

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



7

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

September 7, 2005

Ms. Patricia Colburn & Thomas Means  
1340 Park Ave., #2  
Alameda, CA 94501

Dear Ms. Colburn & Mr. Means:

Subject: Toxics Case No. [REDACTED], 762 Stewart Ct., Alameda, CA 94501

Alameda County Environmental Health (ACEH) staff has recently reviewed the case file for the subject site and your August 15, 2005 letter requesting clarification on the necessary steps required to progress toward case closure. To proceed to case closure, we request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

1. Conduit Study-The purpose of the conduit study is to locate potential migration pathways and potential conduits and determine the probability of the plume encountering preferential pathways and conduits that could spread the contamination. Of particular concern is the identification of abandoned wells and improperly-destroyed wells that can act as conduits to deeper water bearing zones.

We request that you perform a conduit study that details the potential migration pathways and potential conduits (utilities, storm drains, etc.) that may be present in the vicinity of the site. Provide a map showing the location and depth of all utility lines and trenches including sewers and storm drains within and near the plume area.

The conduit study shall include a detailed well survey of all wells (monitoring and production wells: active, inactive, standby, destroyed (sealed with concrete), abandoned (improperly destroyed); and dewatering, drainage, and cathodic protection wells) within a ½ mile radius of the subject site. As part of your detailed well survey, please perform a background study of the historical land uses of the site and properties in the vicinity of the site. Use the results of your background study to determine the existence of unrecorded/unknown (abandoned) wells, such as old deep agricultural wells, that can act as pathways for migration of contamination at and/or from your site. Please review historical maps such as Sanborn maps, aerial photos, etc., when performing the background study. Provide a map(s) showing the location of all wells identified in your study, use data tables to report the data collected as part of your survey, and include prints of historic aerial photos used as part of your study.

2. Contaminant Plume Definition-The purpose of contaminant plume definition is to determine the three-dimensional extent of contamination in soil and groundwater from the unauthorized release at your site. The three-dimensional extent of contamination in soil and groundwater at your site is undefined. Up to 11,000 ppm TPHd and 3,700 ppm TPHmo has been detected in soil and up to 180,000 ppb TPHd and 63,000 ppb TPHmo has been detected in groundwater

at this site. It appears that the TPH contamination remains undefined in the north and east directions relative to the former sump at this site. Although further excavation of the immediate area around the former sump is impractical as it may jeopardize the existing building, off-site investigation appears necessary to complete the contaminant plume definition. Therefore, we recommend you perform an expedited site assessment using depth discrete sampling techniques on borings installed along transects to define and quantify the three-dimensional extent of Total Petroleum Hydrocarbons in soil and groundwater.

Discuss your proposal for performing this work in the work plan requested below. Report the results of your investigation in the Soil and Water Investigation (Results of Expedited Site Assessment) Report requested below.

Please note, we request that you immediately pursue any off-site access agreements that you may need to complete your investigation activities. Following submittal of your work plan, we will mail a letter to owners of the neighboring properties where you propose to perform investigation activities. Please identify the name(s) and address of the adjacent property owners.

3. Deed Restriction- After completion of your contaminant plume definition and remediation (if necessary) a deed restriction will be required to be filed on this property, including figures indicating the lateral and vertical extent of residual contamination. Your deed restriction must follow the County's model and must be approved by our office prior to its filing.
4. Geotracker EDF Submittals - Beginning July 1, 2005, electronic submittal of a complete copy of all reports (LUFT or SLIC) is required in Geotracker (in PDF format). In order to remain in regulatory compliance, please upload all SLIC analytical data post July 1, 2005, to the SWRCB's Geotracker database website.

#### TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health.

- November 7, 2005- Conduit Study Report
- November 7, 2005- Contaminant Plume Definition Work Plan
- 45 days after completion of Soil and Groundwater Investigation- Technical Report and Geotracker EDF Submittal

#### ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage

tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this case meet this requirement.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions (Ms. Colburn & Mr. Means)

cc: files, D. Drogos

9\_7\_05 762 Stewart Ct

August 15, 2005

Alameda County  
AUG 18 2005  
Environmental Health

Patricia Colburn & Thomas Means  
1340 Park Ave., #2  
Alameda, CA 94501  
510-865-3460  
[patzart@ix.netcom.com](mailto:patzart@ix.netcom.com)

Barney Chan  
Hazardous Materials Specialist  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Re: Toxics Case RO0002536, 762 Stewart Court

Dear Barney Chan,

As you may be aware, we have finally closed escrow and are anxious to proceed towards a "No Further Action" from your department.

However, we have a problem inasmuch as we are unsure as to what exactly the ACEH requires towards closure.

According to RMT's letter of June 14, 2004, Alan Lui quotes you as "requesting one more additional soil boring be drilled on the adjacent property located immediately to the east."

Does this mean that no further testing is required on the 762 Stewart Ct property? Does this mean that only one boring needs to be done on the neighbor's property?

Would you please provide a letter that clearly spells out what is now required of us to acquire a "No Further Action"?

Thank you very much.

Sincerely,



Pat Colburn



**First American Title Company**  
**871-A Island Drive, Alameda, CA 94502**  
**(510) 521-6232 Fax - (510) 865-4175**

Alameda County Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94501

August 01, 2005  
File No.: 0109-1982078 (LS)

Attn: Finance Department

Re: **TOXICS - AR#0309140**

Property: 762 Stewart Court Alameda, CA 94501  
Buyer: Pat Colburn and Thomas Means

In connection with the above referenced transaction, enclosed please find the following for your records:

- Copy of your letter dated July 7, 2005
- Check in the amount of \$157.70, representing the amount due to bring the oversight account current

This is also to inform you of a change of ownership.

Effective July 29, 2005, the owners of the property are Pat Colburn and Thomas Means,  
1340 Park Avenue #2, Alameda, CA 94501.

Should you have any questions or need assistance please contact the undersigned.

Sincerely,

Linda Sonabend  
Escrow Officer  
lsonabend@firstam.com

LS/LS

ENVIRONMENTAL HEALTH  
ADVISORY COMMISSION  
05 AUG - 4 AM 11:04

ALAMEDA COUNTY  
HEALTH CARE SERVICES



BC

AGENCY  
DAVID J. KEARS, Agency Director

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

July 7, 2005

Ms. Patricia Santanna  
124 Brighton Road  
Alameda, CA 94502

Dear Ms. Santanna:  
Subject: TOXICS Case RO0002536, 762 Stewart Court, Alameda, CA 94501

Our records indicate that the current balance on the above-referenced TOXICS oversight account is -\$157.70. In order to continue to provide regulatory oversight we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$4000.00. Please send your check to the attention of our Finance Department.

This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$162.00 per hour.

Please write "TOXICS" (the type of project), the site address and the AR# 0309140 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,

  
Amir Levi  
Division Chief

cc: D. Drogos, J. Jacobs, B. Chan  
Ms. Patricia Colburn, 1340 Park Ave., Alameda, CA 94501

February, 9, 2005

Patricia Colburn & Thomas Means  
1340 Park Ave  
Alameda, CA 94501  
510-865-3460

Barney Chan  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502

Alameda County  
FEB 15 2005  
Environmental Health

Re: 762 Stewart Court, Alameda

Dear Barney,

Thomas and I have been in escrow on this property for over 28 months now and are anxious to talk with you and your supervisor in person regarding what remains to be done to insure closure on this property.

We have given the sellers our final offer and if they do not comply, we will be forced to litigate. On the chance that they agree to our terms for close of escrow, we want to make sure that we understand our liabilities.

Your quick response will be gratefully appreciated.

Thank you.



Pat Colburn



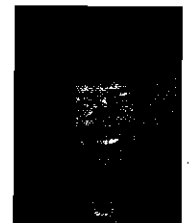
Kane & Associates  
REALTORS

Pat Colburn

Home Office 510-865-3460

Home Fax 510-865-6559

email: patzart@ix.netcom.com



879-A Island Drive at Harbor Bay Landing • Alameda, CA 94502  
Fax 510-523-3360 • www.alamedaproperties.com

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

September 17, 2004

Ms. Patricia Santanna  
124 Brighton Road  
Alameda, CA 94502

Dear Ms. Santanna:

Subject: Toxics Case RO0002536, 762 Stewart Court, Alameda, CA 94501

Our records indicate that the current balance on the above-referenced Toxics oversight account is -\$1469.70. In order to continue to provide regulatory oversight we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$4000.00. Please send your check to the attention of our Finance Department.

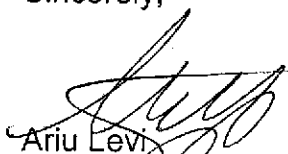
This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$160.00 per hour.

Please write "TOXICS" (the type of project), the site address and the AR# 0309140 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,

  
Ariu Levi  
Division Chief

cc: D. Drogos, B. Chan



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

August 27, 2004

Ms. Patricia Santanna  
124 Brighton Road  
Alameda, CA 94502

Dear Ms. Santanna:

Subject: Toxics Case RO0002536, 762 Stewart Court, Alameda, CA 94501

Alameda County Environmental Health staff has recently reviewed the case file for the subject site and determined that additional information is needed at your site to progress to case closure. Please address the following technical comments when performing the requested work at your site.

TECHNICAL COMMENTS

1. The lateral and vertical extent of soil and groundwater contamination from the former sump at your site must be determined. Additional sampling must be performed to provide a three-dimensional estimate of residual contamination. Therefore, additional on and off-site investigation will be required. Based upon your results, please provide an appropriate corrective action plan (CAP).
2. All figures must include a scale and all borings must be submitted with boring logs.

Please provide your work plan for additional soil and groundwater investigation to our office by September 27, 2004.

Please inform our office should you need assistance in obtaining access to your neighboring property(s), which might be affected by the release.

If you have any questions, please contact me at (510) 567-6765.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, D. Drogos

762StewartCt 8\_27\_04

R02536

**Chan, Barney, Env. Health**

---

**From:** Alan Lui [Alan.Lui@rmtinc.com]  
**Sent:** Wednesday, July 14, 2004 4:39 PM  
**To:** barney.chan@acgov.org  
**Cc:** Psantanna@comcast.net; Kathryn Coverston; patricia.santanna@sdma.com  
**Subject:** Draft Deed Restriction Language for 762 Stewart Court, Alameda, California

Barney:

Please find enclosed the draft deed restriction language for your review for the 762 Stewart Court property in Alameda, California. We have filled in the blanks, and have incorporated clarifying statements as identified by the markup text. New text is underlined, and deleted text has a line through it (strikeout).

Please feel free to call me with any questions at 408-744-6505.

I will mail a hard copy to you as well.

Alan

Alan Lui, PE  
Sunnyvale Business Manager  
RMT, Inc.

Cell: 408.368.7796

[www.rmtinc.com](http://www.rmtinc.com)

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



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

May 17, 2004

Ms. Patricia Santanna  
124 Brighton Road  
Alameda, CA 94502

Dear Ms. Santanna:

Subject: Toxics Case RO0002536, 762 Stewart Court, Alameda, CA 94501

Our records indicate that the current balance on the referenced toxics case is -\$2728.00. In order to continue to provide regulatory oversight we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$5000.00. Please send to the attention of the Finance Department.

It is expected that the amount requested will allow for the completion of the project with a zero balance. Otherwise, additional deposit will be requested, or any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$158.00 per hour.

Please write the type of project (site mitigation-SLIC), the site address, RO# and AR#, AR 0309140, on your check.

If you have any questions, please contact me at (510) 567-6765.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, D. Drogos, A. Levi

Dep 762StewartCt 5\_17\_04

R02536

**Chan, Barney, Env. Health**

**From:** Alan Lui [Alan.Lui@rmtinc.com]  
**Sent:** Thursday, February 05, 2004 2:20 PM  
**To:** barney.chan@acgov.org  
**Cc:** JBright602@aol.com; patriciasantanna@sbcglobal.net  
**Subject:** Re: 762 Stewart Ct., Alameda, CA 94502

Barney:

Here is the information that you need:

- estimated depth to water - approximately 8 feet below ground surface
- estimated groundwater gradient - northeast towards the Alameda Estuary
- nearest surface water - 2,100 feet northeast towards the Alameda Estuary
- presence of drinking water or irrigation wells within a 1/4 mile radius of site - none
- if no deed restriction is filed, how will the notification process work in the City of Alameda Ms. Patricia Santanna, will contact any and all agencies, as needed, in advance of any planned subsurface work at the 762 Stewart Court, Alameda, CA property for as long as as Ms. Santanna is the owner of record. If the property is sold, Ms. Santanna will ask that the new owner contact any and all agencies, as needed.

Ms. Santanna's contact information is as follows:

Patricia Santanna  
124 Brighton Road  
Alameda, CA 94502

Phone: 510-410-2503

>>> "Chan, Barney, Env. Health" <barney.chan@acgov.org> 01/30/04 04:59PM >>>

Alan: I've begun to write up the closure for this site. I don't know if a deed restriction or a Risk Management Plan will be required at this time. However, I need the following information

- estimated depth to water
- estimated groundwater gradient
- nearest surface water
- presence of drinking water or irrigation wells within a 1/4 mile radius of site
- if no deed restriction is filed, how will the notification process work in the City of Alameda

Thanks

Barney M. Chan  
 Hazardous Materials Specialist  
 Alameda County Environmental Health  
 510-567-6765

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2/6/2004

**From:** Roger Brewer [Rdb@rb2.swrcb.ca.gov]  
**Sent:** Friday, January 30, 2004 9:14 AM  
**To:** barney.chan@acgov.org  
**Subject:** Re: 762 Stewart Ct., Alameda

It looks like they cleaned up the worst part of the main release areas. How deep were the D-1S and D-4S soil samples collected??? If they were from the capillary fringe and the volume of contaminated soil remaining in the vadose zone is relatively minor (and no surface water bodies or water wells are threatened) then I would just close the site with a caveat that any impacted soil or groundwater exposed during future redevelopment must be properly managed. No obvious need for soil gas sampling, since this is mainly heavy-end petroleum.

Roger

>>> "Chan, Barney, Env. Health" <barney.chan@acgov.org> 01/29/04 04:12PM >>>

Roger: This is the continuing saga of the prior Octer 27, 2003 e mail site previously discussed. I have attached a copy of the most recent data on the site. As you may recall this is a commercial/residential property in Alameda. Past activities had operations which resulted in petroleum releases. All areas of impact were excavated and sampled with the exception of the former sump. The sump was removed and sampled. Elevated TPH in the diesel and motor oil range was found. Soil and grab gw samples were taken attempting to determine the extent of the contamination. As you can see, soil contamination up to 11,000 ppm and gw contamination of up to 180,000 ppb is still present in samples from D-1. Recall the contamination has been characterized as a mixture of hydraulic oil and motor oil.

So the questions I've got are:

- \* Considering that the neighbors are primarily residential, should they proceed to define the TPH in soil to 500ppm or not?
- \* Should they take soil vapor sample(s) beneath the slab of the existing building?
- \* Note the Apartment/storage building consists of a 1st floor as commercial and a second floor as residential. Is this an issue? Does a deed restriction allow for such a mixed building use? As you can see, the consultant is arguing that no further action is needed with the exception of a deed restriction.

Thanks again for your comments

Barney M. Chan  
Hazardous Materials Specialist  
Alameda County Environmental Health  
510-567-6765

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



November 12, 2003

ENVIRONMENTAL HEALTH SERVICES

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

Ms. Patricia Santanna  
124 Brighton Rd.  
Alameda, CA 94502-6440

Dear Ms. Santanna:

Subject: Environmental Investigation Site RO0002536, 762 Stewart Ct., Alameda, CA 94502

Alameda County Environmental Health staff has reviewed the file for the referenced site including the November 7, 2003 e mails from RMT Integrated Environmental Solutions, your consultant. The e mails provide a detailed figure indicating the locations of all soil samples, a copy of the manifest for soils disposal and a work plan for delineation of residual soil and groundwater contamination from the former sump area. Please address the following technical comments when performing the proposed work.

TECHNICAL COMMENTS

1. It was noticed that not all the soil samples noted in Excavation D were underlined (noting that their TPH concentration exceeds proposed clean-up levels), as is the case. In regards to the sample locations, our office requests that an additional boring be advanced to the extreme east of the T excavation and that the boring proposed just northeast of the T excavation be relocated just north of the bottom of the T.
2. Instead of sampling soil at 6' bgs from the proposed borings, please screen each boring every 2' to groundwater and select the highest apparent impacted interval for analysis. A soil from the capillary fringe should be analyzed if no contamination is observed.
3. At a minimum, the borings immediately north, south and east of the T excavation should also collect a groundwater sample. Soil and groundwater samples should be analyzed for total extractable petroleum hydrocarbons as diesel and motor oil and lead. In addition, the east sample should also be run for semi-volatiles in both soil and groundwater. The northernmost samples should be collected and analyzed as necessary ie if soil or groundwater samples in the immediate vicinity of the excavation exceed clean-up levels.
4. It is expected that if the extent of soil and groundwater contamination can be determined to concentrations below clean-up levels, site closure can be recommended with the filing of a deed restriction.

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barney M. Chan', written in a cursive style.

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, D. Drogos

Mr. A. Lui, RMT, 1153 Bordeaux Drive, Suite 208, Sunnyvale, CA 94089

Wpap762StewartCt

R02536

**Chan, Barney, Env. Health**

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**From:** Alan Lui [Alan.Lui@rmtinc.com]  
**Sent:** Friday, November 07, 2003 5:50 PM  
**To:** BChan@co.alameda.ca.us  
**Cc:** JBright602@aol.com; Kevin Bate; patriciasantanna@sbcglobal.net  
**Subject:** Workplan to Define Lateral Extent Excav D - 762 Stewart Court

Barney:

Please find attached a brief workplan which describes the planned field activities to define the lateral extent of petroleum hydrocarbons in soil at Excavation D, at the 762 Stewart Court property in Alameda, California.

I am proposing to collect a single soil sample at approximately 6 ft bgs in each of five soil borings. I will advance the soil boring to shallow groundwater and collect a grab groundwater sample at two of the soil borings, as shown in Figure 1.

Soil and grab groundwater samples will be analyzed for TPH as motor oil. I look forward to your approval to proceed so we can wrap this project up hopefully by month end.

I also anticipate your approval to proceed with filling in all of the open excavations, after your review of the revised confirmation sample map which I sent to you in an earlier email and via hard copy.

As always, feel free to call me at 408-368-7796 (cell) or at 408-744-6505 (land line).

Thanks Barney, and have a good weekend.

Alan

Alan Lui, PE  
Senior Project Manager  
RMT, Inc.

Cell: 408.368.7796

[www.rmtinc.com](http://www.rmtinc.com)

cell

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11/10/2003

A02536

**Chan, Barney, Env. Health**

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**From:** Alan Lui [Alan.Lui@rmtinc.com]  
**Sent:** Friday, November 07, 2003 2:15 PM  
**To:** BChan@co.alameda.ca.us  
**Cc:** JBright602@aol.com; Kevin Bate; patriciasantanna@sbcglobal.net  
**Subject:** Figure with All Soil Borings, Disposal Manifest - 762 Stewart Court

Barney:

Thank you again for your time on this project. Please find enclosed a figure that shows all current confirmation soil sample locations, and all prior soil sample locations. I have underlined the soil sample locations that had TPH concentrations in soil that were above the allowable level. I have also included the soil sample depths on the figure.

Per your request, manifest documentation for soil disposal is also attached. Excavated soil was transported by rail car to the East Carbon Landfill in East Carbon, Utah.

I will send you a workplan for lateral definition of Excavation and two grab groundwater samples, shortly.

Thanks, again Barney. I will mail a hard copy to you as well.

Alan

Alan Lui, PE  
Senior Project Manager  
RMT, Inc.

Cell: 408.368.7796

[www.rmtinc.com](http://www.rmtinc.com)

cell

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11/10/2003



Re 2536

**Chan, Barney, Env. Health**

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**To:** Alan Lui**Subject:** RE: 762 Stewart Court Open Excavations

Alan:

I received and reviewed the hard copy of the excavation report for the referenced site. Could you provide a site map with all sample locations, preliminary and confirmation samples, preferably showing their 3D location (to confirm that the overex samples are properly located). Also, please provide copy of the manifest for the soil disposal. I have sent out a letter requesting delineation of the contamination in the sump area and groundwater sampling. Upon submittal of these items, I can approve closure of the excavations.

Sincerely,

Barney Chan  
510-567-6765

-----Original Message-----

**From:** Alan Lui [mailto:Alan.Lui@rmtinc.com]  
**Sent:** Wednesday, October 29, 2003 9:22 AM  
**To:** BChan@co.alameda.ca.us  
**Cc:** Kevin Bate; patriciasantanna@sbcglobal.net  
**Subject:** 762 Stewart Court Open Excavations

Barney:

I would like to confirm that you received the signed hard copy report for the 762 Stewart Court Property.

Please let me know if you have any questions or if I provide clarification regarding my recommendation for no further action.

As we discussed when we were last at the property, all excavations are below the maximum allowable cleanup levels except for the "T" shaped excavation at the former sump area. Your primary concern was whether the residual chemicals are actually diesel or motor oil. A review of the chromatograms indicate that the chemical compounds resemble mineral oil.

Again, thank you for your time working on this case. I can be best reached at 408-368-7796.

Alan

Alan Lui, PE  
Senior Project Manager  
RMT, Inc.

Cell: 408.368.7796

[www.rmtinc.com](http://www.rmtinc.com)

cell

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10/29/2003

## Chan, Barney, Env. Health

---

**From:** Roger Brewer [Rdb@rb2.swrcb.ca.gov]  
**Sent:** Monday, October 27, 2003 9:08 AM  
**To:** BChan@co.alameda.ca.us  
**Subject:** RE: 762 Stewart Ct., Alameda

If it's mostly motor oil plus some degraded diesel then soil gas won't be needed. But they need a map with the area of impacted soil clearly delineated (i.e., draw a line around it) so anyone working there in the future.

Roger

>>> "Chan, Barney, Env. Health" <BChan@co.alameda.ca.us> 10/23/03  
04:04PM >>>

Roger: I wanted to give some additional information on this site and maybe your recommendations might change. The chemical of concern has been better identified using the respective chromatograms for diesel, lubricating (hydraulic oil) and motor oil. The material is a mixture (~70:30) of hydraulic oil and motor oil, not diesel. Further excavation is not feasible without shoring to the adjacent apartment. If they advance borings and define TPH (mineral oil) to 500 ppm or to the extent possible based on building location, is it reasonable not to do soil/vapor sampling due to the non-volatility of this type of oil? This really is a residential type building divided into an apartment and sectioned rooms formerly used for a machine shop and boatworks on a 50' x 130' lot. PS Roger, I'm also going to forward you a recent e mail from Alan Lui, project mgr for RMT, the consultant for this site.

Thanks for your comments and help.  
Barney

-----Original Message-----

From: Roger Brewer [mailto:Rdb@rb2.swrcb.ca.gov]  
Sent: Tuesday, October 07, 2003 5:23 PM  
To: BChan@co.alameda.ca.us  
Subject: Re: 762 Stewart Ct., Alameda

They should define the extent of soil impacts out to 500 mg/kg and clearly note this on a map of the site. I'm sure they would exceed our soil gas screening levels for TPH. Is there anyway they can get inside the building and take some soil gas samples beneath the floor? If that shows there is no significant current problem, then a deed restriction with a soil management plan may be OK.

Roger

>>> "Chan, Barney, Env. Health" <BChan@co.alameda.ca.us> 10/07/03  
11:07AM >>>

Roger:  
This mixed commercial residential property is located near Webster and Atlantic St. in Alameda. There is a property sales pending on this SLIC

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director

October 27, 2003



ENVIRONMENTAL HEALTH SERVICES

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

Ms. Patricia Santanna  
124 Brighton Rd.  
Alameda, CA 94502-6440

Dear Ms. Santanna:

Subject: Environmental Investigation Site RO0002536, 762 Stewart Ct., Alameda, CA 94502

Alameda County Environmental Health has received and reviewed the October 24, 2003 Summary of Excavation Work by RMT Integrated Environmental Solutions. The report summarizes the results of excavation and sampling activities at specific areas at the referenced site. We have determined that additional information is required to progress towards case closure. Please address the following technical comments listed below.

TECHNICAL COMMENTS

- The October 24, 2003 RMT report cites recommended cleanup levels for the contaminants of concern found at this site. Please be aware that these cleanup levels are inconsistent ie are for different exposure scenarios. Your cleanup levels should be consistent ie residential or commercial, groundwater is or is not a drinking water source. The current Environmental Screening Levels (ESLs) from the SFRWQCB July 2003 (Water Board) are appropriate guidance standards and may be more stringent and encompassing than other guidance screening levels ie USEPA Region 9 PRGs, et al.
- Our office concurs that the residual petroleum contamination at the site appears to be mixture of mineral or hydraulic oil and motor oil. Therefore, the ESL of residual fuels is more appropriate than that of middle distillates. Because is it impractical to remove the residual fuel contamination to the appropriate ESL, 500 ppm for residential and 1000 for commercial, you are required to delineate the residual contamination to these levels, if possible, and include this information on a map in a deed restriction to be filed against this property. In addition, the extent of impact to groundwater must be evaluated.

TECHNICAL REPORT REQUEST

- November 26, 2003- Soil and Groundwater delineation work plan.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

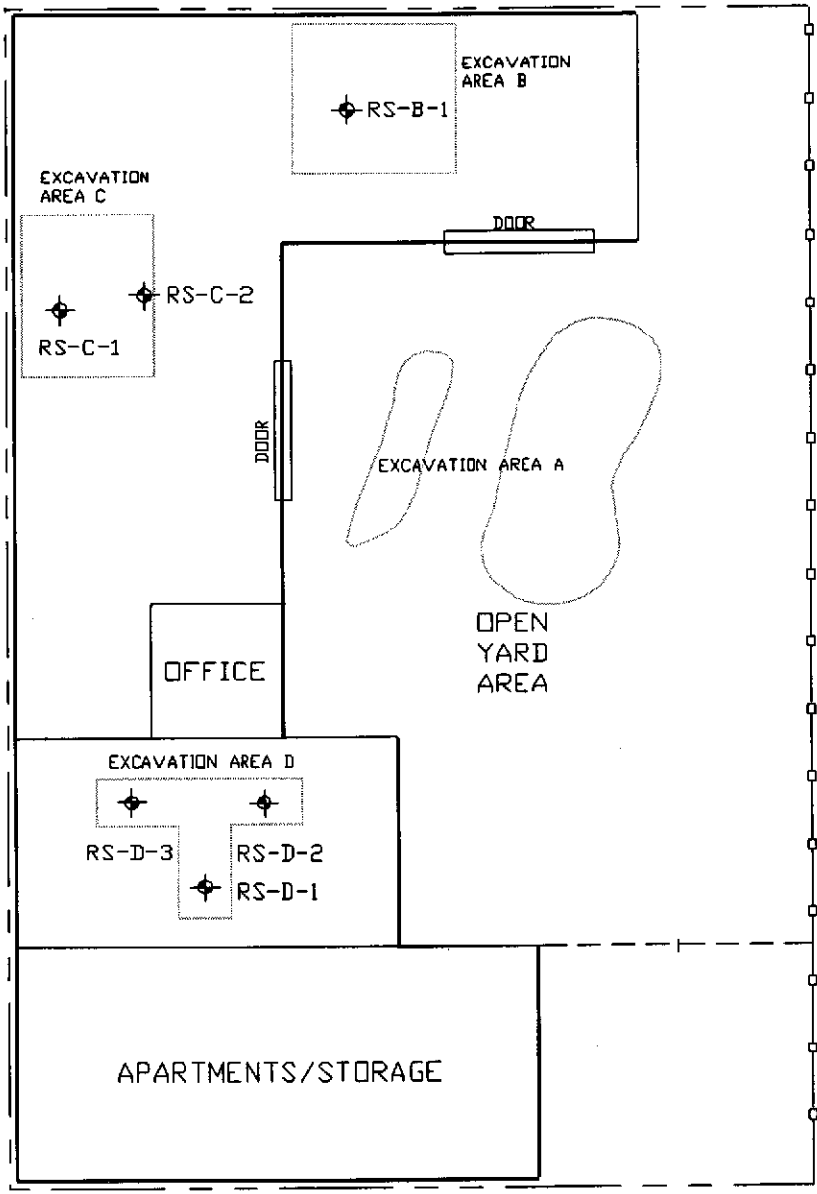
Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, D. Drogos





Mr. Alan Lui, RMT, 1153 Bordeaux Drive, Suite 208, Sunnyvale, CA 94089

Wprq762StewartCt

10/24/03 email





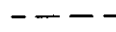
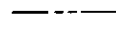
LEGEND


 CONFIRMATION  
 SOIL  
 SAMPLE  
 LOCATIONS



STEWART COURT

LEGEND:

-  BORING LOCATION
-  WOODEN FENCE
-  CHAIN-LINK GATE
-  ASSUMED PROPERTY LINE

PROJECT: DRAFT	
762 STEWART COURT, ALAMEDA, CALIFORNIA	
SHEET TITLE:	
CONFIRMATION SOIL SAMPLE LOCATIONS	
DRAWN BY: AL	PROJ. NO. 00-90225.02
CHECKED BY: KB	FILE NO. 90225.02-2.DWG
APPROVED BY: AL	FIGURE 1
DATE: OCTOBER 2003	
	
RMT Inc. - Sunnyvale Phone: 408-744-8505 1153 Bordeaux Drive Suite 208 Sunnyvale, CA 94089	

**DRAFT TABLE 1**

Residual Diesel, Gasoline, BTEX Concentrations in Soil

762 Stewart Court  
Alameda, California

*mineral oil / hydraulic oil*

Sample Location	Date Sampled	TPH as <del>Diesel</del> (C10-C24) mg/kg	TPH as Gasoline (C7-C12) mg/kg	Benzene mg/kg	Toluene mg/kg	Ethylbenzene mg/kg	Total Xylenes mg/kg	Lead
RS-A-3	10/2/03	540 (H) (Y)	<0.97	<0.0049	<0.0049	<0.0049	<0.0049	--
RS-A-4	10/2/03	10 (H) (Y)	<1.0	<0.0052	<0.0052	<0.0052	<0.0052	--
RS-A-5	10/2/03	380 (H) (Y)	<1.1	<0.0053	<0.0053	<0.0053	<0.0053	--
RS-A-6	10/2/03	130 (H) (Y)	<1.1	<0.0053	<0.0053	<0.0053	<0.0053	--
RS-A-7	10/2/03	6.4 (H) (Y)	<0.95	<0.0048	<0.0048	<0.0048	<0.0048	--
RS-A-8	10/13/03	55 (H) (Y)	<1.0	<0.0052	<0.0052	<0.0052	<0.0052	--
RS-B-1	8/22/03	5.2 (H) (Y)	<1.0	<0.0052	0.031	<0.0052	<0.0052	--
RS-C-1	8/22/03	160 (H) (Y)	<1.0	<0.0051	<0.0051	<0.0051	<0.0051	12
RS-C-2	8/22/03	99 (H) (Y)	6.3 (H) (Y)	<0.0054	0.028	<0.0054	<0.0054	48
RS-D-1	8/25/03	17,000 (H) (Y)	<1.0	<0.0051	0.011	<0.0051	<0.0051	--
RS-D-2	8/25/03	9,800 (H) (Y)	3.1 (H) (Y)	<0.0056	0.024	<0.0056	<0.0056	--
RS-D-3	8/25/03	3,600 (H) (Y)	3.4 (H) (Y)	<0.0056	0.011	<0.0056	<0.0056	--

Notes:

H = Heavier hydrocarbons contributed to the detected diesel concentration in the soil sample

Y = Chromatogram resembles heavier hydrocarbons

*Total residual*  $\frac{ESL}{500 \text{ Res} / 1000 \text{ Comm}}$

- The maximum allowable concentration for diesel in soil is 500 mg/kg.
- The maximum allowable concentration for gasoline in soil is ~~400~~ <sup>500</sup> 100 mg/kg.
- The maximum allowable concentration for lead in soil is ~~250~~ <sup>200</sup> mg/kg.
- The maximum allowable concentration for benzene (toluene, ethylbenzene and/or xylene) is 0.180 mg/kg.
- The first round of confirmation soil samples were collected on October 2, 2003 in the outdoor excavation (Excavation A). Detected chemical concentrations were below maximum allowable levels in four of the five confirmation soil samples collected on October 2, 2003.
- Additional soil was excavated from the outdoor excavation (Excavation A) and another confirmation soil sample was collected on October 13, 2003, and the detected chemical concentrations were below maximum allowable levels.
- Soil Sample RS-A-8 was collected after additional soil was excavated from Excavation A from soil sample location RS-A-3 where the detected diesel concentration was above the 500 mg/kg maximum allowable level.

site. The main problem is a release from a former sump area.  
Elevated  
(up  
to 17,000 ppm TPHd) remains in soils at 3.5' and appear to attenuate  
to  
3,600 ppm TPHd at 6' where the capillary fringe is encountered. The  
consultant is afraid to excavate too near an existing  
apartment/storage  
building to avoid undermining it. He is thinking that a deed notice  
would  
be appropriate. The 17,000 ppm TPHd is at 3.5' depth but fairly close  
to  
the existing building. Groundwater sampling has not been done but is  
likely  
impacted. No VOCs have been detected in soils. Is this a candidate  
for  
soil vapor sampling? Is a deed restriction or deed notice the way to  
go?

Thanks for your help

Barney M. Chan  
Hazardous Materials Specialist  
Alameda County Environmental Health  
510-567-6765

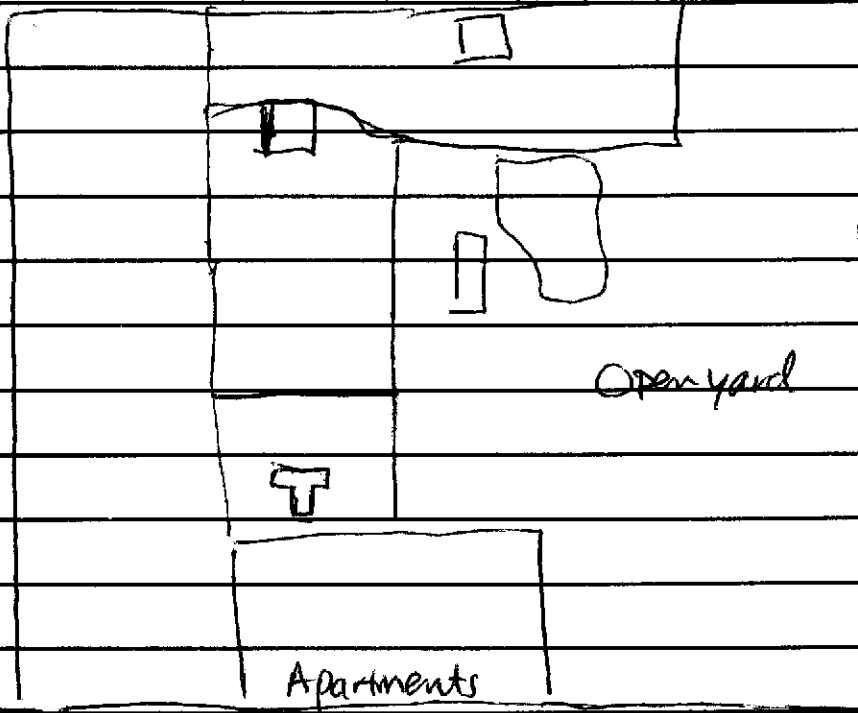
HAZARDOUS WASTE GENERATOR INSPECTION REPORT

SPID#: RO002536	FACILITY NAME: 762 Stewart Ct Alameda	PG. _____	OF _____
--------------------	--	-----------	----------

SUPPLEMENTAL FORM

Predominantly residential area - Site approx 100'x150'  
 Site is a mixed residential (apartment) attached  
 to building used for former + current commercial business.  
 Observed the 4 areas of excavation.

Immediate neighbors are residential - including apartments  
 Met w/ Alan Lui of RMT, Pat Colburn & husband +  
 realtor. Results from recent excavation are arriving soon  
 which will indicate the T shaped excavation near former sump  
 is the area of concern. Will characterize the residual "TPHd" in



the T excavations  
 then can determine  
 the need to evaluate / +  
 deed restrict

PRINT NAME:	INSPECTED BY: B Chan
SIGNATURE:	DATE: 10-9-03

**Chan, Barney, Env. Health**

---

**From:** Drogos, Donna, Env. Health  
**Sent:** Wednesday, October 08, 2003 2:20 PM  
**To:** Chan, Barney, Env. Health  
**Subject:** RO2536 Stewart Ct Prop

bahram etezad  
510-522-1150

construction co, thomas means, 762 stewart ct, alameda, property sale, dug hole, dust on apt bldg, soil contaminated, 6' deep, 9X15' wide, taking soil away, dust on wall of apt, dust layer, in apt build immed next door. Ex going on for a couple weeks.

Hi Barney,

This is the neighbor who is complaining about dust. Call the consultant & ask him how he will abate ( or deal with during your site visit tomorrow).  
& call the neighbor back.

Thanks, Donna

10/8/2003



## Chan, Barney, Env. Health

---

From: Roger Brewer [Rdb@rb2.swrcb.ca.gov]  
Sent: Tuesday, October 07, 2003 5:23 PM  
To: BChan@co.alameda.ca.us  
Subject: Re: 762 Stewart Ct., Alameda

They should define the extent of soil impacts out to 500 mg/kg and clearly note this on a map of the site. I'm sure they would exceed our soil gas screening levels for TPH. Is there anyway they can get inside the building and take some soil gas samples beneath the floor? If that shows there is no significant current problem, then a deed restriction with a soil management plan may be OK.

Roger

>>> "Chan, Barney, Env. Health" <BChan@co.alameda.ca.us> 10/07/03  
11:07AM >>>

Roger:

This mixed commercial residential property is located near Webster and Atlantic St. in Alameda. There is a property sales pending on this SLIC site. The main problem is a release from a former sump area. Elevated (up to 17,000 ppm TPHd) remains in soils at 3.5' and appear to attenuate to 3,600 ppm TPHd at 6' where the capillary fringe is encountered. The consultant is afraid to excavate too near an existing apartment/storage building to avoid undermining it. He is thinking that a deed notice would be appropriate. The 17,000 ppm TPHd is at 3.5' depth but fairly close to the existing building. Groundwater sampling has not been done but is likely impacted. No VOCs have been detected in soils. Is this a candidate for soil vapor sampling? Is a deed restriction or deed notice the way to go?

Thanks for your help

Barney M. Chan  
Hazardous Materials Specialist  
Alameda County Environmental Health  
510-567-6765

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

RO0002536

August 15, 2003

Ms. Patricia Santanna  
124 Brighton Road  
Alameda, CA 94502

Dear Ms. Santanna:

Subject: Site Investigation at 762 Stewart Court, Alameda, CA 94501

Alameda County Environmental Health staff has received and reviewed the March 13, 2003 RMT Integrated Environmental Solutions (RMT) *Summary of Prior Soil and Groundwater Investigation Activities, Prior Soil Excavation Work and Recommendation for Final Remedy for the Residential/Commercial Property located at 762 Stewart Court, Alameda, California*. Based upon the findings in these reports, RMT has made recommendations to remove Total Petroleum Hydrocarbons (TPH) and lead impacted soils from specific areas at the site. Our office concurs with this remediation approach.

Please submit a detailed excavation and soil confirmation work plan.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, D. Drogos

Mr. Alan Lui, RMT, 1153 Bordeaux Drive, Suite 208, Sunnyvale, CA 94089

Wprq762 StewartCt

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



*Copy*

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

RO0002536

April 21, 2003

Ms. Patricia Santanna  
124 Brighton Road  
Alameda, CA 94502

Alameda County  
APR 29 2003  
Environmental Health Services

RE: Deposit for 762 Stewart Court, Alameda, CA

ENVIRONMENTAL HEALTH  
SERVICES  
03 APR 28 PM 3:28

Dear Ms. Santanna:

In order for this agency to provide regulatory oversight of environmental investigations at the above referenced site, a deposit/refund account must be established. The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$105 per hour. Please submit \$3,000, made payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter to establish your account.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee.

Please be sure to write the following identifying information on your check or cover letter:

- project #RO0002536
- type of project (SLIC), and
- site address (762 Stewart Court, Alameda)
- case worker: eva chu

If you have any questions, please contact me at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

email: Alan Lui, RMT

Alameda County  
APR 29 2003  
Environmental Health

JOHN R. BRIGHT  
PATRICIA SANTANNA  
915 PACIFIC AVENUE 522-9444  
ALAMEDA, CA 94501

10518

90-2267/1211 3858

DATE

4/28/03

PAY TO THE  
ORDER OF

Alameda County Environmental Health Services  
Three thousand

\$ 3,000. —

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FOR

Ena Chre  
Project R0000 2536

Patricia H-Santanna

⑆ 1 2 1 2 2 6 7 6 ⑆ 1 5 3 4 0 0 1 0 1 2 7 2 ⑆ 0 5 1 8

© HARLAND

**Chu, Eva, Env. Health**

**From:** Alan Lui [Alan.Lui@rmtinc.com]  
**Sent:** Monday, April 07, 2003 4:00 PM  
**To:** EChu@co.alameda.ca.us  
**Cc:** JBright602@aol.com; Kevin Bate; Michael Bacon; PatriciaSantanna@SBCGlobal.Net  
**Subject:** Re: 762 Stewart Court, Alameda

Hi Eva,

I appreciate your looking into my report for the 762 Stewart Court Property in Alameda, California.

Patricia Santanna's contact information is listed below:

Patricia Santanna  
124 Brighton Road  
Alameda, CA 94502

Ph: 510-522-9444  
Cell: 510-410-2503  
email: [PatriciaSantanna@SBCGlobal.net](mailto:PatriciaSantanna@SBCGlobal.net)

Eva, once you and Patricia have an account set up for oversight with Alameda County, I would like arrange for a kick-off meeting so I can give you a briefing on the work completed to date. I would like to give you a call in a week, say on Monday, April 14, 2003. Thank you again for your assistance.

Alan

Alan Lui, PE  
Senior Project Manager  
RMT, Inc.

Cell: 408.368.7796

[www.rmtinc.com](http://www.rmtinc.com)

cell

>>> "Chu, Eva, Env. Health" <EChu@co.alameda.ca.us> 04/07/03 02:50PM >>>

Hi Alan,  
Please send me Patricia Santanna's mailing address and phone number so I can request money to provide oversight for the above referenced site. Thanks.

eva chu  
Alameda County Environmental Health  
Hazardous Materials Specialist  
1131 Harbor Bay Parkway  
(510) 567-6762  
(510) 337-9335 (fax)

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4/7/2003

Alameda County

MAR 26 2003

Environmental Health

Ms. Donna Drogos  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502

March 25, 2003

Subject: 762 Stewart Court

Please be advised that RMT, Inc. is the environmental consultant that is representing the property at 762 Stewart Court, Alameda, CA. Please note that Alan Lui, PE, Senior Project Manager will be the direct contact person at RMT, Inc. Mr. Lui can be reached at (408) 368-7796 if you have question regarding the report dated March 13, 2003. We look forward to working with you on this matter.

Executrix for the  
John R. Bright Trust  
Patricia L. Santanna  
124 Brighton Road  
Alameda, CA 94502  
510-522-9444 Home  
510-410-2503 Cell

*Patricia L. Santanna 3/25/03*

Patricia L. Santanna Dated