

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



No R# for 1301 Marina Village

1150 marina < R01001 (LOP)  
R02680 (SUC)

1020 Atlantic - R01145

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

September 15, 1993

Kathy Luck  
Alameda Real Estate Investments  
1150 Marina Village Pkwy.  
Alameda, CA 94501

STID 3843

Re: Quarterly monitoring at 1150 Marina Village Pkwy., 1020  
Atlantic Avenue, and 1301 Marina Village Pkwy., Alameda,  
California

Dear Ms. Luck,

This office has received Geomatrix's third quarterly monitoring reports for the above sites. This office is requesting that elevation contour maps and sampling field notes (i.e., notes on pH, conductivity, depth to water, etc.) be included in future quarterly monitoring reports.

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

Sincerely,

Juliet Shin  
Hazardous Materials Specialist

cc: Elizabeth Nixon  
GEOMATRIX  
100 Pine St., 10th Floor  
San Francisco, CA 94111

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

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RO1145

RO 1001 (LOP)

< RO 2680 (SUC)

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 accomodate 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 Hiatt, 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,

Juliet Shin  
Hazardous Materials Specialist

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

cc: Richard Hiatt, RWQCB

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

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



STID 3724: 1020 Atlantic Ave / 2051 Sherman St

↳ R01145

1150 Marina R02680 (SUC)  
R01001 (LOP)

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  
(STID 2724)

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

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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 Hiatt, 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 Hiatt, RWQCB

Richard Quarante, Alameda Fire Dept.

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

Edgar Howell-File (JS)