

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0819

Certified Mailer Z 115 363 846

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

August 10, 1999

Mr. Curt Bolton
Harbor Master
Grand Marina
2099 Grand Street
Alameda, California 94501

Subject: Closure requirements for one 10,000-gallon hazardous waste tank containing bilge water

Dear Mr. Bolton:

This letter is to notify you of the requirement to permanently close and remove the tank located at 2099 Grand Street, Alameda. During an inspection of the Grand Harbor Fuel Dock, this office became aware of the use of this above ground tank for the accumulation of bilge water. This office had no prior record of the use of this tank for the storage of bilge water.

Title 22 section 66261.126 Appendix X classifies bilge water as a presumed hazardous waste. Laboratory tests performed by you confirmed that the bilge water is a hazardous waste with the characteristic of ignitability. The result of the flash point test was 70 degrees Fahrenheit. A waste with a flash point less than 140 degrees Fahrenheit is classified as a hazardous waste.

We discussed your two options for management of the hazardous waste tank. You may:

1. Upgrade the hardware and monitoring system to bring the tank into compliance or/
2. Remove the tank with oversight from this office.

In our telephone conversations regarding the two options you stated your intent to close the tank. Enclosed are the forms for closure. It is not sufficient to simply discontinue accepting bilge water. Regulations require the proper closure of the entire system. This office will oversee the closure with the assistance of the City of Alameda Fire Department.

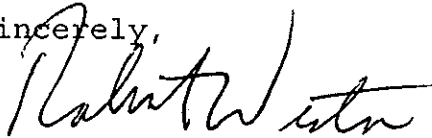
Please complete the application and return it with a check for \$669 to open a deposit/refund account which will be debited to

Grand Marina
2099 Grand Street
page 2 of 2

offset this Department's oversight costs. Include with the permit application a written description of the work schedule anticipated for the removal of the bilge tank. The tank shall be scheduled for removal within the next 60 days.

If you have questions related to this matter please contact me a (510) 567-6781.

Sincerely,



Robert Weston
Senior Hazardous Materials Specialist

enclosure

c: Tom Peacock, ACDEP-files
Bob Chambers, Alameda County District Attorney's Office
Lt. J. Michael Edwards, Assistant Fire Marshall, City of
Alameda Fire Department
Mickey Pierce, Department of Toxic Substances Control,
Berkeley

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0819

Certified Mailer P 368 729 436

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

July 26, 1999

STD 3820

Curt Bolton
Harbor Master
Grand Marina
2099 Grand Street
Alameda California 94501

Subject: Closure requirements for one - 10,000 gallon hazardous waste tank containing bilge water

Dear Mr. Bolton:

The purpose of this letter is to formally request documents to permanently close/remove the 10,000 gallon hazardous waste storage tank located at 2099 Grand Street, Alameda. This office became aware of the use of this tank during an inspection of the Grand Harbor Fuel Dock. This office had no prior record of the use of this tank for the storage of bilge water.

Subsequent telephone conversations with you confirmed that this tank system was used for the accumulation of bilge water for up to six months at time. Title 22 section 66261.126 Appendix X classifies bilge water as a presumed hazardous waste. After I explained the requirements for managing a hazardous waste storage tank you stated that the operation of the tank would cease. Additionally, you were advised that if the bilge water was not a hazardous waste that the operation and management of the tank would be much less rigorous. In an attempt to reclassify the bilge water, as non-hazardous, laboratory tests were performed. The test results confirmed that the bilge water is a hazardous waste with the characteristic of ignitability. The result of the flash point test was 70 degrees Fahrenheit. A waste with a flash point less than 140 degrees Fahrenheit is classified as a hazardous waste.

At this time it is not sufficient to simply discontinue accepting bilge water. The entire tank system, including piping, used to convey and store bilge water is required to be properly closed. This office will oversee the closure with the assistance of the City of Alameda Fire Department.

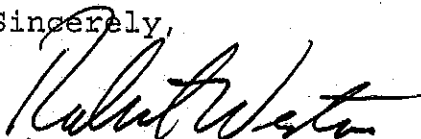
Grand Marina
2099 Grand Street
page 2 of 2

A permit application for the proper closure of the system is enclosed. Please complete the application and return it with a check for \$669 to open a deposit/refund account which will be debited to offset this Department's oversight costs.

Include with the permit application a written description of the work schedule anticipated for the removal of the bilge tank. The tank shall be scheduled for removal within the next 60 days.

If you have questions related to this matter please contact me at (510) 567-6781.

Sincerely,



Robert Weston
Sr. Hazardous Materials Specialist

enclosures

c: Tom Peacock, ACDEP-files
Mickey Pierce, Department of Toxic Substances Control
Bob Chambers, Alameda County District Attorney's Office
Lt. J. Michael Edwards, Assistant Fire Marshall, City of
Alameda Fire Department



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

Remedial Action Completion Report (MAX)

June 25, 1998

Jim Ritchie
Secor Corporation
1390 Willow Pass Road, Suite 360
Concord, CA - 94520-5250

Reference: Grand Marina - 2099 Grand Avenue, Alameda, CA

Dear Mr. Ritchie:

I am in receipt of the amended risk assessment prepared by Secor, dated October 28, 1997 for the referenced site. The site was evaluated for closure based on San Francisco Regional Water Quality Control Board's guidelines for "*Low Risk Soil Case*" and "*Low Risk Groundwater Case*".

In April 1987 Harding and Lawson Associates conducted a soil and groundwater investigation in the vicinity of the above ground storage tank and significant concentrations of petroleum hydrocarbons, as diesel and oil were identified on site. Based on the results of the investigation, approximately 285 tons of petroleum hydrocarbon soil was removed to a maximum depth of five feet below ground surface.

On January 21 and January 22, 1992, the above ground storage tanks which were used to store petroleum hydrocarbons in the range of diesel and oil were removed by Zaccor Corporation. Subsequently, Zaccor installed twelve borings in the vicinity of the ASTs and the investigation revealed that the greatest diesel concentrations in the soils was present at depths of two feet beneath the AST farm floor and beneath the former pump house. Additional borings were augured outside the tank farm perimeter and significant concentrations of both diesel and oil and grease were identified. However, no gasoline or BTEX was identified in the soil samples. Four monitoring wells, MW1 to MW4 were also installed on site.

In October 1993, additional soil and groundwater investigation was performed by Secor to delineate the extent of contamination on site. Seventeen soil borings were advanced to depths ranging from five to thirteen feet and both soil and groundwater samples were collected. In the soil samples, diesel and gasoline were present up to 800 ppm and 13 ppm respectively, but no benzene was detected. In the grab groundwater samples, diesel was found up to 450,000 ppb, However no gasoline or benzene was detected.

In October 1994, four additional monitoring wells, MW-5 and MW-8 was installed to delineate the extent of groundwater plume. Based on the groundwater monitoring conducted until June 1996, and

the concentrations of diesel found in the monitoring wells, the plume appears to be stable. Also, except for monitoring well, MW-2, no BTEX have been identified in any of the monitoring wells.

The source of the BTEX observed in monitoring well MW-2, is the 1000-gallon underground storage tank located approximately 300 feet south of the AST, and is being investigated separately. The release from the gasoline tank appears to be naturally attenuating and is also being recommended for closure as a low risk groundwater case

In August 1996, a risk assessment was submitted to this Department, which was amended and re-submitted in October 1997. Based on the results of the risk assessment, the plume stability, and absence or insignificant gasoline and BTEX concentrations, **the petroleum hydrocarbons identified around the area of the former above ground storage tank area does not cause an unacceptable risk to public health and no further action is required.**

If you have any questions, you may reach me at (510) 567-6764.

Sincerely,



Madhulla Logan
Hazardous Material Specialist

CC:, **Derek Lee**, San Francisco Regional Water Quality Control Board, Oakland, CA

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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ENVIRONMENTAL HEALTH SERVICES

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

StID 3820

June 24, 1998

Mr. Kurt Bolton
Harbor Master, Grand Marina
2099 Grand Marina
Alameda, CA 94501

RE: Well Decommission at 2099 Grand Street, Alameda, CA

Dear Mr. Bolton:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (MW2 through MW4, MW5a and MW6a) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5575.

If you have any questions, I can be reached at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

grandmarina-1

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

December 31, 1997

ATTN: Mr Jim Ritchie

Seacor
11061 N E - 2nd #202
Bellevue WA 98004

RE: Project # 483D - Type M
at 2099 Grand St in Alameda 94501

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$3,000.00, payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.


Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Madhulla Logan at (510) 567-6764.

Sincerely,


Tom Peacock, Manager
Environmental Protection

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



✓ RO# 819 (LOP) GRAND MARINA
RO# 2911 (LOP) ENCINAL MARINA

September 22, 1997

Ms. Mystie Kaltreider
ACC Consultants
7977 Capwell Drive, Suite 100
Oakland, CA - 94621

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

Ref: 2099 Grand Avenue, Alameda, CA - 94501

Dear Ms. Kaltreider:

I am in receipt of a risk assessment, dated December 31, 1996 prepared by ACC Consultants for the above referenced project. This risk assessment is acceptable to this Department provided the following modifications are provided in an addendum:

Please evaluate the surface soil exposure pathway for a construction worker if any residual soil contamination was identified within the first five feet of the vadoze zone.

The risk assessment was conducted using the federal slope factor of .029 mg/kg/day for benzene. Please re-calculate the risk using the California slope factor of 0.1 mg/kg/day.

If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Madhulla Logan
Hazardous Material Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RO# 819

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

October 16, 1996

Jim Ritchie
Secor Corporation
90 New Montgomery Street, #620
San Francisco, CA - 94105

Reference: 2099 Grand Avenue, Alameda, CA

Dear Mr. Ritchie:

I am in receipt of the risk assessment prepared by Secor, dated August 13, 1996 for the referenced site. The risk assessment was reviewed by this Department and the following concerns need to be addressed:

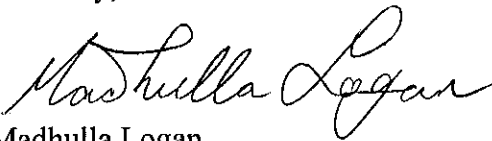
1. Only results of recent subsurface soil samples collected in October 1994 was used to evaluate the risk although investigations conducted by Zaccor in 1992 and Seacor in 1993 identified significant concentrations of diesel, gasoline, oil and grease and other constituents in soil and groundwater around the above-ground storage tank area. Since the monitoring wells, MW-5 to MW-8 were installed in the perimeter of the plume, soil and groundwater samples collected from these borings/well are not representative of the site. Hence, data submitted from previous investigations should be included in the evaluation of the risk.
2. The risk assessment has proposed using PAH's as indicator compounds to evaluate the risk for diesel by using LUFT Manual's recommended percentage of benzopyrene in diesel as 0.07 ug/gm. Since benzopyrene has been identified in the groundwater samples during the March 1996 quarterly groundwater monitoring conducted on-site, the percentage of benzopyrene in diesel should be calculated from the actual site data.
3. Please provide a reference for the site specific value used for the air exchange rate.
4. Since the contaminated soil around the above ground tank, (the source) has not been removed, this Department is concerned about continuous release of petroleum hydrocarbon contamination to the Bay. A detailed investigation and ecological risk assessment was conducted for the San Francisco Airport which is approved by the San Francisco Regional Water Quality Control Board (RWQCB) to identify cleanup levels for diesel, jet fuel, gasoline and BTEX. Attached is a summary of the ecological risk assessment and cleanup levels prepared by the State Regional Water Quality Control Board. Since 1995, RWQCB has adopted an order which includes cleanup criteria based on ecological risk assessments (Order No. 95-136) and hence this issue should be evaluated for the

referenced project. Based on the results of this evaluation, a effective cleanup strategy (source removal should be evaluated as one of the cleanup strategies) may need to be implemented to reduce or prevent migration of petroleum compounds to the Bay.

5. Since exposure to surface contaminants is a pathway that needs to be evaluated for landscaped areas, a site map showing areas of the site that will be landscaped (as opposed to areas that will be capped), and locations of the proposed commerical buildings and restaurant that are to developed on site (for the vapor transport pathway) should be submitted to this Department. If a final plan is not available, then the risk assessment should take a conservative perspective in evaluating the risk, i.e. assuming that the building could be built anywhere on the site, and any area on the site could be potentially landscaped. Also, risk management practices can be implemented if applicable (eg. importing clean fill above the contaminated soil in landscaped areas to eliminate exposure, using vapor barriers to reduce indoor air exposure, etc.).

Submit an amended report addressing the above listed concerns. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,



Madhulla Logan
Hazardous Material Specialist

CC:, **Joe Gordan**, Secor International, Inc, 4900 Pearl East Circle, Suite 200, Boulder, Colorado-80301.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02911
R0819

RAFAT A. SHAHID, Assistant Agency Director

October 03, 1994

ALAMEDA COUNTY 430-453
HEALTH CARE SERVICES
DEPT. OF ENVIRONMENTAL HEALTH
1131 HARBOR BAY PKWY 2ND FLOOR
ALAMEDA CA 94502-6577

ATTN: -0-

Ritchie, James
1550 Brittan Ave
San Carlos CA 94070

RE: Project # 483D - M
at 2099 Grand St in Alameda 94501

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$900.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Madhulla Logan at (510) 567-6700.

Sincerely,

A handwritten signature in cursive script, appearing to read "Edgar B. Howell III".

Edgar B Howell III, Chief
Hazardous Materials Division

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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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

February 3, 1994

Mr. Kurt Bolton
Grand Marina
2099 Grand St.
Alameda, CA 94501

STID 3820

RE: Investigations related to the former underground storage tank, located at the Grand Marina site, Alameda, CA

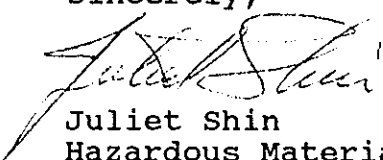
Dear Mr. Bolton,

This office sent you a letter on August 25, 1993, requiring you to submit an addendum to Seacor's June 4, 1993 work plan, addressing further investigations to delineate the extent of soil and ground water contamination resulting from the former underground storage tank (UST) (please refer to the attached August 25, 1993 letter for details of the required investigation). To this date, this office has received no work plan. Per our conversation on February 3, 1994, no further investigations, in relation to the former UST has yet been conducted out at the site.

You are required to submit a work plan, addressing the delineation of soil and ground water contamination resulting from the former UST, **within 45 days** of the date of this letter. This is a formal request for a technical report pursuant to **Section 2722(c), Title 23 California Code of Regulations.**

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Attachment

cc: James L. Vais
SEACOR
90 New Montgomery St., Ste 620
San Francisco, CA 94105-4503

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

LARRY SETO, Agency Director



R02911
✓R0819

RAFAT A. SHARIF, Assistant Agency Director

December 28, 1993

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

CERTIFIED MAILER #: P 386 338 240

Grand Harbor Fuel Dock
2099 Grand St.
Alameda, 94501
UGT10:3820

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)
2099 Grand St. Alameda, 94501**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

- ___ 1. An accurate and complete plot plan.
- ___ 2. A written spill response plan. (enclosed)
- ___ 3. A written tank monitoring plan. (enclosed)
- ___ 4. Results of precision tank test(s), (initial and annual).
- ___ 5. Results of precision pipeline leak detector tests (initial and annual).
- ___ 6. Complete UST PERMIT FORM A-one per facility. (enclosed)
- ___ 7. Complete UST PERMIT FORM B-one per tank. (enclosed)
- ___ 8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- ___ 9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

Cynthia Manji for LARRY SETO.

LARRY SETO
Sr HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0819

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

August 25, 1993

Mr. Chris Bolton, Harbor Master
Grand Marina Incorporated
2099 Grand Ave.
Alameda, CA 94501

STID 3820

Re: Work plan for further investigations related to the former
underground storage tank at 2041 Grand Ave., Alameda,
California

Dear Mr. Bolton,

On May 24, 1988, a 1,000-gallon gasoline underground storage tank (UST) was removed from the above site. Soil samples collected from beneath the UST identified up to 730 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg). Therefore, an unauthorized release was documented and further investigations/cleanup was required. In May 1992, nine borings were placed in and around the former UST, and soil samples were collected from 4'-4.5' below ground surface from these borings. Up to 340 ppm TPHg was identified from these borings. Additionally, a ground water sample collected from Well MW-2, located in the suspected downgradient direction from the former UST, identified very elevated levels of TPHg at 29,000 parts per billion (ppb), and benzene, toluene, ethylbenzene, and xylenes (BTEX) (at 4,000 ppb, 11,000 ppb, 500 ppb, and 2,900 ppb). It appears that this contamination is resulting from the former UST since TPHg and BTEX were apparently not stored in the above ground storage tank farm.

Recently, this office had the opportunity to review Seacor's work plan, dated June 4, 1993, proposing additional investigations at the site. Although several borings were proposed around the former UST, no work was proposed to delineate the extent of the elevated concentrations in the suspected downgradient direction from Well MW-2. You are required to delineate the extent of the contaminant plume in the suspected downgradient direction. This office has noted that borings TP-4 and TP-3 were proposed in this direction. Instead of proposing and installing an additional boring, you have the option of analyzing the "grab" ground water samples collected from TP-4 and TP-3 for TPHg and BTEX, in addition to TPHd and Oil & Grease. However, these borings can only be used as a screening tool to assist in determining the locations for the required permanent monitoring wells.

Mr. Chris Bolton
Re: 2041 Grand Ave.
August 25, 1993
Page 2 of 3

Please submit an addendum for the work plan addressing the above changes.

Additionally, this office has not received quarterly ground water monitoring reports for the on-site monitoring wells. **Per Section 2652, Article 5, Title 23 California Code of Regulations**, you are required to conduct quarterly ground water monitoring at the site and submit quarterly monitoring reports to this office. The referenced quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data and well surveying data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

You are required to submit a quarterly monitoring report within **45 days** of the date of this letter. Lastly, please complete the attached Underground Storage Tank Unauthorized Release (Leak)/ Contamination Site Report form and submit it to this office within 15 days of the date of this letter. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Mr. Chris Bolton
Re: 2041 Grand Ave.
August 25, 1993
Page 3 of 3

cc: James L. Vais
SEACOR
90 New Montgomery St., Ste 620
San Francisco, CA 94105-4503

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R0819

Certified Mailer #P 418 724 629

August 16, 1993
STID # 3820

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

Mr. Chris Bolton, Harbor Master
Grand Marina Incorporated
2099 Grand Ave.
Alameda, California 94501

Attn: Property Owners of Encinal Marina Limited

RE: Work plan for investigations at the former above-ground tank
farm site located at, 2099 Grand Ave., Alameda California

Dear Mr. Bolton:

This office has reviewed the workplan, for additional site investigation submitted by Science & Engineering Analysis Corporation (SEACOR), dated June 4, 1993. The work proposed includes further review of historic records, integrity testing of abandoned fuel pipes that serviced the former above-ground tank farm and 16 soil borings. Soil and groundwater samples will be collected from three general areas. There are three borings planned at three locations along the shoreline, three borings on the south side of the former U.G.S.T. site and nine (9) borings along the piping run and tank farm perimeter. You should be aware that Ms. Juliet Shin of our L.O.P. section will review work addressing contamination stemming from the past U.G.S.T. operation.

The Zacoar report from May 1992 reference in figure 3, documented extensive soil contamination along the tank farm floor and area outside the tank farm perimeter. Sample data, from that report, indicated generally higher concentrations of TPHd in the soil than of TPHg from grade to a depth of 5'feet. It appears that sampling locations proposed in this workplan will be located between the past borings and the shoreline. Every concern should be given to keeping them close enough to properly trace and delineate the remaining soil contamination on site. The Tri-Regional Board Guidelines recommends soil samples to be taken at the capillary fringe of the water table to account for groundwater fluctuations.

Additionally this office is requesting a time frame for the implementation of this workplan and proposal of a monitoring program, if remediation is not needed. You should be advised that according to the California State Water Code remedial action


Grand Marina Site
August 16, 1993
Page 2 of 2

is required , when necessary to abate or contain contaminants in the soil if they present a potential threat of impacting the estuary or human health.

With the above conditions, the work plan is acceptable to this office. Field work shall commence no later than 60 days after the date of this letter. A report documenting the work shall be submitted within 45 days after completing field activities.

If you have any questions or comments, please contact me at (510) 271-4320, Monday through Thursday.

Sincerely,


Kevin Tinsley
Hazardous Materials Specialist

c, Edgar Howell, Chief (kt)-files
Pam Evans, Senior Hazardous Materials Specialist
Richard Hiett, S.F. Bay Region-Water Quality Control Board
Juliet Shin, Hazardous Materials Specialist, L.O.P.
James Ritchie, SeaCor

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Certified Mail *
67 603 870

R02911

V R0819

RAFAT A. SHAHID, Assistant Agency Director

March 30, 1993
Site #3820

Mr. Chris Bolton, Harbor Master
Grand Marina Incorporated
2099 Grand Street
Alameda, California 94501
Attn: Properties owners: Encinal Marina Limited

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

RE: Work Plan for site assessment, located at 2099 Grand Street, Alameda, CA 94501

Dear Sirs,

The case for the above site regarding soil and groundwater contamination in the tank farm area, has been transferred to another Hazardous Materials Specialist, Kevin Tinsley. I have recently reviewed the Zaccor Corporation's soil and groundwater investigation report, dated June 26, 1992.

Based on this investigation petroleum hydrocarbon contaminants have impacted the soil and groundwater. The report concludes that this contamination resulted from operation of the aboveground tank farm. These contaminants were identified as petroleum fuels (TPH) in the range of diesel and Total Oil and Grease (TOG). You may refer to the correspondence addressed to, Norman Gentry and Dean Anderson dated November 20, 1992 from Juliet Shin, Hazardous Materials Specialist for this office. Due to shallow groundwater beneath the tank farm area, this contamination has the potential to migrate off site and into the bay.

Be advised that petroleum related contamination is known to the state as a hazard to human health and the environment. Our office is concerned by the elevated levels and location of contamination identified on your property. Guidelines have been established by the California Regional Water Quality Control Board (RWQCB) to require action for abatement of potential or actual sources of contamination to State Waters. At this time you are required to **submit a plan of corrective action to this department.** On your behalf, John Edgcomb (of the McCutchen, Doyle, Brown and Enersen law firm) has stated a workplan will be submitted by May 30, 1993, to Juliet Shin of this office. Your plan should include but may not be limited to the following items:

1. Further delineate the extent and magnitude of soil and groundwater contamination. Define the contamination to non-

Grand Marina Site
March 30, 1993
Page 2 of 3

detect levels. Determine whether the release(s) have impacted the bay.

2. Summarize known soil contamination and any remedial work done on site or adjacent properties.
3. Develop a remediation plan. The overall effectiveness of the remediation system should be verified by an appropriate monitoring program.
4. Submit a time schedule for this investigation/remediation project. An estimated date for completion of the clean-up, must be included.

A description of methods use to determine the number and location of samples taken and method used to determine past sampling locations and depths, should be referenced. For additional information, refer to the **"Tri-Regional Board Staff Recommendations, Attachment A"**. A copy is enclosed with this correspondence.

The need for further investigative work, risk assessment or remedial action will be based upon the reports submitted. This department will oversee the assessment and remediation process according to the RWQCB guidelines (California Health and Safety Code, chapter 6.5, section 25187 et. seq.). However, if there has been substantial impact to groundwater the RWQCB may choose to take over as lead agency.

All reports are required within 30 days after completion of the work performed. Proposals and reports must be submitted under seal of a registered Geologist or Civil Engineer with a statement of qualifications for each lead professional. Copies of all correspondence and reports regarding this site should be sent to this office and to:

San Francisco Bay Region-Water Quality Control Board
Attn. Richard Hiett
2101 Webster Street, Fifth Floor
Oakland, California 94612
(510) 283-1255

Please be advised that this is a formal request for technical reports pursuant to the California Water Code, Section 13267 (b). Failure to respond may lead to further legal action resulting in

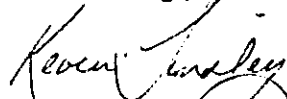
Grand Marina Site
March 30, 1993
Page 3 of 3

civil penalties, a maximum of \$1000.00/ per day. Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or the RWQCB.

You will need to submit a deposit of \$750.00 payable to the County of Alameda to cover costs that the Division of Hazardous Materials incurs in overseeing site assessments and remediations. Among other activities this includes reviewing reports and proposals. This deposit is authorized by county ordinance, code section 3-141.6. Funds are placed into a site specific account and expended as time is dedicated to the project. The current rate is \$75.00/per hour. The balance on account upon completion of the project, will be refunded.

Should you have any questions concerning this letter, please contact me at (510) 271-4320.

Sincerely,



Kevin Tinsley
Hazardous Materials Specialist

c, Edgar Howell, Chief, Hazardous Materials Division
Gil Jensen, Alameda County District Attorney's Office
Richard Hiatt, San Francisco Bay-RWQCB
N. Gentry and D. Anderson, Grand Marina

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



SITE: 2099 Grand St.

R0819

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

November 20, 1992

Norman Gentry &
Dean Anderson
2099 Grand Street
Alameda, CA 94501

STID 3820

RE: Investigations at the Grand Marina site, Alameda, California

Dear Mr. Gentry and Mr. Anderson,

This office very recently received and reviewed Zaccor Corporation's soil and ground water investigation report for the above site, dated June 26, 1992.

Extensive soil contamination was identified at shallow depths (0-0.5 feet below ground surface (bgs)) in the tank farm area, and at deeper depths (approximately 4 to 5 feet bgs) in basically all the areas of the site that were investigated. The most prevalent soil contaminant constituents at both shallow and deeper depths are Total Petroleum Hydrocarbons (TPH) as diesel and Total Oil and Grease (TOG). Additionally, TPH as gasoline and benzene, toluene, xylenes, and ethyl benzene (BTEX) were identified in a soil sample collected beneath the former 1,000-gallon underground storage tank.

The soil contaminant concentrations are very elevated and are of great concern to this office. Per Section 2725 (a,b) and 2726 (b), Article 11, Title 23 California Code of Regulations (CCR), you are required to further delineate the extent of the soil contamination and to address the remediation of this soil contamination in a work plan that is to be completed and submitted to the County **within the next 60 days** of the receipt of this letter.

Additionally, unacceptable levels of TPH as gasoline, BTEX, and diesel have been identified in ground water samples collected from monitoring Wells MW-2, MW-3, and MW-4. According to the ground water gradient determination in June 1992, the gradient was towards the northwest. There are currently no monitoring wells northwest (downgradient) of the soil contamination identified beneath the tank farm area, the pipeline, or monitoring well MW-1. The County is concerned that ground water contamination may be migrating off site and into the bay.

Mr. Gentry & Mr. Anderson
Re: Grand Marina site
November 20, 1992
Page 2 of 2

You are required to further delineate the extent of ground water contamination resulting from releases at the site, and to determine whether the releases from the site are impacting the bay. If the bay is in fact being impacted by releases at the site, efforts must be made to abate further contamination of the bay water. You shall submit a work plan addressing the above ground water concerns to this office within 60 days of the receipt of this letter.

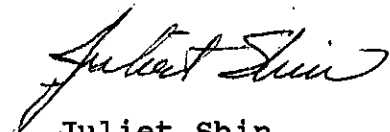
Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Per section 2652 (d), Article 11, Title 23 CCR, quarterly monitoring reports shall continue to be submitted until this site qualifies for final RWQCB "sign-off".

Please be reminded to copy Richard Hiett, RWQCB, on all correspondence and reports regarding this site.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Robert La Grone, Alameda Fire Dept.

Gary Zaccor
Zaccor Corporation
791 Hamilton Avenue
Menlo Park, CA 94025

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0819

RAFAT A. SHAHID, Assistant Agency Director

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

April 15, 1992

Norman Gentry &
Dean Anderson
2099 Grand Street
Alameda, CA 94501

STID 3820

RE: Grand Marina site located at ²⁰⁹⁹ ~~2407~~ Grand Street, Alameda,
California

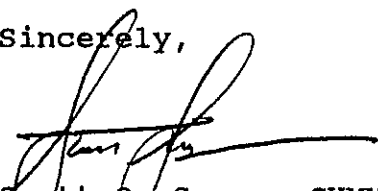
Dear Sirs,

This office has received and reviewed the work plan dated January 21, 1992, and the summary of modifications to the work plan, dated April 2, 1992. This office approves of the plan, and would like you to submit a timetable addressing when the proposed work will be conducted at the site.

After the investigative work has been completed at the site, you may be required to prepare and implement a plan for the remediation of the contamination, should the data derived from this groundwater investigation reveal contamination at your site.

This office appreciates your cooperation. If you have any questions or comments, please contact Juliet Shin at (510) 271-4320.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Gary Zaccor
Zaccor Corporation
791 Hamilton Ave.
Menlo Park, CA 94025

Richard Quarante, Alameda Fire Dept.

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY

~~XXXXXX KEARS~~ Agency Director



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

R02911
✓R0819

February 22, 1989

Telephone Number:(415) 271-4320

Garrison Marine Equipment
35 Canyon Rd
Fairfax, CA 94930
Attn: Randall L. Garrison

Dear Mr Garrison:

We have searched our files for any history on the property: Grand Harbor 2099 Grand St., Alameda, California, specified in your letter submitted to our office February 9, 1989.

Our agency currently has no files for this site as a Hazardous Waste Generator in Alameda County, and there were no records pertaining to hazardous material spills, or soil and/or groundwater contamination having had occurred in the past on this specific site.

This letter is limited to information available to this department and does not reflect other information which may be accessible to other agencies or businesses involved with this property.

If you have any questions, please call, Ms. Mary Jo Meyers-Barnes, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

Rafat A. Shahid
Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:MJM-B

Enclosure (1)

cc:Mary Jo Meyers-Barnes, HazMat Specialist
Files