

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ALCO SANTA RITA PARCELS 16  
& OPTION  
O DUBLIN BLVD & HACIENDA DR.  
DUBLIN, CA 94568

RO# 2760

July 10, 1998

ENVIRONMENTAL HEALTH SERVICES

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

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 Eler & 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

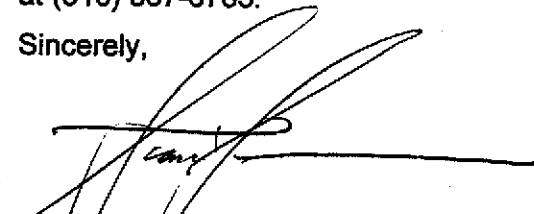
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EKI reports the total lifetime incremental cancer risks due to exposure to HVOCs in groundwater to be  $6 \times 10^{-7}$  for indoor workers, and  $3 \times 10^{-7}$  for outdoor workers. Total reported non-carcinogenic hazard indices for both indoor 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, Eriker & Kalinowski, Inc.  
1730 So. Amphlett Blvd., Ste. 320  
San Mateo, CA 94402

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RO791  
RO901  
✓ RO2760  
RO2808

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 21, 1993

Mr. Jim de Vos  
Alameda County General Services Agency  
4400 Mac Arthur Boulevard  
Oakland, CA 94619

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

RE: GSA ENVIRONMENTAL CASES

Dear Mr. de Vos:

This office is pleased with the positive and productive outcome of the September 15 meeting. Open communication between our offices will ensure that the efficiency and cost-effectiveness of current and future GSA environmental cases will stay in balance with project objectives, and within the spirit and scope of regulation.

As promised, following is a summary of the environmental cases discussed during our meeting which currently require some measure of initial or additional assessment, or corrective action:

**Santa Rita facility**                      **STID 4086**

(RO791)

**USTs 1, 2, 3**

Up to 15,500 ppm TPH-D and 1,097 ppm oil and grease (O & G) discovered in soil samples collected at a depth of 15.5' below grade (BG). Plan for overexcavation and "treatment" of contaminated soil proposed. No outcome of this plan reported.

- NEEDS:**
- 1) Preliminary site assessment (PSA) work plan to be developed, submitted for review, and implemented once approved.
  - 2) Develop corrective action plan (CAP).

**USTs 4, 4A, 4B**

Up to 15,000 ppm TPH-D and 5,300 ppm O & G discovered in soil samples collected at a depth of 14' BG.

- NEEDS:**
- 1) PSA work plan to be developed, submitted for review, and implemented once approved.
  - 2) Develop CAP.

Mr. de Vos  
RE: GSA environmental cases  
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**UST 9**

Up to 310 ppm TPH-D discovered in soil sampled from below tank during closure. No Unauthorized Release Report (ULR) filed.

- NEEDS:**
- 1) PSA work plan to be developed, submitted for review, and implemented once approved.
  - 2) Develop CAP.
  - 3) Submit ULR.

**Juvenile Hall**

**STID 4342**

Up to 1,500 ppm TPH-D discovered in soil samples collected below tank during July 1993 closure.

- NEEDS:**
- 1) PSA work plan to be developed, submitted for review, and implemented once approved.
  - 2) Schedule for removal of 2nd UST.

**Fairmont Hospital**

**STID 1174**

(R0901)

One (1) UST removed July 1993. Up to 12,000 ppm TPH-D discovered in soil sampled below tank.

- NEEDS:**
- 1) PSA work plan to be developed, submitted for review, and implemented once approved.
  - 2) Schedule for removal/closure of remaining USTs.

**ALCO Garage**

**STID 3909**

(R02760/R02808)

Significant concentrations of gasoline compounds have been detected in ground water collected from wells in proximity to active fuel USTs. Off-site migration is highly suspected. The source has not been determined.

- NEEDS:**
- 1) Develop and submit a soil and water investigation (SWI) work plan to define the extent of the contaminant plume. Implement the SWI once approved.

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- 2) Determine the source of the contamination.
- 3) Develop CAP.

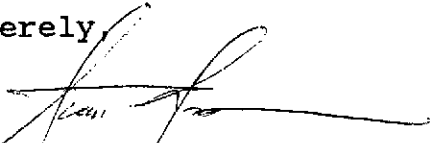
Currently, UST leak investigations for Santa Rita tank sites located at Old Greystone (11, 12, 12A) and Engineers Hill (23) are on track. Approval of the scope of the "limited" PSA proposed for tank 23 will be addressed under separate cover. A "no further action" letter will be sent regarding tank 5. Further, records documenting closure of tanks 18 and 19 will be reviewed and a determination made regarding the need for additional work. Additionally, I will contact the RWQCB to discuss the status of Eden Fire Station #2 and the need for additional assessment.

A schedule for implementation of the referenced tasks must be developed. This schedule should be developed following a prioritization of the affected sites, largely based on a perception of the potential impact to current or future beneficial use aquifers, ability to retain pollutants on site, impacts to adjoining properties, ambient regional water quality, and proximity to potential receptors, among others. Another factor to consider is the visibility a particular site may have.

Please develop a priority scheme for these sites, and propose a schedule for addressing each element for every site. This schedule should be submitted within 45 days.

Please call the individual case workers for site-specific questions, or me for questions regarding topics of this letter, at 510/271-4530.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director  
Terry Hunt, GSA  
Ed Howell, ACDEH, Chief  
Tom Peacock, ACDEH, LOP  
Ariu Levi, ACDEH  
Robert Weston, ACDEH  
Jeff Shapiro, ACDEH