

**PHASE I  
ENVIRONMENTAL SITE  
ASSESSMENT REPORT,  
DUBLIN ELEMENTARY SCHOOL SITE  
DUBLIN, CALIFORNIA**

**January 15, 1996**

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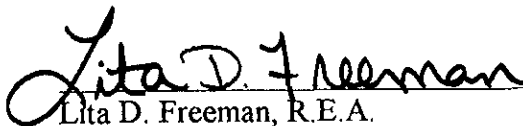
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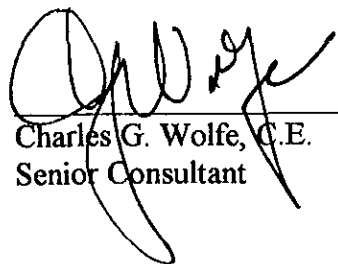
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**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT REPORT  
DUBLIN ELEMENTARY SCHOOL SITE  
DUBLIN, CALIFORNIA**

Kleinfelder Job Number 10-3002-34

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January 15, 1996

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## 1.0 SUMMARY

The purpose of this Phase 1 Environmental Site Assessment was to identify to the extent feasible pursuant to the processes described in ASTM Standard E1527-94, recognized environmental conditions in connection with the proposed Dublin Elementary School Site. The proposed school site is a 10-acre parcel located in the central portion of the County-owned Santa Rita property. The Santa Rita property was formerly Camp Shoemaker, a military base, and the Santa Rita Rehabilitation Center, a County prison and farm. At various times, the U.S. Navy, Air Force, Army and Immigration Service occupied Camp Shoemaker.

There is little information available on former uses of the proposed school site and surrounding lands. A site plan prepared in 1943 when it was part of a Naval base shows a large number of buildings on the site such as barracks, mess hall, boiler plant and cooks' quarters. A site plan prepared in 1959 and a USGS topographic map prepared in 1961 after it had become a County-owned facility do not show any buildings on the site. Presumably, the earlier buildings had all been removed by the time the site plan and map were prepared. It is reported that the county used portions of the site for growing tomatoes.

At the time of Kleinfelder's site visit in 1995, there were no standing buildings on the proposed school site or on surrounding properties except for two Quonset huts located to the south of proposed school site. However, the floor slabs/foundations for three former buildings were observed on the site. In addition, an open excavation was seen at the site of a former boiler plant at the northwest corner of Madigan Road and 4th Street. The open excavation marked the location where three underground fuel storage tanks had been removed. Much of the school site was covered by debris such as used lumber, stockpiled broken concrete, broken plumbing fixtures and scrap metal. Because of the amount of debris on the site, it was not possible to observe any stains that might exist under the debris.

Available information indicates that many of the former buildings on or near the site made use of asbestos-containing building materials. Also lead-based paint was in common use. When the buildings were demolished, it is possible that asbestos and lead were released to the environment and deposited on the soil. It is also possible that undocumented underground fuel storage tanks exist on the property, and that herbicides and pesticides were applied to the soil to combat weeds and mosquitoes.

Further investigation of the site is required before it can be stated that the site is environmentally acceptable for an elementary school. Specific recommendations are contained in Section 7.0.

## 2.0 BACKGROUND AND SCOPE OF SERVICES

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The proposed Dublin Elementary School site is an approximately 10-acre parcel located near the center of large area currently owned by Alameda County. This area was formerly part of the Santa Rita Rehabilitation Center and prior to that, a part of Camp Shoemaker, a U.S. military base. The property is currently vacant but was developed with various buildings in the past.

Kleinfelder's environmental site assessment was completed in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Site Assessment Process E1527-94. The scope of work was presented in our proposal 10-YP5-452, dated September 20, 1995, and included the following services:

- A general literature review of the geologic/hydrogeologic setting;
- A review of historical land use;
- A review of publicly available regulatory agency lists and databases;
- A reconnaissance-level site visit to observe conditions and activities;
- A brief survey of the adjacent parcels; and
- Preparation of a report of findings.

## 3.0 SITE SETTING

### 3.1 Site Location

At the time this assessment was initiated, the exact boundaries of the proposed school site had not been determined, and were not marked in the field. Therefore, for this assessment, the boundaries of the site were taken from an enlarged aerial photograph supplied by Dublin Unified School District.

Based on measurements taken from the aerial photograph, the proposed school site measures 700 feet from north to south and 650 feet from east to west. The computed area is 10.4 acres. The northern border lies 250 feet south of and parallel to 5th Street, and the western boundary lies along Morse Road. Madigan Road and 4th Street pass through the site, and divide it into four sub areas (See Plate 1).

### 3.2 Street Names

During this assessment it was found that local streets within the County's property, including those adjacent to and passing through the proposed school site, have been identified by several names at various times. For this assessment, we have used those street names that appeared on street signs at the time of the site visit, October 20, 1995 (See Plate 1).

### 3.3 Topography

The United States Geological Survey's Dublin, California, Quadrangle 7.5 Minute Topographic Map was reviewed during the course of this assessment. The map was originally produced in 1961 and photo-revised in 1980.

The original 1961 map shows a large hospital complex consisting of many buildings and roads about 1,500 feet to the east of the proposed school site, and another complex of several buildings identified as the Santa Rita Rehabilitation Center about 2,000 feet south of the school site. The warehouses 3,000 feet southeast of the school site are also shown. An extensive pattern of roads exists throughout the entire County-owned property. No buildings are shown on or near the proposed school site on the 1961 original map.

In the 1980 revision, two small unidentified buildings are shown along the northern boundary of the proposed school site, but it cannot be determined if they are on or off the site. A large building is shown about 400 feet northwest of the proposed school site and small buildings are in place north and south of the site. The road pattern is still in place, and additional roads have been added. The hospital buildings and Santa Rita Rehabilitation Center are still in place.

The school site is shown to slope downward to the southwest. The elevation of the northeast corner of the property is about 370 feet above mean sea level, the southwest corner about 357 feet.

### 3.4 Geology / Hydrogeology

The site is located within the irregularly-shaped Livermore Valley. The Valley, which is approximately 3 miles wide and 14 miles long, extends between the Altamont Hills to the east and Pleasanton Ridge to the west. The valley floor slopes gently downward to the west with a difference in elevation of approximately 20 feet per mile. The Livermore Valley is surrounded by the Northern Diablo Range. The northwest-southeast trending Livermore Fault is located approximately 1.0 mile east of the site (Merrill & Seeley, Inc., 1980).

The site lies in the Camp Ground Water Subbasin of the Livermore Valley Groundwater Basin (Alameda County Flood Control and Water Conservation District, 1989). Water bearing zones (aquifers) within the basin consist generally of alluvial materials which have been deposited by streams draining the highlands. These materials are primarily composed of unconsolidated gravels, sands, silts, and clays.

A groundwater contour map prepared by Zone 7 of the Alameda County Flood Control and Water Conservation District from data collected for the fall of 1994 indicates that groundwater in the site vicinity was at a depth of approximately 55 feet below ground surface (Alameda County Flood Control and Water Conservation District, 1995). The groundwater elevation contours on this map indicate that the groundwater flow direction in the vicinity of the school site was to the south. Borings made by Kleinfelder in 1995 at other locations in the Santa Rita property indicate that groundwater may be found at shallower depths than indicated by the Water Conservation District map.



## 4.0 SITE HISTORY

Substantial efforts were made during this assessment to locate and review information regarding the historical uses of the proposed school site and adjacent properties. These efforts were generally unsuccessful.

It is known that the lands now owned by Alameda County, of which the school site is part, were once part of Camp Shoemaker. That camp was apparently constructed and used by the United States Navy. Later the camp was an Air Force Base and an Army Base. It may have been used also by the U.S. Immigration Service. No specific information could be located which documented the ownership history of the property (including the proposed school site), or the facilities that were in place at various times.

The following paragraphs summarize the information that was available.

### 4.1 Prior Reports

A search was made for information or reports regarding the structures that formerly occupied the proposed school site and adjacent properties, as well as the types of operations that might have taken place on or near the site. The search was only partially successful.

Mr. Scott Seery of the Alameda County Department of Environmental Health provided a few undated pages from a larger unidentified report. The available portion includes a general map of the Santa Rita Rehabilitation Center showing the approximate location of underground and aboveground fuel storage tanks. Also included is a tabulation of the size, type of fuel stored, date of installation, and other statistics regarding each tank. The list includes 28 tanks, 2 of which are reported to be off-site at the Staples Ranch. This map and list are used by Mr. Seery to control tank site cleanup activities (See Section 5.2).

In January 1994, Versar, Inc. prepared a "Phase I Environmental Site Assessment, County of Alameda, Santa Rita Property". At the time the Versar report was in preparation, demolition of County-owned buildings was underway, and the Phase I assessment deals mostly with conditions that might be expected during demolition (asbestos-containing materials in the buildings, lead-based paint, wood cleaning operations, hazardous chemicals onsite, etc.). The Versar report does summarize the status of underground tank removal and remediation efforts (see Section 5.2). The report does not provide much information on historical uses of the property.

Three documents were reviewed at the City of Dublin Planning Department. The first was the "Tentative Parcel Map Number 6879" filed by Alameda County. The map, which consists of five sheets, was prepared by Brian Kangas Foulk, and was dated March 23, 1995. On the proposed school site, there are outlines of three structures, each of which is labeled "Ruined Foundation". The map also shows a 20-foot wide waterline easement along the south side of 4th Street passing through the school site. On all five sheets, the following easement note appears:

"All easements to remain except the 20 foot wide waterline easement per 2439 O.R. 213 and 2439 O.R. 222. The waterline within said easement has been abandoned and the easement is to be quit claimed."

The other two documents reviewed at the City of Dublin Planning Department were the "Eastern Dublin Specific Plan" dated January 7, 1994, and the "Draft Environmental Impact Report, Eastern Dublin General Plan Amendment and Specific Plan". Neither presented any historical information on the area surrounding the proposed school site.

It was learned that Woodward-Clyde Consultants prepared a Phase I site assessment for Camp Parks. However, this assessment reportedly covers only the present boundaries of Camp Parks and does not include the former Camp Shoemaker or the proposed school site. Therefore, the Woodward-Clyde report was not reviewed during this assessment.

#### 4.2 Aerial Photographs

The following aerial photographs of the site and vicinity were reviewed at the library maintained by Pacific Aerial Surveys of Oakland, California:

Date	I.D. Number	Scale
May 16, 1957	AV-253-26-40(41)	1:12,000
May 15, 1969	AV-903-05-19(20)	1:12,000
May 05, 1978	AV-1498-05-20(21)	1:12,000
August 8, 1988	AV-3368-25-39(40)	1:12,000
July 5, 1994	ALA-AV-4625-27-33(34)	1:12,000

#### *4.2.1 Proposed School Site*

The proposed school site appeared essentially the same in all of the photographs reviewed for this assessment. Two structures were present on-site. One small building was located on the northwest corner of the intersection of 4th Street and Madigan Road. This building was observed only in the 1957 photographs. The purpose of the building could not be established from our review of the aerial photograph. What appeared to be an excavation was noted in this area in the 1988 and later photographs. The outline of this excavation corresponded to the outline of the one observed during the site visit by Kleinfelder's representative (see Section 6). Another small structure was located on the west side of Madigan Road. This appeared to be the former loading ramp observed during our site visit (see Site Plan, Plate 2). This structure was noted in the 1969 and later photographs.

What appeared to be former building foundations were noted in several areas in all of the photographs. As shown on the Site Plan, Plate 2, two of these areas generally corresponded to the outline of the large building foundation and the paved area located to the northwest and southwest, respectively, of the intersection of 4th Street and Madigan Road. A third area was located to the northeast of this intersection. These areas were light colored and divided into squares measuring approximately 10 feet on each side.

Large quantities of debris, vehicles, semi-trailers and what appeared to be storage bins were noted on the southern portion of the site in all of the photographs reviewed for this assessment.

Madigan Road, Morse Road, 4th Street and 5th Street were present in all of the photographs reviewed.

#### *4.2.2 Surrounding Areas*

The area surrounding the proposed school site appeared generally the same in all of the photographs reviewed for this assessment. The parcels adjoining the site were undeveloped with some in use as agricultural land. Several buildings were noted to the west of the site and numerous buildings were observed to the south of the site along Dublin Boulevard and Interstate 580. These buildings included those associated with the former Santa Rita Rehabilitation Center and those formerly used for warehouses and storage buildings by Camp Parks.

Numerous roads were observed in the site vicinity in the photographs reviewed. The secondary roads were generally not maintained in later photographs. Interstate 580 (formerly Highway 50)

was present in all of the photographs reviewed for this assessment. Lanes were added to the Interstate in both the eastbound and westbound directions over the years. By the time of the 1994 photographs, Hacienda Drive had been extended across Interstate 580 and Dublin Boulevard had been rerouted to its present configuration.

#### 4.3 Camp Parks Public Information Office

Camp Parks has recently inaugurated a historical display in its public information office. On November 28, 1995, Charles Wolfe of Kleinfelder met with Lynn Schaack, Public Information Officer, to review any documents that might be available in the Camp Parks Historical Collection on the former Camp Shoemaker.

The earliest document available was a "Plot Plan" dated April 22, 1943, for the Naval Personnel Center. This plan showed the entire area north of Interstate 580 (then U.S. 50) between Tassajara Road and Seville Road. According to the Plot Plan, the camp was densely developed with many buildings and more roads than at present. (The roads also had different names.)

In the proposed school site on the Plot Plan, a large building identified as a subsistence structure (mess hall?) occupied most of the block bounded by what are now 5th Street, Madigan Road, 4th Street and Morse Road. A smaller structure located in the same block was identified as a boiler house. On the south side of 4th Street, the only building between Morse Road and Madigan Road was identified as the Cooks' Quarters. On the east side of Madigan Road and south of 4th Street were a large number of buildings identified as barracks. No buildings were shown on the parcel north of 4th Street and east of Madigan Road.

A series of additional site plans dated in the early 1940's were available, but uses of the individual buildings were not identifiable. In general, location and number of buildings seemed similar to the 1943 Naval Personnel Center.

A "General Site Map" prepared by the U.S. Army and dated December 1, 1959, was vastly different than the earlier site plans. Most of the buildings were gone, the number of roads had been decreased, and the names had been changed. No buildings were shown on the proposed school site. A complex of four buildings between 5th and 4th Streets and west of Morse Road were the only buildings in the vicinity of the school site. Based on a "Schedule of Existing Facilities" prepared by the Department of Air Force in January 1959, this complex included a concrete swimming pool, a Quonset hut used as a change house, a snackbar/cafe and a water treatment plant for the swimming pool. The swimming pool was constructed in 1944, the other

three buildings were constructed in 1955. This complex is probably the large building seen on the 1980 photo revision of the Dublin USGS topographic map discussed earlier.

#### **4.4 Alameda County Sheriff's Department Archives**

The Alameda County Sheriff's Department has established an archive staffed by volunteer workers. Contact was made with Mary Matzek, one of the volunteers, who is compiling a history of the Santa Rita Property. Ms. Matzek said she and her husband used to live in Camp Shoemaker, and that her husband was in charge of demolishing the buildings. Her work on the archives involves obtaining oral histories and other information. Ms. Matzek reported that one of the abandoned buildings at the former naval hospital contains building plans for many of the former buildings at Camp Shoemaker.

Mr. George Matzek stated that most of the original military buildings were constructed with board and batten exteriors, and asbestos-containing wallboard in the interiors. He said that the County obtained the property in 1947 and that most of the buildings were gone by 1949. The County did not construct any new buildings, but did farm tomatoes in much of the area.

#### **4.5 Newspaper Clippings**

Kleinfelder's representative, Lita Freeman, reviewed numerous historical newspaper clippings at the Pleasanton Library for information on the proposed school site and vicinity. According to information contained in the clippings, various radiological experiments were conducted at Camp Parks in the past. These experiments included exposing livestock (generally sheep, cattle and pigs) to lethal doses of radiation. The animal carcasses were reportedly buried in pits located on Camp Parks. According to sources contacted by the newspaper reporters during their story research, these pits were generally located in the hills to the north of the school site. One story revealed, however, that animal carcasses were encountered during construction of the new Santa Rita Jail facility located at the northeast of the school site. No information was available in the newspaper clippings that indicated that radiological experiments were conducted on the proposed school site or that animal carcasses were buried there.

## 5.0 REGULATORY AGENCY REVIEW

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### 5.1 Regulatory Agency Database Review

During the course of this assessment, a number of regulatory agency databases and lists were reviewed, as described below.

#### 5.1.1 Proposed School Site

A review of the 1990 Munger Map book did not reveal the presence of any active or inactive oil and gas wells on the proposed school site. In addition, our review of the California Water Resources Control Board 1991 Well Investigation Program did not indicate the presence of any contaminated public drinking water wells on or near the site.

The Bay Area Air Quality Management District was not contacted for information on air permits, citations, violations or other enforcement history for the project site due to the absence of on-site facilities that would require air permits.

During the course of this assessment, Kleinfelder obtained and reviewed information available from Federal, State, and local regulatory agencies to help establish if any contamination incidents or information on hazardous substances use, storage, and disposal have been reported for the school site. This information was provided by Vista Information Solutions, Inc. Vista utilizes a geographical information system to plot the locations of reported incidents. This information was reviewed by Kleinfelder to help establish if the proposed school site has been included on the noted databases and lists.

Descriptions of each of the regulatory agency lists, including the date of the lists, are included at the end of the Vista Site Assessment Plus Report presented in Appendix A. The agency lists reviewed during the course of this assessment are as follows:

AGENCY	DATABASE	TYPE OF RECORD
US EPA	NPL	Sites designated for Superfund cleanup by the US EPA
US EPA	CORRACTS	RCRA facilities undergoing corrective action
US EPA	TSD	Facilities that treat, store and/or dispose of hazardous waste
STATE	AWP(SPL)	Sites prioritized by the State for cleanup
US EPA	CERCLIS	Sites under review by the US EPA
STATE	CAL-SITES (SCL)	Sites under review by the State
STATE/REG/CO	LUST	Sites with leaking underground storage tanks
STATE/REG/CO	SWLF	Sites permitted as solid waste landfills, incinerators, or transfer stations
STATE	DEED RSTR	Sites with deed restrictions
REGIONAL	NORTH BAY	Sites on North Bay toxic list.
STATE	CORTESE	Sites on state index of properties with spills
STATE	TOXICS	Sites with solvents/toxics contamination
USEPA	RCRA VIOL	RCRA violations/enforcement actions
USEPA	TRIS	Total Release Inventory Database
STATE	UST/AST	Sites with registered underground or aboveground storage tanks
US EPA	ERNS	Sites with reported accidental releases of oil and hazardous substances
US EPA	GNRTR	Sites that generate large or small quantities of hazardous waste

According to the information obtained from Vista, the site is not included on any of these databases.

### 5.1.2 Surrounding Areas

Vista also searched the various regulatory agency databases for reported sites in the surrounding area within the specified search radii of the site, as presented below. A copy of the Vista Site Assessment Plus Report, which includes a vicinity map, is presented in Appendix A. The lists and radii searched are as follows:

AGENCY	DATABASE
<b>SITES SEARCHED TO 1 MILE:</b>	
US EPA US EPA US EPA STATE	NPL CORRACTS TSD AWP (SPL)
<b>SITES SEARCHED TO 1/2 MILE:</b>	
US EPA STATE STATE/REG/CO STATE/REG/CO STATE REGIONAL REGIONAL STATE STATE	CERCLIS CAL-SITES (SCL) LUST SWLF DEED RSTR NORTH BAY SOUTH BAY CORTESE TOXICS
<b>SITES SEARCHED TO 1/4 MILE:</b>	
US EPA US EPA STATE	RCRA VIOL TRIS UST/AST
<b>ADJOINING PROPERTIES:</b>	
US EPA US EPA	ERNS GNRTR

According to the information obtained from Vista, no confirmed contamination incidents have been reported within the specified search radii. (The CERCLIS data base does contain one listing for the Onizuka Air Force Base Camp Parks Communication Annex in Pleasanton, California. The exact location of this site is not known, but a communications station is shown about 1.5 miles north of the proposed school site on the Dublin Quadrangle Map.)



## 5.2 Alameda County Department Of Environmental Health

As noted previously, the Phase I Environmental Site Assessment of the Santa Rita Property prepared by Versar in January 1994 lists several parcels with underground storage tanks (USTs). Removal and closure of these tanks is being managed by the Alameda County General Services Agency (GSA) under the jurisdiction of the Alameda County Department of Environmental Health (DOEH). On November 1, 1995, Charles Wolfe of Kleinfelder met with Scott Seery, Senior Hazardous Materials Specialist with DOEH, to review the status of the UST program. The following paragraphs summarize information obtained from Mr. Seery and our review of the Versar report and other file material.

At one time, there were 26 identified storage tanks located on the Santa Rita property of which 14 were reported to be above ground (Numbers 8, 13, 14, 15, 17, 24, 25 and 26). As far as known, no investigation has been made at the former above ground tank (AST) sites. There has been extensive investigation at the locations of the USTs.

### 5.2.1 Proposed School Site

USTs 4, 4A and 4B were located at the northwest corner of 4th Street and Madigan Road, within the proposed school site. Two large tanks (8,000 and 10,000 gallons, respectively) had been used to store Bunker C fuel oil for a boiler house. The third tank (3,500 gallons), which was discovered while the larger tanks were being removed, had been used to store diesel fuel. All three tanks were removed in 1992. Concentrations of diesel up to 15,000 milligrams per kilogram (mg/kg) were found in soil samples taken at the time of removal. Approximately 500 cubic yards of soil were excavated and stockpiled. The aerated soil was resampled in 1993 and the maximum diesel concentration was found to be less than 50 parts per million (ppm) in all but one sample which was 100 ppm. In July 1994, Alameda County DOEH allowed the aerated soil to be spread on the site. In May 1995, Environmental Science and Engineering supervised the spreading of the soil in an area on the west side of Madigan Road south of 4th Street. The spread soil covered an area about 40 feet wide and 180 feet long. (See Appendix C, correspondence dated July 18, 1994, and July 17, 1995.)

DOEH also asked that additional subsurface investigation be performed at the tank site to assess the impact of the diesel release on soil and groundwater. In October, 1995, Versar submitted a report on its investigation, which showed that diesel fuel and gasoline compounds (benzene, toluene, ethylbenzene, xylenes-BTEX) were not detected in all 20 soil and 2 groundwater samples. A low concentration of diesel fuel (84 micrograms per liter,  $\mu\text{g/L}$ ) was found in one

groundwater sample. This was not considered by Versar to be a threat to human health or the environment. (See Appendix C, Verser correspondence dated October 23, 1994).

### 5.2.2 *Surrounding Areas*

USTs 1, 2 and 3 were located northeast of 4th Street about 1,000 feet west of the proposed school site. These three tanks, which were used to store Bunker C fuel oil for a boiler plant, were removed in 1988 by Gregg and Associates. In June 1995, Environmental Science and Engineering, as successors to Gregg, confirmed that the site had been overexcavated to remove oil-impacted soils. These soils had been disposed of in 1993. No petroleum was detected in groundwater. It is expected that this site will be officially closed in the near future.

UST sites 5, 6, 7, 9, 10, 11, 12, and 12A were located south of Dublin Boulevard about 2,000 feet from the proposed school site in a down-gradient direction with respect to movement of groundwater. All these tanks have been removed and the sites have been approved for closure by DOEH.

USTs 18 and 19 were located at the former naval hospital about 1,500 feet east of the proposed school site. No noteworthy evidence of leakage was found when the tanks were removed, and DOEH has issued a closure letter for these tanks. The hospital site was also used to stockpile soil extracted from the UST 18/19 closure, tank closures at "Old Greystone" (the current name for the former Santa Rita Rehabilitation Center), and from a tank removal at Highland Hospital in Oakland. DOEH has allowed all this material to be spread at the former military hospital in areas anticipated for commercial or industrial development.

Tank 23 was located about 2,000 feet northeast of the school site. Although there is evidence that diesel oil entered the soil and migrated downhill towards the school, it was stated by Mr. Seery that the migrating oil does not pose a threat due to the distance involved.

In addition to the 26 identified fuel storage tanks, it is possible that other underground tanks may exist or have been removed from the Santa Rita property. In 1990, Alameda County GSA applied for removal of two 6,000-gallon fuel oil tanks. The location given was vague, but the site appeared to be near the northeast corner of the proposed school site. According to Mr. Seery, no action was ever taken under this permit. Mr. Seery has requested that Alameda County GSA research this matter to see if tanks are or were installed at northwest corner of the proposed school site. During Kleinfelder's site visit on October 20, 1995, two metal-bordered openings were noted in the remnants of the concrete floor that still remained at the locations (see Plate 2). Whether these were former oil-tank filler holes could not be determined.

## 6.0 SITE RECONNAISSANCE AND DRIVE-BY SURVEY

On October 20, 1995, Charles Wolfe of Kleinfelder visited the proposed school site to observe environmental conditions involving the current or past use, storage, disposal, and handling of hazardous substances. This section summarizes the observations. Plate 2 presents a site plan showing the locations of the items discussed in the following paragraphs. Plates 3 through 5 present photographs of significant items. A completed ASTM questionnaire is included in Appendix B.

### 6.1 Site Conditions

#### 6.1.1 General

At the time of the visit, the school site was devoid of any buildings, although there were remnants of concrete floors and foundations indicating where buildings had been. Much the rest of the area was covered by dense grasses, thistles and brush or by debris of various sorts, and it was not possible to see most of the soil surface to observe stains. Madigan Road north of 5th Street and 5th Street were paved, all roads and streets south of 5th Street were gravel. A series of fire hydrants are scattered throughout the County-owned property, two of which (FP24 and FP25) were located within the school site (See Plate 2).

In general there was debris of various types (broken concrete, lumber, metal, plumbing fixtures, etc.) scattered over most of the school site.

Madigan Road and 4th Street divide the proposed school site into four rectangular areas. The following site observations in each of these quadrants are described, starting with the northwest sector.

#### 6.1.2 Northwest Sector

In the portion of the proposed school site lying north of 4th Street between Morse Road and Madigan Road there was a large, fenced excavation that appeared to be the site where underground tanks had been removed (Photo 1, Plate 3). The excavation was just north of a concrete structure which was likely part of the foundation for a boiler house. Based on information obtained during the agency review, this was the site where tanks 4, 4A, and 4B were removed. The excavation had apparently been open for some time judging by the growth of

weeds in the bottom of the pit. There were several closed, unmarked 55-gallon drums standing next to the fence.

Along the western side of this sector there were two open sewer manholes and an open concrete pit, the purpose of which is unknown. The pit was partially backfilled with dirt and rubble, and bottom could not be seen. The sewer manholes were essentially dry and clean.

### *6.1.3 Southwest Sector*

In the area south of 4th Street and west of Madigan Road, there was a large concrete-paved area parallel to 4th Street that extended most of the way from Morse Road to Madigan Road. The paving was not continuous, and weeds and brush were growing in many of the cracks. In addition, the surface was littered with all types of dry debris. In the areas where the concrete could be observed, no staining was noted.

The southern portion of the concrete-paved area appeared to be underlain by a concrete-walled vault of unknown dimensions and use. There were numerous openings of various sizes leading into the vault, one of which was under a steel scaffolding (see Photo 2, Plate 3). The vault was partially filled with dirt and rubble and the bottom could not be seen.

On the southern half of this sector there was more trash, particularly along the southern edge of the school site. Open 55-gallon drums (Photo 4, Plate 4), waste lumber (Photo 3, Plate 4) and other materials appeared to be stockpiled here awaiting disposal. The 55-gallon drums did not contain any liquids, but there was some soil and rubble in most of the drums. There was a truck loading ramp which was likely a remnant of the former military camp. An asphalt-paved area surrounded the loading ramp, but was in poor condition. No staining was noted.

### *6.1.4 Southeast Sector*

The portion of the site south of 4th Street and east of Madigan Road was vacant and apparently had been used for agricultural purposes. No remnants of floors or foundations were observed. The soil had recently been disked.

### *6.1.5 Northeast Sector*

The portion of the school site north of 4th Street and east of Madigan Road was mostly covered by demolition debris, primarily broken concrete (Photo 5, Plate 5). This material extended into other parcels adjacent to the proposed school site.

Under the concrete rubble, the remnants of a building floor and foundation could be seen. At two separate locations on the concrete floor, brass inserts were found that could have marked former locations of filler pipes for underground oil tanks. Both inserts were filled completely with dirt and it could not be determined where they led. There was no noticeable staining around either opening.

## **6.2 Surrounding Areas**

At the time of visit, lands adjoining the proposed school site were vacant, except for two parcels immediately south of the southwest quadrant (Plate 2). In this area, there was a fenced yard fronting on Morse Road. The yard was filled with trash such as plastic flower pots. In the southeast corner of the parcel there were two Quonset huts in poor condition. A large amount of debris was scattered around and to the west of the two buildings.

Along the north side of the school site and adjacent to Morse Road, were the remnants of the foundation for a large building. Lands west of Morse Road and east of the eastern school site boundary appeared to be open agricultural lands.

## 7.0 DISCUSSION OF FINDINGS AND RECOMMENDATIONS

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The purpose of this Phase 1 Environmental Site Assessment was to identify to the extent feasible pursuant to the processes described in ASTM Standard E1527-94, recognized environmental conditions in connection with the proposed Dublin Elementary School Site. The proposed school site is a 10-acre parcel located in the central portion of the County-owned Santa Rita property. The Santa Rita property was formerly Camp Shoemaker, a military base, and the Santa Rita Rehabilitation Center, a County prison and farm. At various times, the U.S. Navy, Air Force, Army and Immigration Service occupied Camp Shoemaker.

Based on current street names, the Dublin School site is located south of 5th Street and east of Morse Road. The site is intersected by 4th Street and Madigan Road.

There is little information available on former uses of the proposed school site and surrounding lands. A site plan prepared in 1943 when it was part of a Naval base shows a large number of buildings on the site such as barracks, mess hall, boiler plant and cooks' quarters. A site plan prepared in 1959 and a USGS topographic map prepared in 1961 after it had become a County-owned facility do not show any building on the site. Presumably, the earlier buildings had all been removed by the time the site plan and map were prepared.

At the time of Kleinfelder's site visit in 1995, there were no standing buildings on the proposed school site or on surrounding properties except for two Quonset huts located to the south of proposed school site. However, the floor slabs/foundations for three buildings were observed on the site. In addition, an open excavation was seen at the site of a former boiler plant at the northwest corner of Madigan Road and 4th Street. The open excavation marked the location where three underground fuel storage tanks had been removed.

Much of the school site was covered by debris such as used lumber, stockpiled broken concrete, broken plumbing fixtures and scrap metal. Because of the amount of debris on the site, it was not possible to observe any stains that might exist under the debris.

Available information indicates that many of the former buildings on or near the site made use of asbestos-containing building materials. Also lead-based paint was in common use. When the buildings were demolished, it is possible that asbestos and lead were released to the environment and deposited on the soil.

It is also possible that undocumented underground fuel storage tanks exist on the property, and that herbicides and pesticides were applied to the soil to combat weeds and mosquitoes.

Kleinfelder recommends that:

1. All trash, rubble and other unwanted material should be removed from the site and disposed of properly. All concrete slabs, foundations and structures not to be used in the proposed school should be removed from the site and disposed of properly. Following cleanup of the site, Kleinfelder should make another site visit to look for stains or other evidence of possible soil contamination.
2. After unwanted concrete structures are removed from the site, a geophysical survey of the entire site (particularly the area northeast of the 4th Street/Madigan Road intersection) should be made to locate any remaining underground storage tanks (USTs), pipelines, etc. If any UST's are found, they should be removed properly.
3. The Dublin Unified School District should obtain a letter from the Alameda County Department of Environmental Health (DOEH) and/or the San Francisco Bay Regional water Quality Control Board (RWQCB) affirming that:
  - the former UST site number 4 at the northwest corner of 4th Street and Madigan Road has been closed satisfactorily and can be used as an elementary school location.
  - the reported 0.84  $\mu\text{g/L}$  of diesel reported in the groundwater at UST site number 4 does not pose a threat to human health.
  - the aerated soil excavated from UST site number 4 that was spread along Madigan Road south of 4th Street does not pose a threat to human health.
4. The open pit from which underground fuel tanks were removed at UST site number 4 should be backfilled with clean soil after closure is obtained from DOEH and/or the RWQCB. The backfill should be properly compacted for structural purposes.
5. Even if subsequent site visits and geophysical surveys do not turn up additional causes of concern, and even if a letter is received from DOEH and/or RWQCB providing assurances that UST site number 4 is acceptable for construction of an elementary school, shallow soils over the entire site should be sampled and tested for petroleum hydrocarbons, pesticides, polychlorinated biphenyls (PCBs) asbestos, lead, mercury and arsenic. Particular emphasis should be given to the area around the pit where the USTs were removed, roadways, former agricultural areas, and the area where the aerated soil was spread. Deeper samples should be collected from the partially backfilled concrete vault and concrete pit. In addition, deeper

samples should also be collected along the waterline easement, since trenches for such facilities can serve as conduits for movement of contaminants.

6. It would be prudent to have a radiological scan conducted across the entire site to allay public concern regarding the possibility of any lingering radioactivity from military experiments in the area.



## 8.0 LIMITATIONS

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The scope of work for this report was intended to provide a limited review of certain information related to the possibility of soil and/or groundwater contamination of the referenced site. This preliminary assessment was not intended to be comprehensive, identify all potential concerns, or eliminate the possibility of acquiring land with some degree of problems.

Our report of findings and recommendations are based on review of limited historical documents and information, regulatory agency communications, and site reconnaissance.

This document may be used only by Dublin Unified School District and only for the purposes stated. This report should not be relied upon after 180 days from the date of its issuance (ASTM Standard E1527-94, Section 4.6). Land use, site conditions (both on and offsite) or other factors may change over time, and additional work may be required with the passage of time.

Any party other than Dublin Unified School District who wishes to use this document shall notify Kleinfelder of such intended use by executing the "Application of Authorization to Use" which follows as Appendix D. Based on the intended use of the report, Kleinfelder may require that additional work be performed and that an updated document be issued. Non-compliance with any of these requirements by the Client or anyone else will release Kleinfelder from any liability resulting from the use of this document by any unauthorized party.

Kleinfelder performed this preliminary assessment with generally accepted standards of care that existed in Northern California at the time of the assessment. No warranty, expressed or implied, is made.

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## 9.0 REFERENCES

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U.S. Geological Survey, Dublin, California, 7.5 minute quadrangle, 1961. Photorevised 1980

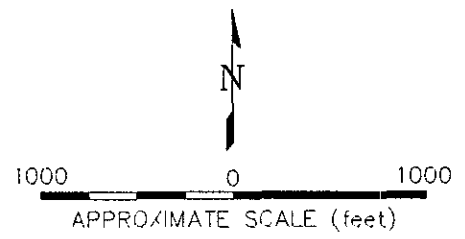
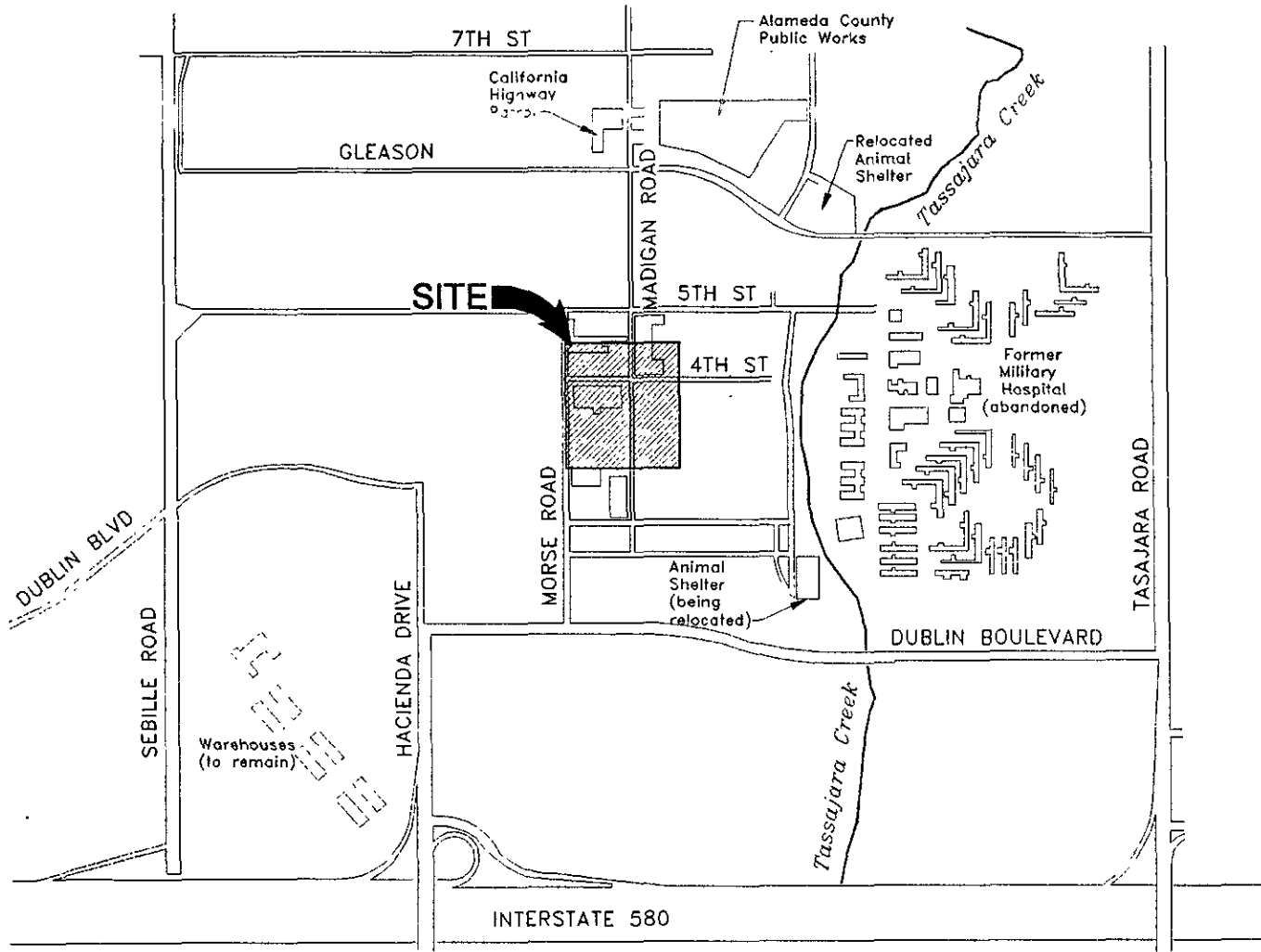
Versar, Inc., Phase I Environmental Site Assessment, County of Alameda, Santa Rita Property, 1994

County of Alameda, (2942) Santa Rita Rehabilitation Center, Undated (List of Tanks)

Wallace, Roberts and Todd, Eastern Dublin Specific Plan, 1994

Wallace, Roberts and Todd, Draft Environmental Impact Report, Eastern Dublin General Plan Amendment and Specific Plan, 1994

Brian Kangas Foulk, Tentative Parcel Map, Number 6879, 1995



CAD FILE: G:\PSA\10300234 SITE LOC.dwg

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**SITE LOCATION MAP**

PLATE

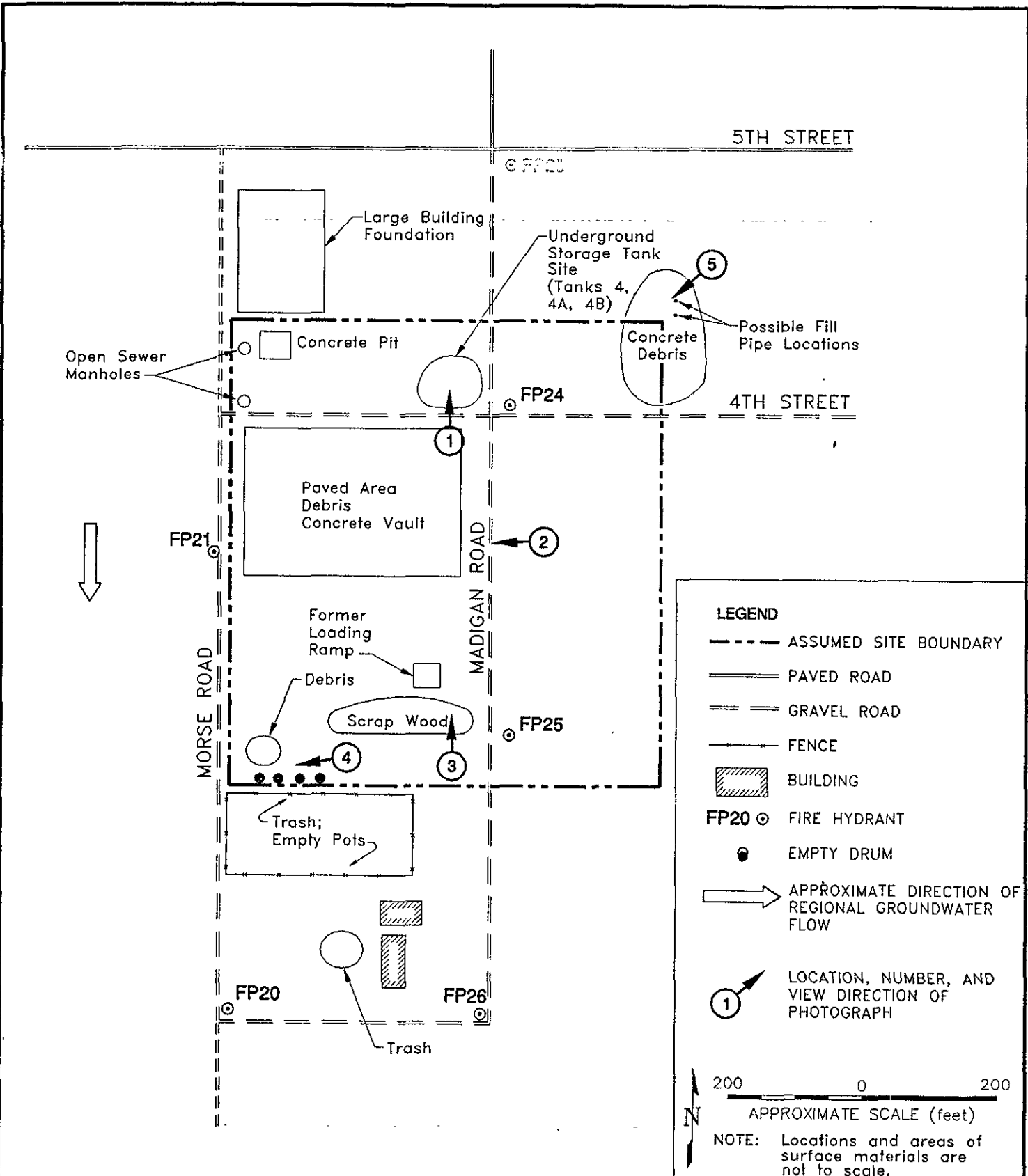
DRAFTED BY: L. Sue      DATE: 11-7-95

DUBLIN ELEMENTARY SCHOOL SITE  
DUBLIN, CALIFORNIA

CHECKED BY: C. Wolfe      DATE: 11-7-95

PROJECT NO. 10-300234-001

1



- LEGEND**
- ASSUMED SITE BOUNDARY
  - ==== PAVED ROAD
  - == == GRAVEL ROAD
  - - - - FENCE
  - [Hatched Box] BUILDING
  - FP20 ⊙ FIRE HYDRANT
  - EMPTY DRUM
  - APPROXIMATE DIRECTION OF REGIONAL GROUNDWATER FLOW
  - ① → LOCATION, NUMBER, AND VIEW DIRECTION OF PHOTOGRAPH

200 0 200  
 APPROXIMATE SCALE (feet)

NOTE: Locations and areas of surface materials are not to scale.

CAD FILE: G:\PSA\10300234\SITEPLAN.dwg



**SITE PLAN**

PLATE

DUBLIN ELEMENTARY SCHOOL SITE  
 DUBLIN, CALIFORNIA

2

DRAFTED BY: L. Sue

DATE: 10-31-95

CHECKED BY: C. Wolfe

DATE: 11-16-95

PROJECT NO. 10-300234-001

S. PSA 10300234 PHOTOS 8x9

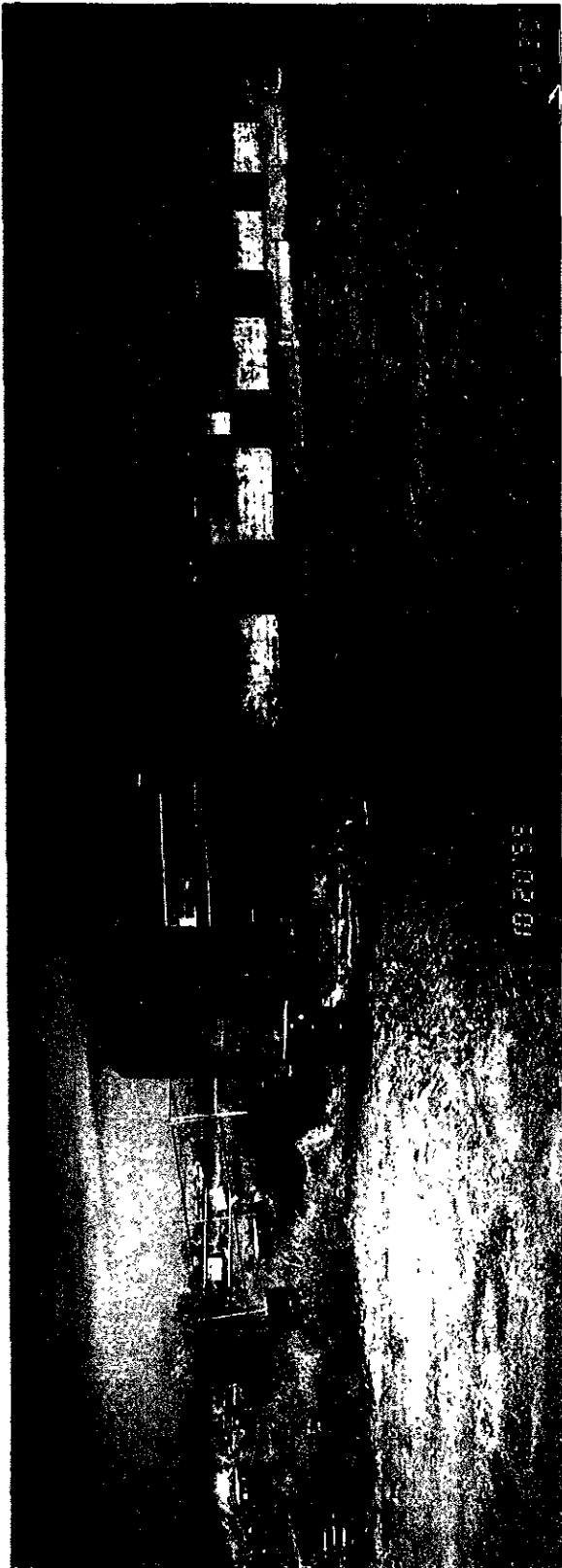


PHOTO 1. Site of underground storage tank removal at northwest corner of Madigan Road and 4th Street.



PHOTO 2. Concrete floor/roof over concrete vault: Steel scaffold over one of many openings in floor/roof.

**KH** KLEINFELDER

SITE RECONNAISSANCE PHOTOGRAPHS  
OCTOBER 20, 1995

PLATE

DRAWN BY: L. Sue

DATE: 11-8-95

DUBLIN ELEMENTARY SCHOOL SITE  
DUBLIN, CALIFORNIA

**3**

CHECKED BY: C. Wolfe

DATE: 11-8-95

PROJECT NO. 10-300234-001

3. PSA 103CC234 PHOTOS.dwg



PHOTO 3. Scrap lumber and other debris awaiting disposal.



PHOTO 4. Open 55-gallon drums and other debris along southern border of school site



SITE RECONNAISSANCE PHOTOGRAPHS  
OCTOBER 20, 1995

PLATE

DRAWN BY: L. Sue

DATE: 11-8-95

DUBLIN ELEMENTARY SCHOOL SITE  
DUBLIN, CALIFORNIA

4

CHECKED BY: C. Wolfe

DATE: 11-8-95

PROJECT NO 10-300234-001



PHOTO 5. Broken concrete waste pile at northwest corner of proposed school site.

C:\PSA\350234 PHOTOS.dwg



SITE RECONNAISSANCE PHOTOGRAPHS  
OCTOBER 20, 1995

PLATE

5

DRAFTED BY: L. Sue

DATE: 11-8-95

DUBLIN ELEMENTARY SCHOOL SITE  
DUBLIN, CALIFORNIA

CHECKED BY: C. Wolfe

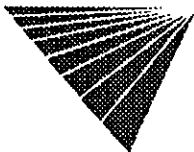
DATE: 11-8-95

PROJECT NO 10 300234 001

# SITE ASSESSMENT PLUS REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 1070R-452/C2972 DUBLIN ELEMENTARY SCHOOL DUBLIN, CA 94566 Latitude/Longitude: ( 37 709331, 121.883636 )	LITA FREEMAN KLEINFELDER-PLEASANTON 7133 KOLL CENTER PKY STE 100 PLEASANTON, CA 94566

Site Distribution Summary	<i>within 1/8 mile</i>	<i>1/8 to 1/4 mile</i>	<i>1/4 to 1/2 mile</i>	<i>1/2 to 1 mile</i>
<b>Agency / Database - Type of Records</b>				
<b>A) Databases searched to 1 mile:</b>				
US EPA NPL National Priority List	0	0	0	0
US EPA CORRACTS RCRA Corrective Actions	0	0	0	0
US EPA TSD RCRA permitted treatment, storage, disposal facilities	0	0	0	0
STATE SPL State equivalent priority list	0	0	0	0
<b>B) Databases searched to 1/2 mile:</b>				
US EPA CERCLIS Sites under review by US EPA	0	0	0	-
STATE SCL State equivalent CERCLIS list	0	0	0	-
STATE REG LUST Leaking Underground Storage Tanks	0	0	0	-
STATE/REG/CO SWLF Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
STATE DEED RSTR Sites with deed restrictions	0	0	0	-
REGIONAL NORTH BAY Sites on North Bay Toxic List	0	0	0	-
REGIONAL SOUTH BAY Sites on South Bay Toxic List	0	0	0	-
STATE CORTESE State index of properties with hazardous waste	0	0	0	-
STATE TOXIC PITS Toxic Pits cleanup facilities	0	0	0	-
<b>C) Databases searched to 1/4 mile:</b>				
US EPA RCRA Viol RCRA violations/enforcement actions	0	0	-	-
US EPA TRIS Toxic Release Inventory database	0	0	-	-
STATE UST/AST Registered underground or aboveground storage tanks	0	0	-	-
<b>D) Databases searched to 1/8 mile:</b>				
US EPA ERNS Emergency Response Notification System of spills	0	-	-	-
US EPA GNRTR RCRA registered small or large generators of hazardous waste	0	-	-	-



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 087575-001

Date of Report: October 26, 1995

Version 2.4

Page #1

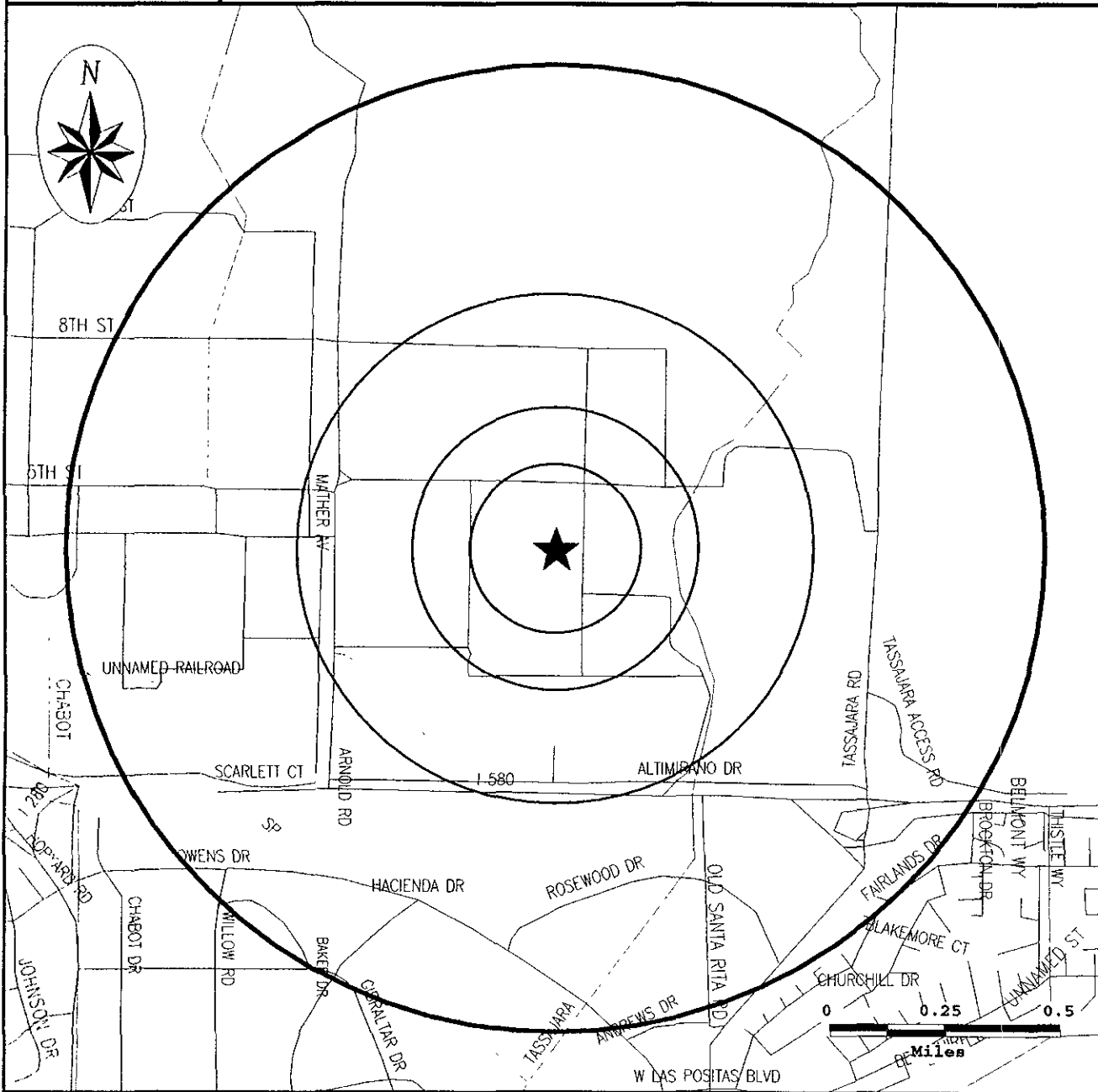






# SITE ASSESSMENT PLUS REPORT

## Map of Sites within One Mile



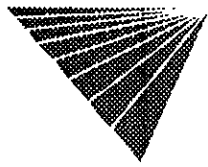
Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	■	△	○
	Multiple Sites	◆◆	■■	△△	○○
	NPL, SPL, TSD, CORRACTS		CERCLIS, SCL, LUST, SWLF	TRIS, UST	ERNS, GENERATORS
Roads Highways Railroads Rivers or Water Bodies Utilities	If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.				

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403

Report ID: 087575-001

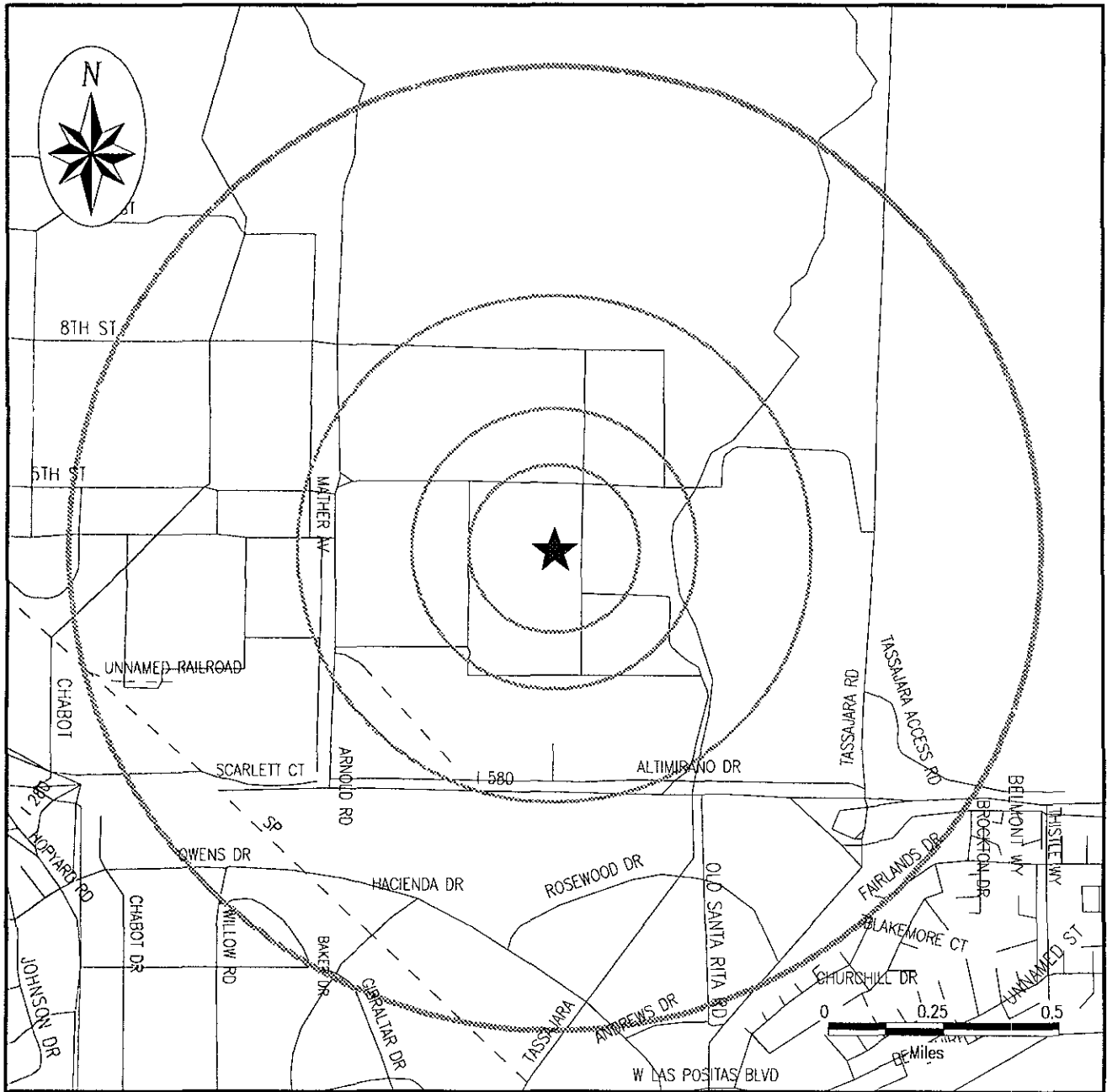
Date of Report: October 26, 1995

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# SITE ASSESSMENT PLUS REPORT

## Street Map



Subject Site



-  Roads, Highways, Rivers, Water Bodies
-  Railroads, Utilities

# SITE ASSESSMENT PLUS REPORT

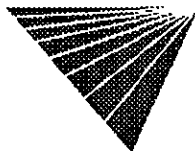
## SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A				B				C		D						
			NPL	CORRACTS	TSD	SPL	CERCLIS	SCL	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS
No Records Found																			

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A				B				C		D						
			NPL	CORRACTS	TSD	SPL	CERCLIS	SCL	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS
No Records Found																			

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A				B				C		D						
			NPL	CORRACTS	TSD	SPL	CERCLIS	SCL	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS
No Records Found																			

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID DISTANCE DIRECTION	A				B				C		D						
			NPL	CORRACTS	TSD	SPL	CERCLIS	SCL	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS
No Records Found																			



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 087575-001

Date of Report: October 26, 1995

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UNMAPPED SITES	A				B					C		D						
	NPL	CORRACTS	TSD	SPL	CERCLIS	SCL	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
CAMP PARKS COMMUNICATION ANNEX ONIZUKA AIR FORCE BASE PLEASANTON, CA 94566					X													
VISTA ID 67799																		



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc at 1 - 800 - 767 - 0403.

Report ID: 087575-001

Date of Report. October 26, 1995

Version 2.4

Page #6

# SITE ASSESSMENT PLUS REPORT

## DETAILS

### PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

No Records Found

### SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

No Records Found

### SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

No Records Found

### SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 087575-001

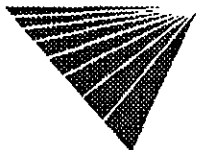
Date of Report: October 26, 1995

Version 2.4

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**UNMAPPED SITES**

VISTA Address*:	<b>CAMP PARKS COMMUNICATION ANNEX ONIZUKA AIR FORCE BASE PLEASANTON, CA 94566</b>	VISTA ID#:	67799
<b>CERCLIS / SRC# 2510</b>		EPA ID:	CA6210490458
Agency Address:	SAME AS ABOVE		
NPL Status:	NOT A PROPOSED, CURRENT, OR DELETED NPL SITE		
Site Ownership:	FEDERALLY OWNED		
Lead Agency:	NO DETERMINATION		
Site Description:	NEW CERCLIS SITEWORK PLAN QAP, DRAFT, FOR SITE 6 WORK PLAN QAP SAMPLE PLAN R/FS SITE 6		
<b>Regional CERCLIS / SRC# 2462</b>		EPA ID:	CA6210490458
Agency Address:	SAME AS ABOVE		
Regional Utility Description:	NEW CERCLIS SITE		
<b>Regional CERCLIS / SRC# 2462</b>		EPA ID:	CA6210490458
Agency Address:	SAME AS ABOVE		
Regional Utility Description:	WORK PLAN QAP, DRAFT, FOR SITE 6		
<b>Regional CERCLIS / SRC# 2462</b>		EPA ID:	CA6210490458
Agency Address:	SAME AS ABOVE		
Regional Utility Description:	WORK PLAN QAP SAMPLE PLAN R/FS SITE 6		



# SITE ASSESSMENT PLUS REPORT

## DESCRIPTION OF DATABASES SEARCHED

### A) DATABASES SEARCHED TO 1 MILE

**NPL**  
**SRC#: 2435** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for NPL was May, 1995.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

**SPL**  
**SRC#: 2293** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for Calsites Database: Annual Workplan Sites was April, 1995.

This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. Annual Work Plan (AWP) sites and sites where Preliminary Endangerment Assessments are a high priority are included.

**CORRACTS**  
**SRC#: 2465** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for RCRA Corrective Action Sites List was June, 1995.

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

**RCRA-TSD**  
**SRC#: 2465** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for RCRIS was June, 1995.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

### B) DATABASES SEARCHED TO 1/2 MILE

**CERCLIS**  
**SRC#: 2509** VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for CERCLIS was March, 1995.

The CERCLIS List contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.





**NFRAP**  
**SRC#: 2510**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
**The agency release date for CERCLIS was March, 1995.**

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

**Cal Cerclis**  
**SRC#: 2462**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
**The agency release date for Ca Cerclis w/Regional Utility Description was June, 1995.**

This database is provided by the U.S. Environmental Protection Agency, Region 9. These are regional utility descriptions for California CERCLIS sites.

**SCL**  
**SRC#: 2292**

VISTA conducts a database search to identify all sites within 1/2 mile of your property  
**The agency release date for Calsites Database: All Sites except Annual Workplan Sites (incl. ASPIS) was April, 1995.**

This database is provided by the Department of Toxic Substances Control. These are lower priority than the SPL sites.

**SWLF**  
**SRC#: 2232**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
**The agency release date for Ca Solid Waste Information System (SWIS) was March, 1995.**

This database is provided by the Integrated Waste Management Board.

**WMUDS**  
**SRC#: 2463**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
**The agency release date for Waste Management Unit Database System (WMUDS) was June, 1995.**

This database is provided by the State Water Resources Control Board. This is used for program tracking and inventory of waste management units. This system contains information from the following eight main databases: Facility, Waste Management Unit, SWAT Program Information, SWAT Report Summary Information, Chapter 15 (formerly Subchapter 15), TPCA Program Information, RCRA Program Information, and Closure Information.

**LUST**  
**SRC#: 2296**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
**The agency release date for Lust Information System (LUSTIS) was February, 1995.**

This database is provided by the California Environmental Protection Agency.

**LUST RG5**  
**SRC#: 2520**

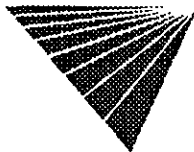
VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
**The agency release date for Region #5-Central Valley Underground Tank Tracking System was July, 1995.**

This database is provided by the Regional Water Quality Control Board, Region #5.

**LUST RG2**  
**SRC#: 2523**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
**The agency release date for Region #2-San Francisco Bay Fuel Leaks List was July, 1995.**

This database is provided by the Regional Water Quality Control Board, Region #2



**CORTESE**  
**SRC#: 2298** VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
**The agency release date for Cortese List-Hazardous Waste Substance Site List was February, 1995.**

This database is provided by the Office of Environmental Protection, Office of Hazardous Materials.

**Deed Restrictions**  
**SRC#: 1703** VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
**The agency release date for Deed Restriction Properties Report was April, 1994.**

This database is provided by the Department of Health Services-Land Use and Air Assessment. These are voluntary deed restriction agreements with owners of property who propose building residences, schools, hospitals, or day care centers on property that is "on or within 2,000 feet of a significant disposal of hazardous waste".

**Toxic Pits**  
**SRC#: 2229** VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
**The agency release date for Summary of Toxic Pits Cleanup Facilities was February, 1995.**

This database is provided by the Water Quality Control Board, Division of Loans Grants.

**North Bay**  
**SRC#: 1718** VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
**The agency release date for North Bay County Toxic List-Region #2 Surface Spills was April, 1994.**

This database is provided by the Regional Water Quality Control Board, Region #2.

**South Bay**  
**SRC#: 1719** VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
**The agency release date for South Bay Site Management System was April, 1994.**

This database is provided by the San Francisco Bay Region.

#### C) DATABASES SEARCHED TO 1/4 MILE

**RCRA-Viols/En**  
**SRC#: 2465** VISTA conducts a database search to identify all sites within 1/4 mile of your property.  
**The agency release date for RCRIS was June, 1995.**

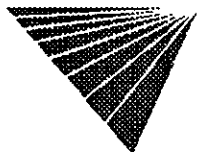
The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Violators are facilities which have been cited for RCRA Violations at least once since 1980 RCRA Enforcements are enforcement actions taken against RCRA violators.

**UST's**  
**SRC#: 1612** VISTA conducts a database search to identify all sites within 1/4 mile of your property.  
**The agency release date for Underground Storage Tank Registrations Database was January, 1994.**

This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks.

**AST's**  
**SRC#: 2297** VISTA conducts a database search to identify all sites within 1/4 mile of your property.  
**The agency release date for Aboveground Storage Tank Database was February, 1995.**

This database is provided by the State Water Resources Control Board.



**TRIS** VISTA conducts a database search to identify all sites within 1/4 mile of your property.  
**SRC#: 2467** The agency release date for TRIS was May, 1995.

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an inventory of Toxic Chemicals emissions from certain facilities( Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form(Form R) for specified chemicals.

**D) DATABASES SEARCHED TO 1/8 MILE**

**ERNS** VISTA conducts a database search to identify all sites within 1/8 mile of your property.  
**SRC#: 2255** The agency release date for ERNS was March, 1995.

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of transportation. A search of the database records for the period October 1986 through September 1994 revealed the following information regarding reported spills of oil or hazardous substances in the stated area

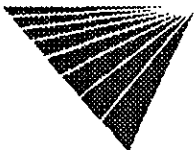
**RCRA-LgGen** VISTA conducts a database search to identify all sites within 1/8 mile of your property.  
**SRC#: 2465** The agency release date for RCRIS was June, 1995.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste ( or 1 kg./month of acutely hazardous waste).

**RCRA-SmGen** VISTA conducts a database search to identify all sites within 1/8 mile of your property  
**SRC#: 2465** The agency release date for RCRIS was June, 1995.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

**End of Report**



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 087575-001

Date of Report: October 26, 1995

Version 2.4

Page #12

# ASTM QUESTIONNAIRE

PERSONS TO BE QUESTIONED. The following questions should be asked of (1) the current Owner of the Property, (2) any Major Occupant of the Property or, if the Property does not have any Major Occupants, at least ten percent of the Occupants of the Property, and (3) in addition to the current Owner and Occupants identified in (2), any Occupant likely to be using, treating, generating, storing or disposing of Hazardous Substances or Petroleum Products on or from the Property. A Major Occupant is any Occupant using at least forty percent (40%) of the leasable area of the Property or any anchor tenant when the Property is a shopping center. In a multifamily property containing both residential and commercial uses, the Preparer does not need to ask questions of the residential Occupants. The Preparer should ask each person to answer all questions to the best of the respondent's Actual Knowledge and in good faith. When completing the Site Visit column, the Preparer should be sure to observe the Property and any buildings and other structures on the Property. The Guide provides further details on the appropriate use of this Questionnaire.

Description of Site: Address:

PROPOSED DUBLIN ELEMENTARY  
SCHOOL SITE, SANTA RITA  
FACILITY AREA

Question	Owner	Occupants (if applicable)	Observed During Site Visit
1. Is the Property or any Adjoining Property used for an industrial use?	Yes No Unk <sup>1</sup>	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
<hr/> <hr/> <hr/>			
2. To the best of your knowledge, has the Property or any Adjoining Property been used for an industrial use in the past?	Yes No Unk	Yes No Unk	Yes No <input checked="" type="radio"/> Unk
<hr/> <p style="text-align: center;"><u>BOILER PLANT WAS LOCATED ON SITE. FORMER USES</u>  <u>OF OTHER BUILDINGS THAT WERE ON SITE NOT</u>  <u>KNOWN</u></p> <hr/> <hr/>			
3. Is the Property or any Adjoining Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes No Unk	Yes No Unk	<input checked="" type="radio"/> Yes No Unk
<hr/> <p style="text-align: center;"><u>LARGE AMOUNTS OF BROKEN CONCRETE, SCRAP LUMBER,</u>  <u>SCRAP METAL AND TRASH SCATTERED OVER</u>  <u>SITE</u></p> <hr/> <hr/>			

<sup>1</sup> Unk = Unknown or No Response

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
4. To the best of your knowledge, has the Property or any Adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?							<input checked="" type="radio"/>		

FORMERLY USED NOT KNOWN BUT IS NOW USED FOR STORING WASTE MATERIALS

5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No	<input checked="" type="radio"/>
--	-----	----	-----	-----	----	-----	-----	----	----------------------------------

6. Are there currently, or to the best of your knowledge have there been previously, any industrial Drums (typically 55 gallon) or sacks of chemicals located on the Property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No	<input checked="" type="radio"/>
---	-----	----	-----	-----	----	-----	-----	----	----------------------------------

7. Has Fill Dirt been brought onto the Property that originated from a contaminated site or that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	<input checked="" type="radio"/>	No	Unk
---	-----	----	-----	-----	----	-----	----------------------------------	----	-----

SOIL EXCAVATED FROM PIT CONTAINING LEAKING UST'S HAS BEEN SPREAD ON PORTION OF SITE.

Question	Owner	Occupants (if applicable)	Observed During Site Visit
8. Are there currently, or to the best of your knowledge have there been previously, any Pits, Ponds or Lagoons located on the Property in connection with waste treatment or waste disposal?	Yes No Unk	Yes No Unk	Yes No <u>Unk</u>
_____			
_____			
_____			

9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the Property?	Yes No Unk	Yes No Unk	Yes No <u>Unk</u>
<p style="text-align: center;">CANNOT SEE SOIL SURFACE OVER MUCH OF SITE DO TO TRASH AND WEEDS.</p>			
_____			
_____			

10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the Property?	Yes No Unk	Yes No Unk	<u>Yes</u> No Unk
<p style="text-align: center;">THREE UNDERGROUND STORAGE TANKS WERE REMOVED IN 1992 FROM A SITE AT NORTH WEST CORNER OF MADISON ROAD AND 4TH STREET. MAY BE OTHER TANKS IN PROGRESS</p>			
_____			
_____			

11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?	Yes No Unk	Yes No Unk	Yes No <u>Unk</u>
_____			
_____			
_____			

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?									<u>Unk</u>

BUILDINGS HAVE ALL BEEN REMOVED

13. If the Property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?									<u>Unk</u>
--	--	--	--	--	--	--	--	--	------------

14. Does the Owner or Occupant of the Property have any knowledge of Environmental Liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the Property or any facility located on the Property?									
--	--	--	--	--	--	--	--	--	--

15. Has the Owner or Occupant of the Property been informed of the past or current existence of Hazardous Substances or Petroleum Products or environmental violations with respect to the Property or any facility located on the Property?							<u>Yes</u>	No	Unk
--	--	--	--	--	--	--	------------	----	-----

OWNER HAS BEEN INVESTIGATING POSSIBLE  
 FUEL AND GROUNDWATER CONTAMINATION AT  
 SITE LOCATED AT NORTHWEST CORNER OF MADISON  
 ROAD AND 4th STREET

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
16. Does the Owner or Occupant of the Property have any knowledge of any Environmental Site Assessment of the Property of facility that indicated the presence of Hazardous Substances or Petroleum Products on, or contamination of, the Property or recommended further assessment of the property?							<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

OWNER (COUNTY) HAD VERBALE PREPARE A PHASE I SITE ASSESSMENT

17. Does the Owner or Occupant of the Property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous Substance or Petroleum Products involving the Property by any Owner or Occupant of the Property?	Yes	No	Unk	Yes	No	Unk	Yes	No	<input checked="" type="radio"/>
---	-----	----	-----	-----	----	-----	-----	----	----------------------------------

18. Does the Property discharge waste water on or adjacent to the Property other than storm water into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/>	Unk
---	-----	----	-----	-----	----	-----	-----	----------------------------------	-----

NO WASTE WATER NOW BEING GENERATED

19. To the best of your knowledge, have any Hazardous Substances or Petroleum Products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Property?	Yes	No	Unk	Yes	No	Unk	<input checked="" type="radio"/>	No	Unk
---	-----	----	-----	-----	----	-----	----------------------------------	----	-----

MANY WASTE MATERIALS NOW LOCATED ON SITE.



Question	Owner			Occupants (if applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
20. Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?							Yes	<input checked="" type="radio"/> No	Unk

NO TRANSFORMERS, CAPACITORS OR HYDRAULIC EQUIPMENT ON SITE. RECENTLY THERE WERE FORMERLY POLE MOUNTED TRANSFORMERS IN AREA.

21. Do any of the following Federal government record systems list the Property or any property within the circumference of the area noted below:

National Priorities List - within 1.0 mile / 1.6 Km? Yes  No

CERCLIS List - within .5 mile / .8 Km? Yes  No

RCRA TSD Facilities - within 1.0 mile / 1.6 Km? Yes  No

22. Do any of the following state record systems list the Property or any property within the circumference of the area noted below:

List maintained by States environmental agency of hazardous waste sites identified for investigation or remediation that is the state agency equivalent to NPL - within approximately 1.0 mile / 1.6 Km? Yes  No

List maintained by State environmental agency of sites identified for investigation or remediation that is the state equivalent to CERCLIS - within .5 mile / .8 Km? Yes  No

Leaking Underground Storage Tank (LUST) List - within .5 mile / .8 Km? Yes  No

Solid Waste/Landfill Facilities - within .5 mile / .8 Km? Yes  No

23. Based upon a review of Fire Insurance Maps or consultation with the local fire department serving the Property, all as specified in the Guide, are any buildings or other improvements on the Property or on an Adjoining Property identified as having been used for an industrial use or uses likely to lead to contamination of the Property?

Yes

No

(N/A)

NO BUILDINGS ON SITE OR ADJOINING PROPERTIES

The Preparer of the Transaction Screen Questionnaire must complete and sign the following statement (For definition of "Preparer" and "User", see Section 5.3 of this Standard Practice or Section 3.3.25).

THIS QUESTIONNAIRE WAS COMPLETED BY

Name CHARLES G. WOLFE  
Title SENIOR CONSULTANT  
Firm KLEINFELDER  
Address 7133 KOLL CENTRAL PARKWAY  
PLEASANTON CA 94566  
Phone Number (510) 484-1700  
Date DEC. 8, 1995

IF THE PREPARER IS DIFFERENT THAN THE USER, COMPLETE THE FOLLOWING:

Name of User \_\_\_\_\_  
User's Address \_\_\_\_\_

User's Phone Number \_\_\_\_\_  
Preparer's Relationship to Site \_\_\_\_\_  
Preparer's Relationship to User (e.g., principal, employee, agent, consultant) \_\_\_\_\_

COPIES OF THE COMPLETED QUESTIONNAIRE HAVE BEEN FILED AT:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPIES OF THE COMPLETED QUESTIONNAIRE HAVE BEEN MAILED OR DELIVERED TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



JUL 27 1994

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 4086

July 18, 1994

7056

Mr. Pete Kinney  
Alameda County General Services Agency  
4400 MacArthur Boulevard  
Oakland, CA 94619

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

RE: STOCKPILE SAMPLING AND SESOIL LEACHABILITY MODELING  
ANALYSIS - 4TH AND MADIGAN SITE (UST 4, 4A, 4B), SANTA RITA  
CORRECTIONAL FACILITY

Dear Mr. Kinney:

I am in receipt of and have reviewed the November 22, 1993 Environmental Science & Engineering, Inc. (ESE) report documenting the results of sampling and analyses, as well as the December 28, 1993 Versar SESOIL modeling analysis, of soil stockpiled at the referenced subsite, generated during the May 1992 tank closures. My review of data presented in the cited ESE and Versar reports was performed in context with the body of work completed at the referenced site to date.

In summary, reports documenting activities associated with the removal of underground storage tanks (UST) 4, 4A, and 4B indicate approximately 500 yds<sup>3</sup> of soil were excavated and stockpiled during this process. This stockpiled material remained on-site approximately 18 months before resampling occurred during November 1993. Samples were collected at a rate of one discrete sample per 50 yds<sup>3</sup> and analyzed for the presence of total petroleum hydrocarbons as diesel (TPH-D), and benzene, toluene, ethylbenzene and total xylene isomers (BTEX).

Results of sample analyses revealed detectable concentrations of TPH-D present in 5 of ten samples. Of these 5, TPH-D was present in all but one sample at concentrations of <50 parts per million (ppm). The TPH-D concentration of the remaining sample was 100 ppm. Of the aromatic compounds sought, only xylene was present in only one sample of the ten at a concentration of 0.008 ppm.

The cited SESOIL analysis evaluated the leachability and vertical transport potential of the contaminants still present in the 500 yds<sup>3</sup> of stockpiled soil should this soil be reintroduced to the subject site. The SESOIL program required the input of parameters for climate, soil type, target chemicals and application data. Climate data were reportedly supplied with the SESOIL software. Soil parameters were derived from site-specific boring logs (Graystone) which reportedly identified four distinct lithologic groups underlying the site. Chemical parameters reportedly included biodegradability, molecular weight, and Henry's Constant.

Mr. Pete Kinney

RE: SESOIL analysis, 4th and Madigan site, Santa Rita facility

July 18, 1994

Page 2 of 2

Two separate model runs were conducted: 1) xylene in diesel; and, 2) diesel, alone. A conservative approach was maintained in the performance of this program in that, of the confirmatory soil samples for which no detectable target compounds were found, it was assumed that said concentrations were equal to the reporting limit. These values were subsequently inserted into the program.

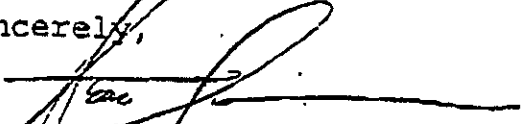
The calculated mass of diesel and xylene, theoretically applied to the top layer of soil at the site to simulate initial loading conditions, was 13.648 and 0.0027 kilograms (kg), respectively. A period of 30 years was used for each simulation.

Versar reports that the result of the SESOIL simulations indicate the maximum depth of xylene in a nondegrading diesel ligand after a 30 year period would be 2.362 meters (m) with 90% of the initial mass having either been (bio)degraded or volatilized within the first 5 years. The maximum xylene concentration remaining adsorbed to soil after 30 years was  $2.63 \times 10^{-5}$  micrograms per kilogram (ug/kg). The reported maximum depth of diesel after 30 years is 1.118 m with 90% of the initial mass having been (bio)degraded or volatilized in the first 4 years. The maximum average concentration of diesel remaining adsorbed to the soil after 30 years is  $6.4 \times 10^{-6}$  ug/kg, found primarily in the top 0.6 m of soil.

The results of the SESOIL analysis, as presented in the cited Versar report, indicate a low probability for remaining contaminants to leach into underlying ground water at this site. Therefore, the subject soil may be reintroduced at grade to the site of origin (Santa Rita facility).

Please call me at should you have any questions. Our temporary telephone number is 510/337-2866.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

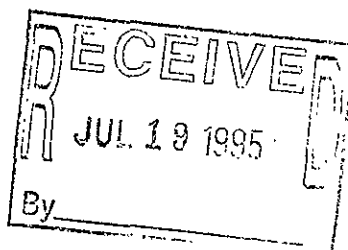
cc: Rafat A. Shahid, Assistant Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Ravi Arulanantham, Staff Toxicologist, ACDEH



# General Services Agency

Darlene A. Smith, Director

July 17, 1995



Mr. Scott Seery, CHMM  
Senior Hazardous Materials Specialist  
Department of Environmental Health  
1131 Harbor Bay Parkway, 2nd Floor  
Alameda, California 94502

SUBJECT: SPREADING OF STOCKPILED SOIL AT 4TH AND MADIGAN  
SANTA RITA CORRECTIONAL FACILITY, DUBLIN, CA

Dear Mr. Seery:

Enclosed for your records is a copy of Environmental Science & Engineering Inc.'s June 26, 1995 report documenting the spreading of approximately 500 cubic yards of soil at the subject site.

If you have any questions or need additional information, please call me at 2-9522.

Sincerely,

Rod Freitag, P.E.  
Environmental Program Manager

enclosures

cc: Mr. Tom Peacock, Department of Environmental Health  
Mr. Patrick Cashman, Surplus Property Authority

RDF:rdg:\project\env\7056sr4\eh0714.doc



Environmental  
Science &  
Engineering, Inc.

JUN 29 1995

June 26, 1995

Mr. Rod Freitag, P.E.  
Environmental Project Manager  
Alameda County  
General Services Agency  
Engineering & Environmental Management  
1401 Lakeside Drive  
Oakland, CA 94612

**SUBJECT: 4TH AND MADIGAN SITE  
SANTA RITA CORRECTIONAL FACILITY  
DUBLIN, CALIFORNIA  
ESE PROJECT NO. 65-95-062**

Dear Mr. Freitag:

Pursuant to your request, Environmental Science & Engineering, Inc. (ESE) has prepared the following report to document the spreading of stockpiled soil located at the 4th and Madigan Site at the Santa Rita Correctional Facility, Dublin, California (Figure 1 - Location Map). This document presents the procedures used during the site activities.

**SITE ACTIVITIES**

On May 25, 1995, ESE supervised Caballero Trucking of San Jose, California (a State Licensed excavation and hauling contractor) during the loading and spreading of soil stockpiled at the subject site. This work was performed with the approval of the Alameda County Health Care Services Agency (see enclosed letter dated July 18, 1994) and in accordance with appropriate Federal, State, and local guidelines.

Prior to the start of work, all onsite personnel attended a brief health and safety meeting. The purpose of the meeting was to summarize the site-specific Health and Safety Plan (HASP) and describe the potential hazards. All work was performed using level D personal protective wear.

Approximately 500 cubic yards of soil were loaded into trucks using an excavator and transported south along Madigan Avenue to the opposite side of the 4th Street intersection (Figure 2 - Site Plan). ESE monitored the stockpiled soil for volatile organic compounds using a photoionization detector during loading. This soil was then spread in an eight to ten-inch thick lift along the west side of Madigan Avenue over an area of approximately 180 feet by 40 feet. Large concrete fragments were separated from the soil during the loading process and were stockpiled on the west side of Madigan Avenue just north of the 4th Street intersection.

Mr. Freitag  
June 26, 1995  
Page 2 -

o o O o o

Our professional services have been performed using that degree of care and skill ordinarily exercised under similar circumstances by other geologists and engineers practicing in this field. No other warranty, express or implied, is made as to the professional advice in this report. If you have any questions or comments regarding the contents of this letter report, please contact the undersigned at (510) 685-4053.

Sincerely,  
ENVIRONMENTAL SCIENCE & ENGINEERING, INC.

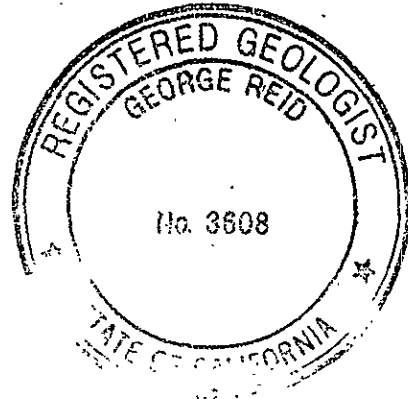


Bart S. Miller  
Project Geologist

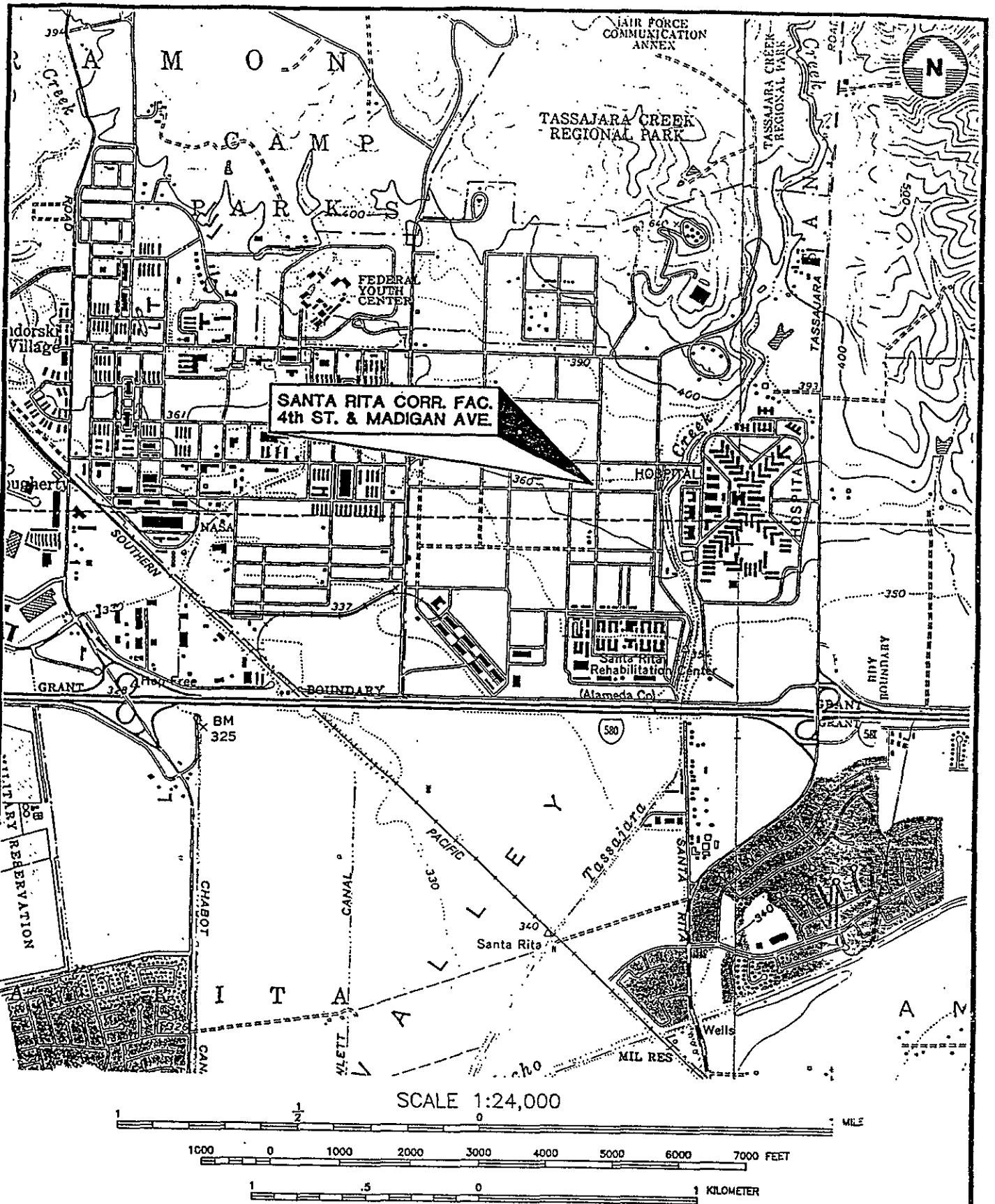


George Reid, R.G.  
Manager, Geosciences

- Attachments: (1) Figure 1  
(2) Figure 2  
(3) HCSA Letter Dated 7/18/94







ADAPTED FROM U.S.G.S. DUBLIN AND LIVERMORE, CALIFORNIA 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS, 1980.



**Environmental  
Science &  
Engineering, Inc.**

4090 NELSON AVENUE, SUITE J  
CONCORD, CA 94520

DATE  
11/93

REVISED

CAD FILE  
50771010

LOCATION MAP

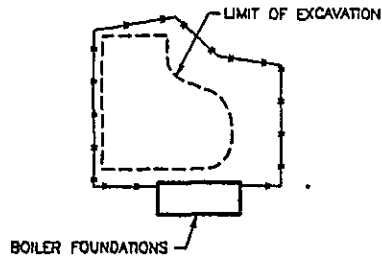
ALAMEDA COUNTY GSA  
SANTA RITA CORRECTIONAL FACILITY  
DUBLIN, CALIFORNIA

FIGURE NO.

1

PROJ. NO.

5-93-5077



MADIGAN AVENUE

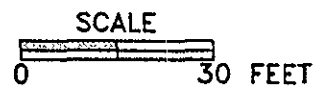
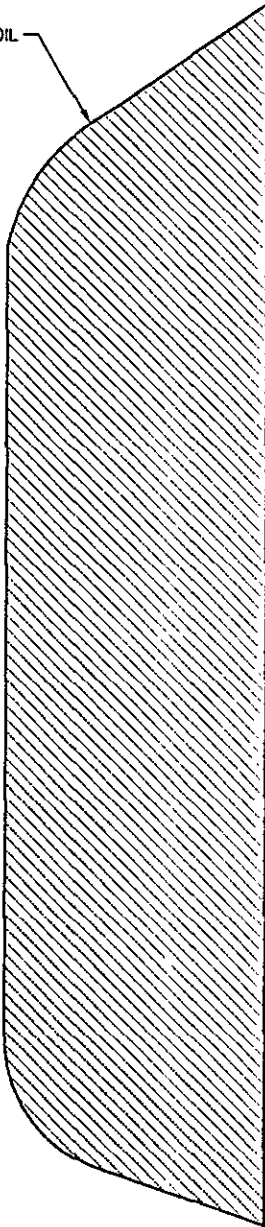


**LEGEND**

- x- PORTABLE FENCING
- [Hatched Box] SPREAD SOIL

4th STREET

LIMIT OF SPREAD SOIL



Environmental  
Science &  
Engineering, Inc.

DATE  
11/93

REVISED  
6/21/95

CAD FILE  
65506202

SITE PLAN

FIGURE NO.

2

4090 NELSON AVENUE, SUITE J  
CONCORD, CA 94520

ALAMEDA COUNTY GSA  
SANTA RITA CORRECTIONAL FACILITY  
DUBLIN, CALIFORNIA

PROJ. NO.  
65-95-062

October 23, 1995

ENVIRONMENTAL  
PROTECTION  
95 OCT 31 AM 9:15

Mr. Scott Seery  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
UST Local Oversight Program  
80 Swan Way, Room 200  
Oakland, California 94621

**SUBJECT: SUBSURFACE INVESTIGATION REPORT**  
4TH STREET AND MADIGAN AVENUE ON THE SANTA RITA  
PROPERTY, ALAMEDA COUNTY, CALIFORNIA  
Versar Project Number 2241-014

Dear Mr. Seery:

This report has been prepared by Versar, Inc. (Versar) to present the results of a subsurface investigation conducted on the northwest corner of 4th Street and Madigan Avenue (Site) on the Santa Rita property in Alameda County, California (Figure 1). The work was performed on behalf of the County of Alameda General Services Agency (GSA), under the direction of Mr. Rod Freitag, to further characterize the extent of soil and/or groundwater impacted by petroleum hydrocarbons released at the site. Information used to develop this investigation was based on a site reconnaissance and reports supplied to Versar by the GSA, as well as a meeting with you on July 15, 1995.

## BACKGROUND

In May 1992, Environmental Science & Engineering, Inc. coordinated and supervised the removal of three underground storage tanks (USTs) (Numbers 4, 4a, 4b) from a single excavation on the site. The respective capacities of the underground storage tanks were 3,500, 8,000 and 10,000 gallons, all of which were used to store diesel fuel or fuel oil. Perforations or holes were reportedly not observed in the USTs upon removal. However, stained soils were observed during the excavation procedure. Three of the five soil samples collected from native soils below the USTs were reported to contain elevated concentrations of total petroleum hydrocarbons as diesel (TPH/D) and total oil and grease (TOG). The highest concentration of TPH/D (15,000 mg/kg) was reported present in a sample collected from an approximate depth of 15 feet below ground surface (bgs) in the southwestern corner of the excavation (Figure 2). Soils removed during the excavation process were stockpiled on-site adjacent to the former UST locations. The UST excavation was not backfilled following the completion of the tank removals. Concrete hold-down pads for the tanks were not excavated during the tank removal procedure and remain in the excavation.

In response to the results of the initial soil sample analyses, Versar submitted a workplan (dated August 2, 1995) to address the need for an additional subsurface investigation at the site.

ENVIRONMENTAL  
PROTECTION  
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Alameda County Health Care Services Agency  
October 23, 1995  
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## FIELD INVESTIGATION

Versar developed a site Health and Safety plan prior to initiating field activities. This site-specific Health and Safety Plan was prepared to set forth procedures for safe conduct during completion of the field investigation. The Health and Safety Plan is designed to minimize risks to Versar personnel and others caused by potential exposure to hazardous materials or unsafe work conditions.

### Soil Boring Drilling and Sampling

On September 1, 1995, four soil borings (B1 through B4) were drilled and sampled to depths ranging from 25 to 40 feet bgs, at the approximate locations shown on Figure 2.

The borings were drilled using a truck-mounted drilling rig equipped with 8-inch-diameter hollow-stem augers. During the borehole drilling, soil samples were collected at a maximum of 5-foot intervals for visual identification and classification. Soil samples were collected using a California-modified split-spoon sampler lined with brass sample tubes. Soil sample collection was accomplished by driving the sampler approximately 18 inches into undisturbed soils below the lead auger. Upon retrieval of the sampler at each sample interval, the lowest sample tube was removed, the ends of the sample tube were covered with Teflon® wrap, capped with plastic end-caps, labeled for identification purposes, and immediately placed in an insulated chest with ice, pending shipment to the laboratory for analysis. Chain-of-custody procedures were followed, including the use of chain-of-custody forms to document sample collection, handling, and transport to the laboratory. A second sample tube from the sampler was retained for head-space screening of organic vapors using an organic vapor analyzer (OVA).

The soil lithology was described by a Versar geologist working under the direction of a California State-registered geologist. Drilling logs were generated in the field to record descriptions of the soil types, sample depths and designations, and any observed significant features related to the presence of petroleum hydrocarbons or other hazardous materials. The drilling logs are included as Attachment 1. As shown on the logs, no field indicators or visual observation of potential contamination were noted during the drilling and sampling activities.

To assess groundwater conditions beneath the site, two groundwater grab samples were collected, one each from borings B2 and B3. The groundwater was encountered at 39 feet bgs at both locations. These borings were placed in a presumed down-gradient groundwater flow direction from the former UST excavation.



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In order to reduce the potential for cross-contamination, the downhole sampling equipment was decontaminated between sampling events using a laboratory-grade detergent solution, rinsed in two tapwater baths, with a final rinse in deionized water. Additionally, the augers and associated drilling equipment were pressure-washed with a hot pressure washer prior to beginning drilling and between borings. Equipment rinseate generated during this investigation was deposited and sealed in 55-gallon U.S. Department of Transportation (DOT)-approved drums, then labeled and stored on-site pending receipt of laboratory analytical results and evaluation of disposal alternatives. Soil cuttings were stockpiled on plastic sheeting, and covered with plastic sheeting, for temporary storage.

After completion, the borings were backfilled with a bentonite/cement grout seal from total depth to the ground surface.

### Soil and Groundwater Analytical Results

Twenty soil samples and two groundwater samples were submitted for analysis to McCampbell Analytical, Inc., a state-certified analytical laboratory in Pacheco, California. The samples were analyzed for total petroleum hydrocarbons as gasoline (TPH/G); TPH/D; and benzene, toluene, ethylbenzene, and xylenes, in accordance with Environmental Protection Agency (EPA) Methods 8015 (modified) and 8020. The analytical results are presented in the laboratory report, included as Attachment 2.

Analytical results of the soil samples indicated that no detectable concentrations of the selected analytes were found; therefore, none of the soil samples were analyzed for semi-volatile organic compounds. Analytical results from the two groundwater grab samples indicated that boring B2 contained 84 ug/L (equivalent to parts-per-billion, ppb) TPH/D. The groundwater samples from Boring B3 did not have any detectable concentrations of analytes.

### CONCLUSIONS AND RECOMMENDATIONS

Based on the field observation and analytical results, Versar recommends that no further action is warranted for the site, and the site be considered for closure. Versar's recommendation is supported by the following:

- Groundwater beneath the site is located approximately 39 feet bgs, and no carcinogenic constituents were detected from groundwater samples collected in a presumed down-gradient groundwater flow direction from the former UST excavation.

# Versar<sup>INC.</sup>

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Alameda County Health Care Services Agency  
October 23, 1995  
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Laboratory analysis of the groundwater grab sample collected from boring B2 indicated 84 ug/L of TPH/D, slightly above the laboratory reporting limit of 50 ug/L. Because a grab sample collected through augers often contains soil particulate, which preferentially adsorb hydrocarbons, this may not be representative of groundwater conditions beneath the site. Additionally, the TPH/D concentration at this level is not considered to be a threat to human health or the environment.

Soil sampling analytical results from the four borings did not indicate the presence of petroleum hydrocarbons or gasoline contamination beneath the site.

No visual or field indications of petroleum hydrocarbons were noted in any of the borings.

If you have any questions or concerns regarding this report, or would like to arrange a meeting to discuss this project, please contact John Bird at (510) 814-5929.

Sincerely,

Versar, Inc.

Prepared By:

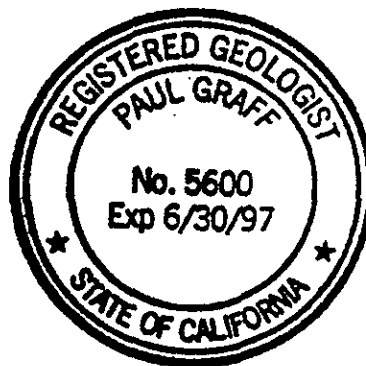
Reviewed By:



Paul Graff, R.G.  
Senior Geologist  
R.G. No. 5600

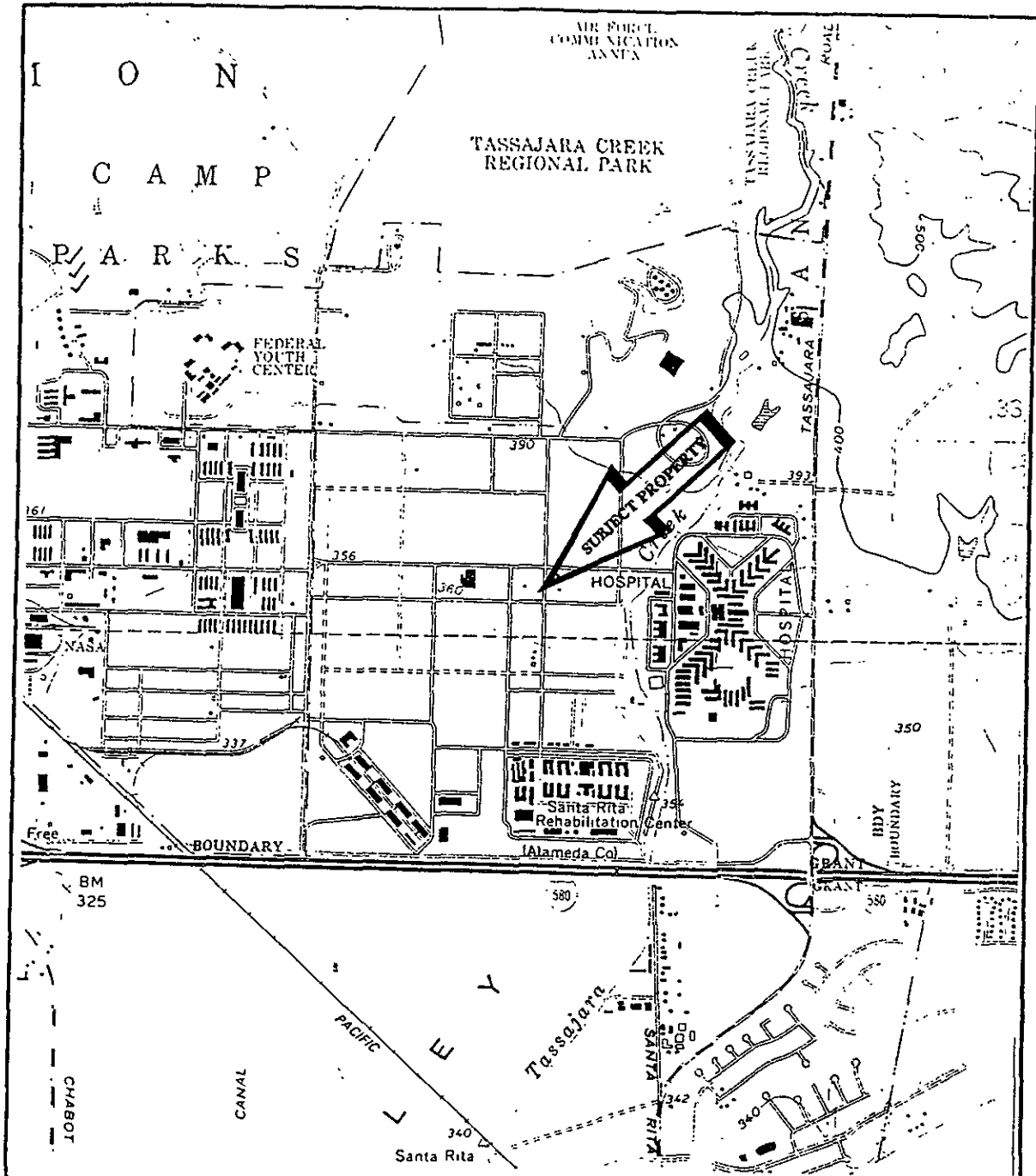


John C. Bird, R.E.A.  
Project Manager



cc: Rod Freitag  
Alameda County General Services Agency

PKG/pkg



**NOTE:** Base map from USGS Dublin, California and Livermore, California Quadrangles, 7.5 minute series (Topographic) 1961. Photorevised 1980.

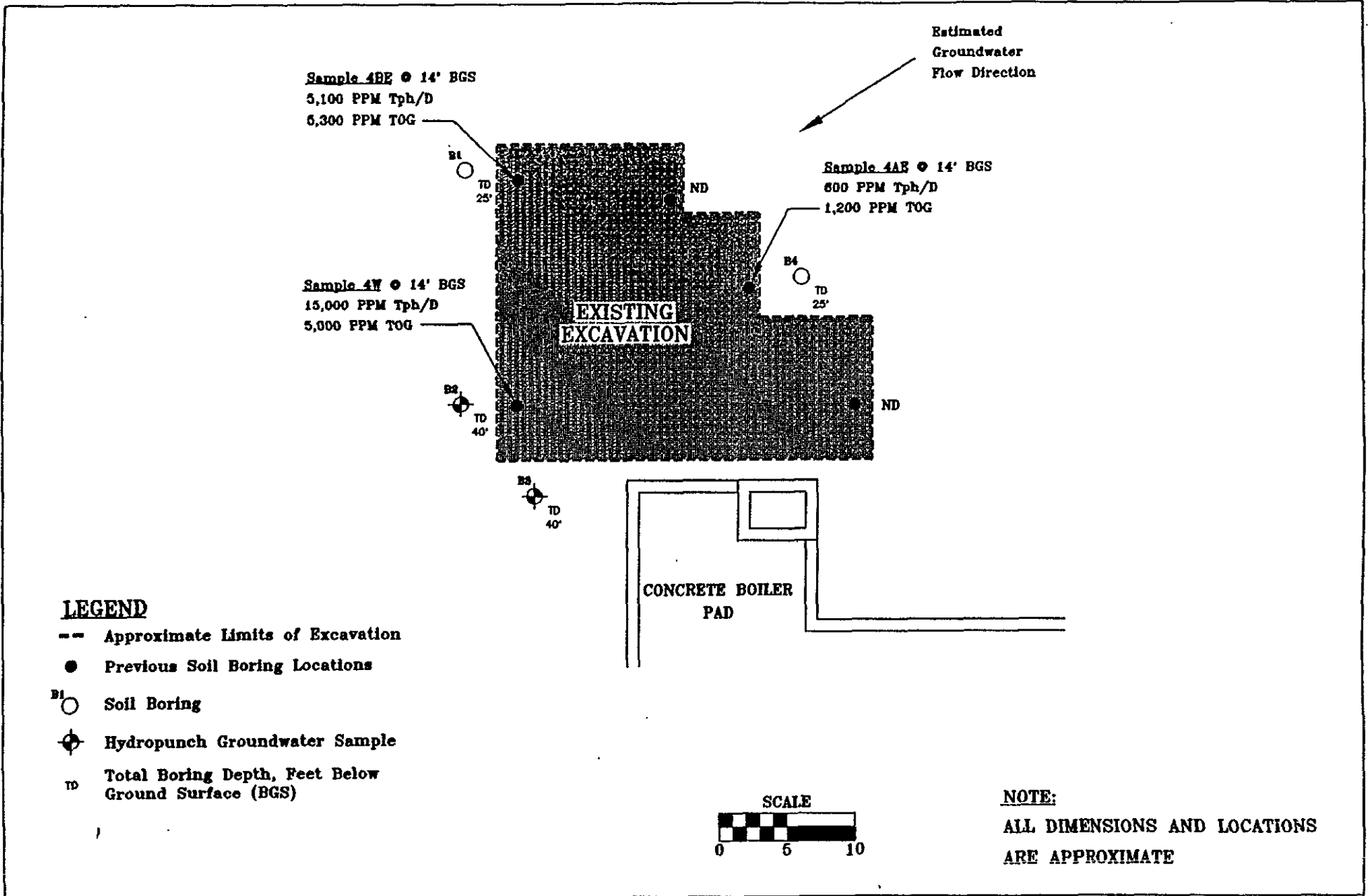


**SITE  
LOCATION  
MAP**

County of Alameda - G.S.A.  
Santa Rita Site  
4th & Madigan  
Dublin, California

January 1994  
Versar Project:  
2241-014  
FIGRAPHIC2241-14F

**FIGURE  
1**  
Not To Scale



	<p align="center"><b>SITE MAP</b></p> <p align="center"><small>Ref. Map Adopted from ESE Site Map</small></p>	<p align="center">County of Alameda - G.S.A. Santa Rita Site 4th &amp; Madigan Dublin, California</p>	<p align="center">August 1995 Versar Project: 2241-014</p>		<p align="center"><b>FIGURE</b>  2</p>
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McCAMPBELL ANALYTICAL INC.

110 2nd Avenue South, #D7, Pacheco, CA 94553  
Tele: 510-798-1620 Fax: 510-798-1622

Versar 1255 Harbor Bay Pkwy, # 100 Alameda, CA 94502	Client Project ID: # 2241-014; 4th & Madigan, Santa Rita	Date Sampled: 09/01/95
		Date Received: 09/01/95
	Client Contact: John Bird	Date Extracted: 09/01/95
	Client P.O:	Date Analyzed: 09/03-09/04/95

**Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline\*, with BTEX\***

EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID (5030)

Lab ID	Client ID	Matrix	TPH(g) <sup>+</sup>	Benzene	Toluene	Ethylbenzene	Xylenes	% Rec. Surrogate
55979	B1-10	S	---	ND	ND	ND	ND	105
55980	B1-15	S	---	ND	ND	ND	ND	102
55981	B1-20	S	---	ND	ND	ND	ND	104
55982	B1-25	S	---	ND	ND	ND	ND	103
55983	B2-10	S	---	ND	ND	ND	ND	108
55984	B2-15	S	---	ND	ND	ND	ND	103
55985	B2-20	S	---	ND	ND	ND	ND	106
55986	B2-25	S	---	ND	ND	ND	ND	105
55987	B2-30	S	---	ND	ND	ND	ND	106
55988	B2-35	S	---	ND	ND	ND	ND	104
55989	B2-40	S	---	ND	ND	ND	ND	105
55990	B3-10	S	---	ND	ND	ND	ND	108
55991	B3-15	S	---	ND	ND	ND	ND	106
55992	B3-20	S	---	ND	ND	ND	ND	106
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit	W	50 ug/L	0.5	0.5	0.5	0.5		
	S	1.0 mg/kg	0.005	0.005	0.005	0.005		

\* water and vapor samples are reported in ug/L, soil samples in ng/kg, and all TCLP extracts in mg/L

# cluttered chromatogram; sample peak coelutes with surrogate peak

+ The following descriptions of the TPH chromatogram are cur:ory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~ 5 vol. % sediment; j) no recognizable pattern.



McCAMPBELL ANALYTICAL INC.

110 2nd Avenue South, #D7, Pacheco, CA 94553

Tele: 510-798-1620 Fax: 510-798-1622

Versar 1255 Harbor Bay Pkwy, # 100 Alameda, CA 94502	Client Project ID: # 2241-014; 4th & Madigan, Santa Rita	Date Sampled: 09/01/95
	Client Contact: John Bird	Date Received: 09/01/95
	Client P.O:	Date Extracted: 09/01-09/08/95
		Date Analyzed: 09/01-09/02/95

**Diesel Range (C10-C23) Extractable Hydrocarbons as Diesel \***

EPA methods modified 8015, and 3550 or 3510; California RWQCB (SF Bay Region) method GCFID(3550) or GCFID(3510)

Lab ID	Client ID	Matrix	TPH(d) <sup>+</sup>	% Recovery Surrogate
55979	B1-10	S	ND	100
55980	B1-15	S	ND	100
55981	B1-20	S	ND	100
55982	B1-25	S	ND	100
55983	B2-10	S	ND	99
55984	B2-15	S	ND	98
55985	B2-20	S	ND	100
55986	B2-25	S	ND	100
55987	B2-30	S	ND	100
55988	B2-35	S	ND	98
55989	B2-40	S	ND	98
55990	B3-10	S	ND	95
55991	B3-15	S	ND	95
55992	B3-20	S	ND	95
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit	W	50 ug/L		
	S	1.0 mg/kg		

\* water samples are reported in ug/L, soil samples in mg/kg, and all TCLP and STLC extracts in mg/L

# cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

+ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant; d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diesel (?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~ 5 vol. % sediment.



**APPLICATION FOR AUTHORIZATION TO USE**

**Phase I Environmental Site Assessment Report  
Dublin Elementary School Site  
Dublin, California  
File Number 10-3002-34  
January 15, 1996**

**TO:** Kleinfelder Inc.  
7133 Koll Center Parkway, Suite 100  
Pleasanton, California 94566

**FROM:**

[Please clearly identify name and address of person/entity applying for permission to use or copy this document]

To Whom It Concerns:  
Applicant \_\_\_\_\_ hereby applies for permission to:  
[State here the use(s) contemplated]

for the purpose(s) of:  
[State here why you wish to do what is contemplated as set forth above]

Applicant understands and agrees that the Phase I Environmental Site Assessment Report for the Dublin Elementary School Site, Dublin, California, is a copyrighted document, that Kleinfelder, Inc. is the copyright owner, and that unauthorized use or copying of this document is strictly prohibited without the express written permission of Kleinfelder, Inc. Applicant understands that Kleinfelder, Inc., may withhold such permission at its sole discretion, or grant such permission upon such terms and conditions as it deems acceptable, such as the payment of a re-use fee.

Dated: \_\_\_\_\_  
by \_\_\_\_\_  
Name  
its \_\_\_\_\_  
Title