

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



01-0504

January 2, 2004

Mr. Mike Cortez  
Oro Loma Sanitary District  
2600 Grant Ave  
San Lorenzo, CA 94580

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

Dear Mr. Cortez

**Subject: Request for Case Closure, Site No. RO0000288, Oro Loma Sanitary District, 2600 Grant Ave, San Lorenzo**

Alameda County Environmental Health (ACEH) has received your request regarding the closure of the above referenced site. Based upon our review of your site we are unable to close your case at this time. Additional work is necessary at your site to progress toward case closure. We request that you address the following technical comments and send us the technical reports requested below.

**TECHNICAL COMMENTS**

- Total petroleum hydrocarbons in groundwater remain elevated. The dissolved plume is not shrinking.
- No source removal (aside from removal of the former underground storage tank) was conducted at the site. The continued detection of elevated gasoline constituents in groundwater may indicate that residual concentrations present in the soil are still a source of pollution.
- The vertical extent of the plume has not been delineated with confirmation soil samples.

**TECHNICAL REPORT REQUEST**

At this time, you should have a feasibility study performed to evaluate cleanup alternatives that will address the above concerns. A workplan for the remediation of soil and groundwater is due within 90 days of the date of this letter, or by **April 5, 2004**.

Additionally, please be advised that this decision is subject to appeal to the State Water Resources Control Board (SWRCB), pursuant to Sections 25296.40, 25297.1, and 25299.39.2 of the California Health & Safety Code. Please contact the SWRCB Underground Storage Tank Program at (916) 341-5851 for information regarding the appeal process. Petitions must be filed within 30 days from the date of this letter.

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

eva chu  
Hazardous Materials Specialist

c: Donna Drogos  
John Sutton, The Sutton Group, 1480 Moraga Rd, Suite I, Moraga, CA 94556  
Dave Kears, Director

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



04-21-03

RO0000288

April 18, 2003

Mr. Mike Cortez  
Oro Loma Sanitary District  
2600 Grant Ave  
San Lorenzo, CA 94580

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

RE: 2600 Grant Ave, San Lorenzo, CA

Dear Mr. Cortez:

This letter is to memorialize the major points covered in this afternoon's meeting. It was agreed that:

- Quarterly groundwater monitoring should resume for onsite wells MW-4 and MW-5. Wells MW-1 and MW-2 should be monitored semi-annually and well MW-3 be sampled annually. Groundwater for the next sampling event shall be analyzed for TPHg, BTEX, and MTBE. In addition, groundwater from well MW-4 will be analyzed for soluble lead.
- Quarterly groundwater monitoring should resume for well MW-1 at the above ground diesel tank. Groundwater should be analyzed for TPHd and BTEX.
- Quarterly groundwater monitoring reports must include, at minimum, a site plan with gradient/flow direction with accurate north arrow, scale, etc; field notes; laboratory results, including QA/QC; and tabulation of historic groundwater data.
- Data from the quarterly monitoring events should be used to evaluate plume stability.
- Current groundwater concentrations exceed the calculated Tier 1 site specific target levels (SSTLs). Soil data collected to date also exceed Tier 1 SSTLs. Soil vapor samples collected from 3 feet below grade may be warranted to evaluate potential human health risks. Site closure cannot be granted until risk to human health and the environment (due to residual soil and groundwater contamination) has been demonstrated to be insignificant.

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

A handwritten signature in black ink, appearing to read "eva chu".

eva chu  
Hazardous Materials Specialist

c: Donna Drogos  
email: John Sutton, Sutton Group

oroloma-2

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



03-2403

~~RO0000288~~

ENVIRONMENTAL HEALTH SERVICES

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

March 21, 2003

Mr. Michael Cortez  
Oro Loma Sanitary District  
2600 Grant Ave  
San Lorenzo, CA 94580

RE: QMR for 2600 Grant Ave, San Lorenzo, CA

Dear Mr. Cortez:

I am the new caseworker for the above referenced site. When two generations of gasoline tanks were removed (1978 and 1995) from the maintenance building area, it was determined that a release of gasoline fuel has impacted soil and groundwater at the site. I have completed review of the case file and the following is required:

- Quarterly groundwater monitoring shall be implemented for the site. The next sampling event should be in April 2003. Quarterly groundwater monitoring reports (QMR) must include a site plan with gradient and groundwater flow direction, field notes, laboratory analytical results, and a table that includes at a minimum cumulative groundwater analytical results and depth to water. Groundwater should be analyzed for TPHg, BTEX, MTBE, and soluble lead. All five wells (MW-1 through MW-5) should be sampled and monitored.
- Geotechnical boring logs for GB-1 and GB-2 are missing. Please provide.

If you have any questions, I can be reached at (510) 567-6762, or by email at [echu@co.alameda.ca.us](mailto:echu@co.alameda.ca.us)

eva chu  
Hazardous Materials Specialist

email: John Sutton, the Sutton Group

oroloma-1

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



8-28-02

20288

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

**STID 1996**

August 27, 2002

Mr. Michael Cortez  
C/o Oro Loma Sanitary District  
2600 Grant Avenue,  
San Lorenzo, CA 94580

**RE: Former Gasoline Underground Storage Tank at 2600 Grant Ave., San Lorenzo, CA**

Dear Mr. Cortez:

I am in receipt of "Addendum to Work Plan for Additional Monitoring Wells" document dated July 28, 2002, by Mr. John Sutton of The Sutton Group, regarding the above referenced site. This addendum was submitted to amend the previously submitted "Work plan for Installing Additional Groundwater Monitoring Wells" document dated May 2, 2002, submitted by Mr. John R. Sutton.

Per our previous meeting and discussion, this work plan was requested based on the fact that the present monitoring wells are located outside of plume area and thus have not been able to provide much information regarding the status of the existing plume. The submitted work plan dated May 2, 2002, by Mr. Sutton is acceptable with the modifications made as specified within the above addendum per my discussion with Mr. Sutton.

Furthermore, please ensure that you calculate the groundwater flow gradient, provide top of casing measurements with respect to Mean Sea Level height (MSL), provide a depth to groundwater table, and provide an explanation regarding the southerly flow gradient direction as opposed to a more "westerly" direction.

Should you have any questions, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Mr. John Sutton, The Sutton Group 1480 Moraga Road, Suite I, Moraga, CA 94556  
Mr. Ed Hoyer, Oro Loma Sanitary District, 2600 Grant Ave., San Lorenzo, CA 94580  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



8-22-01

20288

STID 1996

August 20, 2001

Mr. Michael Cortez  
C/o Oro Loma Sanitary District  
2600 Grant Avenue,  
San Lorenzo, CA 94580

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

**RE: Former Gasoline Underground Storage Tank at 2600 Grant Ave., San Lorenzo, CA**

Dear Mr. Cortez:

I am in receipt of Site Closure Summary document dated 2/20/2001 faxed on August 14<sup>th</sup>, 2001 submitted by Mr. John R. Sutton of the Sutton Group regarding the above referenced site. Thank you for the submittal of the report. I have reviewed this document and discussed it with Mr. Sutton in length. Furthermore, I have also discussed this case with my colleagues.

As you are aware the present monitoring wells are located outside of plume area and have not provided much information so far. Per my discussion with Mr. Sutton, you need to submit a workplan to install two monitoring wells inside the plume area down-gradient of the former source. Having installed the two new wells a quarterly monitoring of the new wells will provide some information regarding the status of the plume at the above referenced site. Once there is some indication of decrease of plume with establishment of the new data within the plume, we may proceed forward with the above referenced case.

Please be advised that there is no need to sample the old monitoring wells since they have consistently provided non-detect levels of contaminants since they are located "outside" of the existing plume area.

I will look forward to receiving the workplan for the installment of the monitoring wells per my discussion with Mr. Sutton, your consultant.

Should you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Mr. John Sutton, The Sutton Group 1480 Moraga Road, Suite I, Moraga, CA 94556  
Mr. Ed Hoyer, Oro Loma Sanitary District, 2600 Grant Ave., San Lorenzo, CA 94580  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0288

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

Stid 1996

September 30, 1999

Mr. Michael Cortez  
C/o Oro Loma Sanitary District  
2600 Grant Avenue,  
San Lorenzo, CA 94580

**RE: Former Gasoline Underground Storage Tank at 2600 Grant Ave., San Lorenzo, CA**

Dear Mr. Cortez:

This office is in receipt of the "Result of Quarterly Sampling of Ground Water Monitoring Wells" dated June 9, 1999 submitted by Mr. John R. Sutton of the Sutton Group. Thank you for the submittal of the report. . Per the above referenced document, the concentrations of all the plume constituents were found at non-detect "ND", while the previous reports had indicated up to 1.54ppb and 1.49ppb of MTBE in MW-3 well.

I will be looking for the future results of the groundwater monitoring as indicated by Mr. Sutton in the above document.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Mr. John Sutton, The Sutton Group 1480 Moraga Road, Suite I, Moraga, CA 94556  
Mr. Ed Hoyer, Oro Loma Sanitary District, 2600 Grant Ave., San Lorenzo, CA 94580  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

R0288

July 19, 1999

ENVIRONMENTAL HEALTH SERVICES

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

**STID 1996**

Mr. Michael Cortez  
C/O Oro Loma Sanitary District  
San Lorenzo, CA 94580

**RE: Property at 2600 Grant Ave., San Lorenzo, CA**

**LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS**

Dear Mr. Cortez:

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: 2600 Grant Ave., San Lorenzo

July 19, 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) 567-6876 if you have any questions about the content of this letter.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB

Attachments: Sample letter 2 and Sample letter 3, which must be filled out by the Responsible Party and mailed to Alameda County.



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



PO288

ENVIRONMENTAL HEALTH SERVICES

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

Stid 1996

June 14, 1999

Mr. Michael Cortez  
C/o Oro Loma Sanitary District  
2600 Grant Avenue,  
San Lorenzo, CA 94580

**RE: Former Gasoline Underground Storage Tank at 2600 Grant Ave., San Lorenzo, CA**

Dear Mr. Cortez:

I am in receipt of the "Result of Quarterly Sampling of Ground Water Monitoring Wells" dated June 9, 1999 submitted by Mr. John R. Sutton of the Sutton Group. Thank you for the submittal of the report. As you are aware, the concentrations of all the plume constituents were found at non-detect "ND" with the exception of MTBE, which was detected at 1.49ppb at MW-3 Well.

I understand that the soil concentrations, reported by the Sequoia Analytical, are at ppb rather than ppm levels.

I concur with the future sampling plan as indicated by Mr. Sutton in the above document.

Should you have any questions, please feel free to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Mr. John Sutton, The Sutton Group 1480 Moraga Road, Suite I, Moraga, CA 94556  
Mr. Ed Hoyer, Oro Loma Sanitary District, 2600 Grant Ave., San Lorenzo, CA 94580  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 288

Stid 1996

March 31, 1999

Mr. Mike Cortez  
C/o Oro Loma Sanitary District  
2600 Grant Avenue,  
San Lorenzo, CA 94580

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

**RE: Former Gasoline Underground Storage Tank at 2600 Grant Ave., San Lorenzo, CA**

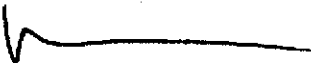
Dear Mr. Cortez:

I am in receipt of the "Installation of Ground Water Monitoring Wells" dated March 16, 1999 submitted by Mr. John R. Sutton of the Sutton Group. It seems that the concentrations of all the contaminants are low. The gasoline concentration at Boring 2 @ 3.5-4' was found at 1350 ppb and benzene at 3.98 ppb. Please verify whether these soil concentrations are at ppb rather than ppm levels. The concentrations of all oxygenates, except MTBE, has been found below ND levels as indicated in the same report.

I concur with the future sampling plan as indicated by Mr. Sutton in the above document.

If you have any other questions, please call me at (510) 567-6876.

Sincerely,

  
Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Mr. John Sutton, The Sutton Group 1480 Moraga Road, Suite I, Moraga, CA 94556  
Mr. Ed Hoyer, Oro Loma Sanitary District, 2600 Grant Ave., San Lorenzo, CA 94580  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Ro # 288

Stid 1996

January 26, 1999

Mr. Mike Cortez  
C/o Oro Loma Sanitary District  
2600 Grant Avenue,  
San Lorenzo, CA 94580

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

**RE: Former Gasoline Underground Storage Tank at 2600 Grant Ave., San Lorenzo, CA**

Dear Mr. Cortez:

I have received and reviewed your work plan for "Installation of Ground Water Monitoring Wells" dated December 18, 1998. I concur with the scope of this work plan. In your letter dated January 15<sup>th</sup>, 1999 you inquired about the additional tests which I had requested in my previous letter dated December 28<sup>th</sup>, 1998. As indicated before, according to Cal /EPA's guidelines and Chuck Headlee of Regional Water Quality Control Board (RWQCB) you need to test for the presence of other oxygenated contaminants such as those of TAME, DIPE, ETBE, TBA, EDB, and EDC at least once to ensure absence of the indicated constituents. I discussed this requirement with Mr. John Sutton of The Sutton Group as well. I also faxed Mr. Sutton a copy of the actual document requiring these additional tests. Please be advised that the above additional tests are necessary to be performed **only once** during the sampling events to look for the presence of the above additional constituents.

If you have any other questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: John Sutton, The Sutton Group 1480 Moraga Road, Suite I, Moraga, CA 94556  
Ed Hoyer, Oro Loma Sanitary District, 2600 Grant Ave., San Lorenzo, CA 94580  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Ro # 288

Stid 1996

January 26, 1999

Mr. Mike Cortez  
C/o Oro Loma Sanitary District  
2600 Grant Avenue,  
San Lorenzo, CA 94580

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

**RE: Former Gasoline Underground Storage Tank at 2600 Grant Ave., San Lorenzo, CA**

Dear Mr. Cortez:

I have received and reviewed your work plan for "Installation of Ground Water Monitoring Wells" dated December 18, 1998. I concur with the scope of this work plan. In your letter dated January 15<sup>th</sup>, 1999 you inquired about the additional tests which I had requested in my previous letter dated December 28<sup>th</sup>, 1998. As indicated before, according to Cal /EPA's guidelines and Chuck Headlee of Regional Water Quality Control Board (RWQCB) you need to test for the presence of other oxygenated contaminants such as those of TAME, DIPE, ETBE, TBA, EDB, and EDC at least once to ensure absence of the indicated constituents. I discussed this requirement with Mr. John Sutton of The Sutton Group as well. I also faxed Mr. Sutton a copy of the actual document requiring these additional tests. Please be advised that the above additional tests are necessary to be performed only once during the sampling events to look for the presence of the above additional constituents.

If you have any other questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: John Sutton, The Sutton Group 1480 Moraga Road, Suite I, Moraga, CA 94556  
Ed Hoyer, Oro Loma Sanitary District, 2600 Grant Ave., San Lorenzo, CA 94580  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



20288

Stid 1996

December 28, 1998

Mr. Mike Cortez  
C/o Oro Loma Sanitary District  
2600 Grant Avenue,  
San Lorenzo, CA 94580

ENVIRONMENTAL HEALTH SERVICES

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

**RE: Former Gasoline Underground Storage Tank at 2600 Grant Ave., San Lorenzo, CA**

Dear Mr. Cortez:

I have been assigned me to review the above referenced site. According to our records, this office has not received any response regarding the requests made by Brian Oliva in his letter dated August 26, 1998, including proper screening and installment of three monitoring wells in the area of the former tank to adequately define the horizontal extent of contamination. In addition ground water analysis must be performed looking for constituents such as Petroleum Hydrocarbon, BTEX, and MTBE.

According to Cal /EPA's guidelines and Chuck Headlee of Regional Water Quality Control Board (RWQCB) you need to test for the presence of other oxygenated contaminants such as those of TAME, DIPE, ETBE, TBA, EDB, and EDC at least once to ensure absence of the indicated constituents.

**Please submit a work plan within 30 days from the date of this letter. This is a formal request for technical information and hence any delays should be requested in writing.**

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: John Sutton, The Sutton Group 1480 Moraga Road, Suite I, Moraga, CA 94556  
Ed Hoyer, Oro Loma Sanitary District, 2600 Grant Ave., San Lorenzo, CA 94580  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0 # 288

August 26, 1998

ENVIRONMENTAL HEALTH SERVICES

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

STID #1996

Mike Cortez  
C/o Oro Loma Sanitary District  
2600 Grant Avenue,  
San Lorenzo, CA 94580

Subject: Underground Storage Tank Remediation, at the former site of (1) 1000 gallon gasoline tank at 2600 Grant Avenue, San Lorenzo, CA 94580

Dear Mr. Cortez:

This office has received the "*Supplemental Soil and Groundwater Investigations*", dated July 13, 1998, and submitted by *the Sutton Group*, your consultant of record. Thank you for the prompt submission of the subject document. Upon review of the report submitted, and meeting with your consultant, this office has several comments concerning the former tank area and contemplated actions.

It will be necessary for you to install three monitoring wells in the area of the former underground storage tank to adequately define the horizontal extent of contamination in the area of the tank. The wells should be properly screened so as to allow for a representative sample of the subject constituents. These would be for total petroleum hydrocarbons, BTEX, and MTBE.

Please direct your consultant to submit a work plan for installation of said monitoring wells, referencing the July 13, report. If you have any questions, please do not hesitate to call this office. The telephone number is (510) 567-6737.

Sincerely,

Brian P. Oliva, REHS, REA  
Hazardous Material Specialist

C: John Sutton, the Sutton Group  
Madhulla Logan, Al Co.  
Ed Hoyer, Oro Loma Sanitary District

AKS

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0288

May 12, 1998

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

ATTN: Sir Or Madam

Oro Loma Sanitary Distric  
2600 Grant Ave  
San Lorenzo Ca 94580

RE: Project # 1966A - Type I  
at 2600 Grant Ave in San Lorenzo 94580

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 \$573.25, 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# 288

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

January 26, 1998

**STID # 1996**

Mike Cortez  
c/o Oro Loma Sanitary District  
2600 Grant Avenue,  
San Lorenzo, CA 94580

**Subject: Supplemental Site Evaluation, 2600 Grant Avenue,  
San Lorenzo, CA 94580**

Dear Mr. Cortez:

The County of Alameda Department of Environmental Health has received the "Work Plan for Supplemental Site Evaluation, dated October 23, 1997, and submitted by the Sutton Group, your consultant of record. Thank you for the timely submission of this document.

Upon review by Madhulla Logan, this office's designated reviewer regarding the risk-based assessment, and myself, this office concurs with the plan as submitted. Please implement the Work plan as soon as possible.

If you have any questions, please contact this office. The number is (510) 567-6737.

Sincerely,

Brian P. Oliva, REHS, REA  
Hazardous Materials Specialist

c: John Sutton, the Sutton Group, 51 Shuey Drive, Moraga,  
CA 94556-1371



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0# 288

September 15, 1997

ENVIRONMENTAL HEALTH SERVICES

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

STID# 1996

Mr. Michael Cortez  
Ora Loma Sanitary District  
2600 Grant Avenue  
San Lorenzo, CA 94580

**Subject: Former Underground Storage Tank, located at Oro Loma Sanitary District, 2600 Grant Avenue, San Lorenzo, CA 95580**

Dear Mr. Cortez:

On Thursday, September 11, 1997, this office conducted an inspection of the above referenced facility during a meeting with you concerning the former underground storage tank located on site. Thank you for meeting me on such a short notice.

The subject of the meeting was the requested submission of Tier One RBCA Evaluation, and a time extension. In light of the fact that there is evidence of difficulty regarding funding of the project, a time extension is granted until **October 15, 1997**, for timely submission of the document. Earlier today I spoke with John Sutton, of the Sutton Group who concurred on the time line for submission of the document.

Please call this office if there are any other difficulties regarding said submission. This office may be reached at (510) 567-6737.

Sincerely,

Brian P. Oliva, REHS, REA  
Hazardous Materials Specialist

c: Kevin Graves, SFBRWQCB  
The Sutton Group, 51 Shuey Drive, Moraga, CA 94556-2620

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 288

StId 1996/lop

June 5, 1997

ENVIRONMENTAL HEALTH SERVICES

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

Attn: Mike Cortez  
Oro Loma Sanitary District  
2600 Grant Ave  
San Lorenzo CA 94580

Subject: Investigations at OLSD, 2600 Grant Ave., San Lorenzo

Dear Mr. Cortez:

On October 29, 1996, the Alameda County Department of Environmental Health, sent you a letter requiring that you submit a report that includes an ASTM-RBCA Tier-1 evaluation/Tier-2 proposal concerning the gasoline release(s) at the subject site. Please see attached a copy of that letter. In addition, this office met with you on September 10 and 19, 1996, to discuss the need for and direction of future site investigations. To this date, we have not received any communication from you on this matter. You are required to submit the above described report **within 60 days** of the date of this letter.

The State Cleanup Fund has notified this office that your case has been reviewed and is in the process of being approved for reimbursement. Please be aware that you must be in compliance with County requirements in order to be eligible for future reimbursement with the Cleanup Fund.

Please contact me at (510)567-5655 if you have any questions or comments.

Sincerely,

Amy Leech  
Hazardous Materials Specialist

**ATTACHMENT**

cc Michael Cameron, Oro Loma Sanitary District, 2600 Grant Ave., San Lorenzo, CA 94580  
Cheryl Gordon, SWRCB Cleanup Fund  
Bob Chambers, Alameda County District Attorney's Office  
ALL-File

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RO # 288

StId 1996

October 29, 1996

Attn: Mike Cortez  
Oro Loma Sanitary District  
2600 Grant Ave  
San Lorenzo CA 94580

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

Subject: Investigations at OLSD, 2600 Grant Ave., San Lorenzo

Dear Mr. Cortez:

This letter is a follow-up to our last correspondence to you dated August 12, 1996 and is subsequent to our September 10 and September 19, 1996 meetings with your office, John Sutton, and Kevin Graves of the San Francisco Bay Regional Water Control Board (RWQCB) regarding the subject site. This office requested in a letter dated August 12, 1996 that OLSD submit a supplemental work plan/report to evaluate, and if deemed appropriate, propose further investigations regarding the impact to soil and groundwater from the gasoline contamination south of boring EP-5. The development of cleanup goals and a corrective action plan using the tiered approach of the ASTM E1739-95 document entitled "Standard Guide for Risk-Based Corrective Action (RBCA) Applied at Petroleum Release Sites" were also elements of our August 12th request.

The purpose of the noted meetings was to discuss the following issues: 1) requirements for defining the extent of gasoline contaminated groundwater south and west of your site in relation to sanitary sewer line trenches that run along Grant Avenue and 2) structural specifications of the Engineering Building (location closest to the identified contamination "hot" spot) in regard to potential human health risks due to exposure to gasoline vapors.

Based on the draft cross-sectional map of the subject site presented during the September meetings, we concur that the presence of large gravel-filled sewer line trenches that run parallel with and beneath Grant Avenue could serve as a conduit for contaminant migration. Per our discussions with Kevin Graves of the RWQCB, an investigation to define the extent of contaminant migration south and west of boring EP-5 would *not* be required if an evaluation confirms an acceptable risk to human health and the environment in these areas. A finalized evaluation of the gravel trenches in regard to preferential pathways should be included as part of the ASTM RBCA Tier-1 evaluation discussed below.

During our site visit, we observed the presence of a concrete slab (i.e. "rodent barrier") underneath the Engineering Building. You also indicated that a moisture barrier was installed beneath the concrete slab. Both of these construction materials, along with the fact the building is built on a ventilated subfloor, are *anticipated* to reduce the potential for exposure to gasoline vapors originating from the soil and groundwater contamination in this area. Nevertheless, potential exposure due to volatilization of such contaminants to an enclosed space (building) must be evaluated. As part of this evaluation, you may want to contact the manufacturer of the moisture barrier that was installed under the buildings to inquire on the specifications of this material in regard to reducing the vapor pathway for gasoline.

Therefore, this site must be evaluated for potential risks to human health and/or the environment using the ASTM ES 1739-95 RBCA guidance. Concurrent with the RBCA evaluation the following issues must be addressed:

Cortez/OLSD  
Re: 2600 Grant Ave  
October 29, 1996  
Page 2 of 3

1. Groundwater samples collected from boring EP-2 (Sutton 1996) and SB-4 (Levine Fricke 1993) identified Total Petroleum Hydrocarbons as Gasoline (TPH-G) in groundwater as 230,000 ppb and 1,600,000 ppb, respectively. These results indicate that gasoline contamination in some areas of this site exceed published saturation concentrations for gasoline in water, indicating that free-phase (floating) product may be present. Therefore, the presence or absence of floating product must be confirmed at this site. Consequently, potential explosion hazards associated with this condition must be evaluated (e.g., areas where gasoline vapors can accumulate in enclosed spaces such as sewer lines, basements, vaults, etc.) should free-product be discovered/confirmed.
2. Based on the soil and groundwater samples collected during the Sutton and Levine Fricke investigations to date and all other available information, iso-concentration map(s) of the gasoline contamination should be developed relative to all potential receptors within the vicinity of the contaminant plume. Fate and transport modelling or further sampling may be required to confirm the boundaries of the contaminant plume relative to potential receptors. The plume definition map should include potential receptors on-site (e.g. workers in the OLSD Administration, Maintenance, and Engineering Buildings) and off-site (e.g. Mei Lings Chinese Restaurant, Thompson Fence, wetlands). In addition, potential construction or utility worker exposure scenarios must also be evaluated.
3. All appropriate exposure pathways must be considered and evaluated for all potential receptors identified within the contaminant plume boundaries, in addition to evaluation of risk for those receptors located outside the plume but within the areas identified as susceptible to vapor exposure, should such be identified during this stage of the evaluation.
4. Based on the preliminary or final results in evaluating this site using ASTM-RBCA methodologies, permanent groundwater monitoring wells may be required at this site.

The ASTM-RBCA Tier-1 evaluation report for this site is due to this office no later than January 15, 1997. The Tier-1 report should include a summary that organizes available site information regarding principal chemicals of concern, extent of affected environmental media, and potential migration and exposure pathways and receptors. Site conditions should then be compared with California-modified Tier-1 risk-based screening levels (RBSLs). If appropriate, a proposal for corrective action at this site and/or a proposal for a Tier-2 evaluation to develop site-specific target levels (SSTLs) should be included with the Tier-1 evaluation. A description of the Tier-2 approach and site-specific parameters to be used in the Tier-2 evaluation should also be submitted for review if, in the view of your risk assessor, this additional evaluation is necessary. Please include a schedule for proposed corrective action and/or the submittal of the Tier-2 evaluation in the Tier-1 report.

Please call me at (510)567-6755 if you have questions or need additional information.

Sincerely,



Amy Leech  
Hazardous Materials Specialist

R0#288

Cortez/OLSD  
Re: 2600 Grant Ave  
October 29, 1996  
Page 3 of 3

c: Michael Cameron, Oro Loma Sanitary District, 2600 Grant Ave., San Lorenzo, CA 94580  
Attn: John Sutton, The Sutton Group, 51 Shuey Dr., Moraga CA 94556-2620  
Kevin Graves, SFRWQCB  
File(ALL)

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

20288

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

Std 1996

August 12, 1996

Attn: Mike Cortez  
Oro Loma Sanitary District  
2600 Grant Ave  
San Lorenzo CA 94580

Subject: Investigations at OLSD, 2600 Grant Ave., San Lorenzo

Dear Mr. Cortez:

This office has reviewed The Sutton Group's "Report of Soil and Ground Water Investigations at the former site of a 1,000 Gallon Gasoline Tank", dated May 15, 1996, and a supplemental report of soil and groundwater investigations of the diesel tank area, dated June 7, 1996. Both investigations used a rapid site assessment technique to assess the severity and extent of contamination in the area of the former location of a gasoline underground storage tank and an above-ground diesel tanks (UST).

Gasoline Impacted Area

The investigation in the area of the former gasoline UST identified Total Petroleum Hydrocarbons as Gasoline (TPH-G) and/or benzene, toluene, ethylbenzene, and xylenes (BTEX) in all sample locations (borings EP-1 through EP-5). However, the extent of the contaminant plume appears to have been adequately defined at this time to the north by boring EP-1 and EP-3, to the northwest by boring EP-4, and to the southeast by borings EP-6 and EP-7. The extent of contamination has *not* been defined to the south as indicated by the elevated levels of gasoline identified in soil (29 ppm TPH-G and 1.5 ppm benzene) and groundwater (64,000 ppb TPH-G and 8,800 ppb benzene) samples collected from boring EP-5.

Per the May 15, 1996 report and my telephone conversation with Mr. Sutton, there are reportedly large sewer lines in Grant Avenue which may act as a conduit for contaminant migration. This office concurs with The Sutton Group's recommendation to further evaluate and/or investigate the potential of contaminant migration south of boring EP-5. The evaluation and/or investigation should identify where and how far the contamination is migrating and if there are any human or environmental receptors at risk of being adversely impacted by the contamination.

In the vicinity of the office building noted on Figure 3 of the May 15, 1996 report, elevated levels of TPH-G and BTEX were identified in soil (1,800 ppm TPH-G and 21 ppm benzene) and groundwater (230,000 ppb TPH-G and 23,000 ppb benzene) samples collected from boring EP-2. This office also concurs with Mr. Sutton's recommendations to evaluate any potential risk to human health and/or the environment from the gasoline contamination using the ASTM ES 1739-95 Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites (RBCA).

Based on the findings of this investigation, you are required to submit a supplemental work plan/report to evaluate and/or propose further investigations regarding the impact to soil and groundwater from the gasoline contamination south of boring EP-5 and develop cleanup goals and a corrective action plan using RBCA as discussed in our letter to you dated November 9, 1995 (see attached). The supplemental work plan/report to further characterize the extent of contamination south of boring EP-5 and an initial RBCA Tier 1 risk analysis using appropriate exposure pathway scenarios based on the identified

Cortez/OLSD  
Re: 2600 Grant Ave  
August 12, 1996  
Page 2 of 2

contaminant concentrations to soil and groundwater at this site is due within 30 days of the date of this letter or by September 10, 1996. The Tier 1 report should identify all potential receptors and include a "recommendations" section regarding the need for further risk assessment and/or development of cleanup goals and a corrective action plan.

**Diesel Impacted Area**

Groundwater results from samples collected from EPD-1, EPD-2, and GW-1 identified low levels of TPH-D (340, 210, and 240 ppb TPH-D, respectively) with no BTEX or EPA 8270 compounds. Because BTEX and EPA 8270 compounds were not identified in groundwater samples collected from EPD-1, EPD-2, and GW-1, no further investigations will be required in these areas at this time.

The soil and groundwater sample locations EPD-1 and EPD-2 noted on Figure 3 of the report dated June 7, 1996, do *not* correlate with the proposed sample locations noted in Figure 5 of the work plan dated January 1996. For example, the location of EPD-1 was proposed to be adjacent to the former Levine-Fricke exploratory test pit, located approximately 30 - 40 feet south-southeast of monitoring well GW-1. However, based on Figure 3, it appears EPD-1 was located approximately 120 feet south-southeast of MW-1.

In order to accurately document this investigation and as discussed during our telephone conversation on August 6, 1996, please report to us if there was an error made drawing up Figure 3 in the June 7, 1996, report. If Figure 3 is representative of the actual sample locations, then it is *not* possible to draw conclusions regarding the extent of diesel contaminated soil south of Levine-Fricke's sample point SW-S3.5 where 1,700 ppm of TPH-D was identified. In addition, it would also appear that the extent of diesel contamination to groundwater in this area is relatively wide-spread. However as stated above, no further investigations will be required in these areas at this time based on the fact there were no BTEX or EPA 8270 compounds identified in any of the groundwater samples.

Please note that it does not appear that the current legislation regarding the Ground Water Non-Attainment Areas (NAA) memorandum which I forwarded to you last year will include sites contaminated by leaking underground storage tanks. However, the San Francisco Bay Area Regional Water Quality Control Board (RWQCB) has provided interim guidance on defining and managing cleanup at low-risk fuel sites. Enclosed is a copy of the January 5, 1996, guidance document for your review.

If you have questions/comments or would like to meet to discuss your site, please call me at (510)567-6755.

Sincerely,

  
Amy Leech  
Hazardous Materials Specialist

**ATTACHMENTS (2)**

c: Michael Cameron, Oro Loma Sanitary District, 2600 Grant Ave., San Lorenzo, CA 94580  
Attn: John Sutton, The Sutton Group, 51 Shuey Dr., Moraga CA 94556-2620 w/attachments  
Kevin Graves, SFRWQCB  
Gordon Coleman - File(ALL)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0# 288

ARNOLD PERKINS, DIRECTOR  
RAFAT A. SHAHID, DEPUTY DIRECTOR

Std 1996

Alameda County Environmental Health Dept.  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
(510)567-6700 fax: (510)337-9335

Attn: Mike Cortez  
Oro Loma Sanitary District  
2600 Grant Ave  
San Lorenzo CA 94580

Subject: Work plan for investigations at OLSD, 2600 Grant Ave., San Lorenzo

Dear Mr. Cortez:

This office has reviewed The Sutton Group's work plan, dated January 9, 1996. This work plan proposes to collect soil and groundwater samples in the vicinity of an abandoned gasoline underground storage tank (UST) pit and diesel impacted area to determine the severity and extent of contamination to soil and groundwater at the subject site. As we discussed during our December 8, 1995 meeting, this investigation will assist to determine the proper locations for permanent groundwater monitoring wells and provide some preliminary information necessary to complete a risk assessment that will assist to establish long-term cleanup goals. The work plan is acceptable to this office with the following additions/comments:

1. **At least one sample location should be planned west of SB-4 in order to define the extent of contamination west of SB-4.** Groundwater flow direction has not yet been established at this site. However, since the site is located within a half mile of the Bay, it is reasonable to assume that groundwater flow fluctuates and at times will flow toward the west. A "grab" groundwater sample collected at SB-4, located west of the "Office Building" (see figure 4 of work plan) by Levine Fricke in 1993, identified very elevated levels of contamination, 1,600,000 ppb TPHg and 27,000 ppb benzene.

Per our telephone conversation on January 25, 1996, Mr. Sutton indicated based on field observations, he may be able to relocate borings EP-4 and EP-5 to include the area west of SB-4.

2. **It will be necessary to collect soil and groundwater samples north of the Maintenance Building if samples collected from boring EP-3 identify elevated levels of contamination.**
3. **Soil and groundwater samples should be analyzed for TPHg, BTEX, and Methyl Tertiary Butyl Ether (MTBE).** Please see attached a letter from the San Francisco Regional Water Quality Control Board dated May 2, 1995 which requires reporting of Methyl Tertiary Butyl Ether (MTBE) at all sites where a gasoline release occurred after 1983.



Cortez/OLSD  
Re: 2600 Grant Ave  
February 1, 1996  
Page 2 of 2

Please notify me at least 72 hours before field work begins. A report documenting the results of this investigation is due to this office within 45 days after implementing the work plan.

If you have questions or comments, please call me at (510)567-6755.

Sincerely,



Amy Leech  
Hazardous Materials Specialist

*AL* c: Michael Cameron  
Oro Loma Sanitary District  
2600 Grant Ave.  
San Lorenzo, CA 94580

Attn: John Sutton w/attachments  
The Sutton Group  
51 Shuey Dr.  
Moraga CA 94556-2620

Kevin Graves, SFRWQCB

Gordon Coleman - File(ALL)

**ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY**

DAVID J. KEARS, Agency Director



R0288

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

**StId 1996**

November 9, 1995

Attn: Michael Cortez  
Oro Loma Sanitary District  
2600 Grant Ave  
San Lorenzo CA 94580

**Subject: Investigations at Oro Loma Sanitary District (OLSD) located at  
2600 Grant Ave., San Lorenzo, CA**

Dear Mr. Cortez:

This office has completed a review of reports submitted by the Sutton Group, Inc. and Levine Fricke, Inc. regarding impact to soil and groundwater from gasoline and diesel at the subject site. The purpose of this letter is to summarize areas of concern and plans for further site investigations of the diesel and gasoline impacted areas discussed during our meeting on October 5, 1995 and our telephone conversation on October 30, 1995.

**Gasoline Impacted Area at OLSD**

In regard to the area impacted by the former gasoline underground storage tank (UST) removed on May 3, 1995 at OLSD, this office has completed a review of The Sutton Group's reports dated November 23, 1994 and June 7, 1995. The November 23rd report documents a trenching/soil sampling investigations completed in October 1994 by the Sutton Group and a soil boring investigation that included collection of soil and "grab" groundwater samples in August 1993 by Levine Fricke. The June 7th report documents the removal of the 1,000-gallon gasoline UST.

During the May 1995 field investigation conducted concurrent with the UST removal, laboratory analyses of soil samples collected from the UST pit identified contaminant levels as high as 3,300 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 37 ppm benzene, 18 ppm toluene, 61 ppm ethylbenzene, 350 ppm xylene (BTEX), and 260 ppm total lead (6.4 ppm soluble lead). From the investigations completed in 1993, Levine Fricke reported results of soil samples up to 4,300 ppm TPHg and 14, 250, 130, and 680 ppm BTEX, respectively (collected at 3.5 feet below ground surface (bgs) and west of the UST pit). "Grab" groundwater samples collected west, east and south of the UST pit identified significant levels of contamination up to 1,600 ppm TPHg, 27,000, 39,000, 4,200, and 22,000 parts per billion (ppb) BTEX, respectively.

Guidelines established by the California Regional Water Quality Control Board (RWQCB)

Cortez  
Re: 2600 Grant Ave.  
November 9, 1995  
Page 2 of 4

require that soil and ground water investigations be conducted when there is evidence to indicate that a release from an UST will impact or may have impacted the ground water.

Previous assessment work has clearly identified an impact to groundwater and soil resulting from an UST release. Therefore, you are required to conduct a **Soil and Water Investigation (SWI)** to determine the lateral and vertical extent and severity of **both soil and ground water** contamination resulting from the release at the site. The information gathered by the SWI will be used to determine an appropriate course of action (Corrective Action Plan) to remediate the site, if deemed necessary. The SWI must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**.

As I indicated during our telephone conversation on October 3rd, I spoke with Kevin Graves with the San Francisco RWQCB regarding this site. We discussed that the vertical and lateral extent of soil and groundwater contamination should be defined and cleanup goals established prior to implementing a Corrective Action Plan for this site. Cleanup goals for soil and groundwater should be established by evaluating the health and safety risks/environmental impact to potential receptors (e.g., employees working inside nearby buildings, impact to nearby surface waters, etc.). Should, for example, human receptors be identified, an initial risk evaluation can be completed using the 3-Tier approach of the ASTM ES 38-94 Emergency Standard Guide for Risk-Based Corrective Action (RBCA) Applied at Petroleum Release Sites.

The most cost-effective Corrective Action Plan can be developed and implemented after the soil and groundwater contamination has been fully characterized, a risk assessment of potential receptors has been evaluated, and cleanup goals established. Once implemented and based on the results of Corrective Action, this site will be directed toward either: 1) permanent closure, or 2) a long term groundwater monitoring plan, also known as a Ground Water Non-Attainment Areas (NAA). The NAA alternative to final closure can be used as a plume management option for sites with limited water quality, environmental, and human health risks. Oro Loma Sanitary District could be considered for this option if all Category I criteria outlined in the NAA Memorandum are met (see attached), including that the vertical and horizontal extent of contamination to soil and groundwater has been defined, adequate source removal has been completed to limit future migration of contaminants to groundwater, and there is data to support that the contaminant plume has stabilized. (Please note that at this time the plume management option has not been officially approved as State policy; however, this option is being approved for implementation by RWQCB on a case-by-case.)

Cortez  
Re: 2600 Grant Ave.  
November 9, 1995  
Page 3 of 4

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined that there has been a substantial impact to ground water.

In order to properly conduct a site investigation, you are required to obtain professional services of a reputable environmental consultant. **All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.**

**The SWI proposal (work plan) is due within 60 days of the date of this letter or by January 10, 1995.** Once the proposal is approved, field work should commence within 30 days. A report must be submitted within 45 days after the completion of this phase of work at the site.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations.** Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

#### **Diesel Impacted Area at OLSD**

The other area of concern at OLSD is the area surrounding the above-ground diesel tanks where soil and groundwater have been impacted by diesel fuel. In this area, a single monitoring well was installed to the west of the tanks and sampled for four quarters. Levine-Fricke completed a source removal/investigation during September and October 1993. Diesel contamination has been delineated in soil up to 1,700 ppm TPHd to the south and 360 ppm to the west of the tanks. Since groundwater gradient and flow direction are not known in this area, further soil and groundwater investigations should be completed to the south of the diesel tanks to define the degree and extent of soil and water contamination and to verify that the groundwater contaminant plume is stable. We discussed that this investigation could be completed with a minimum of two sampling areas. A minimum of one soil and groundwater sample should be collected from each sampling point and analyzed for TPH as diesel, BTEX, and semi-volatile compounds which includes naphthalene and benzo(a)pyrene.

As we discussed during the October 5th meeting, OLSD has the option to complete this investigation now or, if more cost-effective for OLSD, in conjunction with the required gasoline investigation indicted above. This work should be proposed, however, in the form of a workplan or detailed letter with a site map that includes boring locations.

Cortez

Re: 2600 Grant Ave.

November 9, 1995

Page 4 of 4

A meeting prior to submitting a SWI work plan for review, with representatives from OLSD, OLSD consultant(s), and this office would be helpful to assist in directing future investigations at your site toward final closure. Please give me a call at (510)567-6755 if you have questions or need additional information.

Sincerely,



Amy Leech

Hazardous Materials Specialist

**ATTACHMENTS**

c: <sup>cf</sup> Michael Cameron  
Oro Loma Sanitary District  
2600 Grant Ave.  
San Lorenzo, CA 94580

Attn: John Sutton w/attachments  
The Sutton Group  
51 Shuey Dr.  
Moraga CA 94556-2620

Kevin Graves, SFRWQCB

Acting Chief of Environmental Protection - File(ALL)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0288

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

StId #1996

April 17, 1995

Mike Cortez  
Oro Loma Sanitary District  
2600 Grant Ave  
San Lorenzo CA 94580

Subject: Investigations at 2600 Grant Ave., San Lorenzo, CA

Dear Mr. Cortez:

This office has received and reviewed Levine-Fricke's Quarterly Ground Water Monitoring Results, dated March 17, 1995, for the subject site. In this report, Levine-Fricke recommends that Oro Loma Sanitary District (OLSD) pursue case closure for this site. As you know, soil and ground water investigations are pending at this site in regard to the 1,000-gallon gasoline underground storage tank (UST). Therefore, this office will not consider reviewing this site for case closure until investigations and remediation, if necessary, are complete in regard to both the closure of the gasoline UST and the aboveground diesel tanks and associated underground piping.

In addition, this office has determined that investigations in the location of the aboveground diesel tanks are not complete for the reasons indicated below. Please submit to this office on or before June 1, 1995, the following information in regard to soil and ground water investigations in the location of the aboveground diesel tanks:

1. The June 1994 Ground Water Quarterly Monitoring Report completed by Levine-Fricke for monitoring well MW-1.
2. Per Levine-Fricke's Report on Soil Excavation at the OLSD, dated March 29, 1994, analytical results of soil samples collected in October 1993 to the south (boring SW-S-3.5) and west (boring SW-W-3.5) of the diesel tanks identified 1,700 ppm and 360 ppm of TPHd, respectively. Therefore, it appears the extent of soil contamination has not yet been delineated to the south and west of the excavation boundaries.

There is currently one monitoring well (MW-1) in the vicinity of the aboveground diesel tanks and associated underground piping. MW-1 is located west/northwest of the diesel tanks and associated underground piping. It appears that the extent of ground water contamination has been delineated in this area. However, ground water gradient in this location has not been determined and impact to ground water has not

Cortez/Oro Loma Sanitary District  
April 17, 1995  
Page 2 of 3

been determined in the areas where the highest concentrations of soil contamination remain, i.e. to the south and west of the tanks and associated piping. **Please submit a work plan that addresses ground water gradient determinations in this location of the site, as well as, delineation of contamination to soil and ground water south and west of the diesel tanks and associated piping.**

3. **Please submit manifests for disposal of the approximately 275 cubic yards of petroleum contaminated soil that was removed from the vicinity of the aboveground diesel tanks and related underground piping.**

After the above information is forwarded to us and the required investigations are complete in regard to soil and ground water investigations in the location of the aboveground diesel tanks and associated underground piping, we will be able to determine whether it is necessary to continue monitoring the ground water in the location of the aboveground diesel tanks.

Please be reminded that per Section 2652, Article 5, Title 23 California Code of Regulations, and the Regional Water Quality Control Board's guidelines, **you are required to conduct quarterly monitoring and sampling of the groundwater monitoring wells and submit quarterly reports to this office until this site qualifies for case closure.** The referenced quarterly reports, must describe the status of the investigations and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization.
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

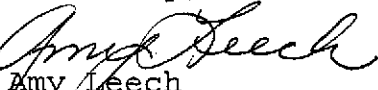
The Tank Closure Plan for the 1,000-gallon gasoline tank was submitted to this office by V.C.I. of California on April 14, 1995. Per our conversation on April 13th, you stated you plan to

Cortez/Oro Loma Sanitary District  
April 17, 1995  
Page 3 of 3

schedule the tank removal as soon as the plans are approved. This Tank Closure Plan was reviewed and approved by this office on April 18, 1995. Please notify this office to schedule an appointment at least 72 hours prior to completing the tank removal.

Please call me at (510)567-6755 if you have questions and/or to schedule an appointment. I will be out of town April 24 - 28, 1995. If you need to schedule the tank removal during that time, please contact Tom Peacock at (510)567-6782.

Sincerely,



Amy Leech  
Hazardous Materials Specialist

c: Shellie Fletcher  
Levine-Fricke  
1900 Powell St., 12th Floor  
Emeryville, CA 94608

John Sutton  
The Sutton Group  
51 Shuey Dr.  
Moraga, CA 94556-2620

Acting Chief of Environmental Protection - Files(ALL)



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RO# 288

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

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

January 23, 1995

Mike Cortez  
Oro Loma Sanitary District  
2600 Grant Ave  
San Lorenzo CA 94580

StId 1996

Subject: Underground Tank Removal Plan and required  
investigations at 2600 Grant Ave., San Lorenzo, CA

Dear Mr. Cortez,

Per our telephone conversation January 6, 1995, I am awaiting your submittal of a new Underground Tank Removal Plan for the removal of a 1,000 gallon gasoline tank. You were informed by this office in a letter dated June 8, 1994, that per Alameda County Fire Code, Section 79.114(e), you are required to remove a tank within 90 days of it not being in service.

Additionally, a report submitted to this office by The Sutton Group on behalf of Oro Loma Sanitary District dated November 23, 1994, reported that Total Petroleum Hydrocarbons as gasoline (TPHg) as high as 1600 parts per million (ppm) and benzene as high as 8.8 ppm were reported to exist in subsurface soil within 50 feet of the 1,000 gallon gasoline tank. Investigations of soil and ground water in 1993 found TPHg and benzene as high as 4,300 ppm and 23 ppm, respectively for soil and 1,600 ppm and 27 ppm, respectively for ground water.

Per my telephone conversation on January 6, 1995, with your consultant, John Sutton, he has proposed to complete contaminant source reduction via on-site overexcavation at the same time the tank is removed. I indicated to him that the following items need to be submitted:

- o A new Underground Tank Closure Plan. Much of the information contained in the original plan, dated 8/26/93, has changed.
- o A workplan for the proposed source reduction.

Cortez  
Oro Loma Sanitary District  
January 24, 1995  
page 2 of 2

- o A comprehensive site map that is to scale and includes all areas of concern (i.e. locations of the former aboveground diesel tanks and associated underground piping; locations of former or existing underground storage tanks; and locations of monitoring wells, borings, and trenches used for site assessment; etc.)

As we discussed, please submit a letter indicating why there have been delays past the original 120 day extension granted on July 6, 1994, and a work schedule to ensure that this project occurs as soon as possible.

Please call me at (510)567-6755 if you have questions.

Sincerely,



Amy Leech  
Hazardous Materials Specialist

cc: John Sutton  
The Sutton Group  
51 Shuey Dr.  
Moraga CA 94556-2620

Ed Howell

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0288

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

June 8, 1994

Mr. Mike Cortez  
Oro Loma Sanitary District  
2600 Grant Avenue  
San Lorenzo, CA 94580

STID 1996

Re: Required investigations at 2600 Grant Ave., San Lorenzo, CA

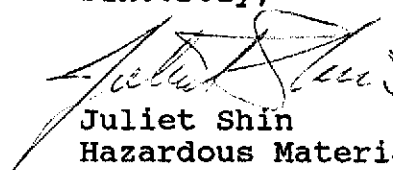
Dear Mr. Cortez,

In September 1993, this office reviewed and approved the Underground Tank Closure Plans that Oro Loma Sanitary District submitted for the removal of one 1,000-gallon gasoline tank at the above site. It is the understanding of this office that this tank was never removed. Per Alameda County Fire Code, Section 79.114(e), you are required to remove these tanks within 90 days of not being in service. It appears that this tank has been inactive for over 90 days, therefore, you are required to remove this tank **within 45 days** of the date of this letter.

Additionally, this office is in possession of a September 30, 1993 Inspection Form that indicates that soil and ground water contamination, resulting from a release from an on-site underground storage tank, has been identified at the site. This office has no information on investigations related to this release. Please submit copies of all reports and correspondence relating to these investigations **within 45 days** of the date of this letter.

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

Sincerely,

  
Juliet Shin  
Hazardous Materials Specialist

cc: Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0288

RAFAT A. SHAHID, Assistant Agency Director

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

November 16, 1993

ATTN: -0-

Oro Loma Sanitary District  
2600 Grant Ave  
San Lorenzo

RE: Project # 1966A - M  
at 2600 Grant Ave. in San Lorenzo 94580

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 \$250.00, 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 PAM EVANS  
at (510) 271-4320.

Sincerely,

Edgar B. Howell III, Chief  
Hazardous Materials Division

c: files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0288

RAFAT A. SHAHID, Assistant Agency Director

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

November 13, 1992

Michael Riddiford  
Oro Loma Sanitary District  
2600 Grant Av  
San Lorenzo CA 94580

RE: Petroleum Fuel Contamination of Soil and Groundwater

Dear Mr. Riddiford:

I have reviewed the analysis report for soil and groundwater samples taken in the vicinity of Oro Loma's former above ground diesel tank. Soil samples contained as much as 33,000 ppm and groundwater contained up to 540,000 ppb of diesel. Also, both soil and groundwater contained high levels of hazardous fuel constituents, including benzene, toluene, xylene and ethyl benzene (BTEX). On November 2, we discussed these results by telephone and you stated that the District would most likely hire an environmental consultant to develop plan for further investigation and remediation.

I have enclosed a copy of the Department's requirements for initial subsurface investigations for your reference. We require that Oro Loma submit a work plan that addresses these requirements and presents a timetable for their completion. My office acts as the lead agency overseeing the investigation of fuel contaminated sites. Please submit your work plan within 45 days of the date of this letter. A copy of your plan, as well as all other documents and correspondence related to your investigation and remediation, should also be sent to:

Richard Hiatt  
Regional Water Quality Control Board  
2201 Webster St., 4th Floor  
Oakland CA 94612

You may contact me with any questions at (510)271-4320.

Sincerely,

Pamela J. Evans  
Senior Hazardous Materials Specialist

c: Richard Hiatt, RWQCB

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0288

October 26, 1990

T.A. Rimshaw  
Oro Loma Sanitary District  
2600 Grant Ave.  
San Lorenzo, CA 94580

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

**SECOND NOTICE OF VIOLATION**

Dear Mr. Rimshaw:

Our records indicate that there are underground tank(s) at your site at the above facility. You were notified of this situation months ago and have not taken the appropriate action as described below.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations you must perform one of the following actions:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, forms available from this office, or
2. Apply for a permit as required by Article 10, 2710. Permit applications Part A and B are available from this office.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,

Thomas F. Peacock, Senior HMS  
Hazardous Materials Division

TFP:tfp

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Lester Feldman, RWQCB

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0288

May 15, 1990

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

T.A. Rimshaw  
Oro Loma Sanitary District  
2600 Grant Ave.  
San Lorenzo, CA 94580

NOTICE OF LEGAL OBLIGATION

Dear Rimshaw:

Our records indicate that there are underground tank(s) at your site at the above facility.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations you must perform one of the following actions:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, or
2. Apply for a permit as required by Article 10, 2710. Permit applications are attached.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas F. Peacock'.

Thomas F. Peacock, Senior HMS  
Hazardous Materials Division

TFP:tfp

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Lester Feldman, RWQCB

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0288

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415) 271-4320

July 31, 1989

Ms. Tamara Davidson  
Oro Loma Sanitary District  
2600 Grant Avenue  
San Lorenzo, CA 94580

Re: Proposed Containment Berm for the Two Above Ground 2500 -  
Gallon Diesel Fuel Storage Tanks

Dear Ms. Davidson

We have received your letter dated July 26, 1989 outlining your plans to install a bermed slab under your two above ground diesel fuel storage tanks. We have no objection to the construction of the proposed slab and berm. However, please note the proposal must follow the Fire Marshall's specifications for above ground tanks and must meet any other fire and building code requirements.

If you have any questions, please contact Katherine Chesick, Hazardous Materials Specialist, at 271-4320.

Sincerely,

Rafat A. Shahid, Chief,  
Hazardous Materials Division

RAS:kac

cc: Ted A. Rimshaw, Oro Loma Sanitary District  
James Ferdinand, Battalion Chief, Eden Consolidated Fire  
Protection District  
Katherine Chesick, Alameda County Hazardous Materials Division  
Files



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0288

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

Certified Mail # P 691 211 052

May 19, 1988

Mr. Ted Rimshaw, Assistant Manager  
Oro Loma Sanitary District  
2600 Grant Ave.  
San Lorenzo, CA 94580

RE: NOTICE OF VIOLATION

Dear Mr. Rimshaw:

An inspection was made at the above location on April 15, 1988, by Larry Seto and Katherine Chesick from our office. At that time, they noticed two above ground 2,500 gallon diesel tanks and an above ground waste oil tank without secondary containment.

You are in violation of the following:

Section 67245, Title 22, California Administrative Code, for not providing secondary containment around container storage areas.

Section 66328(d), Title 22, California Administrative Code, requires a plan of correction when corrections are needed.

Please submit to our office within thirty (30) days of the receipt of this letter, your plan of correction.

Mr. Ted Rimshaw, Assistant Manager  
Oro Loma Sanitary District  
2600 Grant Ave.  
San Lorenzo, CA 94580  
May 19, 1988  
Page 2 of 2

If you have any questions, please contact Larry Seto, Hazardous  
Materials Specialist, at 271-4320.

Sincerely,

Rfca SW

Rafat A. Shahid, Chief,  
Hazardous Materials Division

RAS:LS:mnc

cc: Dwight Hoenig, DOHS  
Gil Jensen, Alameda County District Attorney, Consumer & Environ-  
mental Protection Agency