

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

10-3-02

20587/2502

October 2, 2002

Mr. Joe Sordi
KB Homes
2201 Walnut Avenue, Suite 150
Fremont, CA 94538

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

RE: Site No. CO0000869, Marina Cove Development at 1801 Hibbard Street, Alameda, CA

Dear Mr. Sordi:

Thank you for meeting with Alameda County Environmental Health (ACEH) staff on September 30, 2002, to discuss the above referenced site. This letter summarizes ACEH staff's comments on the "Risk Evaluation Update" report, dated August 2002, prepared by SOMA that was discussed during the meeting. We request that you address the following technical comments and submit the report requested below.

TECHNICAL COMMENTS

We request that you address the following comments in an amended risk assessment. This report is to serve as a "stand alone" document, one that summarizes all of the environment impacts at the site and assess the threats posed to human health and the environment by these impacts. Your consultant was requested to refer to applicable risk evaluation guidance documents such as the San Francisco Regional Water Quality Control Board's risk based screening level documents as well as federal and California EPA guidance when conducting the risk assessment. At a minimum, the following is to be addressed:

- Summary of past and anticipated future use of the property;
- Summary of site investigations conducted at the site. Identify all sources of chemical releases, chemicals of concern, impacted media, etc.;
- Site plan that includes former building locations, former USTs, railroad tracks, former and existing utility conduits including storm drain lines, neighboring sites, future park area, footprint of proposed residential buildings, site improvements, surface water in the vicinity, etc.;
- Site plan with former building locations, current/proposed improvements, location of USTs, locations of source areas of chemical releases, soil excavation(s), soil sample locations, soil borings, groundwater monitoring wells, production and/or other water wells, locations of residual pollution in relation to new site improvements, etc.;
- Geologic cross sections that include contamination concentrations, conduits, well screens, lithology, etc.;
- Tables of cumulative soil and groundwater data (concentrations, depth to water, depth of soil sample) for all samples collected at the subject site;
- Rose diagram for groundwater gradient;
- Basis for all assumptions, as well as representative concentrations, used in the risk assessment for all contaminants of concern;

TECHNICAL REPORT REQUEST

Please submit technical reports according to the schedule below:

- November 4, 2002 - Amended Risk Assessment

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



eva chu
Hazardous Materials Specialist

cc: Derek Wong, ICES
Estelle Shiroma, SOMA

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



9-20-02

ROS87/2502

CO0000869

September 19, 2002

Mr. Joe Sordi
KB Homes
6700 Koll Center Pkwy., Suite 200
Pleasanton, CA 94566

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

RE: CO0000869, Add-on
at 1801 Hibbard, Alameda, CA 94501

Dear Mr. Sordi:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount (\$3,000.00). To date, a total of approximately \$3,700.00 was charged. The account is currently in a negative balance. To replenish the account, please submit an additional deposit of \$3,000.00, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

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.

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

Case number **C00000869**
type of project (**site mitigation, add-on**), and
site address (**1801 Hibbard, Alameda**)
case worker (**eva chu**)

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

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



9-28-01

RO 587
RO 2502

CO0000869

September 28, 2001

Mr. Joe Sordi
Manger Forward Planning
Kaufman & Broad
2201 Walnut Avenue, Suite 150
Fremont, CA 94538

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

RE: **Project Oversight**
at 1801 Hibbard Avenue, Alameda, CA 94501

Dear Mr. Sordi:

In order for this Agency to oversee environmental investigations at the Kaufman & Broad development project at Hibbard and Grand Streets in Alameda, a deposit of \$3,000.00 is required. A check made payable to Alameda County, Environmental Health Services, is due within two weeks of receipt of this letter.

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.

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 be sure to write the following identifying information on your check:

project #CO0000869
case worker (eva chu)
type of project (site mitigation), and
site address (1801 Hibbard, Alameda, CA)

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

eva chu
Hazardous Materials Specialist

email: Peng Leong, ICES

kbhome-1

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0587

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

Mr. Mick McCourt
Weyerhaeuser Paper Company
CHIL28
Tocoma, WA 98477
STID 1202

RE: 1801 Hibbard Street, Alameda, CA 94501

Dear Mr. McCourt:

Before site closure can be granted for the above site, further characterization of the contaminated soil left in place under the main plant building is required. At a minimum, two borings must be advanced on the other side of the building foundation of SB-1 and SB-2. A minimum of one soil and one groundwater sample must be collected from each boring. The samples must be analyzed for all chemicals of concern (coc) detected in previous soil and groundwater samples.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Brian West, West Associates, PO Box 5891, Vacaville, CA 95696
Peng Leong, Innovative & Creative Environmental Solutions, PO Box 99288,
Emeryville, CA 94662-9288

Files

SO 108-99

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

PO587

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

October 5, 1999

Mr. Mick McCourt
CHIL28
Tocoma, WA 98477

RE: 1801 Hibbard Street, Alameda, CA 94501

Dear Mr. McCourt:

This office and the San Francisco Regional Water Quality Control Board have reviewed the case closure summary for the above referenced site. We 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 on-site monitoring wells must be decommissioned, if they will no longer be used for monitoring. 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 Public Works by contacting them at (510) 670-5248.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

Larry Seto
Sr. Hazardous Materials Specialist

Cc: Brian West, West & Associates, P.O. Box 5891, Vacaville, CA 95696
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



80587

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

June 23, 1999

Mr. Mick McCourt
Weyerhaeuser Paper Company
CH1L28
Tocoma, WA 98477

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS
REQUIRED OR ISSUE A CLOSURE LETTER FOR WEYERHAEUSER PAPER
COMPANY @ 1801 HIBBARD STREET, ALAMEDA CA 94501

Dear Mr. McCourt:

This letter is to inform you that Alameda County Environmental Health Department, Local Oversight Program (LOP), intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact Larry Seto at (510) 567-6774.

Sincerely,

Thomas Peacock
Manager, LOP

cc: Chuck Headlee, RWQCB
City of Alameda, Fire Department, 1300 Park Street, Alameda, CA 94501
Larry Seto, Alameda County Environmental Health
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20587

May 5, 1999

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

Mr. Brian West, PE
West & Associates
P.O. Box 5891
Vacaville, CA 95696
STID 1201

RE: Weyerhaeuser Paper Company, 1801 Hibbard Street, Alameda, CA 94501

Dear Mr. West:

I am finalizing the case closure summary for the above site. Please provide me with the following information to assist me in my task.

- 1) Discussion of the volatile chlorinated organics and semi-volatile chlorinated organics left in place, and its impact to the environment and human health
- 2) A copy of the most recent Total Oil and Grease (TOG) groundwater analysis from existing monitoring well(s): MW-3B, MW-4B, MW-5, MW-6, MW-7, MW-10, MW-11, MW-12. The most recent TOG analysis in the case file is a groundwater sample taken on July 12, 1993.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0887

Certified Mailer# P 368 729 422

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

May 24, 1999

Mr. Mick McCourt
Weyerhaeuser Paper
CHIL28
Tacoma WA 98477
STID 1201

RE: Weyerhaeuser Paper Company, 1801 Hibbard Street, Alameda, CA 94501

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. McCourt:

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

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

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

LANDOWNER NOTIFICATION

Re: Weyerhaeuser Paper Company, 1801 Hibbard Street, Alameda, CA 94501
May 24, 1999

Page 2 of 2

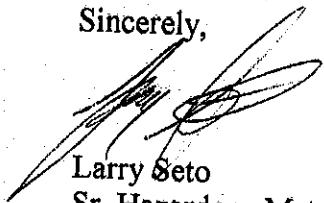
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

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

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

Please call me at (510) 567-6774 should you have any questions about the content of this letter.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#587

February 16, 1999

ENVIRONMENTAL HEALTH SERVICES

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

Mr. Brian West
West Associates
P.O. Box 5891
Vacaville, CA 95696

RE: Weyerhaeuser Paper Company, 1801 Hibbard Street, Alameda, CA 94501

Dear Mr. West:

Please forward to this office any analytical documentation for contaminants left in place. Residual contamination is located beneath the main plant building, below underground pipelines, adjacent to former excavations backfilled with pea gravel, and between various sections of the remedial excavation). This information is contained in your company's report titled Remedial Action Report, Soil Excavation and Groundwater Sparging System Construction dated January 1996, page 17, section 4.3.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Ro# 587

February 1, 1999

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

Mr. Brian West
West Associates
P.O. Box 5891
Vacaville, CA 95696

RE: Weyerhaeuser Paper Company, 1801 Hibbard Street, Alameda, CA 94501

Dear Mr. West:

I am preparing the case closure summary for the above site. Please submit the items identified below to assist me in preparing this summary.

- 1) A summary history of MW-1 with dates in chronological order, and the units in parts per billion (ppb)
- 2) A summary of all contaminants left in place. Identify the highest concentration of each contaminate, it's location, and which report(s) this information is contained in. (Residual contamination is located beneath the main plant building, below underground pipelines, adjacent to former excavations backfilled with pea gravel, and between various sections of the remedial excavation).

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#587

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

March 24, 1998

Mr. James E. (Mick) McCourt, Jr.
Weyerhaeuser
CH1L28
Tacoma, WA 98477

RE: Weyerhaeuser, 1801 Hibbard Street, Alameda, CA 94501

Dear Mr. McCourt:

During our meeting today, you informed me that Weyerhaeuser's last day of operation at the above site is March 27, 1998. It is my understanding that no personnel from your company will be on-site after this date. The air sparging / soil vapor extraction system may be shut off after March 27, 1998. **Please note that if a substantial increase of contaminate(s) is found in the groundwater and/or soil before site closure is obtained, the air sparging/soil vapor extraction system may have to be reactivated.**

I will complete the case closure summary for this site after I review your Site Closure Request Report.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Sétó
Sr. Hazardous Materials Specialist

Cc: Brian West, West Associates, P.O. Box 5891, Vacaville, CA 95696
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#587

October 29, 1997
STID 1202

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

re: 1801 Hibbard St., Alameda, CA 94501

Ed Granados
Weyerhaeuser Co.
Weyerhaeuser Way, South
Tacoma, WA 98477

Dear Ed Granados:

This office has received and reviewed a Groundwater Monitoring Report, dated June 27, 1997, by West & Associates Environmental Engineers, Inc., for the above site. The following are comments concerning this report.

1. This office accepts the conclusions beginning on page 8 of the report.
2. If current trends continue this site should be eligible for closure soon. Please continue to monitor on a quarterly basis.

This site will be overseen by Larry Seto, who you may call with any questions at (510) 567-6774.

Sincerely,

Thomas F. Peacock, Manager
Division of Environmental Protection

c: Brennan Mahoney, West Associates, P.O.Box 5891, Vacaville,
CA 95696
Gordon Coleman, Chief - files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



✓ RO # 587
RO # 2502

June 10, 1997

Mr. Brian West
West Associates
P.O. Box 5891
Vacaville, CA 95696

ENVIRONMENTAL HEALTH SERVICES

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

STID 1202

Re: Investigations at Weyerhaeuser Paper Company, located at 1801 Hibbard St., Alameda, CA

Dear Mr. West,

Per our conversation today, this office is requesting the following: 1) The next groundwater monitoring report should contain a historical sample results table for Well MW-7, as well as for Wells MW-10, MW-11, and MW-12, and a site plan including the location of Well MW-7 and the nearby surface waters; and 2) The next groundwater sample collected from Well MW-7 should be analyzed for chlorinateds and semi-volatile organic compounds (SVOCs), in addition to TPHd. Chlorinateds were identified from this well during a sampling event conducted in February 1994.

Although TPHg and BTEX concentrations appear to be noticeably attenuating in most of the on-site monitoring wells, the chlorinated and naphthalene concentrations are not. The chlorinated and SVOC concentrations appear to be resulting from the site based on the fact that the highest concentrations exist immediately adjacent to the former gasoline underground storage tanks. Based on these contaminant concentrations, and the site's proximity to surface waters, this office is requesting that extra efforts be made to better characterize the extent of this chlorinateds plume, through measures such as analyzing groundwater samples from Well MW-7 for chlorinateds, and to assure that this plume will not reach any potential sensitive receptors. In working towards closure, a well survey should be conducted to assure that there are no nearby wells that may influence the plume or provide a conduit for exposure to the plume. Additionally, a risk assessment will eventually be needed to determine whether the remaining residual concentrations may pose a human health or environmental threat.

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

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: John Hipner, Weyerhaeuser Co., P.O. Box Drawer X, Alameda, CA 94501

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro# 587

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

May 14, 1996

Mr. John Hipner
Weyerhaeuser Co.
P.O. Box Drawer X
Alameda, CA 94501

STID 1202

Re: Investigations at Weyerhaeuser Paper Company, located at 1801 Hibbard St., Alameda, CA

Dear Mr. Hipner,

In response to West Associates' recommendations given in the March 28, 1996 Quarterly Groundwater Monitoring Report for the above site, the frequency of EPA Method 624 and 625 analysis for groundwater samples may be switched from quarterly to semi-annual. This office would like you to hold off on switching the frequency of these analyses to annual until we obtain more information to determine whether the recently installed vapor extraction and air sparge systems will help remediate these halogenated and polynuclear aromatic hydrocarbon concentrations.

Quarterly analysis for Total Petroleum Hydrocarbons as gasoline and benzene, toluene, ethylbenzene, and xylenes shall continue at the site for all wells, except for Well MW-7 which should continue to be analyzed for Total Petroleum Hydrocarbons as diesel.

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

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Ed Granados , Weyerhaeuser, mail stop CH 1K29, Tacoma, WA 98477

Brian W. West, West Associates, P.O Box 5891, Vacaville, CA 95696

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



✓ R0587 (LOP)
R02502 (SLIC)

RAFAT A. SHAHID, DIRECTOR

September 29, 1995

Ed Granados
Weyerhaeuser
mail stop CH 1K29
Tacoma, WA 98477

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

STID 1202

Re: Work plan for investigations at the Weyerhaeuser Paper Company, located at 1801 Hibbard St., Alameda, CA

Dear Mr. Granados,

This office has reviewed West Associates' work plan, dated September 25, 1995, for the above site. This work plan is acceptable to this office with the following additional comments/requirements:

- o The work plan states that "it was determined that in-lab handling of the sandy site soils resulted in the loss of volatiles observed in the analytical results." Therefore, in order to properly characterize soil contaminant concentrations at the site, this office is requesting that some of the sidewall soil samples collected from the proposed excavation be analyzed using the "fuel fingerprint in air" method that was utilized for site soil samples in January 1994. Per my conversation with Brian West, West Associates, these "fuel fingerprint in air" analyses should be compared with the results of standard soil analysis to determine whether there is a significant difference in results. If a significant difference is noted between the two different methods, it may be possible to develop a conversion table from concentration by volume to the appropriate units of concentration by weight.

It is the understanding of this office that field work will begin as soon as possible to avoid the rainy weather. Please notify this office when field work begins.

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

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

Mr. Ed Granados
Re: 1801 Hibbard St.
September 29, 1995
Page 2 of 2

cc: Brian W. West
West Associates
P.O. Box 5891
Vacaville, CA 95696

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



✓R0587

R02502

RAFAT A. SHAHID, Assistant Agency Director

February 8, 1995

Mr. Steven Mindt
P.O. Box Drawer X
Alameda, CA 94501

ALAMEDA COUNTY CC 430-4510
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., RM.250
ALAMEDA, CAL. 94502-6577

STID 1202

Re: Investigations at 1801 Hibbard St., Alameda, California

Dear Mr. Mindt,

This office has reviewed West & Associate's (West) Site Investigation Report, dated January 1995, for the above site.

In this report, West proposes to address the remediation of the contaminant plume with a vapor extraction system, in conjunction with an air sparging system. This remedial approach is acceptable to this office. Per West's proposal, a vapor extraction pilot test will be conducted out at the site, and the results of this pilot test will be submitted for the County's review and approval prior to employing this remediation system at the site.

If the vapor extraction/air sparging system is implemented, careful monitoring of this system will be required to assure that the air sparging is not expediting plume migration through the compression of air into the plume.

Please be reminded that quarterly ground water monitoring should continue at the site until the site qualifies for closure. Any changes in the monitoring frequency shall be approved by this office. In this report, West proposes to analyze future quarterly ground water samples for Total Petroleum Hydrocarbons and BTEX. Based on the levels of chlorinated hydrocarbons identified from most of the wells during the February 1994 sampling event, all monitoring wells shall also be analyzed for chlorinated hydrocarbons in the next quarterly sampling event. Subsequent analysis for chlorinated hydrocarbons will be dependent on the concentrations identified in each of the monitoring wells. Additionally, naphthalene was identified in Wells MW-2 and MW-3 during the February 1994 sampling event. Therefore, analysis of future samples collected from these wells shall include the analysis for naphthalene.

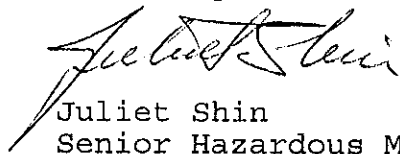
Mr. Steven Mindt
Re: 1801 Hibbard St.
February 8, 1995
Page 2 of 2

The pilot test should be conducted within 45 days of the date of this letter. A report documenting the pilot test results shall be submitted to this office within 30 days after completing field activities.

Lastly, please be reminded that all of the monitoring wells eventually need to be surveyed to Mean Sea Level for the County's records.

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

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

cc: Brian West
West Associates
P.O. Box 5891
Vacaville, CA 95696

. Edgar Howell

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02502

✓R0587

RAFAT A. SHAHID, Assistant Agency Director

November 23, 1994

Mr. Steven Mindt
P.O. Box Drawer X
Alameda, CA 94501

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

STID 1202

Re: Investigations at 1801 Hibbard St., Alameda, California

Dear Mr. Mindt,

This office has reviewed West Associates' (West) letter proposal, dated October 27, 1994, for the above site. West proposes to install one monitoring well, MW-12, downgradient of the former tank pit. This proposal is acceptable to this office with the following requirements:

- o Soil samples shall be collected at five-foot intervals, changes in lithology, and the soil/water interface. The lithology shall be characterized throughout the boring.
- o A minimum of two soil samples from the proposed well location shall be taken to a certified laboratory for analysis. These soil samples shall be analyzed for all pertinent contaminant constituents.
- o It is the understanding of this office that if obvious contamination is observed in the proposed well location during drilling, the well location will be moved further downgradient. However, soil samples from each of the drilling locations are required to be sent to a certified laboratory for analysis to better characterize the contaminant plume.

Per my conversation with Mr. Brian West on November 23, 1994, the well installation work is anticipated to be conducted in December 1994. Please notify this office at least 48 hours in advance of this work. A report documenting the work shall be submitted to this office within 45 days after completing field activities.

If you have any questions or comments, please contact me at (510) 567-6700.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

Mr. Steven Mindt
Re: 1801 Hibbard St.
November 23, 1994
Page 2 of 2

cc: Brian West
West Associates
P.O. Box 5891
Vacaville, CA 95696

Edgar Howell

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

LARRY SETO, Agency Director



R02502 (euc)

✓ R0587 (LOP)

BARBARA A. SHAND, Assistant Agency Director

December 28, 1993

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

CERTIFIED MAILER #: P 386 338 242

Weyerhaeuser Co.
1801 Hibbard St.
Alameda, 94501

UGTID:1202

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)
1801 Hibbard St. Alameda, 94501**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

- ___ 1. An accurate and complete plot plan.
- ___ 2. A written spill response plan. (enclosed)
- ___ 3. A written tank monitoring plan. (enclosed)
- ___ 4. Results of precision tank test(s), (initial and annual).
- ___ 5. Results of precision pipeline leak detector tests (initial and annual).
- ___ 6. Complete UST PERMIT FORM A-one per facility. (enclosed)
- ___ 7. Complete UST PERMIT FORM B-one per tank. (enclosed)
- ___ 8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- ___ 9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

Cynthia Marje for LARRY SETO.

LARRY SETO
Sr HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R02502 (SUC)

✓R0587 (LOP)

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

November 18, 1993

Mr. Steven Mindt
Weyerhaeuser Paper Co.
1801 Hibbard St.
P.O. Drawer X
Alameda, CA 94501

STID 1202

Re: Work plan for 1801 Hibbard St., Alameda, California

Dear Mr. Mindt,

This office has received and reviewed West and Associate's work plan, dated November 1993, for additional investigations at the site. This work plan is acceptable to this office. Please be reminded to screen the wells to accommodate for seasonal ground water fluctuations. Additionally, please be reminded to wait at least 24 hours after installing the monitoring wells before developing them, and wait at least 24 hours after developing the wells before collecting ground water samples.

Field work shall commence within 60 days of the date of this letter. Per the work plan, a report documenting the work will be submitted within 60 days after completing field activities.

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Brian W. West, PE
West and Associates
Environmental Engineering
P.O. Box 5891
Vacaville, CA 95696

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R02502 (SLIC)

✓ R0587 (lop)

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

July 16, 1993

Steven Mindt
Weyerhaeuser Paper Co.
1801 Hibbard St.
P.O. Drawer X
Alameda, CA 94501

STID 1202

Re: Additional required investigations at 1801 Hibbard St.,
Alameda, California

Dear Mr. Mindt,

This office submitted a letter to you in August 1992 requiring you to conduct further investigations to determine the extent of soil contamination in the vicinity of STMW-3, because elevated levels of Total Oil & Grease (1,000 parts per million) were identified in the soil. Another reason for requiring further soil investigations is that elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene have consistently been identified in ground water samples collected from the upgradient well STMW-3, and it appears that these concentrations may be the result of a substantial amount of soil contamination left in place at the site.

You are required to submit a work plan, **within 45 days** of the date of this letter, addressing soil investigation and remediation. Additionally, please inform this office of any other potential sources of the elevated levels of TPHg and benzene being observed in Well STMW-3.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

R02502 (SUC)
✓ R0587 (LOP)

Mr. Steven Mindt
Re: 1801 Hibbard St.
July 16, 1993
Page 2 of 2

cc: Richard Hiett, RWQCB

Frank Hamedi-Fard
Soil Tech Engineering, Inc.
298 Brokaw Rd.
Santa Clara, CA 95050

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R02502 (SLIC)

✓ R0587 (LOP)

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

August 31, 1992

Norm Stratford
Weyerhaeuser Co.
P.O. Box Drawer X
Alameda, CA 94501

STID 1202

RE: The Weyerhaeuser Paper site, located at 1801 Hubbard Street,
Alameda, California

Dear Mr. Stratford,

According to our files, one 10,000-gallon diesel tank was removed from the site along with the three former gasoline tanks in 1991. Although the analysis of four soil samples collected from the side walls of the diesel tank pit did not identify any contaminants above detection limits, a ground water sample collected from this tank pit identified 3,600 parts per billion (ppb) of diesel. Due to the fairly high concentration of diesel observed in the ground water, this office is requiring that you install an additional well within 10 feet downgradient of the former diesel tank.

Additionally, according to the soil samples collected from MW-3 in December 1991, Total Oil and Grease at 1,000 parts per million (ppm) was identified at a depth of 3 feet. Further investigations need to be conducted to determine the extent of this contamination and the methods in which this contamination will be remediated. Please submit a work plan addressing the delineation of this soil contamination, and the installation of the additional monitoring well **within 45 days** of the receipt of this letter.

This office is missing the report addressing the installation and sampling of the initial three monitoring wells in December 1991. Please submit a copy of this report to this office **within 30 days** of the receipt of this letter.

It was stated in both the May 18, 1992 Subsurface Investigation Report and the August 10, 1992 Quarterly Ground Water Monitoring Report, that "low levels" of hydrocarbons were identified in the soil samples collected after the final overexcavation of the gasoline tank pit in April 1991. It appears that this office does not have the lab analysis results for these soil samples.

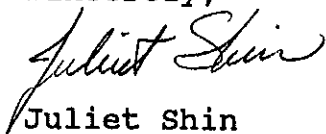
Norm Stratford
RE: 1801 Hibbard St.
August 31, 1992
Page 2 of 2

Additionally, this office has never received an **Unauthorized Release/Leak Report** from you. According to **Section 2652 (c), Article 5, Title 23 California Code of Regulations**, Unauthorized Release/Leak Reports are to be submitted within 5 days of the first identified release. We have enclosed a blank Unauthorized Release Report form for you to fill out. Please submit the completed form, along with the lab analysis results for the soil samples, to us **within 30 days** of the receipt of this letter.

Please be reminded to copy Richard Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

Thank you for your cooperation. If you have any questions, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Robert La Grone, Alameda Fire Dept.

Frank Hamedi
Soil Tech Engineering, Inc.
298 Brokaw Rd.
Santa Clara, CA 95050

Mark Thompson, Alameda County District Attorney's Office

Edgar Howell-File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02502 (suc)
✓ R0587 (cop)

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

November 9, 1990

Norm Stratford
Weyerhaeuser Paper Co.
1801 Hibbard St.
Alameda, CA 94501

Dear Mr. Stratford:

Our records indicate that your project has depleted your deposit submitted to Alameda County Hazardous Materials Division for the site located at 1801 Hibbard Street. Prior to any further activity at this site, an additional deposit must be received by this office in the amount of \$68.00.

If you have any questions, please contact Katherine Chesick at (415) 271-4320.

Sincerely,

Edgar B. Howell III, Chief
Hazardous Materials Division

cc: Matt Minter

EH:mam

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02502 (SUC)

R0587 (LOP)

Certified Mailer #: P 062 127 884

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

September 4, 1990

Mr. Norm Stratford
Weyerhaeuser Paper Company
1801 Hibbard Street
Alameda, CA 94501

* * * Notice of Violation * * *

Re: Underground Tank Permit Applications and Five-Year Operating Permits for Weyerhaeuser Paper Company, 1801 Hibbard Street, Alameda

Dear Mr. Stratford:

Per our February 13, 1990 letter to you, you were to have submitted updated underground tank permit application forms for each of your underground storage tanks. Our records do not indicate we ever received these updated forms. **You must complete the enclosed permit application forms according to the instructions below. You must submit all copies of each completed form to our office within 20 days of the date of this letter.** The forms are to reflect the current status of each tank; be sure to note the modifications to the 20,000 gallon diesel tank done in March, 1990.

- 1) Correctly complete one Underground Storage Tank Program Form A for the site and;
- 2) Correctly complete one Underground Storage Tank Program Form B for each existing underground tank on the site. Our records indicate there are 6 underground tanks at 1801 Hibbard Street.

To obtain five-year operating permits for these tanks you must also submit the following information to our office within 60 days of the date of this letter:

- 3) Documentation of the monitoring alternative selected for each tank per the California Code of Regulations (CCR), Title 23, Section 2641 (a). Copies of Title 23 and its corresponding laws (the underground storage tank rules and

Page 2 of 2
Mr. Norm Stratford
Weyerhaeuser Paper Company
September 4, 1990

regulations) may be obtained by contacting the following agency:

State Water Resources Control Board
P.O. Box 944212
Sacramento
CA 94244
phone: (916) 739-4436.

and

- 4) Results of the most recent tank test for each of your tanks - excluding the 20,000 gallon diesel tank modified in March.

Please note that underground storage tanks may not be used without a permit.

If you have any questions, please contact me at (415) 271-4320.

Sincerely,



Katherine A. Chesick,
Senior Hazardous Materials Specialist

enclosures

cc: Steve McKinley, Alameda Fire Department
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Rafat A. Shahid, Director, Alameda County Environmental Health
Department
Files