

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO # 1141

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)567-6700

StID 3715

March 4, 1996

Mr. John Berry
2236 Mariner Square Drive
Alameda, CA 94501

RE: Well Decommission at ²⁴²⁰~~2204~~ Mariner Square, Alameda, CA

Dear Mr. Berry:

This office and the S.F. 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 (MW-1 through MW-5) 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 Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

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

Sincerely,

eva chu
Hazardous Materials Specialist

cc: Scott Smithers, Paragon, 3 Lagoon Dr, #220, Redwood City,
CA 94065
files (mnrnsq.3)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01141

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

July 13, 1994

Mr. John Beery
2236 Mariner Square Drive
Alameda, CA 94501

STID 3715

Re: Quarterly monitoring for the Mariner Square LTD site,
located at ~~2204~~ Mariner Square, Alameda, California
2420

NOTICE OF VIOLATION

Dear Mr. Beery,

Per our phone conversation on May 11, 1994, you are delinquent in conducting quarterly sampling and reporting for the above site. Per Article 5 Title 23 California Code of Regulations, you are required to sample ground water at the site on a quarterly basis. According to our files, the last monitoring event conducted at the site was on March 3, 1993.

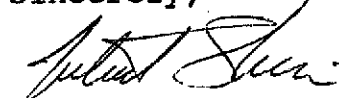
You are required to sample the site's wells and submit a quarterly report **within 45 days of the date of this letter**. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". The referenced quarterly reports must describe the status of the investigation 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, 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 contaminant characterization.
- o Interpretation 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.

Mr. John Beery
Re: 2204 Mariner Square
July 13, 1994
Page 2 of 2

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



Roll 41

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

August 12, 1992

Mr. John Berry
2236 Mariner Square Drive
Alameda, CA 94501

STID 3715

RE: Work plan for the Mariner Square LTD site, located at 2204
Mariner Square, Alameda, California

Dear Mr. Berry,

This office received and reviewed the work plan, dated July 24, 1992, for further investigations at the above site. This office approves of the work plan with the following additional requirements:

- o A minimum of one soil sample from each of the five soil borings will be analyzed. Included in the testing program for these soil samples and the initial ground water samples should be the analysis for PNA's.
- o Please be reminded that the monitoring wells should be screened adequately above and below the water table to accommodate for fluctuations in the ground water elevation. These wells are required to be surveyed to an established benchmark to 0.01 foot accuracy.
- o Additionally, please be reminded that ground water samples are to be collected and analyzed quarterly, for a minimum of four quarters. Water level measurements are to be collected monthly for 12 consecutive months, and then quarterly thereafter.

Field work should commence within 60 days of the receipt of this letter. Please be reminded that a report documenting the results from work performed is due to this office within 45 days of completion of field activities.

Thank you for your cooperation. If you have any questions or comments, please contact Ms. Juliet Shin at (510) 271-4530.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Robert La Grone, Alameda Fire Dept.

Sean Carson
Subsurface Consultants, Inc.
171 12th Street
Oakland, CA 94607

Edgar Howell - File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICESAGENCY
DAVID J. KEARS, Agency Director

Roll 41

RAFAT A. SHAHID, Assistant Agency Director

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

June 10, 1992

John Berry
2236 Mariner Square Drive
Alameda, CA 94501

STID 3715

RE: The Mariner Square LTD site, located at 2204 Mariner Square,
Alameda, California

Dear Mr. Berry,

In November 1988, one 10,000-gallon gasoline underground storage tank (UST) and two 10,000-gallon diesel USTs were removed from the site from two tank pits. Soil samples collected from beneath each of these tanks exhibited only trace concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg) and TPH as diesel (TPHd). However, groundwater was observed in both of the tank pits at approximately 10 feet below ground surface.

One ground water sample was collected from the gasoline tank pit and two ground water samples were collected from the diesel tank pit. The ground water sample collected from the gasoline tank pit exhibited 1,200 ppb TPHg. Subsequently, the ground water in the tank pits was pumped out and the tank pits were allowed to recharge, and another set of ground water samples were collected and analyzed. The ground water sample collected from the gasoline tank pit exhibited 440 ppb TPHg and two ground water samples collected from the diesel tank pit exhibited TPHd at 2,000 ppb and 1,400 ppb.

Subsequent investigations at the site by Subsurface Consultants in 1989 indicated that soil contamination was present in primarily three areas at the site: 1) The car wash area; 2) the Warehouse Service Area; and 3) the Undercoating Shed. Soil samples collected from these three areas at depths ranging from 4 to 7 feet below ground surface exhibited concentrations of Total Petroleum Hydrocarbons as high as 41,000 ppm. According to our files, it appears that extensive work has been conducted to excavate and remediate the contaminated soils at the site. Per your conversation with Ms. Juliet Shin on April 27, 1992, the contaminated soil has been remediated and removed from the site. Please submit copies of all reports or information written or prepared subsequent to June 1990, regarding any investigative or remedial work at the site. Additionally, please submit copies of the manifests for the disposal of soils off site.

During the phone conversation, you stated that this office, along with the California Regional Water Quality Control Board (RWQCB)

John Berry
RE: Mariner Square Ltd., 2204 Mariner Square
June 10, 1992
Page 2 of 3

had given the site a "clean bill of health". However, in looking through our files and in speaking to the agency representatives previously overseeing the site, that is not the case.

Although, from information shared with Ms. Shin on April 27, the contaminated soils appear to have been remediated and removed from the site, required ground water investigations were never conducted at the site. Guidelines established by RWQCB require that a ground water investigation be conducted whenever an unauthorized release of product is suspected from an UST. The levels of soil contamination associated with the activities and the shallow groundwater beneath the site would indicate that such an event has occurred.

In 1989, during Subsurface Consultant's investigations at the site, temporary wells were installed and ground water samples were collected only once from these wells. Although analysis of the ground water samples collected from these wells did not identify TPHg, TPHd, or benzene, toluene, xylenes, or ethylbenzene, the RWQCB requires that monitoring wells be sampled for a minimum of four quarters before considering the site for closure. Additionally, lab analysis results for the sampling of the temporary wells were not included in Subsurface Consultant's report. In a report dated August 31, 1989, Subsurface Consultants proposed that eight ground water monitoring wells be installed and monitored at the site, however, this proposed work was never implemented.

At this time, you are required to conduct a Preliminary Site Assessment (PSA) to determine the extent of ground water and soil contamination resulting from the unauthorized release at the site. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks. The major elements of such an investigation are summarized in the attached Appendix A. The investigation should address all the areas of concern (i.e., the areas that exhibited high concentrations of contaminants in the soil).

Subsequent to the installation of the required monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Additionally, groundwater elevations are to be measured monthly for 12 consecutive months and then quarterly thereafter. Groundwater samples are to be collected and analyzed quarterly. The samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

The groundwater investigation work plan is due within 45 days of the date of this letter. Once the proposal is approved, field work

John Berry
RE: Mariner Square Ltd., 2204 Mariner Square
June 10, 1992
Page 3 of 3

should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site.

Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The initial and 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, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of groundwater contamination characterization
- o Interpretation 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 if necessary

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.

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

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Attachment

cc: Richard Hiatt, RWQCB
Richard Quarante, Alameda Fire Dept.
File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO1141

June 4, 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. John Beery, Jr.
John Beery Organization
2236 Mariner Square Drive
Alameda, CA 94501

Re: Results of Remediation Efforts on Stockpiled Soils
2410-2420 Mariner Square Drive, Alameda

Dear Mr. Beery:

The sampling report dated May 17, 1990, submitted by Uriah Inc. for the bioremediated stockpiled soils at the above shown address has been reviewed by this Division of the Alameda County Environmental Health Department. After forwarding a copy of the report to the Regional Board, this office discussed the results of sampling with Richard Hiatt of SFRWQCB in Oakland. Based on this review of the results of analysis, the Division accepts your request to utilize the remediated soils onsite as engineered fill with the following exception.

The area of the stockpile represented by sample 18A appears to contain TOG levels up to 270 ppm and as such cannot be reused onsite without further bioremediation activity. Stockpiled soils with TOG or TPH levels in excess of 100 ppm if moved offsite must be disposed of at a Class I or II facility. Class III disposal becomes an option for soils remediated to below 100 ppm. Onsite reuse of this portion of the stockpile can occur upon verification by sample analysis of TOG or TPH levels below 10ppm.

The SFRWQCB has been consulted and concurs with the position of the Alameda County Environmental Health Department, Hazardous Materials Division on this matter.

If you have any questions concerning the contents of this letter or the status of this case please feel free to contact me.

Sincerely,


Ariq Levi, Senior Hazardous Materials Specialist
Alameda County Environmental Health Department

cc: Rafat Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Consumer and Environmental Protection
Richard Hiatt, SFRWQCB
Howard Hatayama, DOHS
Jeriann Alexander, SSC
Denise Rapp, Uriah Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01141

April 2, 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. John Beery, Jr.
John Beery Organization
2236 Mariner Square Drive
Alameda, CA 94501

Re: Closure Report
Soil Remediation
2410-2420 Mariner Square Drive
Alameda, CA

Dear Mr. Beery:

The Alameda County Environmental Health Department, Hazardous Materials Division has reviewed the Closure Report dated March 2, 1990, submitted by Subsurface Consultants (SSC) for the above shown site. The Division has also discussed the contents of the report with Richard Hiett of the San Francisco Regional Water Quality Control Board (SFRWQCB) in Oakland. Based on this review and consultation, the Division accepts the general findings and conclusions by SSC as described in the report. Specific comments on the report follow.

Based on information made available to the Division at this time, it appears the soil removal activities have been adequate to remove the known areas of contamination. The report indicates that the lateral and vertical extent of vadose zone and capillary fringe impacted by petroleum hydrocarbons and polynuclear aromatics have been excavated, and the removal has been verified by confirmatory sampling with sample analysis by state certified labs. Low, but acceptable, levels of petroleum hydrocarbons, oils and grease, and polynuclear aromatics were noted in the confirmatory samples. It appears at this time that no further excavation is required.

Additional investigation is required to evaluate the impact of soil contamination on groundwater. The scope of investigation proposed in the report appears to meet the general guidelines of Water Quality Control Board documents. Additional remedial work may be required, though, pending the results of the first phase of work. The ground water sampling schedule should adhere to the requirements given in an earlier letter from the Division.

John Beery Organization
April 2, 1990
Page 2

The disposition of the approximately 9,490 cubic yards of stockpiled soil currently under bioremediation remains unresolved. In general, waste with TPH or TOG concentrations of less than 100 ppm that does not meet any other criteria for waste classification as given in Title 22 of the California Code of Regulations, can be transported to a Class 3 land fill. Soils remediated to below 10 ppm for TPH can, in accordance with Section 13260(a) of the California Water Code (CWC), be disposed of onsite with the submittal of a Report of Waste Discharge (ROWD). If site specific conditions allow it, the SFRWQCB can waive the WDR provided the disposal is consistent with Subchapter 15 requirements. According to the report, this issue will be more fully addressed by your environmental consultants in a later submittal to the Division.

The intent of this letter is to respond to your request for this Division's evaluation of the remedial work completed to date at your facility. This letter should not be construed as site closure by this Agency or site sign off by the SFRWQCB. Final site sign off remains the oversight responsibility of the SFRWQCB. If you have any questions concerning the contents of this letter or the status of this case please feel free to contact me.

Sincerely,



Ariu Levi, Senior Hazardous Materials Specialist
Alameda County Environmental Health

cc: Rafat Shahid, Assistant Agency Director
Edgar Howell, Chief of Hazardous Materials Division
Gil Jensen, Alameda County District Attorney's Office,
Consumer and Environmental Protection
Richard Hiatt, SFRWQCB
Howard Hatayama, DOHS
Jerian Alexander, SSC
Files

mariner2