

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
03-27-06

March 27, 2006

Mr. John Prall
Port of Oakland
530 Water St.
Oakland, CA 94604-2064

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

Dear Mr. Prall:

Subject: Fuel Leak Case RO0000019, Port of Oakland, 801 Maritime Street,
Oakland, CA 94607

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the referenced site and has determined that additional information is needed to progress this site to closure. We request that you address the following technical comments and submit the technical reports requested below. We feel fortunate that you were involved in the investigation as the consultant for this site prior to your current position with the Port of Oakland.

TECHNICAL COMMENTS

1. Please clarify the address and APN (Assessor Parcel Number) for this site. Please provide a copy of the Assessor map indicating both the parcel number and address of this site as requested below.
2. It appears that only one monitoring well was required for this investigation. This was based upon the abundance of wells and information at the neighboring Berth 24 (Mobil/Ashland) site. Please provide a gradient rose diagram for this site, a site map showing well locations and a summary of the groundwater data for this site as requested below. We are aware that the SFRWQCB is now the lead on this site.
3. We understand that approximately 1500 cy of spoils was generated during the tank removal activities. The soil was bio-remediated and approximately 400 cy reused as fill at this site. Was the remaining remediated soil reused elsewhere on Port properties? We understand that groundwater from the tank pit was removed by H&H Ship Services. How much groundwater was disposed?
4. The limits of soil contamination were unable to be determined during the tank removal. Soil boring contamination in B-2 reported 3600 ppm and C-2 reported 1600 ppm TPHd. Is there additional data, which defines the limit of TPHd in these areas? If not, is it possible to take additional soil and groundwater data in these areas?

TECHNICAL REPORT REQUEST

We feel this additional information will enable our office to close this site. Please submit the requested information/reports according to the following schedule:

- April 25, 2006- Parcel map and address clarification, gradient rose diagram, map with well locations and analytical data, soil and groundwater disposition and contaminant plume delineation response.

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) required submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at barney.chan@acgov.org.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification.

Mr. John Prall
March 27, 2006
Page 3 of 3

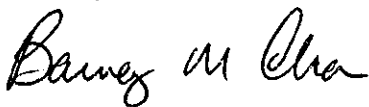
Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: files, D. Drogos

3_24_06 801 Maritime

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



03-30-01

2019

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

March 29, 2001
StID # 3780

Mr. John Prall
Port of Oakland
P.O. Box 2064
Oakland CA 94604-2064

Re: Request for Monitoring Report for 801 Maritime St., Oakland CA 94607

Dear Mr. Prall:

Your July 26, 2000 letter to Mr. Larry Seto of this office stated that the single well at the referenced site would be sampled and reported to our office during the second quarter 2000. This work was requested as a requirement for consideration of site closure. To date, our office has not received a monitoring well sampling report. You are aware that sampling for the analyte, MTBE, is required by the SWRCB prior to closing sites such as this. Note any MTBE detected, must be confirmed using EPA Method 8260.

In regards to the need to determine site specific gradient, our office acknowledges that considerable gradient information exists on the adjacent Berth 24 property. **Please submit your monitoring well report to our office within 30 days or no later than April 30, 2001.**

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Monrq801Maritime

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



*SENT 4-28-2000
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2019

April 27, 2000

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

Mr. John Prall
Port of Oakland
PO Box 2064
Oakland, CA 94604
STID 3780

RE: Port of Oakland, 801 Maritime Street, Oakland, CA 94607

Dear Mr. Prall:

I have reviewed the Groundwater Monitoring and Sampling Report dated November 7, 1997, the most recent report in the site file for the above address. The file identify one monitoring well (MW-1) at the site which was last sampled in September 1997. The groundwater gradient for the site has not been determined.

Quarterly groundwater sampling of this well must be reinstated immediately. The sample must be tested for TPH(gas), TPH(diesel), BTEX and MTBE.

As a reminder, before site closure can be obtained, groundwater direction at this site must be determined.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

Larry Seto
Sr. Hazardous Materials Specialist

Cc: Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#19

October 29, 1997
STID 3780

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

re: 801 Maritime St., Oakland, CA 94607

John Prall
Port of Oakland
530 Water St.
Oakland, CA 94607

Dear John Prall:

This office has received and reviewed two Groundwater Monitoring Reports, dated May 21 and July 23, 1997, by Hageman-Aguiar, Inc., for the above site. The following are comments concerning these reports.

1. There should be at least one more round of sampling. It certainly appears that the site is under tidal influence. However, contaminant levels do not appear to have stabilized.
2. If a stable or declining trend is established this site will be eligible for closure.

This case will be overseen by Larry Seto, who you may call with any questions at (510) 567-6774.

Sincerely,

Thomas F. Peacock, Manager
Division of Environmental Protection

c: Jim Schollard, Innovative Technical Solutions, Inc., 1330
Broadway, Suite 1625, Oakland, CA 94612
LeRoy Griffin, Oakland Hazardous Materials
Gordon Coleman, Chief - files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#19

October 17, 1996
STID 3780

John Prall
Port of Oakland
530 Water St.
Oakland CA 94607

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

RE: Port of Oakland Maersk Terminal site, Port tanks CF-35, CF-06, and CF-07,
801 Maritime St., Oakland CA 94607

Dear Mr. Prall,

Thank you for the "Site Investigation Report," prepared by Alisto, dated 8/7/96. As you know, this report documents the installation of one groundwater monitoring well in the presumed downgradient direction from three former USTs. **In lieu of further investigation, you are requested to initiate a quarterly sampling plan for this well.** After four consecutive quarters of sampling data, we will evaluate the need for further sampling and/or closure.

If you have any questions, please contact me at 510-567-6700, or directly at 567-6761. Our fax number is 510-337-9335.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Jennifer Eberle/file

je.3780-C

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#19

Alameda County
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
CC4580

May 13, 1996
STID 3780

Attn: John Prall
Port of Oakland
530 Water St.
Oakland CA 94607

RE: Port of Oakland Maersk Terminal site, 801 Maritime St., Oakland CA 94607

Dear Mr. Prall,

In my last letter to the Port (Attn: Jon Amdur), dated 7/18/94, the 5/3/94 ERM workplan to install one well was given conditional acceptance. That workplan specified that field activities would start on or around 5/16/94. To date, the well has not been installed, as per our telephone conversation today. You indicated that approximately 40 containers would need be moved in order to create a space to install the well.

However, it has been nearly two years since the workplan was accepted. Therefore, the well should be installed within 45 days, as per the 5/3/94 ERM workplan and 7/18/94 County conditional acceptance letter. Soil from the capillary fringe and groundwater should be analyzed for TPHg, TPHd, and BTEX. The estuary lies to the northwest of this site. Therefore, the well should be installed within 10' of the former UST site, in a northwest direction from the UST site.

Please contact me at 510-567-6761 at least 3 business days in advance of well installation.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jennifer Eberle'.

Jennifer Eberle
Hazardous Materials Specialist

cc: Acting Chief/file

je. 3780-B

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R019

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

July 18, 1994
STID 3780

Jon Amdur
Port of Oakland
530 Water St.
Oakland CA 94607

RE: 801 Maritime St.
Oakland CA 94607

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

Dear Mr. Amdur,

We are in receipt of your letter dated 6/9/94, with the attached letter from ERM, dated 6/7/94. The ERM letter responds to comments from my letter dated 5/12/94. These letters are in response to the 5/3/94 ERM Workplan. As you know, this workplan involves the installation of one groundwater monitoring well.

As a result of my conversation with John Prall of ERM on 7/18/94, the 5/3/94 ERM Workplan is acceptable on the condition that a minimum of 72 hours should lapse between well installation and development, as per 23CCR Div. 3, Chapter 16, Section 2649(d)(8).

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: John Prall, ERM-West, Inc., 1777 Botelho Dr.,
Suite 260, Walnut Creek CA 94596
Ed Howell/file

je 3780-B

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R019

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

May 12, 1994
STID 3780

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

Jon Amdur
Port of Oakland
530 Water St.
Oakland CA 94607

RE: 801 Maritime St.
Oakland CA 94607

Dear Mr. Amdur,

We are in receipt of the 5/3/94 Workplan, prepared by ERM-West, Inc. As you know, this workplan involves the installation of one groundwater monitoring well. A number of issues arose upon review of this workplan:

- 1) Preliminary Remediation Goals (PRGs) are designed for Superfund sites, and are therefore not appropriate for this site (page 2).
- 2) Since you propose one well based on groundwater flow direction from the nearby Mobil Oil site, please submit a map showing the location of the Mobil Oil site (and its wells) in relation to the 801 Maritime St. site (page 3).
- 3) Please specify what the groundwater direction at the Mobil site is, in terms of N, S, E, and W. The past two quarterly reports indicate a variable flow direction (Alisto, April and January 1994) (page 3).
- 4) A minimum of 72 hours should lapse between well installation and development, as per 23CCR Div. 3, Chapter 16, Section 2649(d)(8) (page 4).
- 5) Soil and groundwater samples should be analyzed for TPH-g, TPH-d, and BTEX (page 4).
- 6) Soil cuttings and purge/development water should be properly characterized and disposed; not left on site indefinitely.

Please respond to these items within 30 days, or by June 12, 1994.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: John Prall, ERM-West, Inc., 1777 Botelho Dr., Suite 260,
Walnut Creek CA 94596

Ed Howell/file

je 3780-A

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R019

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 14, 1994
STID 3780

Neil Werner
Port of Oakland
530 Water St.
Oakland CA 94607

RE: 801 Maritime St.
Oakland CA 94607

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

Dear Mr. Werner,

We are in receipt of the April 1989 Report on Tank Removal and Remediation Activities, prepared by Baseline Environmental Consulting. This report documents the removal of three diesel USTs, two of which were 10,000-gallons, and one of which was 20,000-gallons in size, in February 1989.

Up to 3,600 ppm TPH-diesel was detected in the tank pit soils (fill end of Tank B). Water in the tank pit contained 21,000 ppb TPH-diesel, 480 ppb TPH-gasoline, and 19 ppb benzene.

Based on these results, a subsurface investigation is warranted to determine the extent of soil and groundwater contamination. **Please submit a workplan for this investigation within 45 days, or by April 29, 1994.**

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Ed Howell/file

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R019

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

October 8, 1992
STID# 3780

REGIONAL BOARD REFERRAL

Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster St., 4th Floor
Oakland, CA 94612

SUBJECT: Port of Oakland, 801 Maritime, Oakland, CA 94607

This office has reviewed site investigation and remedial action for contamination from the underground storage tanks at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

This office requests that the Regional Water Quality Control Board reviews this site and gives final site closure and/or remedial action completion. This agency also requests notification of final site closure.

If you have any questions regarding this matter, please contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Thomas F. Peacock".

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Neil Werner, Port of Oakland, 530 Water St., Oakland, CA
94607
Edgar Howell, Chief - Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
DAVID J. KEARS, AGENCY
Agency Director



Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

R019

~~420x21th Street, Third Floor~~
~~Oakland, California 94612~~
(415) 271-4320

March 13, 1989

Port of Oakland
66 Jack London Square, Suite L
Oakland, CA 94621
Attn: Michele Heffes

RE: Underground tank closure, Port of Oakland, 801 Maritime
Street, Oakland, CA

Dear Ms Heffes:

We have received the report of analytical results from the soil and ground water sampling that was performed at your facility, Port of Oakland, 801 Maritime St., Oakland, CA, during the removal of the tanks; 2-10,000 gallon, and 1-20,000 gallon diesel, on February 16, 1989. The samples were analyzed for total petroleum hydrocarbons as diesel (TPH-D), and Benzene, Toluene, Xylenes, and Ethylbenzene (BTXE), and were found to contain up to 3600 parts per million (ppm) TPH (C6-C20 boiling range), 25 ppm TPH-volatile, and 0.025, 0.260, 0.400, and 0.080 ppm BTXE respectively in the soil samples. Additionally there was TPH levels up to 21 ppm, and BTXE levels of 0.019, 0.026, 0.078, and 0.017 ppm found in the tank pit water sample.

Our office will be the lead agency overseeing the remediation of this site. We will be working with the Regional Water Quality Control Board (RWQCB) to ensure that their remediation requirements are met. We require that you submit a work plan which, at a minimum, addresses the items listed below. All work must be performed according to the Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks, 2 June 1988.

You will need to immediately submit an Unauthorized Release Form, one of which is enclosed, both to our office and to the RWQCB.

A. You will need to obtain professional services from a reputable engineering/consulting firm.

The responsibility of your consultant will be to establish the extent of contamination and provide professional judgment/recommendations, based on scientific data, of the necessary remedial actions needed. A plan and time schedule for investigation should be submitted to this agency within thirty (30) days.

The following is a summary of the steps your consultant should take to evaluate the problem.

Port of Oakland
March 13, 1989
Page 2 of 3

Preliminary Assessment

1. Determination of the extent and magnitude of soil contamination.

- results of initial work done
- proposal for the delineation of the site's contamination
- site history

Site Investigation

2. Definition of the horizontal and vertical extent of the ground water plume/contamination, both on- and off-site.

- site geology and hydrogeology
- definition of lateral and vertical extent of contamination including soil and groundwater
- ground water monitoring wells are required to define the horizontal and vertical extent of groundwater contamination.
- construction of monitoring and extraction wells should be consistent with Guideline of the RWQCB.
- monitoring wells should be sampled for free product, dissolved constituents and water levels. In no case should the monitoring be less frequent than quarterly.
- definition of groundwater contamination should be presented in plume maps of each constituent.

3. Interpretation of Hydrogeologic Data

- water levels should be monitored on all wells quarterly. Water level records, contour maps and gradient determinations should be submitted with other sampling results.
- the geologic characteristics of the aquifer must be adequately described.

4. Determination of the Potential Short- and Long-Term Impacts of the Pollution Plume on the Beneficial Uses of Ground and Surface Water.

- beneficial uses include municipal water supply, ground water recharge, fresh water habitat, wildlife habitat, contact and noncontact recreation, and fish migration.

Port of Oakland
March 13, 1989
Page 3 of 3

Remediation Action

5. Development of Final Remediation Plan

In addition to the above investigative work, a remediation plan for the site should be developed. The plan must include a time schedule and address the following items:

- plans for the removal of soil contaminants and recovery of fuel product and removal of dissolved constituents from the groundwater, if necessary.
- all free product must be removed by an appropriate remediation system.
- evaluation of mitigation alternatives
- the design of remedial action systems should be based on appropriate review of hydrogeologic and water quality data.
- the overall effectiveness of the remedial program should be verified by an appropriate monitoring program.

B. The information requested must be submitted to this office within thirty (30) days, on or before April 15, 1989.

Should you have any questions concerning this matter, please contact Ms. Mary Jo Meyers-Barnes, Hazardous Materials Specialist at 271-4320.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:MJM-B

Enclosure

cc: Irene Kan, Baseline Environmental Consulting
Aqua Science Engineers
Gil Jensen, District Attorney, Alameda County Consumer and
Environmental Protection

RWQCB
Howard Hatayama, DOHS
Mary Jo Meyers-Barnes, HazMat
Files