

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02688

ENVIRONMENTAL HEALTH SERVICES

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

May 19, 1998

ATTN: Sir Or Madam

Encinal Real Estate
P O Box 2453
Alameda CA 94501

RE: Project # 2380B - Type A
at 2020 Sherman St in Alameda 94501

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$229.00, 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 \$94 per hour.

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

- project #
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager
Environmental Protection

c: files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO # 2688

September 15, 1997

Mr. Peter Wang,
PO Box 2453
Alameda, CA - 94501

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

Ref: Encinal Real Estate, 2020 Sherman Drive, Alameda, CA

Dear Mr. Wang:

I am in receipt of the documents, "*Risk Management Plan for Soil Impacted by TPH*", dated July 1, 1997, *Addendum to the Risk Management Plan*, dated September 11, 1997, and a *response letter* dated September 16, 1997, prepared by Woodward-Clyde Consultants for the above referenced project.

This Department has reviewed all the pertinent information submitted with regards to the referenced property. The risk management plan addresses both the construction and post-construction scenarios to manage the TPH-motor oil on site, and includes discussion on health and safety protocols (which needs to follow OSHA guidelines), dust control, management methods of TPH contaminated soils, and the protocols to be followed by on-site workers, etc. Also, additional soil sampling documented in the addendum to the risk management plan, indicates that the extent of soil with TPH-motor oil exceeding the cleanup-levels is less than that identified previously.

Based on the information submitted, the Risk Management Plan (RMP) is acceptable to this Department. However, prior to obtaining a final closure from this Department, the following information regarding the TPH-motor oil contamination still needs to be submitted:

It is mentioned in the RMP that confirmation soil samples will be collected to define the extent of TPH contamination which in turn will be documented in a "as built" report. The "as built" report which identifies the placement of soils with TPH concentrations higher than 1000 ppm needs to be submitted to this Department.

Also, after finalizing the "as built report" you have chosen to complete the notification procedure, by submitting a copy of the risk management plan to the City of Alameda wherein it will be maintained in the City Files. This Department is still not certain as to how the information in the RMP will be passed-on to future buyers during property transactions if the RMP is not recorded in the deed. Since this Department does not regulate the implementation of the risk management plans, please provide us with a letter approved/accepted by City of Alameda which explains the process that will be used to appropriately disseminate the information to any future buyers of the property.

If you have any questions, you can contact me at (510) 567-6764.

Sincerely,



Madhulla Logan
Hazardous Material Specialist

CC: San Francisco Regional Water Quality Control Board, 2101 Webster St, Oakland, CA
Richard Kraber, Wind River System, Chief Financial Officer, 2021 Challenger Drive,
Alameda, CA - 94501
Marco Lobascio, Al Ridley, Woodward-Clyde, 500 12th Street, Suite 100
Oakland, CA- 94607
Charles Olsen esq, Sanger and Olsen, 1 Embarcadero Center, 1st floor, San Francisco,
CA 94111-3617

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 2688

September 15, 1997

Mr. Peter Wang,
P.O Box 2453
Alameda, CA - 94501

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

Ref: Encinal Real Estate, 2020 Sherman Drive, Alameda, CA


Dear Mr. Wang:

I am in receipt of the report "Closure Documentation Report", dated September 10, 1997 prepared by Woodward Clyde Consultants for the above referenced project. The site remedial activities have been performed in accordance with the approved work plan for lead, dated June 13, 1997 and is acceptable to this Department.

Based on laboratory results of composite samples collected from excavated soil, some of it was determined to be a non-RCRA hazardous waste and according to the report, is scheduled to be disposed at the ECDC Environmental Facility in Utah. **The manifest/receipt documenting the disposal needs to be submitted to this Department within 30 days from the date of this letter.**

If you have any questions, you may reach me at (510) 567-6764.

Sincerely,


Madhulla Logan
Hazardous Material Specialist

CC: San Francisco Regional Water Quality Control Board, 2101 Webster St, Oakland, CA
Richard Kraber, Wind River System, Chief Financial Officer, 2021 Challenger Drive,
Alameda, CA - 94501
Marco Lobascio, Al Ridley, Woodward-Clyde, 500 12th Street, Suite 100
Oakland, CA- 94607
Charles Olsen esq, Sanger and Olsen, 1 Embarcadero Center, 1st floor, San Francisco,
CA 94111-3617

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02688

August 15, 1997

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

ATTN: Mr Dick Kraber

Wind River System
1010 Atlantic Ave
Alameda CA 94501

RE: Project # 2380A - Type M
at 2020 Sherman St in Alameda 94501

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$5,500.00, payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can procede in a timely fashion. At the completion of this project, 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 \$94 per hour.

Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Madhulla Logan at (510) 567-6764.

Sincerely,

Tom Peacock, Manager
Environmental Protection

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



"WIND RIVER SYSTEMS"

RO# 2688

July 21, 1997

Mr. Peter Wang,
P.O Box 2453
Alameda, CA - 94501

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

Ref: Encinal Real Estate, 2020 Sherman Drive, Alameda, CA

Dear Mr. Wang:

I am in receipt of the document, "*Removal Action Work plan for Lead-impacted Soil, Encinal Real Estate, Alameda, California*", dated June 13, 1997 prepared by Woodward-Clyde Consultants for the above referenced project. This document has been reviewed by this Department, and based on the information provided, the Work plan is acceptable with the following additional modification:

- The Work plan mentions that confirmation soil samples will be collected from sidewalls and bottom of the excavation to check if concentrations of lead left in place are less than the cleanup goals of 1000 ppm for lead. However, some of the soil samples should be tested using EPA 1312 method (Synthetic Precipitation Leaching Procedure) to identify the leaching potential of residual lead to groundwater. Cleanup level based on leachate tests will be 5 mg/l as per the Soluble Threshold Limit Concentrations in Title 22 of California Code of Regulations. Samples with high concentrations of lead as indicated by the XRF indicator, and/or samples collected at depths closer to groundwater that is found positive for lead are the two criteria that need to be used to select samples for the SPLP analysis.

If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Hazardous Material Specialist

CC: San Francisco Regional Water Quality Control Board, 2101 Webster St, Oakland, CA
Richard Kraber, Wind River System, Chief Financial Officer, 2021 Challenger Drive,
Alameda, CA - 94501
Marco Lobascio, Al Ridley, Woodward-Clyde, 500 12th Street, Suite 100
Oakland, CA- 94607
Charles Olsen esq, Sanger and Olsen, 1 Embarcadero Center, 1st floor, San Francisco,
CA 94111-3617

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



STID 4864
R02688

January 15, 1997

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

ATTN: Mr Peter Wang

Encinal Real Estate
P O Box 2453
Alameda CA 94501

RE: Project # 2380A - Type M
at 2020 Sherman St in Alameda 94501

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$2,000.00, payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 3-140.5 of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

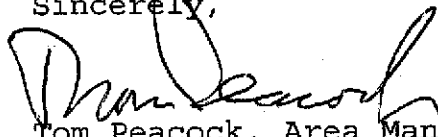
Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Madhulla Logan at (510) 567-6764.

Sincerely,


Tom Peacock, Area Manager
Environmental Protection

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



STID# 4864

RO# 2688

December 17, 1996

Mr. Peter Wang
P.O Box 2453
Alameda, CA - 94501

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

Ref: Encinal Properties, 2020 Sherman Drive, Alameda, CA

Dear Mr. Wang:

I am in receipt of the document "Revised Environmental Review Planned Development Project", dated September 1996, prepared by Woodward Clyde Consultants for the above referenced project.

Previous investigations conducted by Kaldveer Associates and Geomatrix Consultants in the year 1990 and 1994 respectively, identified chlorinated solvents in both the soil and the groundwater. Subsequently, about 400 cubic yards of soil was excavated by Geomatrix. The confirmation sample results indicated that the solvent contaminated soils has been adequately removed except in areas around sample locations SS-39, SS-40 and SS-41, where additional delineation was required. The stockpiled soils were placed on an asphaltic concrete paved area to treat the solvents through aeration.

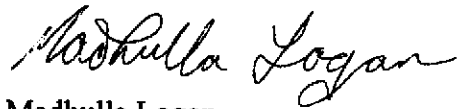
In response to a request by this Department, through a letter dated May 18, 1996, additional soil excavation was performed by Woodward Clyde in areas where residual chlorinated solvents were previously identified. The soils excavated by Geomatrix and Woodward Clyde were sampled in June 1996 and September 1996. The concentrations of chlorinated solvents identified in the samples did not exceed the site specific cleanup levels that were established by Geomatrix in 1995.

Based on the information provided to this Department, the chlorinated solvents on site have been remediated to an acceptable level. Hence no further action with regards to the chlorinated solvents is required. However, the stockpiled soils on site should be sampled for lead, to enable this Department to make any decisions on the re-usability of these soils as a backfill (since the lead contaminated areas overlap with the areas where chlorinated solvents were previously identified).

However, please note that the lead contamination on site is an issue that still needs to be addressed. A work plan addressing the lead contamination, dated August 29, 1996, and an amendment to the workplan, dated September 9, 1996, prepared by Woodward Clyde were approved by this Department in a letter dated September 13, 1996. As of this date, the work proposed in the workplan has not been implemented. The proposed work, including the sampling of the stockpiled soils for lead should be implemented within 30 days from the date of this letter. This is a formal request for technical information as per Health and Safety Code, Section 25187.1 and hence any delays in implementing the required work should be requested in writing.

If you have any questions, you may reach me at (510) 567-6764.

Sincerely,



Madhulla Logan
Hazardous Material Specialist

CC: **Sum Arigala**, San Francisco Regional Water Quality Control Board, 2101 Webster St,
Oakland, CA

Marco Lobascio, Woodward-Clyde - 500 12th Street, Suite 100, Oakland, CA 94607

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

202088

STIP: 4864

September 13, 1996

Mr. Peter Wang
P.O. Box 2453
Alameda, CA - 94501

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

Ref: Encinal Properties, 2020 Sherman Drive, Alameda, CA

Dear Mr. Wang:

I am in receipt of the lead excavation workplan, dated August 29, 1996 prepared by Woodward Clyde for the above referenced property and the letter, dated September 9, 1996 which confirms this Department's request for California WET test analysis to be performed on the final confirmation soil samples.

The workplan has been reviewed and it is acceptable to this Department. If you have any questions, you can reach me at (510) 567-6764.

Sincerely,

Madhulla Logan,
Hazardous Material Specialist

C: Al Ridley, 500 12th Street, Suite 100, Oakland, CA - 94607-4014

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



202688

RAFAT A. SHAHID, Assistant Agency Director

August 26, 1996

STID : 4864

DEPARTMENT OF ENVIRONMENTAL HEALTH
80 Swan Way, Rm. 210
Oakland, CA 94621
(510) 271-4300

Peter Wang
P.O. Box 2453
Alameda, CA - 94501

Ref: Encinal Properties, 2020 Sherman Drive, Alameda, CA

Dear Mr. Wang:

I am in receipt of the documents "Workplan for Soil Excavation and Backfilling", dated August 13, 1996 and "Results of Fate and Transport Modeling", dated August 21, 1996, prepared by Woodward-Clyde for the above referenced site.

Phase I and Phase II Assessments were conducted by MSE Environmental which did not identify the presence of any petroleum hydrocarbons in the soil and groundwater. However, a soil and groundwater investigations conducted by Kaldveer Associates in the year 1990 which included the installations of shallow wells, MW-1 through MW-8, revealed the presence of chlorinated solvents in the soil and groundwater. In 1994, Geomatrix installed four piezometers (P1 thru P4) and collected 21 grab groundwater samples for the referenced property. Based on the laboratory results, a localized source of 1,1 DCA and other solvents was identified. A monitoring well, MW-10 was installed in March 1995 by Geomatrix as a trigger point to detect any migration of chlorinated solvents in the groundwater toward the bay.

Based on the current monitoring data submitted to this Department in April 1996, no solvents have been identified in monitoring well, MW-10. Furthermore, in response to request made by this Department, a fate and transport modeling was done to evaluate the potential for chemical migration in shallow groundwater from the site towards the bay. The modeling results indicate that there is no likelihood for significant concentrations of chlorinated solvents to migrate towards the bay.

This Department accepts the results of the fate and transport modeling for chlorinated solvents, and approves the workplan for soil excavation. To move the site towards closure with regards to chlorinated solvents, the extent of chlorinated solvents in soil should be completely defined, contaminated soils should be remediated/excavated to the cleanup levels established through the risk assessment done by Geomatrix and any excavated soil should be either disposed or appropriately remediated.

If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

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

Madhulla Logan
Hazardous Material Specialist

**CC: Sum Arigala, San Francisco Regional Water Quality Control Board, 2101 Webster St,
Oakland, CA**

Marco Lobascio, Woodward-Clyde - 500 12th Street, Suite 100, Oakland, CA 94607

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

"WIND RIVER SYSTEMS"

RO# 2688

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

My 18, 1996

Mr. Peter Wang,
P.O Box 2453
Alameda, CA - 94501

Ref: Encinal Properties, 2020 Sherman Drive, Alameda, CA

Dear Mr. Wang:

This letter is being sent as a follow-up to the meeting held today to discuss the additional investigations required by this Department to move the site towards closure. Given below is the list of requirements:

- The stockpiled soil on site should be sampled and handled as needed.
- Additional soil excavation should be conducted around sample locations SS-39, SS-40 and SS-41, where up to 1700 ppb of 1,1 DCA was identified during the previous phase of investigation.
- A fate and transport analysis should be conducted to determine the extent of potential migration of the solvents in the groundwater towards the bay.
- Monitoring well, MW-10 should be sampled for 2 additional quarters.

Please submit a work plan to address the above listed issues within 30 days of receiving this letter. Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Hazardous Material Specialist

CC: Sum Arigala, San Francisco Regional Water Quality Control Board, 2101 Webster St,
Oakland, CA

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#2688

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

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

January 8, 1996

Mr. Peter Wang
P.O. Box 2453
Alameda, California - 94501

Ref: 2020 Sherman Drive, Alameda, California

Dear Mr. Wang:

This Department has reviewed the document dated, August 1995, prepared by Geomatrix Consultants for the above referenced property. The risk assessment conducted for 1,1 DCA (1,1-Dichloro ethane) present in the groundwater is acceptable to this Department. However, to evaluate the site for closure, the following information will be required by this Department:

1. The soil excavation activities conducted by Encinal to address the residual volatile hydrocarbons present in the soil should be documented and submitted to this Department. Also, this report should include the status of excavated soils from the referenced property.
2. During our phone conversation on January 8, 1996, I was informed by you that two quarters of groundwater monitoring has been conducted by Blymer Engineers for monitoring well MW-10. Please submit the pertinent information documenting this activity.

The above listed concerns should be addressed within 30 days of receiving this letter. If you have any questions, you can reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Hazardous Material Specialist

CC: Sum Arigala, San Francisco Regional Water Quality Control Board, 2101 Webster St, Oakland, CA
Tom Graff/Cheri Page, Geomatrix Consultants, 100 Pine Street, 10th Floor, San Francisco, CA - 94111

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director
R02688

ALAMEDA COUNTY HEALTH CARE SERVICES
DEPARTMENT OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY STE 250
ALAMEDA CA 94502-6577 cc: 453

January 06, 1995

ATTN: Mr Peter Wang

Encinal Real Estate
P O Box 2453
Alameda CA 94501

RE: Project # 2380A - M
at 2020 Sherman St in Alameda 94501

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$1,500.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Madhulla Logan at (510) 567-6700.

Sincerely,

Edgar B Howell III, Chief
Hazardous Materials Division

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02688

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 27th Street, Third Floor
Oakland, California 94612
(415)

February 21, 1990

Jeanine Egner
MSE Environmental
1250 Avenida Acaso
Suite H
Camarillo, CA 93010

Dear Ms. Egner:

We have searched our files as requested for any information concerning 2020 Sherman St., Alameda, CA.

We have no records of underground tanks or hazardous materials releases on this site.

This information is based on our files and does not include information which may be available from other agencies or businesses involved with this site.

You will be billed for the provision of this service. Please find enclosed a copy of the invoice in which we will send to our Billing Unit.

If you have any questions, please call me at 415/271-4320.

Sincerely,

Edgar B. Howell III
Acting Chief, HazMat Division

EH:mam

Enclosure