003048

Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse Housing Auth. of City of Alameda (Claimant) for eligible corrective action costs at 1916 Webster St., Alameda (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$40,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the SWRCB, the SWRCB shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
5. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
6. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 27th day of July, 1994.

STATE WATER RESOURCES CONTROL BOARD

BY [Signature]  
Manager, Underground Storage Tank Cleanup Fund Program

BY [Signature]  
Chief, Division Administrative Services

STATE USE :  
CALSTARS CODING :  
0550 - 569.02 - 30530

\$ \_\_\_\_\_



# Housing Authority of the City of Alameda

701 Atlantic Avenue · Alameda, California 94501 · FAX: 522-7848 · TEL.: (510) 522-8422

July 16, 1994

ALCO  
HAZMAT  
94 JUN 22 PH 1:59

Juliet Shin, Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
80 Swan Way, Room 200  
Oakland, CA 94621

VIA FAX: (510) 569-4757

Re: 1916 Webster Street Soil Remediation Project, Work Plan Status

Dear Ms. Shin:

Per our telephone conversation, we have bid Versar's specifications to two contractors: Fugro-West and ACC Environmental. We are currently reviewing the bids, and plan to award the work by the <sup>July?</sup> end of June, 1994. We need an additional three weeks to enable the selected contractor to prepare a revised corrective action plan for submittal to you.

Per your request, I will attempt to locate the following information:

1. Aqua Science's lab analysis results, boring and well logs, chain of custody documents, and site diagram dated September/October 1986.
2. Screen interval diagrams for monitoring wells.

Enclosed is Versar's Technical Review and Evaluation of Remedial Actions, dated May 20, 1994 for your review.

We will be submitting a modification to our work plan to you for approval prior to restarting the work. The excavation pit and stockpile remain secured with barricades and caution tape. Part of our plan will include extracting existing groundwater, and backfilling this excavation immediately for safety reasons.

We will continue to keep you informed as this project develops. If you have any questions concerning the status of this project, please call me at (510) 522-8422, x106.

Sincerely,

Sasha George  
Project Administrator

SG/jw

cc: Louise Van De Veere, Housing Authority Director  
Tanya Bursey, Acting Housing Authority Director  
Eileen Duffy, Management Analyst



**STATE WATER RESOURCES CONTROL BOARD**

DIVISION OF CLEAN WATER PROGRAMS  
2014 T STREET, SUITE 130  
P.O. BOX 944212  
SACRAMENTO, CALIFORNIA 94244-2120  
(916) 227-4413  
(916) 227-4530 (FAX)



**TRANSMITTAL OF FAX MATERIAL**

Date: 6-15-94

To: Juliet Shinn

Fax # (510) 569-4757

From: **Blessy Torres**  
**Division of Clean Water Programs**  
**(916) 227-4535**

\*\*\*\*\*

No. of pages 4 (including this sheet)

For your information

Per your request

For your review and comments

**REMARKS:**

Please sign the attached as soon as claimant  
submits the revised workplan and return page 3  
to Donna Turcotte.

## DETAILED REVIEW CHECKLIST

CLAIM NO.: <b>0414</b>	REGION: <b>2</b>	COUNTY: <b>Alameda</b>	CODE: <b>1</b>		
PRIORITY ASSIGNED: <b>0</b>	LEAD AGENCY: <b>Alameda H2H</b>				
CURRENT RANK:	AND:				
DATE REVIEWED: <b>2-1-94</b>	CONTACT PERSON: <b>Juliet Shinn</b>				
REVIEWER: <b>BT</b>	PHONE NO.:				
<b>SITE NAME:</b>					
<b>SITE ADDRESS: <i>1116 Webster St., Alameda CA 94501</i></b>					
CLAIMANT INFORMATION		ACC.	REJ.	HOW INFORMATION WAS VERIFIED	
<b>I. Claimant Identification</b>					
1. Claimant (or was the owner and/or operator of the leaking UST)?	<input checked="" type="checkbox"/>			<i>Owner</i>	
2. Have all applicable past and current UST owners/operators been identified?	<input checked="" type="checkbox"/>			<i>n/a</i>	
3. All required tax ID numbers provided?	<input checked="" type="checkbox"/>			<i>Supplemental claim app</i>	
4. Date site/tanks acquired verified?	<input checked="" type="checkbox"/>				
<b>II. Statement of Costs</b>					
1. Valid third party claim?	<input checked="" type="checkbox"/>			<i>n/a</i>	
2. Claimed corrective action costs exceed \$10,000?	<input checked="" type="checkbox"/>				
<b>III. Joint Claimant</b>					
1. Joint Claimant is an owner and/or operator?	<input checked="" type="checkbox"/>			<i>n/a</i>	
2. Tax ID number provided?	<input checked="" type="checkbox"/>				
3. Joint Claimant's priority class verified?	<input checked="" type="checkbox"/>				
<b>IV. Co-Payee</b>					
1. Tax ID No. provided?	<input checked="" type="checkbox"/>				
2. Mailing address/phone no. provided?	<input checked="" type="checkbox"/>				
<b>V. Contamination Site/Occurrence Description</b>					
1. Description of tank and use verified?	<input checked="" type="checkbox"/>				
2. Registered farm tank?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Leaking tank contained eligible substance?	<input checked="" type="checkbox"/>				
4. Is there any evidence that the UAR was the result of a spill, overflow or gross negligence?	<input checked="" type="checkbox"/>			<i>none indicated in County file.</i>	
5. If claimant submitted more than one claim for the site, each claim is for a separate occurrence?	<input checked="" type="checkbox"/>				
6. Site map provided?	<input checked="" type="checkbox"/>				
<b>VI. Priority Class Worksheet</b>					
1. Claimant's priority verified?	<input checked="" type="checkbox"/>			<i>Supplemental elm app + Financial Statements</i>	
2. Claimant was both the owner and operator at time of leak discovery?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Claimant is the current owner and operator?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
4. If either question = No, other party(s) priority class was verified?	<input checked="" type="checkbox"/>			<i>n/a</i>	
<b>VIII. Priority Class Designation</b>					
<b>A. Priority Class A</b>					
<b>Residential Motor Fuel Tanks</b>					
1. UST located at the residence of a person and property zoned residential use only at time of leak discovery?				X	
2. UST located at property improved by an owner-occupied single family dwelling or duplex at time of leak discovery?					
3. UST was not used for agricultural purposes or for resale on or after 1/1/85?					
OR					
<b>Residential Small Home Heating Oil Tanks</b>					
4. UST located at the residence of a person at time of leak discovery?					
5. UST located at property improved by an owner-occupied single family dwelling or duplex at time of leak discovery?					
6. UST has a capacity of 1,100 gallons or less?					
7. UST is used only to store home heating oil for consumptive use on property?					
8. UST was not located on agricultural property on or after 1/1/85?					

-1-

DETAILED REVIEW CHECKLIST - CONT'D PAGE 2

CLAIM NO. 6414

LOCAL AGENCY NO. 4035

CLAIMANT INFORMATION	ACC/REJ.	HOW INFORMATION WAS VERIFIED
<b>B. Priority Class B</b> Financial Review Team has determined that the claimant qualifies for Priority Class B.	✓	Financial statement
<b>C. Priority Class C</b> Financial Review Team has determined that the claimant qualifies for Priority Class C.	✓	n/a
<b>IX. Eligibility Requirements*</b>		
1. UAR reporting requirements satisfied and date release discovered verified?	✓	7/30/86 per RLS. Rept. 7/16/86
2. If property acquired after 1/1/84, claimant exercised due diligence or previous owner was eligible?	✓	n/a
3. Claimant either had or applied for a permit by 1/1/90; or was able to substantiate why not obtained?	✓	UST removed in 1986 removal permit obtained
4. UST is not grossly out of compliance with permit requirements?	✓	" "
5. Claimant was required to initiate corrective action?	✓	7/2/91 Mameda Hvr.
6. If claimant discovered UAR prior to 1/1/88 required corrective action was initiated on or before 8/30/88?	✓	elmnt was not directed prior to 1/1/88
7. Corrective action is in compliance with regulatory requirements?		SEE PAGE 3 OF CHECKLIST
8. Claimant is in compliance with financial responsibility requirements?	✓	No more tanks
<b>X-XII. Certifications/Agreements/Statements/Verification:</b>		
1. Claim contains original signatures of all claimants and joint claimants?	✓	
2. Required documentation was submitted for authorized representative?	✓	

PROBLEM AREAS AND ANY ADDITIONAL COMMENTS

check if elmnt was directed prior to 1/1/88. = NO

\* Compliance with requirements for items listed in Section V. (Contamination Site/Occurrence Description) and Section IX. (Eligibility Requirements) may require lead agency confirmation. Any items that cannot be verified through the applicant and which will require lead agency review and confirmation, should be highlighted for further review. In all cases lead agency confirmation of corrective action compliance will be required.



# Housing Authority of the City of Alameda

701 Atlantic Avenue · Alameda, California 94501 · FAX: 522-7848 · TEL.: (510) 522-8422

May 3, 1994

Juliet Shin, Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
80 Swan Way, Room 200  
Oakland, CA 94621

ALCO  
HAZMAT  
94 MAY -9 PM 1:46

Re: 1916 Webster Street Soil Remediation Project - Work Plan Status

Dear Ms. Shin:

Our soil remediation work is temporarily on hold pending a complete investigation by Versar. We have contracted with Versar to review ESE's work and the current site conditions. Versar will make recommendations for a revised work plan based on their experience with the site. (Versar prepared a Stage One Site Assessment dated November 4, 1991 which was used as a basis for our current soil remediation work plan.) In addition, Versar will prepare the specifications to enable the Housing Authority to re-bid this work. It will take approximately four (4) weeks to evaluate our options and present a solution to you.

Per your request, I have included the following information:

1. Aqua Science's UST Removal Report dated September 4, 1986
2. Aqua Science's Final Report dated October 16, 1986
3. Aqua Science's Letter dated June 22, 1990
4. Versar's Stage One Site Assessment dated November 4, 1991
5. Historical Information on 1916 Webster (Assorted newspaper articles.)
6. ESE's Soil Sample Lab Results Fax dated March 8, 1994 (No report received.)
7. ESE's First Quarter 1994 Groundwater Monitoring Report dated April 6, 1994.

We will submit any modifications to our work plan to you for approval prior to restarting the work. We have secured the excavation pit with barricades and caution tape, and maintain the tarps covering the two (2) affected material stockpiles located in the parking lot adjacent to the excavation.

We will continue to keep you informed as this project develops. If you have any questions concerning the status of this project, please call me at (510) 522-8422 x106.

Sincerely,

Sasha George  
Project Administrator

cc: Louise Van De Veere, Housing Authority Director  
Eileen Duffy, Management Analyst



# Housing Authority of the City of Alameda

701 Atlantic Avenue · Alameda, California 94501 · FAX: 522-7848 · TEL.: (510) 522-8422

ALCO  
HAZMAT  
94 MAR 30 PM 2:10

March 29, 1994

Juliet Shin  
Hazardous Material Specialist  
Alameda County Health Care Services Agency  
80 Swan Way, Room 200  
Oakland, CA 94621

Re: 1916 Webster Street Soil Remediation Project  
Work Plan Status

Dear Ms. Shin:

We have temporarily stopped work at our site pending an investigation. On Thursday, March 3, 1994, we encountered additional affected material beyond the original scope of our contract. Once we evaluate our options, any modifications to our workplan will be submitted to you.

We will continue to keep you informed as this project develops. If you have any questions, please contact me.

Sincerely,

Sasha George  
Project Administrator

SG:dr  
ACHCSA





**Housing Authority of the City of Alameda**

701 Atlantic Avenue · Alameda, California 94501 · FAX: 522-7848 · TEL.: (510) 522-8422

**Transmittal Letter**

TO Juliet Shin

FROM Sasha George (510) 522-8422

Fax: (510) 522-7848

COMPANY ACHCSA

DATE 2/28/94

80 SWAN WAY, Rm 200  
STREET

RE 1916 Webster

Oakland, CA 94621  
CITY/STATE/ZIP

Aqua Science

- As you requested
- For your information
- For your use
- For your files
- For review and comment
- For approval
- Sign and return
- Other (see Comments section)

**COPIES**

**DESCRIPTION**

1	Aqua Science Report dated Sept 4, 1986
1	" " " " Oct. 16, 1986

RECEIVED  
HAZMAT  
ALCO  
PM 2:54

**COMMENTS**

Let me know asap if there is anything else you need prior to approving our work plan. Thank you for expediency.

COPY Jay Carpenter  
ESE  
4090 Nelson Avenue, Ste J  
Concord, CA 94520

SIGNED Sasha George  
Project Administrator



Environmental  
Science &  
Engineering, Inc.

## FACSIMILE

DATE: 2/25/94 TIME: 4:05 PM  
TO: JULIET SHIN FROM: JAY CARPENTER  
ACHCSA ESE, Inc.  
4090 Nelson Avenue, Ste J  
Concord, CA 94520  
FAX #: 569-4757 JOB #: 6-94-5199

SUBJECT: REVISED SCHEDULE FOR ALAMEDA HOUSING AUTHORITY

Number of Pages

(Including this Cover Sheet)

2

## ADDITIONAL MESSAGE:

I HOPE THIS IS THE INFORMATION YOU  
REQUESTED. PLEASE CALL ME IF  
IT IS NOT. I AM TRYING TO GET  
A COPY OF THE AQUA SCIENCE REPORT  
THAT SHOULD INCLUDE BORING LOGS  
FOR MW-1 & MW-2.

If you have any questions, please call us immediately at (510) 685-4053.



**Housing Authority of the City of Alameda**

701 Atlantic Avenue · Alameda, California 94501 · FAX: 522-7848 · TEL.: (510) 522-8922

ALCO  
HAZMAT

FEB 25 PM 2:15 Transmittal Letter

TO Juliet Shin

FROM Sasha George (510) 522-8422

Fax: (510) 522-7848

COMPANY ACH CSA

DATE February 23, 1994

80 Swan Way, Rm 200  
STREET

RE 1916 Webster

Oakland, CA 94621  
CITY/STATE/ZIP

Veisac Report

- As you requested
- For your information
- For your use
- For your files
- For review and comment
- For approval
- Sign and return
- Other (see Comments section)

**COPIES**

**DESCRIPTION**

COPIES	DESCRIPTION
<u>1</u>	<u>Veisac report dated November 4, 1991</u>

**COMMENTS**

Attached is a complete copy for your review. Please let me know if there is anything else you need.

Thank you!

**COPY** Shri Nandani, ESE  
4090 Nelson Ave, Ste J  
Concord, CA 94520

**SIGNED** [Signature]  
Project Administrator



Environmental  
Science &  
Engineering, Inc.

ALCO  
HAZMAT  
94 FEB 15 AM 8:55

February 10, 1994

Ms. Juliet Shin  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
80 Swan Way, Room 200  
Oakland, CA 94621

**SUBJECT: CORRECTIVE ACTION PLAN  
HOUSING AUTHORITY OF THE CITY OF ALAMEDA  
1916 WEBSTER STREET, ALAMEDA  
ESE PROJECT #6-94-5199**

Dear Ms. Shin:

Environmental Science & Engineering (ESE) has prepared a Corrective Action Plan (CAP) on behalf of the Housing Authority of The City of Alameda (AHA) for soil and ground water remediation at the subject site. Enclosed is a copy the CAP for your review and approval. Please communicate your comments to myself or to Ms. Sasha George of the AHA.

If you have any questions regarding this report, please contact me at (510) 685-4053.

Sincerely,  
ENVIRONMENTAL SCIENCE & ENGINEERING, INC.

R. Maqbool Qadir, P.E.  
Senior Engineer

Enclosure (1 report)

pc: Ms. Sasha George, AHA

F:\6945199\achcsa1.let

961011100005

March 12, 1993

Mr. Scott O. Seery  
Senior Hazardous Materials Specialist  
Alameda County Health Agency  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, California 94621

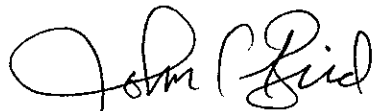
Reference: Submittal of the Quarterly Ground-water Sampling  
Report at 1916 Webster Street, Alameda, California;  
Versar Job No. 1457-022

Dear Mr. Seery:

Enclosed, please find a copy of Versar's report entitled "Quarterly Ground-water Sampling Report Housing Authority of the City of Alameda Site at 1916 Webster Street, Alameda, California". The ground-water sampling was performed for the Housing Authority of the City of Alameda, on whom's behalf, Versar is submitted this report.

If you have any additional questions, please contact me at (916) 962-1612.

Very truly yours,



John C. Bird  
Project Manager/Hydrogeologist

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

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

June 19, 1992

Don Gilmore  
City of Alameda  
Housing Authority  
701 Atlantic Avenue  
Alameda, CA 94501

*Mudlet*

*01*

STID 4035

*Housing Authority - Alameda*

RE: City of Alameda Housing Authority site, located at 1916 Webster St., Alameda, California

Dear Ms. Gilmore,

In July 1986, a 280-gallon underground storage tank (UST), used to store gasoline, was removed from the above site. Contaminated soil was observed in the tank pit, and consequently, approximately 130 cubic yards of soil was excavated and aerated on site. Subsequent to the excavation, confirmatory soil samples were collected from the north and west walls of the excavation. Analysis of these soil samples identified 3,700 parts per million (ppm) Motor Fuel from the north-wall soil sample.

To this date, seven soil borings, B-1 through B-7, and three monitoring wells, MW-1 through MW-3, have been drilled at the site. Soil samples collected from B-7, located north of the excavation, identified 1,300 ppm Total Petroleum Hydrocarbons as gasoline and 130 ppm benzene. Additionally, groundwater grab samples were collected from the above soil borings. Analysis of these groundwater samples identified Motor Fuel and benzene contamination from B-1 (37,000 parts per billion (ppb) Motor Fuel, 5,100 ppb benzene), B-4 (200 ppb benzene), and B-5 (20,000 ppb Motor Fuel, 1,260 ppb benzene).

Groundwater sampling of the three on-site monitoring wells has only identified minor concentrations of benzene at 3.7 ppb from Well MW-2. However, due to the elevated concentrations of contaminants identified in the grab samples collected from the soil borings, it appears that further work needs to be conducted on delineating the contaminant plume beneath the site. For example, the groundwater sample collected from Boring B-4, located east of

Don Gilmore  
Re: City of Alameda Housing Authority  
1916 Webster St.  
June 19, 1992  
Page 2 of 3

the former UST, identified 200 ppb benzene, yet previous efforts were not made to delineate the plume in this easterly direction.

You are required to submit a work plan to this office **within 45 days** of the date of this letter, which will address methods to further delineate the contaminant plume underneath the site. Additionally, you are required to address the soil contamination problem at the northern end of the excavation area.

Additionally, it has been noted that previous samples collected from the site were not analyzed for lead. Since it is unknown whether the former UST held leaded or unleaded gasoline, any further soil and groundwater samples that may be collected from the site should be analyzed for lead.

Please be advised that monitoring reports are to be submitted **quarterly** until this site qualifies for final RWQCB "sign-off". The last monitoring report this office received for the site was dated November 1991. Such quarterly reports are due the first day of the second month of each subsequent quarter. Hence, we are presently missing reports documenting activities occurring the 4th quarter of 1991 and 1st quarter of 1992; the 1992 2nd quarter report is additionally due August 1.

Due to the uncertainty in the groundwater gradient variations in Alameda, groundwater elevations are to be measured monthly for 12 consecutive months and then quarterly thereafter. Groundwater gradient maps must be developed for each water level monitoring event occurring at the site. This groundwater elevation information may be included in the quarterly reports submitted to this office.

The required investigations must adhere to the technical requirements outlined in the Regional Water Quality Control Board's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Board's LUFT manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. A report documenting the results from work performed is due to this office within 45 days of completion of field activities. These additional investigations will be used to determine an appropriate course of action to remediate the site, if deemed necessary.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Any extension of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

92 JUN 10 PM 1:25

June 9, 1992

Mr. Lowell J. Miller  
Senior Hazardous Materials Specialist  
Alameda County Health Agency  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, California 94621

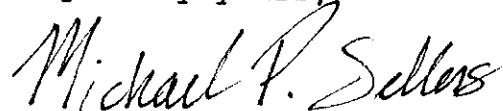
Reference: Site Investigation at 1916 Webster Street,  
Alameda, California; Versar Project No. 7703.22

Dear Mr. Miller:

Enclosed please find one (1) copy of Versar's report of the third round of quarterly ground-water sampling conducted at the subject property. The investigation was performed for the Housing Authority of the City of Alameda, on whose behalf, Versar is submitting this report.

If you have any questions or require additional information, please do not hesitate to call me at (916) 962-1612.

Very truly yours,



Michael P. Sellens  
Project Manager  
R.G. 4714

cc: Mr. Thomas C. Matthews (letter only)

*Is this a L.O.P. site?*

*Kevin*



91 MAR 25 AM 10:53

March 22, 1991

Ms. Katherine Chesick  
Hazardous Materials Specialist  
Alameda County Health Agency  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, California 94621

Reference: Site Characterization Work Plan for  
1916 Webster Street in Alameda, California;  
Versar Job No. 7703.22

Dear Ms. Chesick:

Enclosed please find one (1) copy of Versar's work plan for the site investigation at 1916 Webster Street in Alameda, California. Your review and comment on this work plan are appreciated. It is hoped that we will be able to implement this work plan during the week of April 8, 1991. It would therefore be appreciated if you would review and provide any comments in a timely manner. Your assistance in this manner is appreciated.

This work plan is being submitted by Versar Inc., on behalf of the Housing Authority of the City of Alameda. If you have any questions regarding this work plan, please do not hesitate to call me at (916) 962-1612.

Very truly yours,



Michael P. Sellens  
R.G. 4714  
Project Manager

DATE:

TO : Local Oversight Program

FROM:

SUBJ: Transfer of Eligible Oversight Case

Site name: City of Alameda Housing Authority

Address: 1916 Webster St. City Alameda zip 94501

Closure plan attached? Y  N  DepRef remaining \$ \_\_\_\_\_

DepRef Project # 5509 STID #(if any) 4035

Number of Tanks: 1 removed? Y  N  Date of removal 7/16/86

Samples received?  Y  N Contamination: Soil + gw

Petroleum  Y  N Types: Avgas Jet leaded unleaded Diesel  
fuel oil waste oil kerosene solvents

Monitoring wells on site 3 Monitoring schedule?  Y  N

LUFT category  1  2  3 \* H S C A R W G O

Briefly describe the following:

Preliminary Assessment tank removed

Remedial Action \_\_\_\_\_

Post Remedial Action Monitoring \_\_\_\_\_

Enforcement Action \_\_\_\_\_

*5-11-92  
1000 letter  
more sampling  
soil removal*

*Low priority case.*

#prop 65

# aqua science engineers inc.

-CB

February 25, 1987

III  
3/10/87  
GSZ



CALIFORNIA REGIONAL WATER

26 1987

Mr. Tom Callaghan  
Regional Water Quality Control Board  
San Francisco Bay Region  
1111 Jackson Street  
Oakland, California 94607

QUALITY CONTROL BOARD

*Housing Authority*

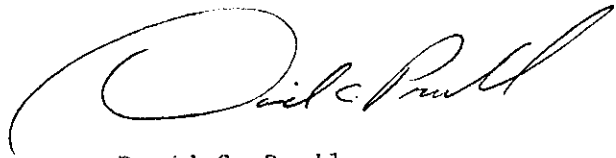
Dear Mr. Callaghan:

It has recently come to my attention that the RWQCB has not received a copy of the report enclosed herein. This report was prepared by Aqua Science Engineers for the City of Alameda. The report addresses the final stages of a soil and water quality investigation and associated soil treatment operations at 1916 Webster Street in Alameda. If you have any questions regarding the contents of the report, please contact me.

*/ ALAMEDA*

Sincerely,

AQUA SCIENCE ENGINEERS



David C. Prull  
Engineer

N ATT

# UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK)/CONTAMINATION SITE REPORT

EMERGENCY  YES  NO HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED?  YES  NO STATE TANK ID # NOT REGISTERED

REPORT DATE 01/17/85 LOCAL CASE # REGIONAL BOARD CASE # US EPA ID #

REPORTED BY: NAME OF INDIVIDUAL FILING REPORT WILLIAM C. PAUL PHONE (415) 870-1291 SIGNATURE [Signature]  
REPRESENTING  LOCAL AGENCY  OTHER  OWNER/OPERATOR  REGIONAL BOARD COMPANY OR AGENCY NAME ADVA SCIENCE ENGINEERS  
ADDRESS 2500 OLD CHURCH LANE RD. SUITE 101 SAN RAMON CA. 94583

RESPONSIBLE PARTY: NAME CITY OF ALAMEDA CONTACT PERSON JERRY ECKHART PHONE (415) 522-4112  
ADDRESS 1416 FORTINER WAY ALAMEDA, CA. 94501

SITE LOCATION: FACILITY NAME (IF APPLICABLE) INDUSTRIAL AUTHORITY, CITY OF ALAMEDA OPERATOR CITY OF ALAMEDA PHONE ( )  
ADDRESS 1416 WEBSTER ST. ALAMEDA, ALAMEDA COUNTY 94501

CROSS STREET BURTON VISTA TYPE OF AREA  COMMERCIAL  INDUSTRIAL  RESIDENTIAL  RURAL  OTHER TYPE OF BUSINESS  RETAIL FUEL STATION  UNKNOWN  OTHER RESIDENTIAL

IMPLEMENTING AGENCIES: LOCAL AGENCY INDUSTRIAL AUTHORITY, COUNTY OF ALAMEDA AGENCY NAME INDUSTRIAL AUTHORITY CONTACT PERSON T. M. GEROW PHONE (415) 874-4134

REGIONAL BOARD ALAMEDA COUNTY WATER QUALITY CONTROL BOARD CONTACT PERSON DAVE BOYER PHONE (415) 464-1255

SUBSTANCES INVOLVED: CAS # (ATTACH EXTRA SHEET IF NEEDED) NAME REGULAR GASOLINE QUANTITY LOST (GALLONS)  UNKNOWN

DISCOVERY/ABATEMENT: DATE DISCOVERED 01/17/85 HOW DISCOVERED  INVENTORY CONTROL  SUBSURFACE MONITORING  ROUTINE MONITORING  TANK REMOVAL  NUISANCE CONDITIONS  OTHER:  UNKNOWN

DATE DISCHARGE BEGAN UNKNOWN METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)  REMOVE CONTENTS  REPLACE TANK  CLOSE TANK

HAS DISCHARGE BEEN STOPPED?  YES  NO IF YES, DATE 01/17/85  REPAIR TANK  REPAIR PIPING  CHANGE PROCEDURES  OTHER

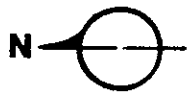
SOURCE/CAUSE: SOURCE(S) OF DISCHARGE  TANK LEAK  UNKNOWN TANKS ONLY/CAPACITY 500 GAL CAUSE(S)  OVERFILL  CORROSION  PIPING LEAK AGE UNKNOWN YRS.  UNKNOWN MATERIAL  STEEL  FIBERGLASS  RUPTURE/FAILURE  SPILL  OTHER (SPECIFY)  UNKNOWN  OTHER

RESOURCES AFFECTED/ AT RISK	RESOURCES AFFECTED				WATER SUPPLIES AFFECTED				
	YES	NO	THREATENED	UNKNOWN	YES	NO	THREATENED	UNKNOWN	# OF WELLS
AIR (VAPOR)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SOIL (VADOSE ZONE)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GROUNDWATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SURFACE WATER OR STORM DRAIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BUILDING OR UTILITY VAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OTHER (SPECIFY)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS: SPE ATTACHED PROPOSAL FOR INVESTIGATION

COMPLETE AND ATTACH A CLEANUP TRACKING REPORT IF ANY CLEANUP WORK OR PLANNING HAS STARTED

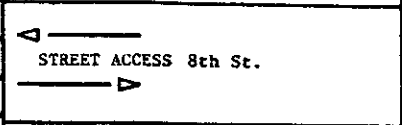
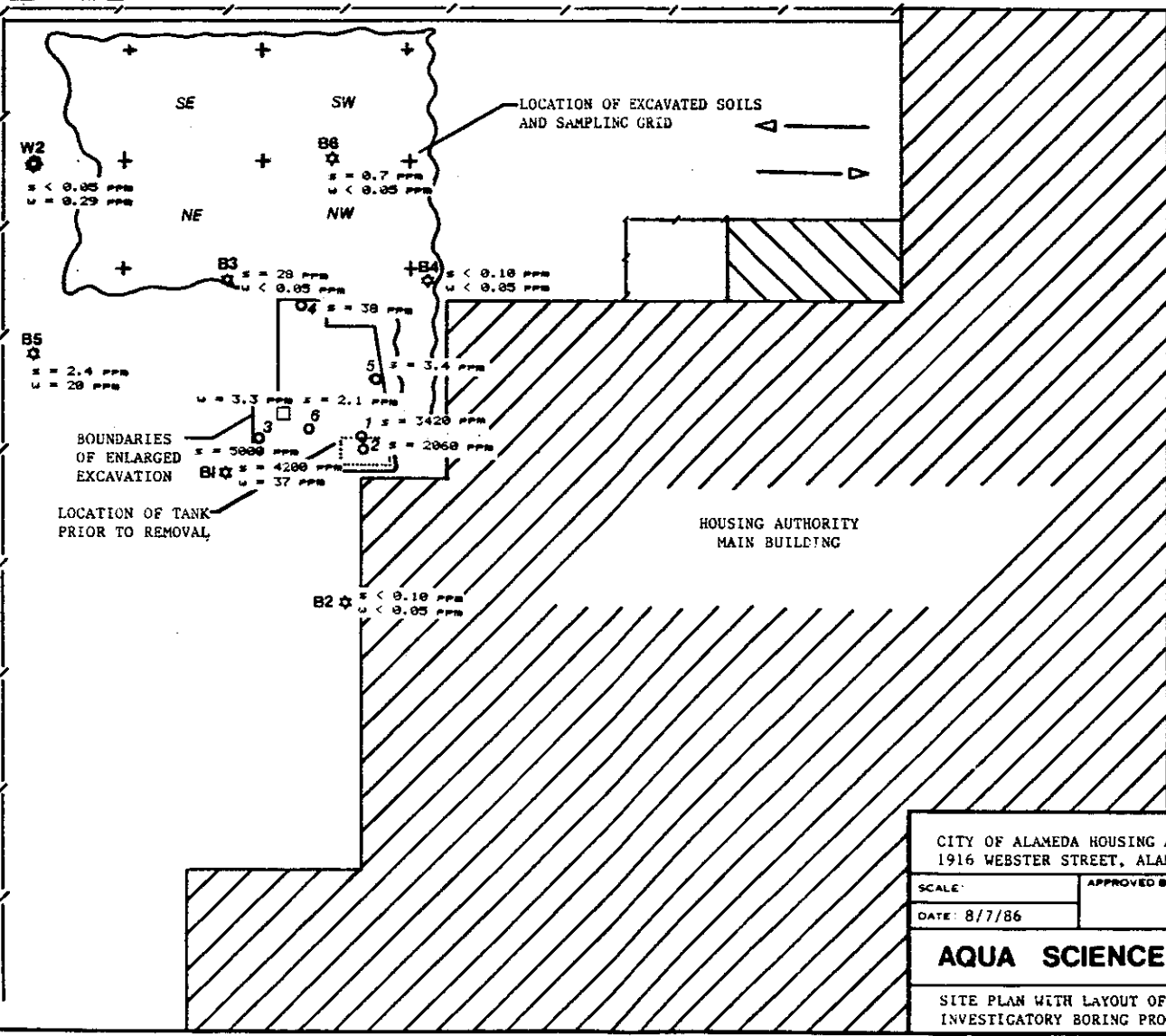
←  
ASSUMED DIRECTION OF  
GROUNDWATER FLOW



W1  
s = 0.06 ppb  
u < 0.05 ppb

←  
ACCESS TO  
WEBSTER ST.

C.L.F.



**LEGEND:**  
 ○ Soil Sample Location  
 □ Water Sample Location  
 ☆ Soil Boring Location  
 ⚙ Monitoring Well Location  
 s Soil Sample Total Hydrocarbon  
 w Water Sample Total Hydrocarbon

SCALE 0 10 20 30 40ft

CITY OF ALAMEDA HOUSING AUTHORITY 1916 WEBSTER STREET, ALAMEDA, CA		
SCALE:	APPROVED BY:	DRAWN BY D.P.
DATE: 8/7/86		REVISED
<b>AQUA SCIENCE ENGINEERS</b>		
SITE PLAN WITH LAYOUT OF RESULTS FROM INVESTIGATORY BORING PROGRAM		DRAWING NUMBER 1

# LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 006414

AMENDMENT NO: 0

CLAIMANT: Housing Auth. of City of Alameda

BALANCE FORWARD: \$0

CO-PAYEE: None

THIS AMOUNT: \$40,000

CLAIMANT ADDRESS: Attn: Eileen Duffy  
701 Atlantic Ave.  
Alameda, CA 94501

NEW BALANCE: \$40,000

TAX ID / SSA NO.: 94-6003048

Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse Housing Auth. of City of Alameda (Claimant) for eligible corrective action costs at 1916 Webster St., Alameda (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$40,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the SWRCB, the SWRCB shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
5. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
6. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

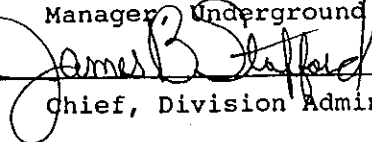
IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 27th day of July, 1994.

STATE WATER RESOURCES CONTROL BOARD

BY

  
\_\_\_\_\_  
Manager, Underground Storage Tank Cleanup Fund Program

BY

  
\_\_\_\_\_  
Chief, Division Administrative Services

STATE USE :  
CALSTARS CODING :  
0550 - 569.02 - 30530

\$ \_\_\_\_\_

**Sasha George**  
Project Administrator



# **Housing Authority of the City of Alameda**

701 Atlantic Avenue  
Alameda, California 94501

TEL.: (510) 522-8422  
FAX: (510) 522-7848