

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

May 17, 1994

Kathryn Kasch
Dignity Housing West Associates
690 15th Street
Oakland, CA

REF: Approval of Work Plan for 430 28th Street, Oakland, CA-94609

Dear Ms. Kasch:

I am in receipt of the workplan dated March 24, 1994 for remediation of lead contaminated soil on the above mentioned property. Your workplan has been reviewed and approved by this department. This office has to be notified before any field work begins.

Sincerely,

A handwritten signature in cursive script that reads "Madhulla Logan".

Madhulla Logan
Hazardous Material Specialist

LETTER OF TRANSMITTAL

TO: Ms. Madhulla Logan
Alameda County Health Care Services Agency
80 Swan Way, Room #200
Oakland, California 94621

DATE: April 22, 1994
PROJECT: 430 - 28th Street, Oakland
SCI JOB NUMBER: 615.006

WE ARE SENDING YOU:

- 1 copies
- | | |
|--|--|
| <input type="checkbox"/> of our final report | <input checked="" type="checkbox"/> if you have any questions, please call |
| <input type="checkbox"/> a draft of our report | <input type="checkbox"/> for your review and comment |
| <input type="checkbox"/> a Service Agreement | <input type="checkbox"/> please return an executed copy |
| <input type="checkbox"/> a proposed scope of services | <input type="checkbox"/> for geotechnical services |
| <input type="checkbox"/> specifications | <input type="checkbox"/> with our comments |
| <input type="checkbox"/> grading/foundation plans | <input type="checkbox"/> with Chain of Custody documents |
| <input type="checkbox"/> soil samples/groundwater samples | <input type="checkbox"/> for your use |
| <input type="checkbox"/> an executed contract | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Letter regarding additional analyses | <input type="checkbox"/> _____ |

REMARKS:

As indicated in the attached letter, we will be performing extra analyses, in addition, to those in our workplan, dated March 24, 1994. All other work remains the same. Since these are supplemental analyses, we judge that your verbal approval to proceed of April 21, 1994, is still valid. Please call if

COPIES TO: you have any questions or comments.

BY: Marianne Watada
Marianne Watada

■ Subsurface Consultants, Inc.

April 21, 1994
SCI 615.006

Ms. Kathryn Kasch
Dignity Housing West, Inc.
690 15th Street
Oakland, California 94612

Budget Revision
430 28th Street
Oakland, California

Dear Ms. Kasch:

Subsurface Consultants, Inc. (SCI) currently has an agreement with Dignity Housing West to perform environmental and geotechnical services during construction at the referenced site. As summarized in our proposal dated February 28, 1994, our scope of services included analyzing sixteen confirmation samples for soluble lead after excavation of the contaminated fill. In a letter dated April 13, 1994, Ms. Susan Colman of Munger, Tolles and Olson requested that 10 percent of the confirmation samples be analyzed for volatile organic chemicals, metals and petroleum hydrocarbons.

The additional fee for these analyses will be \$1,115, as summarized below.

Volatile Organic Chemicals (EPA 8240)	2 tests @ \$260/test	\$ 520
Title 26 Metals	2 tests @ \$230/test	460
Total Recoverable Petroleum Hydrocarbons (EPA 418.1)	2 tests @ \$ 70/test	140
	Total	<hr/> \$1,120

Therefore, we request our budget for environmental services be revised from \$6,400 to \$7,520.

If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.

Marianne Watada

Marianne Watada
Engineer

MFW:RWR:mw

■ Subsurface Consultants, Inc.

ALCO
HAZMAT

94 APR 21 AM 10:36

April 20, 1994
SCI 615.006

Ms. Madhulla Logan
Alameda County Health
Care Services Agency
80 Swan Way, Room 200
Oakland, California 94621

Workplan Review
Dignity Housing
430 28th Street
Oakland, California

Dear Ms. Logan:

Per your request of April 19, 1994, this letter serves as written clarification of several issues, regarding the Remediation Work Plan dated March 24, 1994, prepared by Subsurface Consultants, Inc. (SCI) for the referenced site. The remediation work plan summarized procedures for removal and disposal of lead contaminated fill, which was previously placed on the site by others.

1. Preliminary Environmental Assessment - As requested, I am forwarding to you a copy of the Preliminary Environmental Assessment prepared by SCI, dated December 4, 1992.
2. Source of Fill - Reportedly, the lead contaminated fill that is stockpiled on the site was placed by a previous owner. The previous owner was a local contractor who used the site to store fill materials from other project sites. Additional information regarding the source is not known. (See attached SCI letter dated January 5, 1993)
3. Health and Safety Plan - The Health and Safety Plan will be prepared by a consultant retained by the remediation contractor. A copy will be forwarded to you by the contractor, O.C. Jones, upon its completion.
4. Confirmation Sampling - We understand that you would like to be present for the confirmation sampling. We will notify you at least 24 hours prior to sampling.

■ Subsurface Consultants, Inc.

■ Subsurface Consultants, Inc.

Ms. Madhulla Logan
Alameda County Health
April 20, 1994
SCI 615.006
Page 2

If you have any other questions, please call.

Yours very truly,

Subsurface Consultants, Inc.

Marianne Watada

Marianne Watada
Engineer

MFW:mw

Attachments: Preliminary Environmental Assessment, dated
December 4, 1992.

New Information letter, dated January 5, 1993.

cc: Ms. Kathryn Kasch
Dignity Housing West
690 15th Street
Oakland, California 94612

WELLS FARGO BANK
Oakland City Ctr.
1345 Broadway Oakland, CA 94612

DIGNITY HOUSING WEST II
690 15TH STREET
OAKLAND, CA 94612

11-24
1210(8)

4/4/94

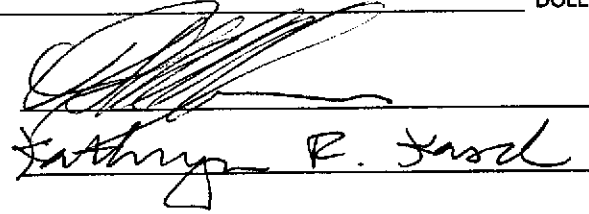
PAY TO THE Alameda County Health Agency
ORDER OF

*****750.00

Seven Hundred Fifty and 00/100*****

DOLLARS

Alameda County Health Agency
80 Swan Way
Oakland, Ca 94621



MEMO 430 28th St. remediation plan

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DIGNITY HOUSING WEST II
Oakland, CA 94612

4/4/94

Alameda County Health Agency

5811

750.00

ALCO
HAZMAT
94 APR -5 PM 12:14

100-01

430 28th St. remediation plan

*****750.00

REF./
A/C NO. Remediation

COUNTY OF ALAMEDA
OFFICE OF THE AUDITOR-CONTROLLER

DATE: 04/05/94

№ 725577 ML

MISCELLANEOUS RECEIPT

\$ 750.00
DOLLARS

RECEIVED FROM: Dignity Housing West II 690-15th St. # 612

FOR: Dignity Housing West II
430-28th Street, OAKLAND CA 94609

RECEIVED BY: Juliette D. Brown DEPT. NO.: 430

CASH PERSONAL/CASHIER'S CHECK/M. O. # 0134 OTHER:

January 5, 1993
SCI 615.004

Mr. Michael Simmons
Tsen & Associates
Clock Tower Building
411 Second Street, C-129
San Francisco, California 94107

New Information
430 28th Street
Oakland, California

Dear Mr. Simmons:

This letter summarizes new information regarding the referenced property. Subsurface Consultants, Inc. (SCI) previously conducted a preliminary environmental assessment for the property; the results of which were presented in a report dated December 4, 1992. As stated in the report, the site was occupied by a single family residence from the late 1800s to about 1985. At the time our report was finalized, we had been unable to locate information regarding the previous heating system for the house. Since fuel oil was a common source of heating fuel at the turn of the century, the possible presence of an underground fuel oil tank required consideration.

Recently, we were able to contact Mr. David Nolan, the attorney handling the estate sale for Mrs. Catherine Buckley, the owner of the previous residence. Mr. Nolan indicated that he had first hand knowledge of the residence as he was a relative of Mrs. Buckley and had spent time at the home. He recalled that originally the home was heated by a hot water radiant system fired by coal and wood. Coal and wood were stored in the basement. After World War II, the heating system was converted to a boiler system with a natural gas burner. Based on this new information, there is no reason to suspect that an underground fuel oil tank is present on-site. As such, we believe that it is no longer necessary to conduct any further investigation of a fuel oil tank.

■ **Subsurface Consultants, Inc.**

171 12th Street • Suite 201 • Oakland, California 94607 • Telephone 510-268-0461 • FAX 510-268-0137

Mr. Michael Simmons
Tsen & Associates
SCI 615.004
January 5, 1993
Page 2

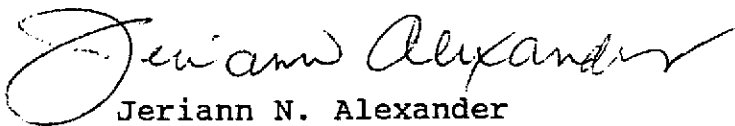
■ Subsurface Consultants, Inc.

Mr. Nolan further indicated that through the estate sale the property was sold to a local contractor. The contractor used the property to store miscellaneous fill materials from his project sites. The presence of mounds of fill materials was addressed in our Phase I report. However, given that the previous residence had a basement, it is very likely that the basement was in filled with fill materials. The fill materials were likely not properly compacted. Therefore, in addition to the concern that the fill may contain contaminants, we judge that from a geotechnical standpoint the fill poses a concern due to its potential compressibility/settlement and its suitability for use as fill. The quantity, quality and suitability of the fill should be evaluated at the time the geotechnical investigation for the site is conducted.

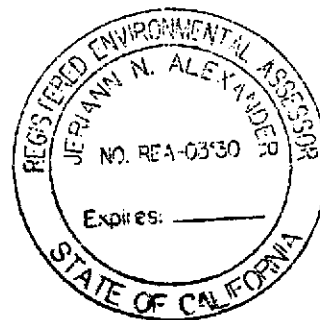
If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.



Jeriann N. Alexander
Environmental Assessor 03130 (expires 6/30/93)



KS:JNA:RWR:egh

cc: Ms. Katherine Kasch
Ms. Gladys Moore