

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
9-7-05

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-8577
(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. RO0002536, 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).

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
9-22-04

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.

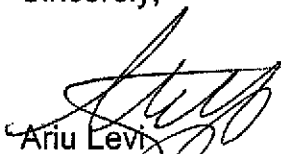
This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you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



SENT
8-31-04

August 27, 2004

Ms. Patricia Santanna
124 Brighton Road
Alameda, CA 94502

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

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
05/18/04

May 17, 2004

Ms. Patricia Santanna
124 Brighton Road
Alameda, CA 94502

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

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 our 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director

November 12, 2003



11-13-03

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 that reads "Barney M. Chan". The signature is 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director

October 27, 2003



10-28-03

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



9-15-03

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



04-22-03

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

RE: Deposit for 762 Stewart Court, Alameda, CA

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