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Alameda County  
Environmental Health

August 29, 2008

Mr. Steven Plunkett  
Hazardous Materials Specialist  
Environmental Health Services, Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

**RE: 2700 Seventh Street UST Site, Case #RO59  
2801 Seventh Street, Tank Sites, Case #RO0101  
Port of Oakland, Oakland, California**

Dear Mr. Plunkett:

The Port of Oakland ("Port") is in receipt of your letters of July 3, 2008 regarding the 2700 and 2801 Seventh Street Oakland, CA addresses. The two addresses are above ground and underground storage tank ("AGT" & "UST") sites ("Sites") that are legacy Sites associated with precontainer-era industrial tenants. Herein is a brief summary of the two Sites and the current status of regulatory compliance activities.

### **2700 Seventh Street UST Site**

The 2700 Seventh Street was a single underground storage tank serving Alber's Mill, a grain milling and storage facility; possibly used for supplying fuel to the boiler plant. The Port removed the UST in November 1988. The closure report noted some residual petroleum hydrocarbons were left in the ground following a removal action of impacted soils. In 1996, the County requested further characterization of the Site. The Port thereupon attempted to locate the Site through a geophysical method. The report of findings, "*Geophysical Investigation at Berth 30, Port of Oakland, Oakland, California* prepared by JR Associates", dated September 20, 1996 was transmitted to the County by the Port consultant, Innovative Technical Solutions, Inc. (ITSI) in October of the same year. The geophysical study was inconclusive as the tank site could not be conclusively located; and, because the original tank site could not be located, subsurface investigation as requested could not be conducted.

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**2801 Seventh Street AGT & UST Sites**

The 2800/2801 Seventh Street location actually contains two separate sites known as "Powerine Oil" and the "Old Kaiser Shipyard" respectively. The Powerine Oil Company Site contained two moderately large AGTs and a truck loading rack. The tanks were

demolished in the early 1990's in preparation for the Berth 30 container yard and gate construction project. During construction in 1992, petroleum impacted soils were discovered and removed at the location of the former loading rack and another similar impacted area found nearby in the soils surrounding a subsurface petroleum pipeline that delivered fuel to Powerine. The Kaiser Site contained three USTs probably used for vehicle fueling activities. The tanks were removed by the Port in 1992 during construction of the current Berth 30 terminal container yard. A fourth previously unknown UST was discovered in the former Kaiser area; it was a clean closure.

The County was aware of the tank removals at the Kaiser and Powerine Sites. The Port's consultant, Geomatrix, prepared a work plan for the installation of monitoring wells for both Sites that was submitted to Alameda County in 1993. The County responded in 1996 with a request for the implementation of the work plan. The Port rebutted the request on the basis the proposed well locations were now difficult to access and sample because the proposed locations were not readily accessible due to heavy truck traffic.

Today, all the locations discussed are now situated in the active Berth 30 terminal (2800 Seventh Street). Further investigation has not been conducted at the 2700 Seventh Street UST site and monitoring wells have not been installed at the 2801 Seventh Street Sites; therefore for these reasons neither groundwater monitoring nor reporting has been conducted since the present day Berth 30 Terminal was constructed in the early 1990's. The Port is interested in moving these two legacy sites to regulatory closure and the Port would appreciate new communication with and direction by Alameda County towards that goal.

Sincerely,



John Prall, PG  
Associate Environmental Scientist

cc: Anne Whittington  
Michele Heffes