

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



*Sent 1/7/00
Including cc's
w/case Closure Summary*

STID 4233

January 6, 2000

Ms. Zohreh Pierow
Safety/Risk Manager
San Lorenzo Unified School District
15510 Usher Street
San Lorenzo CA 94580

**RE: Well Decommission at 15510 Usher Street, San Lorenzo
CA 94580**

Dear Ms. Pierow:

This office has reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (MW-1, MW-2, MW-3, AND MW-4) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5248.

If you have any questions, I can be reached at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: John Mrakovich, Allcal, 27973 High Country Drive, Hayward
CA 94542-2530
Files

*xls -> San Lorenzo School
15701 Lorenzo Ave
San Lorenzo 94580
stid 4233 = P0312*

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0312

ENVIRONMENTAL HEALTH SERVICES

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

StID 4233

September 22, 1999

Ms. Karen Langmaid
15510 Usher Street
San Lorenzo, CA 94580

**RE: Well Decommission at Arroyo School, located at 15701 Lorenzo Avenue,
San Lorenzo, CA**

Dear Ms. Langmaid:

This office and the San Francisco Bay-Regional Water Quality Control Board have reviewed the case closure summary for the above referenced site and concur that no further action related to the release from the two former petroleum underground storage tanks is required at this time. Before a remedial action completion letter is sent, the four onsite monitoring wells (MW1 through MW4) should be decommissioned if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

If you have any questions, I can be reached at (510) 567-6763.

Sincerely,

Juliet Shin, R.G.
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0312

ENVIRONMENTAL HEALTH SERVICES

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

August 12, 1999

Ms. Karen Langmaid
San Lorenzo Unified School District
15510 Usher Street
San Lorenzo, CA 94580

STID: 4233

Re: Investigations at Arroyo School, located at 15701 Lorenzo Avenue, San Lorenzo, CA

Dear Ms. Langmaid,

This office has reviewed ALLCal Property Services, Inc.'s Soil and Groundwater Investigations Report, dated July 19, 1999, for the above site. Based on the results of these recent soil and groundwater investigations, this office will be recommending this site for closure. The closure process will involve the preparation of a Closure Summary by our office, which will then need to be signed off by the San Francisco Bay-Regional Water Quality Control Board (RWQCB). The process will most likely take two to three months to complete. **Please do not destroy your wells until RWQCB signs off on the closure certification.**

All soil cuttings generated by the borings, as well as the purge water, should be hauled off site to appropriate disposal facilities.

Additionally, this office is required 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.

Karen Langmaid
Re: 15701 Lorenzo Ave.
August 12, 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.

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

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

ATTACHMENTS

Cc: John Mrakovich
AllCal Property Services, Inc.
27973 High Country Drive
Hayward, CA 94542-2530

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 312

April 21, 1999

Ms. Karen Langmaid
San Lorenzo Unified School District
15510 Usher Street
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

STID: 4233

Re: Workplan for investigations at Arroyo School, located at 15701 Lorenzo Avenue,
San Lorenzo, CA

Dear Ms. Langmaid,

This office has reviewed AllCal Property Services, Inc.'s workplan, dated April 16, 1999, proposing further investigations for the above site. This workplan is acceptable to this office with the following additional requirements:

- It appears that the on-site monitoring wells were initially surveyed to an arbitrary on-site datum instead of to Mean Sea Level. These wells must be surveyed to Mean Sea Level to an accuracy of 0.01 foot, prior to determining groundwater gradient directions.
- Per the Regional Water Quality Control Board's (RWQCB) guidelines, a second groundwater sample must be collected from proposed boring SB-1G and placed on hold. If the first groundwater sample collected from this boring identifies MTBE using Method 8020, RWQCB recommends that the second sample be analyzed for MTBE using Method 8260 to verify the initial concentrations.

The workplan shall be implemented within 45 days of the date of this letter (i.e., by June 02, 1999), and a report documenting the work shall be submitted within 45 days after completing field activities. Any requests for extensions, or modifications of the required tasks, shall be submitted to this office in writing.

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

Cc: John Mrakovich
AllCal Property Services, Inc.
27973 High Country Drive
Hayward, CA 94542-2530

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0# 312

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

October 21, 1998

Karen Langmaid
San Lorenzo Unified School District
15510 Usher Street
San Lorenzo, CA 94580

Re: Required investigations at Arroyo School, located at 15701 Lorenzo Avenue,
San Lorenzo, CA
STID: 4233

Dear Ms. Langmaid,

In January 1991, one 45-gallon gasoline underground storage tank (UST) and one 6,000-gallon diesel UST were removed from the above site. The diesel UST was noted to be rusted and corroded with a 1/4-inch leaking seam at the time of removal. The bottom of the diesel UST was measured to be ~10-feet below ground surface (bgs). Three soil samples were collected from the bottom of the diesel excavation at roughly 10- to 11-feet bgs. Six soil samples were collected from stockpiled soil resulting from the excavation. All of these soil samples were analyzed for Total Petroleum Hydrocarbons as diesel (TPHD), Total Oil & Grease (TOG), and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Analyses of these soil samples identified up to 300 parts per million (ppm) TPHD and 2,000ppm TOG from the bottom of the diesel UST excavation pit.

The 45-gallon UST was noted to be rusted without any holes. The tank bottom was measured to be at roughly 2.5-feet bgs. Two soil samples were collected from the tank backfill at approximately 2.5- to 3.5-feet bgs, and two additional soil samples were collected from below the tank backfill from roughly 4- to 5-feet bgs. All four soil samples were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHG), TPHD, and Total Lead. None of the samples were analyzed for BTEX. Low levels of lead were identified below threshold limits and no TPHG or TPHD were identified above detection limits.

In response to the contamination identified at the former diesel UST excavation, 16 borings (Borings 1 through 16) were emplaced around this location in January 1991 to further define the extent of soil contamination. Boring 1 was drilled down to 20.5 feet bgs and encountered groundwater at 17-feet bgs. Borings 2 through 13 were drilled down to 15.5-feet bgs. Three of the borings (Borings 14 through 16) were converted into monitoring wells (MW-1 through MW-3), whose borings were extended down to 25-feet bgs. These wells were screened from 15- to 25-feet bgs. Soil samples were collected from all 16 borings at varying depths down to 20-feet bgs and analyzed for TPHD, BTEX, and TOG. Analyses results identified up to 5,685ppm TOG, 1,720ppm TPHD, and low levels of toluene, ethylbenzene, and total xylenes. Groundwater samples collected from the three monitoring wells were analyzed for TPHD, BTEX, and TOG, and analyses results identified up to 300 parts per billion (ppb) TPHD.

Ms. Karen Langmaid
Re: 15701 Lorenzo Ave.
October 21, 1998
Page 2 of 3

On August 10, 1992, four borings (B14, B15, B16, and MW4) were drilled at the site, and MW4 was converted into a fourth monitoring well. Soil samples were collected from all four borings and analyzed for TPHD, BTEX, and TOG. Analyses of these soil samples identified up to 210ppm TPHD, 975ppm TOG, and low levels of toluene, ethylbenzene, and total xylenes.

Quarterly groundwater monitoring of the site's monitoring wells was conducted regularly up until March 23, 1993. Low levels of TPHD were still being identified from all four of the site's monitoring wells when quarterly groundwater monitoring of these wells were discontinued.

On February 28, 1995, this office sent the San Lorenzo Unified School District a letter requesting that groundwater monitoring continue for these wells. To date, it appears that no further groundwater sampling was conducted.

Although the last groundwater sampling event in March 1993 only identified low levels of TPHD in the wells, this office is requesting that the following additional information be collected and submitted to this office prior to our considering this site for closure:

- Soil samples from the gasoline UST excavation were never analyzed for BTEX constituents, which are the most toxic constituents in gasoline. Additionally, no groundwater samples were collected from this area to confirm that there were no releases from this former tank into groundwater. This office is requesting that a temporary boring be placed immediately downgradient of the former gasoline tank pit so that one soil sample and one groundwater sample can be collected. The soil sample shall be analyzed for TPHG and BTEX, and the groundwater sample shall be analyzed for TPHG, BTEX, and Methyl Tertiary Butyl Ether (MTBE). Per Senate Bill 521 (1997), all sites with petroleum UST leaks are required to analyze for MTBE prior to closure of the site. MTBE was used as an oxygenate in gasoline since the late 1970's.
- One additional temporary boring shall be placed in the area where the highest levels of TPHD-contaminated soil were identified, i.e., near Boring 2, and soil samples shall be collected from 5- and 10-foot bgs and analyzed for TPHD and Polynuclear Aromatics (PNAs) using Method 8270. PNAs, such as naphthalene, are the most toxic components of diesel, and this analysis is essential for determining whether the residual diesel concentrations in the soil will pose any future volatilization threats to occupants of the site.
- An additional round of groundwater samples shall be collected from the four existing monitoring wells on the site and groundwater samples shall be analyzed for TPHG, TPHD, BTEX, and MTBE.

Ms. Karen Langmaid
Re: 15701 Lorenzo Ave.
October 21, 1998
Page 3 of 3

- **A work plan addressing the above work shall be submitted to this office within 45 days of the date of this letter (i.e., by December 2, 1998). Field work must commence within 45 days after approval of the workplan. A report documenting the additional sample collection alongside the former gasoline UST, as well as sampling of the existing monitoring wells, shall be submitted to this office within 45 days after completing field activities.**
- This office needs information on where the former gasoline UST was located in reference to the former diesel UST. Please submit one site plan showing the locations of both of these USTs.

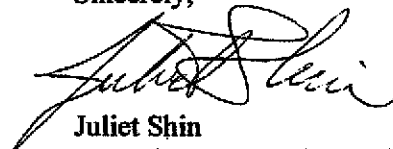
Additional sampling is required to determine whether the contaminant plume has stabilized or is attenuating prior to considering this site for closure. If the contaminant plume has not stabilized, continued investigations may be needed to determine whether this plume will pose any future threats to potential sensitive receptors such as occupants of the site. Additionally, San Lorenzo Creek is located approximately 1,300 feet downgradient of the site and several irrigation wells and one EBMUD municipal well is located 1,000- to 1,400-feet downgradient of the site.

The State Water Resources Control Board manages an Underground Storage Tank Cleanup Fund (Fund) to help eligible Responsible Parties to obtain reimbursement for costs of investigating and remediating releases from petroleum underground storage tanks. You are encouraged to apply. To obtain an Application Package, contact the Fund at the following:

State Water Resources Control Board
Division of Clean Water Programs
UST Cleanup Fund
P.O. Box 944212
Sacramento, CA 944212
Telephone: (916) 227-4307

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0312

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 28, 1995

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs

Mike Chan
San Lorenzo Unified School District
15510 Usher St.
San Lorenzo, CA 94580

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

StId 4233

Subject: Investigations at Arroyo High School located at 15701
Lorenzo Ave., San Lorenzo, CA

Dear Mr. Chan:

In 1991, two underground storage tanks were removed from the subject site and an investigation ensued in regard to contamination caused by unauthorized releases from these tanks. Per our conversation today, this office has no information on any investigation at the site since the March 1993 groundwater monitoring event.

Per Article 5 of the California Code of Regulations, Title 23 and the County's August 23, 1993 letter, quarterly groundwater monitoring is required until this site qualifies for final "sign-off" by the California Regional Water Quality Control Board (RWQCB). Quarterly reports are due the first day of the second month of each subsequent quarter. Please forward to this office all Quarterly Monitoring Reports and other related documentation pertaining to soil and groundwater investigations at Arroyo High School that are dated after May 1993. If no additional work has been conducted out at the site since March 1993, please contact me as soon as possible to discuss required investigations.

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Please submit this information to our office no later than March 27, 1995.

Per your request, I have attached the following information:

- o The cover letter attached to the last Groundwater Monitoring Report this office received from LW Environmental Services, Inc., dated May 1993, for the subject site.
- o A copy of the last correspondence, dated August 23, 1993, to you from this office.

If you have questions or need additional information, please contact me at (510)567-6755.

Sincerely,

Amy Leech
Hazardous Materials Specialist

ATTACHMENTS

cc: Gordon Coleman

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0312
RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

August 23, 1993

Mr. Mike Chan
San Lorenzo Unified School District
15510 Usher St.
San Lorenzo, CA 94580

STID 4233

Re: Investigations at 15701 Lorenzo Avenue, San Lorenzo,
California

Dear Mr. Chan,

Although this office sent you a letter dated July 23, 1993 stating that continued monitoring of Wells MW-1 through MW-3 would not be required due to inaccurate screen depths, this office is now requiring that you continue monitoring of all these wells due to the increased concentrations identified in the well samples collected in March 1993, and documented in a report received by this office on July 28, 1993.

Additionally, although the extent of the bulk of soil contamination appears to have been fairly well delineated at the site, the elevated levels of soil contamination identified in January 1991 appear to have been left in place. Per my conversation with the Regional Water Quality Control Board on August 20, 1993, this soil contamination must be remediated since it is located at the capillary fringe and poses an immediate threat to ground water. Please submit a work plan addressing soil remediation within 60 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: George Wilson
LW Environmental Services, Inc.
2111 Jennings Street
San Francisco, CA 94124-3224

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0312

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

July 23, 1993

Mr. Mike Chan
San Lorenzo Unified School District
15510 Usher St.
San Lorenzo, CA 94580

STID 4233

Re: Additional investigations for site located at 15701 Lorenzo
Avenue, San Lorenzo, California

Dear Mr. Chan,

Per our conversation on July 22, 1993, you are required to
conduct at least two more quarters of ground water monitoring for
Well MW-4 at the above site. Well MW-4 appears to be
downgradient of the former tanks and is properly screened above
and below the water table. At this time, quarterly ground water
monitoring will not be required for Wells MW-1 through MW-3 since
these wells are screened too far below the water table. However,
you will be required to collect quarterly ground water level
measurements from these wells for gradient determination.

After two additional quarterly monitoring events, this office
will determine whether this site can be considered for closure.

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

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

George Wilson
LW Environmental Services
2111 Jennings St.
San Francisco, CA 94124-3224

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0312

RAFAT A. SHAHID, Assistant Agency Director

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

July 29, 1992

Ms. Deb Cornwall
San Lorenzo Unified School District
15510 Usher St.
San Lorenzo, CA 94580

STID 4233

RE: Work Plan for further soil and ground water investigations
at 15701 Lorenzo Avenue, San Lorenzo, California

Dear Ms. Cornwall,

This office has received and reviewed the work plan, dated July 24, 1992, for the installation of an additional monitoring well and the drilling of three soil borings at the above site. The work plan is acceptable to this office with the following requirements:

- o The well must be screened adequately above and below the water table to accommodate for the fluctuations in the ground water level.
- o Following the delineation of the extent of soil contamination, you will be required to submit a work plan addressing the method in which this soil contamination will be remediated.

Furthermore, please keep in mind that additional ground water investigative or remedial work may be required based on the results of the above investigations.

After the installation of the monitoring well, you will be required to survey this well to an accuracy of 0.01 foot, and include this survey information in the quarterly report.

Field work should commence within 60 days of the receipt of this letter. A report documenting the results from work performed is due to this office within 45 days of completion of activities.

Ms. Deb Cornwall
RE: 15510 Usher St.
July 29, 1992
Page 2 of 2

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

Sincerely



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

Jim Ferdinand, Eden Consolidated Fire Dept.

John Carver
LW Environmental Services, Inc.
2111 Jennings St.
San Francisco, CA 94124-3224

Edgar Howell-File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0312

RAFAT A. SHAHID, Assistant Agency Director

July 9, 1992

Ms. Deb Cornwall
San Lorenzo Unified School District
15510 Usher St.
San Lorenzo, CA 94580

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

STID 4233

RE: Further soil and ground water investigations at 15701
Lorenzo Avenue, San Lorenzo, California

Dear Ms. Cornwall,

This office has reviewed the most recently submitted ground water monitoring report, dated April 30, 1992, for the above site. Although the ground water samples collected for the three on-site wells have consistently identified either low or no concentrations of Total Petroleum Hydrocarbons (TPH), Total Oil and Grease (TOG), or benzene, toluene, xylenes, or ethylbenzene, none of these monitoring wells appear to be directly downgradient of the former underground storage tank (UST). Ground water gradient determinations for the site have indicated that the ground water flow direction at the site fluctuates from northeast to northwest, however, the monitoring wells are located to the southeast, southwest, and south of the former UST.

Additionally, the Regional Water Quality Control Board's (RWQCB) guidelines state that the full vertical and lateral extent of soil contamination needs to be defined. According to the Soil and Ground Water Investigation Report, dated February 16, 1991, soil samples collected from 11 out of 13 borings identified elevated concentrations of either TPH as diesel or TOG. Additionally, all the soil samples collected during the installation of three monitoring wells identified elevated concentrations of TOG. This soil contamination is likely to impact shallow groundwater at some point in time.

You are required to install an additional monitoring well directly downgradient of the excavation. You must submit a work plan to this office within 45 days of the receipt of this letter, addressing your proposal for the installation of an additional monitoring well. Additionally, this proposal should address the further delineation and remediation of the soil contamination at the site. This proposal must adhere to the RWQCB's **Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks**, the State Water Resources Board's LUFT manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations.

Deb Cornwall
RE: 15701 Lorenzo Ave.
July 10, 1992
Page 2 of 2

Please be advised that this is a formal request for technical reports pursuant to **California Water Code Section 13267 (b)**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please be reminded to copy Richard Hiatt, San Francisco Bay Region-Water Quality Control Board, on all reports and correspondence. Please direct all submittals for this office to Ms. Juliet Shin.

If you have any questions or comments, please contact Ms. Juliet Shin at (510) 271-4320.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

Jim Ferdinand, Eden Consolidated Fire Dept.

John Carver
LW Environmental Services, Inc.
2111 Jennings Street
San Francisco, CA 94124-3224

Edgar Howell-File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0312 (15701 Lorenzo)

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

July 7, 1992

Deb Cornwall
San Lorenzo Unified School District
15510 Usher St.
San Lorenzo CA 94580

RE: Groundwater Investigations at 15221 Wicks Blvd., San Leandro
and 15701 Lorenzo Av, San Lorenzo

Dear Ms. Cornwall:

On July 2, 1992, you and I met with your consultants to discuss closure requirements for the above referenced sites.

There have been seven sampling events at the Marina High School (Wicks Blvd) site since February of 1991. Various semi-volatile organic compounds have shown up at low levels in groundwater monitoring wells during that period. In May of this year, SLUSD destroyed the three onsite wells to allow for residential development by the new property owner. We agreed that new wells will be installed to continue groundwater monitoring. Please submit a well installation workplan, including a site diagram and implementation timetable to this office. I have discussed the report of soil contamination at the City of San Leandro site with my Division's district inspector.

As for the Arroyo High School (Lorenzo Blvd.) site, low levels of petroleum constituents have been detected in every sampling event since your investigation began in February of 1992. You should plan to continue monitoring this site at least through the end of 1992.

As groundwater monitoring must continue at the two SLUSD sites for some time, it will be necessary for me to transfer the Arroyo case file to a special unit within my Division that specializes in oversight of underground tank clean-up. The Specialist handling your cases will be Juliet Shin. She can be reached at 271-4530. I will retain the Marina site for the time being, but request that SLUSD deposit an additional \$300.00, payable to County of Alameda, to cover my oversight costs. As before, you may contact me with any questions at 271-4320.

Sincerely,


Pamela J. Evans

Senior Hazardous Materials Specialist

c: Richard Hiatt, RWQCB
George Wilson, LW Environmental Services, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



R0312 (15701
Lorenzo Ave)

Telephone Number: (415)

October 28, 1991

Deb Cornwall
San Lorenzo Unified School District
15510 Usher St.
San Lorenzo CA 94580

RE: Groundwater Investigations at 15221 Wicks Blvd., San Leandro
and 15701 Lorenzo Av, San Lorenzo

Dear Ms. Cornwall:

I have reviewed the Groundwater Monitoring reports submitted by
LW Environmental Services, Inc. for the two sites referenced
above.

You have requested closure for the Marina High School (Wicks
Blvd) site based on negative analysis results from four sampling
events over five months (2/91 through 7/91). While these
sampling results are encouraging, five months is not a sufficient
time period to complete a groundwater contamination investiga-
tion. You will need to monitor the groundwater at the Marina
School site for a total of at least one year in order for this
office to consider closure. In keeping with the recommendations
made by LW Environmental, I will expect at least two more
sampling events to be carried out between now and next spring.

Regarding the Arroyo High School (Lorenzo Blvd.) site, low levels
of petroleum constituents have been detected in every sampling
event since your investigation began in February of this year.
You should plan to continue a quarterly monitoring schedule at
this site through next year as well. It is not possible for me
to specify a duration for monitoring at the site at this time.
However, please be aware that the total length of your
investigation may have to exceed one year.

Please feel free to contact me with any questions regarding your
Marina and Arroyo High School sites. You can reach me at 271-
4320.

Sincerely,

Pamela J. Evans
Hazardous Materials Specialist

c: Eddy So, RWQCB
George Wilson, LW Environmental Services, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0312

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

March 24, 1991

Deb Cornwall
San Lorenzo Unified School District
15510 Usher St.
San Lorenzo CA 94580

RE: Groundwater Investigation at Arroyo School
15701 Lorenzo Av., San Lorenzo

Dear Ms. Cornwall:

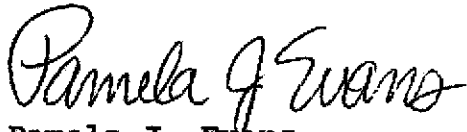
I have reviewed the Tank Removal and Soil and Groundwater Investigation Reports submitted by LW Environmental Services, Inc. I have the following questions and concerns regarding conditions at the site and the proposed work to be carried out in the area of the former diesel tank:

1. Although boring samples showed total petroleum hydrocarbons in excess of 1000 ppm in a number of samples, the report included no recommendation for soil excavation and/or remediation. Soils contaminated with petroleum hydrocarbons at levels in the hundreds and thousands of parts per million are likely to impact shallow groundwater at some point in time. However, monitoring groundwater for only one year may be inadequate to evaluate the threat this contamination presents to the aquifer. Consequently, unless contaminated soil is removed or remediated, you are likely to be required to continue your monitoring program well beyond the proposed one year period in order to ensure that the impact to groundwater has been fully investigated.
2. The borings done so far do not define the full extent of petroleum hydrocarbon contamination at the site. Regional Water Quality Control Board guidelines for investigation of fuel contaminated sites with shallow groundwater require that the full extent of contamination, both lateral and vertical, be defined.
3. Groundwater monitoring must be carried out monthly for the first quarter. If results of this monitoring period show that groundwater conditions are stable, you may decrease your testing frequency to a quarterly schedule.
4. Copies of chemical analysis reports, and of any workplans for the site, should be sent to the Regional Water Quality Control Board as well as to my office.

Deb Cornwall
SLUSD, Arroyo High School
March 24, 1991
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You may submit any additions to your workplan in the form of an addendum to LW's February 16 report or as a separate workplan. Please feel free to contact me with any questions regarding your Marina and Arroyo High School sites. You can reach me at 271-4320.

Sincerely,



Pamela J. Evans
Hazardous Materials Specialist

c: Richard Hiett, RWQCB
George Wilson, LW Environmental Services, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY
Agency Director



ROBIZ

470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

December 29, 1986

Mr. Jim Ferraro, Administrator
Building & Grounds
San Lorenzo School District
15510 Usher Street
San Lorenzo, CA 94580

Dear Mr. Ferraro:

On December 18, 1986, Mr. Edgar Howell of this office, met with you and Battalion Chief, James Ferdinand, Fire Preventing Bureau, Eden Consolidated Fire Protection District, at Arroyo High School, 15701 Lorenzo Ave., San Lorenzo, to inspect the hazardous material stored and the hazardous waste generated by the auto shop class.

At the time of inspection, it was found that the shop uses a hot tank and two solvent tanks for degreasing auto parts.

66680(d)(a), Title 22, California Administrative Code - The hot tank contains corrosive ingredients, sodium hydroxide, with a pH of greater than 12.5. This classifies the solution in the tank as hazardous. The tank which operates as a degreaser, produces both, a liquid and sludge waste, which is hazardous, toxic and corrosive.

22154, Chapter 6.5, Health and Safety Code - When the tank is emptied, the waste material must be taken by a licensed hazardous waste hauler to an approved hazardous waste disposal site.

The waste solvents must be taken for disposal by a licensed hazardous waste hauler.

66680(d)(e), Title 22, California Administrative Code - Outside the Auto Shop in the rear parking area, is an underground sump, which contains oil, water and possibly solvents. This sump must be pumped by a hazardous waste hauler for approved disposal.

66508, Title 22, California Administrative Code - Please note, hazardous waste may not be stored longer than 90 days without a TSD permit from the Department of Health Services, Toxics Division.

The storage of waste oil, solvents in 55 gallon drums is acceptable provided that the following actions are taken:

66504, Title 22, California Administrative Code -

1. The drums must be labeled as to their contents.
2. The date accumulation began must be on the drums.

Mr. Jim Ferraro, Administrator
San Lorenzo School District
December 29, 1986
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- 3. Labels must also state Hazardous Waste.
- 4. Storage area must be on an impermeable deck with a berm around the area to contain 10% of accumulative storage or the largest container stored, whichever is greater.

At present, these codes are not being followed and are a violation of California Administrative Code and Chapter 6.5, Health and Safety Code.

After our visit at Arroyo High, Mr. J. Ferdinand, ECFD and Mr. Howell, visited San Lorenzo High School at 50 E. Lewelling, San Lorenzo. The auto shop was inspected and found to have the following:

- 1. The solvent tank was located in close proximity to a sanitary sewer drain in the building.
25154, Chapter 6.5, Health and Safety Code
- 2. The procedure for cleaning parts taken from the solvent tank is to steam clean them and allow the waste water, oil and solvent mixture to discharge into the floor drain.

This is an inappropriate and illegal discharge of hazardous waste.

66508, Title 22, California Administrative Code:

- 3. There is also an accumulation of waste paints, which have been stored greater than 90 days.
- 4. The waste oil and solvent are mixed for disposal. The waste motor oil may be taken by a licensed Waste Oil Recycler, but the solvents must be handled under manifest to an approved TSD facility by a licensed hazardous waste hauler.

Noting the above violations of Title 22, California Administrative Code, Sec. 66328 directs the operator to provide the Department of Environmental Health, a written plan of correction, including actions to be taken and expected dates of completion. Please submit this plan on or before February 1, 1987.

If you have any questions, please contact Edgar Howell, Senior Hazardous Materials Specialist, at 874-7237.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief,
Hazardous Materials Program

RAS:mn-c