

MARINA VILLAGE
A L A M E D A C A L I F O R N I A

September 27, 1996

Ms. Juliet Shin
Alameda County Health Department
Department of Environmental Health
Environmental Protection Division
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Underground Tank Site Closure
 1020 Atlantic Avenue formerly 2051 Sherman Street
 Marina Village Development
 Alameda, California

Dear Ms. Shin:

This is to follow up on our discussions at our meeting of September 18, 1996 with regards to the tank site closure at 1020 Atlantic Avenue. Shortly after our meeting in May, 1996, Elizabeth Nixon of Geomatrix Consultants notified me that we needed to locate the monitoring well at the above location and confirm it had been destroyed. Using existing drawings, we measured the approximate location of the well in the field. We used a metal detector and probe and through moderate excavation were unable to locate the well. I assume that the top of the well was probably destroyed during the construction of the parking lot or the raised landscape median. In either case the well is covered by 3 to 4 feet of dirt and landscaping or by 8" of crushed rock with 4" of asphalt paving above. It is my understanding that due to the shallow nature of this well (i.e. 10') and the existing surface conditions of the area that this should not pose any future problems.

I hope this will be sufficient to complete your records for the file. If you need additional information, please call me at (510) 337-7404. I look forward to receiving your letter of closure on this site.

Very truly yours,

ALAMEDA REAL ESTATE INVESTMENTS,
a California limited partnership

By: Vintage Alameda Investments, LP
 a California limited partnership, operating general partner

By: Vintage Properties-Alameda Commercial,
 a California corporation, managing general partner



By: Rahn Verhaeghe
 Director of Property Management

RV:ls
geparcele 3

cc: Elizabeth Nixon

1150 Marina Village Parkway, Suite 100
Alameda, CA 94501
510 521-9555
FAX 510 523-1638

ENVIRONMENTAL
PROTECTION

96 SEP 30 PM 3:17

100 Pine Street, 10th Floor
San Francisco, CA 94111
(415) 434-9400 • FAX (415) 434-1365

ENVIRONMENTAL
PROTECTION



95 MAR 24 PM 12:51

Transmittal

Date 20 March 1995

To Juliet Shin

Alameda County Health Care Services Agency

Div. of Hazardous Materials, Dept. of Env. Health

1131 Harbour Bay Parkway

Alameda, California 94502

Project Number

Project Name 1020 Atlantic Ave., Alameda

Transmitted via

Messenger

U.S. Mail

Overnight Mail

Fax

Fax #

Total Pages 2

Item Description

1 Underground Storage Tank Unauthorized Release Contamination Site
Report for 1020 Atlantic Ave., Alameda, California (formerly 2051
Sherman Ave.)

Remarks

As requested for your files, I am sending you the subject form on behalf of Alameda Real Estates
Investment, Inc. Please call me if you require any additional information.

From: Elizabeth Nixon

cc: Rahn Verhaeghe, Alameda Real Estate Investments, Inc.

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.		
REPORT DATE 03/17/95		CASE #		SIGNED: <i>Juliet Shin</i> DATE: 3/30/95		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Elizabeth Nixon		PHONE (415) 434-9400		SIGNATURE <i>Elizabeth Nixon</i>	
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME Geomatrix Consultants, Inc.			
	ADDRESS 100 Pine Street, 10th Floor San Francisco CA 94111					
RESPONSIBLE PARTY	NAME Alameda Real Estate Investments by Vintage Properties—Alameda Commercial		CONTACT PERSON Rahn Verhaeghe		PHONE (510) 337-7404	
	ADDRESS 1150 Marina Village Parkway, Suite 100 Alameda CA 94501					
SITE LOCATION	FACILITY NAME (IF APPLICABLE) NA		OPERATOR ---		PHONE () ---	
	ADDRESS 1020 Atlantic Avenue Alameda CA 94501					
	CROSS STREET					
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Health Care Agency		CONTACT PERSON Juliet Shin		PHONE (510) 567-6763	
	REGIONAL BOARD San Francisco Region		CONTACT PERSON Richard Hiett		PHONE (510) 464-4359	
SUBSTANCES INVOLVED	(1) NAME Diesel		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN			
	(2)		<input type="checkbox"/> UNKNOWN			
DISCOVERY/ABATEMENT	DATE DISCOVERED 03/02/88		HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER			
	DATE DISCHARGE BEGAN UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER			
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 03/02/88					
SOURCE/ CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input checked="" type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input checked="" type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY					
	CHECK APPROPRIATE ACTION(S) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)					
COMMENTS	Quarterly monitoring program completed 1993. Site closure recommended.					
	(Empty space for additional comments)					

Property Owner

MARINA VILLAGE

A L A M E D A C A L I F O R N I A

February 15, 1995

Ms. Juliet Shin
Alameda County Health Department
Department of Environmental Health
Environmental Protection Division
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

RECEIVED
ALAMEDA COUNTY
FEB 17 PM 2:55

Subject: Underground Tank Site Closure
 1020 Atlantic Avenue formerly 2051 Sherman Street
 Marina Village Development
 Alameda, California

Dear Ms. Shin:

I was informed by Elizabeth Nixon of Geomatrix Consultants, Inc. that in order to complete your files prior to site closure, you required the transportation hazardous waste manifest for the tanks removed on March 2, 1988. Unfortunately, I have not been able to locate this document. However, I found the following information that can be used to complete your files:

- * A purchase order dated March 2, 1988 written to H & H Ship Service of San Francisco (copy attached) for removal and disposal of two fuel tanks.
- * Additionally, I contacted Susan Parsons of H & H Ship Service and was informed that they showed Alameda Marina Village Associates on their job book for that date. I requested copies of any transportation manifests or tank destruction certificates. Susan informed me that those records had been destroyed.
- * I spoke to Don Arsenault of Alameda Paving & Excavating, Inc. They did the actual tank removal from the site and loaded the tanks on the H & H Ship Service transport truck. He stated it was his recollection that the tanks went to H & H Ship Service for destruction.

I have also checked our files and records for the manifest without success as our records over five (5) years old are routinely destroyed, and apparently, our 1988 accounting records were sent for destruction in December, 1994.

Ms. Juliet Shin
Environmental Protection Division
Page 2
February 16, 1995

After having researched this, I am very confident the tanks were sent to H & H Ship Service and were destroyed. I hope this will suffice for your records regarding the final disposition of the tanks and hope this has not caused any inconvenience to you or your office.

If you need additional information or wish to contact any of these people, please call me at (510) 337-7404.

Sincerely,

ALAMEDA REAL ESTATE INVESTMENTS
By: Vintage Properties - Alameda Commercial



By: Rahn Verhaeghe
Assistant Vice President

RV:ls
go@tank.com

Enclosure

cc: Elizabeth Nixon

Alameda Marina Village Associates

(HEREINAFTER AMVA)

1150 Marina Village Parkway, Suite 100

Alameda, CA 94501

PURCHASE ORDER — MATERIALS

6128

TERMS AND CONDITIONS

JOB NUMBER 282	SUB-ACCOUNT NUMBER
-------------------	--------------------

Seller:

H-H Ship Service
220 China Basin
San Francisco, CA 94107

DATE: 3-2-88

INVOICE NO.

SHIP TO

F.O.B.

DELIVERY DATE

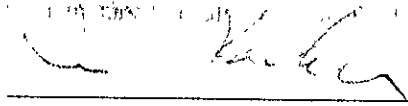
TERMS

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE	ACCOUNT NUMBER
1 each	Remove and dispose of fuel tanks.			
1 each	Approximately 1,000 gallons		\$500.00	
	Approximately 500 gallons		\$750.00	
	Plus trucking costs at \$65.00 per hour.			
	TOTAL		\$1,250.00	

Instructions
Please show purchase order number on all invoices, packages, packing slips, bills of lading, etc.
Please submit Original Bill of Lading.
Please submit separate invoice for each order.
Please enclose an itemized packing slip showing purchase order number with each shipment.

ENTER THIS ORDER SUBJECT TO TERMS HEREON AND CONDITIONS ON REVERSE SIDE OF THIS ORDER.

ALAMEDA MARINA VILLAGE ASSOCIATES
By: Vintage Properties - Alameda Commercial

BY: 

SUBJECT TO TERMS AND CONDITIONS ON REVERSE

Records Organize Go To Exit
SITENAME ALAMEDA REAL ESTATE INVESTMENT CASENO.# RBFILENO 01-1810
STREETNO 1020 STREET ATLANTIC AVE HOW DISCOVERED TC
CITY ALAMEDA ZIP 94501 DISCVRDATE 07/15/93
COUNTY 01 LOCALAGENCY 01000 MOPNO HOWSTOPPED CT STOPDATE 07/15/93
PRIORITY X: XXXXX Y: XXXXX LAT: XXXXX LON: XXXXX LEAKSOURCE U LEAKCAUSE U

ENTERDATE 07/15/93 REVIEWDATE 08/24/94 CORRDATE 03/15/93 RPTDATE 03/15/93
UPDATE REVSTAT C STAFF KLG FUNDING F NO.WELLS: PILOTPRPGM Y

PRIM SUB 12034 SEC SUB 8006619 MAXSOIL 0 MAXGW -1
MAXBENZENE -1 BENZENE -1 GWDEPTH 1.48 CASETYPE U STATUS 3A

DATE 1 00/00/00 DATE3A 07/15/93 DATE3B 00/00/00 DATE5C 00/00/00
DATE5R 00/00/00 DATE 7 00/00/00 DATE 8 00/00/00 DATE 9 00/00/00

INTERIM Y INTERIMDATE 04/25/88 ABATEMETHOD ED LEADAGENCY L

CASELIST FUEL ENFORCETYPE 0 ENFORCEDATE 00/00/00 RPSEARCH S

COMMENT SENT FILE TO LOP 8/94

Edit CD:\fuels\FUELDB Rec 1933/2127 File CapsIns

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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

January 4, 1993

Don Parker
Marina Village
1150 Marina Village Pkwy.
Alameda, CA 94501

STID 3843

RE: Work Plans submitted for 1301 Marina Village Parkway, 1020 Atlantic Avenue, and 1150 Marina Village Parkway, Alameda, California

Dear Mr. Parker,

This office reviewed the work plans for the above sites, dated December 29, 1992, and these plans appear to be acceptable to this office, with the following reminder:

- o The monitoring wells need to be adequately screened above and below the water table to account for seasonal groundwater fluctuations. It was stated in all the work plans that the well screens would be 10-feet long. However, the well screen lengths should probably be longer to accommodate this office's standard requirements that a well be screened 10 feet below the water table and adequately above the water table.

Field work should commence within 60 days of the receipt of this letter. A report documenting the results from work performed is due to this office within 45 days of completing field activities.

Please be reminded to copy Richard Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports.

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

Sincerely,

A handwritten signature in cursive script that reads "Juliet Shin".

Juliet Shin
Hazardous Materials Specialist

Mr. Don Parker
RE: Marina Village Pkwy.
January 4, 1993
Page 2 of 2

cc: Richard Hiett, RWQCB

Elizabeth Nixon
Geomatrix Consultants, Inc.
100 Pine Street, 10th Floor
San Francisco, CA 94111

Edgar Howell-File(JS) *EBH*

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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 29, 1992

Mr. Don Parker
Marina Village
1150 Marina Village Pkwy.
Alameda, CA 94501

STID 3721, 3724

RE: Required investigations at 1150 Marina Village Pkwy., and 2051 Sherman Street, Alameda, California

Dear Mr. Parker,

In June 1988, two underground storage tanks (USTs) were removed from the site at **1150 Marina Village Pkwy.**, one 1,500-gallon tank and one 2,400-gallon tank. It appears that these two tanks stored gasoline and diesel. Two soil samples were collected from beneath each of the USTs. Analysis of these soil samples identified minor concentrations of Total Petroleum Hydrocarbons (TPH) at 33 parts per million (ppm) from one of the tank pits. Additionally, ground water samples collected from one of the tank pits identified trace concentrations of 1,3-dichlorobenzene (32 parts per billion (ppb)), 1,4-dichlorobenzene (23 ppb), and chlorobenzene (2.3 ppb).

Additionally, a third tank, reportedly of 15,000-gallon capacity, was removed from this site. This office has virtually no information on this tank removal. In a letter, dated May 13, 1992, from Geomatrix Consultants, it was stated that information regarding the tank removal would soon be submitted to this office. This office is still awaiting the submittal of this information.

In March 1988, two USTs were removed from the site at **2051 Sherman Street (Rigging International)**, one 1,000-gallon tank and one 5,000-gallon tank. Both these tanks were used to store diesel and gasoline. Soil samples collected from beneath these tanks were analyzed. One of the soil samples collected from the south wall of the excavation identified 120 ppm Extractable Petroleum Hydrocarbons as diesel. Ground water was also observed in the tank pit. A ground water grab sample was collected and found to contain 13,000 ppb TPH as gasoline, 75,000 ppb TPH as diesel, and 130 ppb benzene.

Don Parker
RE: 1150 Marina Village Pkwy.
and 2051 Sherman St.
June 29, 1992
Page 2 of 4

Guidelines established by the Regional Water Quality Control Board (RWQCB) state that if detectable concentrations of petroleum hydrocarbons are identified in the soils at or below the seasonal high ground water level, then further soil and ground water investigations are required. The soil and ground water sampling results for both the above sites warrant further soil and ground water investigations. RWQCB's guidelines state that a ground water monitoring well must be installed within ten feet of the former USTs in the verified downgradient direction. If adequate ground water gradient information is not available from neighboring sites, additional monitoring wells must be installed at the site in order to complete the triangulation necessary to determine the ground water gradient behavior beneath the site.

Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark with an accuracy of 0.01 foot. Additionally, ground water elevations are to be measured monthly for 12 consecutive months and then quarterly thereafter. Ground water samples are to be collected and analyzed quarterly. Since it is unknown whether unleaded or leaded gasoline was stored in the USTs at both the above sites, the analysis for the next round of soil and ground water samples collected from these sites needs to include lead, in addition to TPH-D/-G, and benzene, toluene, ethylbenzene, and xylenes.

You are required to submit a preliminary site assessment (PSA) work plan describing the proposed work at the site. It should include, among other elements, a depiction of the proposed locations for monitoring well installations and sampling plan.

The PSA must be conducted in accordance with the RWQCB's Staff Recommendation for the Initial Evaluation and Investigation of Underground Tanks, August 1990, the State Water Resources Control Board's LUFT field manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. Please reference the attached **Appendix A** summarizing the technical scope of such a PSA proposal.

The PSA shall be conducted under the direction of a registered engineer/geologist. A technical report shall be submitted following completion of this initial stage of work at the site. Subsequent reports are to be submitted **quarterly** until this site qualifies for final RWQCB "sign-off".

Don Parker
RE: 1150 Marina Village Pkwy.
and 2051 Sherman St.
June 29, 1992
Page 3 of 4

The referenced 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 quarterly, 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

The need for any follow-up investigative or remedial actions at this site will be based upon the data derived from this soil and groundwater investigation.

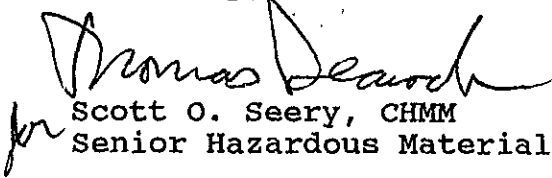
Please be advised that this is a formal request for technical reports pursuant to **California Water Code Section 13267 (b)**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please be reminded that you are required to copy Richard Hiett, at the San Francisco Region-Water Quality Control Board, on all reports and correspondence regarding the above sites.

Don Parker
RE: 1150 Marina Village Pkwy.
and 2051 Sherman St.
June 29, 1992
Page 4 of 4

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

Sincerely,


for Scott O. Seery, CHMM

Senior Hazardous Materials Specialist

Attachment

cc: Richard Hiett, RWQCB

Richard Quarante, Alameda Fire Dept.

Elizabeth Nixon
Geomatrix
100 Pine Street, 10th Floor
San Francisco, CA 94111

Edgar Howell-File (JS)

DATE: Feb 27, 1992
TO : Local Oversight Program
FROM: *Carla*
SUBJ: Transfer of Eligible Oversight Case

Site name: Rigging International
Address: 2051 Sherman city Alameda zip 94501
Closure plan attached? Y N DepRef remaining \$ 149.50
DepRef Project # 117 STID #(if any) 3724
Number of Tanks: 2 removed? Y N Date of removal March 1988
Leak Report filed? Y N Date of Discovery 3-9-1988
Samples received? Y N Contamination: Soil, water
Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents
Monitoring wells on site 1 Monitoring schedule? Y N
Briefly describe the following:
Preliminary Assessment _____
Remedial Action _____
Post Remedial Action Monitoring _____
Enforcement Action _____

Comments:

Contaminated soil was excavated, aerated and removed
Dne mws installed. Analysis on April 1988 reveal low
concentration of ~~the~~ diesel fuel (1.5ppm).
Should be monitored for 1 yr. before closure. Are there other
data?

Atlantic st.

MARINA VILLAGE
ALAMEDA CALIFORNIA

September 27, 1988

Regional Water Quality Control Board
1111 Jackson Street
Oakland, CA 94607

Attention: Lisa McCann

Reference: Disposal of Soils Removed from Underground Tank
Excavation, 2051 Sherman Road, Alameda, California

Dear Ms. McCann:

Our previous submittal to you (April 25, 1988 report by Levine-Fricke, Inc.) outlined excavation activities undertaken to remediate petroleum-affected soils at the site. Approximately 300 cubic yards of excavated soils were set aside for subsequent remediation through aeration and natural biodegradation. Initial concentrations of diesel in the soil ranged from not detected to 3,900 ppm, and averaged about 1,350 ppm. The soils had also contained gasoline at concentrations between not detected to 220 ppm, averaging about 90 ppm. Benzene, toluene, and xylene (BTX) concentrations were mostly not detected, except in several samples where individual concentrations of the compounds ranged from 1.4 to 25 ppm.

These sandy soils were spread out in a 6-inch layer to aerate on a corner of an adjacent 10-acre parking lot, in accordance with the Bay Area Air Quality Management District (BAAQMD). After about three months of aeration, which included turning the soils at least once per week, the soils appeared free of visible indications of diesel or gasoline. The soils were therefore sampled by Levine-Fricke and re-analyzed for diesel, gasoline and BTX on June 24, 1988. Analysis results of these samples indicated that concentrations had been substantially reduced. The gasoline and BTX concentrations had been reduced to below detection limits, and diesel concentrations had been reduced to between 170 and 350 ppm, averaging about 260 ppm. Analysis results are attached.

Continued aeration and natural biodegradation was planned to further reduce the diesel concentrations to below 100 ppm, the regulatory guideline for the disposal of petroleum hydrocarbon-affected soils in a Class III landfill. The soils were to be resampled and analyzed at this time.

In the middle of July, development of the 10-acre parking lot was initiated. The soils were moved at that time to a corner of the parking lot, and out of the way of the development, until a new on-site location could be found to continue the aeration. The contractor working on the development was informed not to remove this pile of soil.

Regional Quality Control Board
Page Two
September 27, 1988

Due to a communication error between the contractor and job-site foreman, however, the soils were apparently mixed and hauled away with about 1,500 cubic yards of other non-contaminated site rubble and dirt generated during development work. These soils were accepted at the Richmond dump as clean fill.

The contractor has been informed of this error and has been put on notice that any potential fines or sanctions resulting from the mix-up will be the contractor's responsibility.

While we regret this unfortunate error, we feel that the relatively low concentrations of diesel remaining in the soils, and the relatively small volume of these soils mixed with other, non-contaminated materials, should not pose a threat at the Richmond dump.

Please inform us as soon as possible of further action or documentation which you may require. If you have questions regarding the above information, please call the undersigned. You may also contact our environmental consultant (Levine-Fricke, either Tom Graf, Principal Engineer, or Elizabeth Nixon, Project Engineer, at 652-4500) regarding technical aspects.

Sincerely,

ALAMEDA REAL ESTATE INVESTMENTS
By: Vintage Properties - Alameda Commercial


By: Stephen C. Getty
Construction Manager

SCG:ls

Enclosure

cc: Tom Graf, Levine-Fricke
Elizabeth Nixon, Levine-Fricke

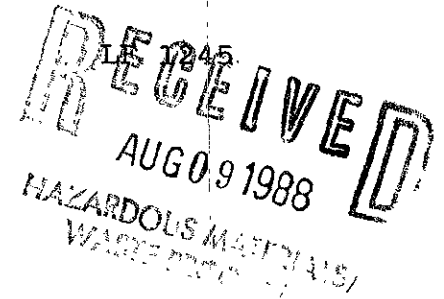


LEVINE-FRICKE

CONSULTING ENGINEERS AND HYDROGEOLOGISTS

July 27, 1988

Mr. Ariu Levi
Division of Hazardous Materials
Department of Environmental Health
Alameda County Health Agency
470 27th Street, Room 322
Oakland, California 94612



Subject: Response to Comments Regarding April 25, 1988 Report
on the Removal of Petroleum-Affected Soils
in the Vicinity of the Rigging International Building,
2051 Sherman Street, Alameda, California.

Dear Ariu:

This letter responds to your comments regarding the subject report, as per our telephone conversation of July 7, 1988.

- (1) As requested, we have enclosed a copy of the well installation permit issued by the Alameda County Flood Control District (ACFCD). Please note that the permit is for twelve monitoring wells at the site, one of which is located at the subject location. We have enclosed the site location map for this well which has been submitted to the ACFCD.
- (2) Regarding your question about the disposal of ground water withdrawn from the monitoring well during well purging: approximately 12 gallons (10 well volumes) of ground water were removed. This water was incorporated into the nearby stockpile of aerating soils which had been excavated from the tank site.
- (3) We had referred to the installation of the ground-water monitoring well in the clean backfill of the tank excavation as being an Alameda County Environmental Health Department requirement. As you clarified in our conversation, this is not a County requirement, and those particular monitoring well requirements are under the jurisdiction of the Regional Water Quality Control Board (RWQCB). Our conversations with RWQCB staff about this and other sites, however, have generally indicated the necessity for installing a ground-water monitoring well in or downgradient of a tank backfill, to monitor potential impacts, if any, on ground water.
- (4) You had requested that the ground-water sampling frequency be modified from our recommendation of two additional samplings within a year after initial sampling. As you recommended, we will arrange quarterly sampling until approval to discontinue this has been granted by the RWQCB. The RWQCB

1900 Powell Street, 12th Floor
Emeryville, California 94608
(415) 652-4500

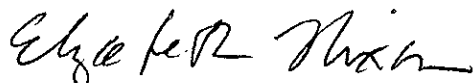
LEVINE·FRICKE

may however request one additional sampling event, assuming that results continue to be "not detectable".

- (5) Hauling under hazardous waste manifest of the 55-gallon capacity drum being used to store spent absorbent pads (diesel) took place on July 26, 1988. A copy of the hazardous waste manifest is attached.
- (6) We have received chemical analysis data of soil samples recently collected from the aerating excavated soil stockpile. The analysis results indicate that concentrations of total petroleum hydrocarbons (TPH) have been reduced from their initial concentrations, formerly ranging from "not detectable" to 3,900 parts per million (ppm) of diesel fuel (average of about 1,350 ppm), to recent concentrations of between 170 and 350 ppm (average of about 260 ppm). Initial gasoline concentrations had ranged from "not detectable" to 220 ppm and are now "not detectable". Initial benzene, toluene and xylenes (BTXE) concentrations had ranged from "not detectable" to 25 ppm. The current analyses indicate that BTXE compounds are no longer detectable in the soils.

If you have any questions, please call me or Tom Graf.

Sincerely,



Elizabeth Nixon
Staff Geotechnical Engineer

enclosure

cc: Mr. Don Parker, Vintage Properties/Alameda Commercial

Please print or type. (Form designed for use on elite (12-pitch typewriter).

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7550

GENERATOR

TRANSPORTER

FACILITY

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No CA D 009 11 3493 8 1181017		Manifest Document No 1181017		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.					
3. Generator's Name and Mailing Address Melinda Villac 1150 Melinda Village Parkway Alameda, CA 94501						A. State Manifest Document Number 87898008							
4. Generator's Phone 415 521-9555						B. State Generator's ID							
5. Transporter 1 Company Name H H SHIP SERVICE CO				6. US EPA ID Number CA D 009 1771 168		C. State Transporter's ID 702448		D. Transporter's Phone 415-545-4835					
7. Transporter 2 Company Name						8. US EPA ID Number		E. State Transporter's ID					
9. Designated Facility Name and Site Address H H SHIP SERVICE CO PO BOX 852 250 FIRMWOOD						10. US EPA ID Number CA D 009 1771 168		G. State Facility's ID 381-1091-778					
								H. Facility's Phone 415-543-0906					
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers		13. Total Quantity		14. Unit		1. Waste No.	
						No.		Type		Wt/Vol		Wt/Vol	
a. Waste material, 11 NOS. NA 1113						101118		11556				State 512	
b.												State	
c.												State	
d.												State	
J. Additional Descriptions for Materials Listed Above						K. Handling Codes for Wastes Listed Above							
Shaded fluid with spent sorbent pails w/ black and granular sorbent material						a.		b.		c.		d.	
15. Special Handling Instructions and Additional Information Glucose													
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.													
Printed/Typed Name STEPHEN C. GOTT				Signature <i>[Signature]</i>				Month Day Year PPR 15 89					
17. Transporter 1 Acknowledgement of Receipt of Materials													
Printed/Typed Name Martin Costello				Signature <i>[Signature]</i>				Month Day Year 072688					
18. Transporter 2 Acknowledgement of Receipt of Materials													
Printed/Typed Name				Signature				Month Day Year					
19. Discrepancy Indication Space													
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.													
Printed/Typed Name				Signature				Month Day Year					

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
470 - 27TH ST., RM. 322
OAKLAND, CA 94612
PHONE NO. 415/874-7237

RECEIVED
MAR 11 1988

116/

Project # 4505617
Fee Paid 450.00
Date 3/11/88

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name RIGGING INTERNATIONAL (CURRENT TENANT)
Business Owner _____
2. Site Address 2051 SHERMAN STREET
City ALAMEDA Zip 94501 Phone _____
3. Mailing Address _____
City _____ Zip _____ Phone _____
4. Land Owner ALAMEDA REALESTATE INVESTORS (RESPONSIBLE PARTY)
Address 1150 MARINA VILLAGE PKWY City, State ALAMEDA, CA. Zip 94501
5. EPA I.D. No. CAC00023715 Phone: 521-9555
6. Contractor ALAMEDA PAVING & EXCAVATING, INC.
Address 636 BUENA VISTA
City ALAMEDA Phone (415) 769-2125
License Type ENGINEERING, GENERAL ID# 445039
7. Other (Specify) _____
Address _____
City _____ Phone _____

8. Contact Person for Investigation

Name STEVE GETTY Title CONSTRUCTION MANAGER

Phone (415) 521-9555

9. Total No. of Tanks at facility 2

10. Have permit applications for all tanks been submitted to this office? Yes [] No []

Have been submitted to the Alameda Fire Dept.

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter The Tank was empty.

Name _____ EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

b) Rinsate Transporter Tank Manifested.

Name _____ EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

c) Tank Transporter

Name H&H SHIP SERVICES EPA I.D. No. CAD004771168

Address 220 CHINA BASIN

City SAN FRANCISCO, State CA. Zip _____

d) Contaminated Soil Transporter ON SITE AERATION

Name _____ EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

12. Sample Collector

Name ELIZABETH NIXON

Company LEVINE FRICKE, INC.

Address 1900 POWELL STREET, SUITE 1200

City EMERYVILLE State CA Zip 94608 Phone (415) 652-4500

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
5,000 gall.	Diesel/Gasoline	Empty	Tank Bottom \approx 9-10'
1,000 gall.	Diesel	Empty	Tank Bottom \approx 8-9'
			Location \rightarrow see report

14. Have tanks or pipes leaked in the past? Yes [] No []

If yes, describe. UNKNOWN

15. NFPA methods used for rendering tank inert? Yes [] No [X]

If yes, describe. UNKNOWN

16. Laboratories

Name ANATEC LABORATORIES

Address 435 TESCONI CIRCLE

City SANTA ROSA, State CA. Zip 95401

State Certification No. 178 EXPIRES MARCH 19, 1989

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
TPH- GASOLINE DIESEL	EPA 3810 SOIL 3550 WATER 3510	MODIFIED 8015 MODIFIED 8015
BTX	EPA 3810	8020

18. Site Safety Plan submitted? Yes [] No [x]

19. Workman's Compensation: Yes [x] No []

Copy of Certificate enclosed? Yes [] No [x]

Name of Insurer ZENITH INSURANCE CO., POLICY # P0054181

20. Plot Plan submitted? Yes [x] No []

21. Deposit enclosed? Yes [x] No []

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor

Name (please type) DONALD ARSENAULT
Signature Don S. Arsenault
Date 3-11-88

Signature of Site Owner or Operator

Name (please type) ALAMEDA REAL ESTATE INVESTORS
Signature [Signature]
Date 3/11/88

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. A copy of your approved plan must be sent to the landowner.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A

SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)

INSTRUCTIONS

2. SITE ADDRESS

Address at which closure or modification is taking place.

5. EPA I.D. NO.

This number may be obtained from the State Department of Health Services, 916/324-1781.

6. CONTRACTOR

Prime contractor for the project.

7. OTHER

List professional consultants here.

12. SAMPLE COLLECTOR

Persons who are collecting samples.

13. SAMPLING INFORMATION

Historic contents - the principal product(s) used in the last 5 years.

Material sampled - i.e., water, oil, sludge, soil, etc.

16. LABORATORIES

Laboratories used for chemical and geotechnical analyses.

17. CHEMICAL METHODS:

All sample collection methods and analyses should conform to EPA or DHS methods.

Contaminant - Specify the chemical to be analyzed.

Sample Preparation Method Number - The means used to prepare the sample prior to analyses - i.e., digestion techniques, solvent extraction, etc. Specify number of method and reference if not an EPA or DHS method.

Analysis Method Number - The means used to analyze the sample - i.e., GC, GC-MS, AA, etc. Specify number of method and reference if not a DHS or EPA method.

NOTE:

Method Numbers are available from certified laboratories.

18. SITE SAFETY PLAN

A plan outlining protective equipment and additional specialized personnel in the event that significant amount of hazardous materials are found. The plan should consider the availability of respirators, respirator cartridges, self-contained breathing apparatus (SCBA) and industrial hygienists.

19. ATTACH COPY OF WORKMAN'S COMPENSATION

20. PLOT PLAN

The plan should consists of a scaled view of the facility at which the tank(s) are located and should include the following information:

- a) Scale
- b) North Arrow
- c) Property Line
- d) Location of all Structures
- e) Location of all relevant existing equipment including tanks and piping to be removed
- f) Streets
- g) Underground conduits, sewers, water lines, utilities
- h) Existing wells (drinking, monitoring, etc.)
- i) Depth to ground water
- j) All existing tanks in addition to the ones being pulled

7313
 1-800-424-8802
 WITHIN CALIFORNIA CALL 1-800-424-8802
 IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-424-8802
 GENERATOR
 TRANSPORTER
 FACILITY

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. **CA1270** Manifest Document No. **314830**

2. Page 1 of 1 Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
**Magna Village
 1153 Magna Village Pky
 San Francisco CA 94116**

4. Generator's Phone (415) **543-9835**

5. Transporter 1 Company Name **H+H Ship Service** 6. US EPA ID Number **CA1270**

7. Transporter 2 Company Name **H+H Ship Service** 8. US EPA ID Number **CA1270**

9. Designated Facility Name and Site Address
**H+H Ship Service
 220 China Basin St
 San Francisco, CA 94107** 10. US EPA ID Number **CA1270**

A. State Manifest Document Number **87434830**

B. State Generator's ID **902448**

C. State Transporter's ID **415-543-9835**

D. Transporter's Phone **415-543-9835**

E. State Transporter's ID **415-543-9835**

F. Transporter's Phone **415-543-9835**

G. State Facility's ID **1381-101061-718**

H. Facility's Phone **415-543-9835**

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers		13. Total Quantity	14. Unit Wt/Vol	15. Waste No.
	No.	Type			
a. Empty Diesel Tank, waste combustible NA 1270	00	1 TP	5000 gal	5000 gal	State 512 EPA/Other
b. Empty Diesel Tank waste combustible NA 1270	00	1 TP	1000 gal	1000 gal	State 512 EPA/Other
c.					State EPA/Other
d.					State EPA/Other

J. Additional Descriptions for Materials Listed Above
Empty underground Diesel Storage Tank with less than 1 gal. residual liquid in each tank

K. Handling Codes for Wastes Listed Above
 a. **01** b. c. d.

15. Special Handling Instructions and Additional Information
- none -

16. **GENERATOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name **Stephen C. Berry** Signature *[Signature]* Month Day Year **10 30 88**

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name **Donald D. Baskerville** Signature *[Signature]* Month Day Year **10 30 88**

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name _____ Signature _____ Month Day Year _____

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19

Printed/Typed Name **Cleveland Valley** Signature *[Signature]* Month Day Year **10 30 88**



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE ♣ PLEASANTON, CALIFORNIA 94566 ♣ (415) 484-2600

23 February 1988

Ms. Elizabeth Nixon
Levine-Fricke
629 Oakland Avenue
Oakland, CA 94611

Dear Ms. Nixon:

Enclosed is Groundwater Protection Ordinance permit 88063 for the construction of one monitoring well at 1150 Marina Village Parkway in Alameda for Vintage Properties.

Please note that permit condition A-1 requests that an application be submitted five days prior to your proposed start of work. Also note that condition A-3 requires that the report, consisting of logs and location sketch, be submitted after completion of the work.

If you have any questions, please contact Wyman Hong or Craig Mayfield at 484-2600.

Very truly yours,

Mun J. Mar
General Manager

By

J. Kittingstad, Chief
Water Resources Engineering

WH: bkm
Enc.

received
FEB 23 1988



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE PLEASANTON, CALIFORNIA 94566 (415) 484-2600

GROUNDWATER PROTECTION ORDINANCE PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

(1) LOCATION OF PROJECT 1150 MARINA VILLAGE PARKWAY ALAMEDA, CA 94501

PERMIT NUMBER 88063 LOCATION NUMBER

(2) CLIENT Name VINTAGE PROPERTIES / ALAMEDA COMMERCIAL Address 1150 MARINA VILLAGE PKWY Phone 521-9555 x104 City ALAMEDA Zip 94501

Approved Craig A. Mayfield Date 10 Feb 88

(3) APPLICANT Name ELIZABETH NIXON -- LEVINE - FRICKE CONSULTING ENGINEERS AND HYDROGEOLOGISTS Address 629 OAKLAND AVE Phone (415) 652-4500 City OAKLAND Zip 94611

PERMIT CONDITIONS

Circled Permit Requirements Apply

(4) DESCRIPTION OF PROJECT Water Well Construction X Geotechnical Cathodic Protection Well Destruction

(5) PROPOSED WATER WELL USE Domestic Industrial Irrigation Municipal Monitoring X Other

(6) PROPOSED CONSTRUCTION Drilling Method: Mud Rotary Air Rotary Auger X Cable Other

WELL PROJECTS Drill Hole Diameter 8 in. Depth(s) 15 ft. Casing Diameter 2 in. Number Surface Seal Depth 5 ft. of Wells 17 Driller's License No. 480802

GEOTECHNICAL PROJECTS Number Diameter In. Maximum Depth ft.

(7) ESTIMATED STARTING DATE February 11, 1988 ESTIMATED COMPLETION DATE 3/23/88

(8) I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE Elizabeth Nixon Date 2/17/88

A. GENERAL

- 1. A permit application should be submitted so as to arrive at the Zone 7 office five days prior to proposed starting date.
2. Notify this office (484-2600) at least one day prior to starting work on permitted work and before placing well seals.
3. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or bore hole logs and location sketch for geotechnical projects.
4. Permit is void if project not begun within 90 days of approval date.

B. WATER WELLS, INCLUDING PIEZOMETERS

- 1. Minimum surface seal thickness is two inches of cement grout placed by tremie, or equivalent.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic, irrigation, and monitoring wells unless a lesser depth is specially approved.

C. GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material.

D. CATHODIC. Fill hole above anode zone with concrete placed by tremie, or equivalent.

E. WELL DESTRUCTION. See attached.