

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



July 10, 1998

ENVIRONMENTAL HEALTH SERVICES

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STID 6601

Alameda County GSA  
Engineering & Environmental Management Department  
1401 Lakeside Drive, 11<sup>th</sup> Floor  
Oakland, CA 94612  
Attn: Rod Freitag

RE: ~~Parcel 16 and Option Parcel~~ Santa Rita Property, Dublin, California

Dear Mr. Freitag:

This letter follows our meeting of May 21, 1998 during which we discussed the recent assessment of and pending development plans for the subject parcels. The noted assessment and attendant risk assessment are presented in a June 19, 1998 Erler & Kalinowski, Inc. (EKI) report. The cited EKI report has been reviewed.

Several phases of assessment were conducted on these parcels. Targeting of intrusive work was based on review of both historical and current property use records, and geophysical surveys. During the course of this work, several halogenated volatile organic compounds (HVOCs) were identified in groundwater sampled (predominantly) from those borings emplaced adjacent to the northern boundary of Parcel 16. HVOCs were not identified in groundwater sampled within the boundaries of Parcel 16, nor were potential on-site sources for these compounds reportedly identified. HVOCs were identified in one groundwater sample collected from the southeast corner of the Option Parcel. Potential on-site sources for these compounds were reportedly not identified.

Elevated concentrations of residual fuel hydrocarbons were identified in groundwater samples collected in the area of a former fuel depot on Parcel 16. Fuel aromatic compounds (e.g., benzene, etc.), however, were not identified. Low levels of apparent fuel hydrocarbons were also detected in samples collected near the northern boundary of the Option Parcel, and near the northwest boundary of Parcel 16. Isomers of the aromatic compound xylene were identified in one groundwater sample collected on Parcel 16. No potential on-site sources for these compounds were reportedly identified.

A screening risk assessment was performed by EKI to determine theoretical human health risks posed by potential exposure to HVOCs present in groundwater underlying Parcel 16 and the Option Parcel. Based on current and expected future uses of the site and shallow groundwater, inhalation of HVOCs volatilizing from groundwater was the only pathway considered potentially complete, and, hence, the only pathway evaluated. Both indoor and outdoor exposure scenarios were considered. HVOC data from both on-site and adjacent locations were used to calculate representative concentrations. HVOCs were considered the primary chemicals of concern (COC) during completion of this risk evaluation.

Mr. Rod Freitag

RE: Parcel 16 and Option Parcel, Santa Rita properties

July 10, 1998

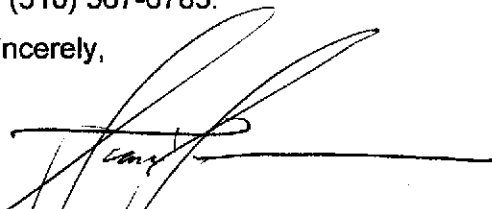
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EKI reports the total lifetime incremental cancer risks due to exposure to HVOCs in groundwater to be  $6 \times 10^{-7}$  for indoor workers, and  $3 \times 10^{-7}$  for outdoor workers. Total reported non-carcinogenic hazard indices for both indoor and outdoor workers are less than 1.0.

Based solely on the information submitted to this agency for consideration, and with the provision that the data are true, accurate and representative of site conditions, the primary COCs identified in groundwater below and adjacent to Parcel 16 and the Option Parcel do not pose a significant health risk at reported levels for current or proposed uses of the subject sites. No additional action is required regarding HVOCs that may be present in groundwater beneath Parcel 16 and the Option Parcel. Additionally, no additional action is required regarding the historic release associated with the former fuel depot on Parcel 16.

Please contact the undersigned should you care to discuss this case. I may be reached at (510) 567-6783.

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health  
Dick Pantages, Chief, Environmental Protection  
Chuck Headlee, RWQCB  
Paul B. HOFFEY, Erler & Kalinowski, Inc.  
1730 So. Amphlett Blvd., Ste. 320  
San Mateo, CA 94402



# General Services Agency

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Darlene A. Smith, Director

May 18, 1998

Mr. Tom Peacock  
Alameda County HCSA  
Environmental Health Services  
1131 Harbor Bay Pkwy., Ste. 250  
Alameda, California 94502-6577

**SUBJECT: SUBSURFACE INVESTIGATION RESULTS FOR PARCEL 15,  
PARCEL 16 AND THE OPTION PARCEL, SANTA RITA  
PROPERTY DEVELOPMENT, DUBLIN, CALIFORNIA**

Dear Tom:

This is to confirm our meeting scheduled for 10:00am on Thursday, May 21st. In addition to myself, representatives from Erler & Kalinowski (E&K) and Versar are expected to attend. E&K represents Peoplesoft, Inc., the perspective buyer of Parcel 16 and the Option Parcel (see attached parcel map), and is the firm that conducted the subsurface investigations on those two parcels. Versar is the firm that was retained by GSA to do the subsurface investigation on Parcel 15. Our purpose in meeting with you is to discuss the findings, and to determine what, if any, additional actions are required by Environmental Health.

To assist you in preparing for the upcoming meeting, I have enclosed a copy of Versar's report documenting its subsurface investigation on Parcel 15, and Figures 2, 2A and 3 documenting boring locations and analytical results for E&K's subsurface investigations on Parcel 16 and the Option Parcel. I have also prepared the following information which includes site history, a brief summary of the subsurface investigations, and a discussion of the findings.

## **Site History**

Parcel 15, Parcel 16 and the Option Parcel are part of the former military base, Camp Shoemaker. Military facilities on Parcel 16 included warehouses and a fuel oil depot. Military facilities on Parcel 15 included a laundry, ~~new fueling stations~~ transportation shops and miscellaneous facilities related to public works operations. Military facilities on the Option Parcel included a wood salvage yard and a labor camp. These facilities remained in use by the military until the base was shut down in the 1950s, after the Korean War. The military demolished the buildings, excepting the warehouses, and removed any underground storage tanks that may have been present. The warehouses were demolished by Alameda County in 1996 in preparation for sale of the property.

### Subsurface Investigations

Parcel 16 - In February of this year, E&K conducted an investigation to assess environmental conditions at the site. Based on its findings, additional investigation was conducted in April. The areas of E&K's focus included the former fuel oil depot and the upgradient (northern) property boundary. A brief summary of their investigations and findings follows:

Former Fuel Oil Depot - E&K conducted a geophysical survey to assess the presence of underground tanks at the site. After verifying that no such tanks were present, they advanced one boring. No soil contamination was observed in the boring and a grab groundwater sample was collected. Sample analysis indicated 120,000 ppb TPHdiesel, but BTEX was ND (none-detected) based on a detection limit of 40 ppb. On the basis of this result, E&K conducted further investigation including exploratory soil excavation and advancement of eight additional borings. No appreciable soil contamination was observed in the borings or during exploratory soil excavation. Groundwater samples collected from each boring tested ND for BTEX based on a detection limit of 0.5 ppb. Boring locations and analytical results are shown on E&K Figure 3.

Upgradient Property Boundary - E&K advanced four borings immediately north of the upgradient property boundary to assess potential impacts from former military operations on Parcel 15. **PCE concentrations of up to 100 ppb and TCE concentrations of up to 4.2 ppb were detected in groundwater samples** collected from two of the borings (P-3, P-4). Three additional borings (P-8, P-9, P-10) were advanced by E&K to assess the presence of PCE and TCE on Parcel 16. Groundwater samples from these borings tested ND. Boring locations and analytical results are shown on E&K Figures 2 and 2A.

Parcel 15 - In response to findings of PCE and TCE in groundwater along the northwest border of Parcel 16, GSA retained Versar to conduct an investigation of Parcel 15, an upgradient parcel. A geophysical survey was done to assess the presence of underground tanks at the site; none were found. Nine borings were advanced to assess the presence of PCE and TCE in the groundwater. **PCE concentrations of up to 280 ppb and TCE concentrations of up to 2.5 ppb were detected in groundwater samples** collected from the southern portion of the parcel. Some low level concentrations of carbontetrachloride and chloroform were also detected. Boring locations and analytical results are presented in Versar's report, and are also shown on E&K Figure 2.

Option Parcel - In April, E&K conducted an investigation to assess environmental conditions at the site. The investigation included advancement of four borings along the northern boundary of the parcel and three borings along the southern boundary. A groundwater sample collected from boring **GA-5 contained 29 ppb PCE and 5 ppb TCE**. Groundwater samples collected from the other six borings tested ND for VOCs.

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**Discussion of Findings**

E&K's investigation of the former fuel oil depot was comprehensive, and no significant contamination was identified. The findings suggest that no further action is required at the fuel oil depot.

Extensive investigation was conducted by E&K and Versar to assess the presence and extent of VOCs in the groundwater. The findings indicate that the contamination is primarily limited to the southern portion of Parcel 15, but failed to identify a definitive source. Considering the concentrations of VOCs encountered, the relatively limited extent of the contamination, and the fact that it has taken over 40 years for the contaminants to migrate to the limited extent that they have, it's unlikely that a definitive source exists. As such, the value of any additional investigation is questionable. Risk assessment may be the next appropriate action.

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I look forward to discussing this matter with you further. Call me at x29522 if you need any additional information prior to our meeting.

Sincerely,



Rod Freitag, P.E.  
Environmental Program Manager

enclosures

cc:

Jim de Vos, GSA-TSD (w/o enclosures)  
Pat Cashman, PWA-SPA (w/o enclosures)  
Tim Berger, Versar, Inc. (w/o enclosures)  
Paul Hoeffy, Erler & Kalinowsky, Inc. (w/o enclosures)