

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02680
R01001

ENVIRONMENTAL HEALTH SERVICES

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

November 10, 1998

Mr. Steve Pieters
ESA Management, Inc.
58 Mitchell Boulevard
San Rafael, California 94903

Re: Development of the Northwest Area (Parcel C), Marina Village Parkway, Alameda, CA
94501
STID: 3843

Dear Mr. Pieters,

This office has completed our review of Geomatrix's November 3, 1998 Management Plan for Extended Stay America's (ESA) planned development of the above property. The plan is consistent with the conditions of the County's February 14, 1997 Remedial Action Completion Certification letter, in that it complies with the requirements of Geomatrix's September 1996 Site Management Plan for the property. Therefore, this office finds the November 3, 1998 Management Plan acceptable, with the understanding that ESA will strictly adhere to all the proposals and recommendations outlined in this plan.

As outlined in the Management Plan, this office shall be provided with a set of final plans for construction, prior to initiating the work. If this office finds modifications in the final plans that are not consistent with the Site Management Plan, further modifications will be required. After construction is completed, ESA shall provide this office with a report documenting details of the work along with construction as-builts, and file a copy of the same with the property Deed at the City. The Remedial Action Completion Certification granted to the property on February 14, 1997 will remain effective for the site as long as the site continues to comply with all the requirements outlined in the September 1996 Site Management Plan.

If you have any questions or comments, please contact me at (510)567-6763.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

Cc: Elizabeth Nixon
Geomatrix Consultants
100 Pine Street, 10th Flr
San Francisco, CA 94111

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R02680

R01001

ENVIRONMENTAL HEALTH SERVICES

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

November 3, 1998

Mr. Steve Pieters
Extended Stay America
58 Mitchell Boulevard
San Rafael, California 94903

Re: Development of the Northwest Area (Parcel C), Marina Village Parkway, Alameda, CA
94501
STID: 3843

Dear Mr. Pieters,

This office has completed our review of Geomatrix's November 3, 1998 Management Plan for Extended Stay America's (ESA) planned development of the above property. The plan is consistent with the conditions of the County's February 14, 1997 Remedial Action Completion Certification letter, in that it complies with the requirements of Geomatrix's September 1996 Site Management Plan for the property. Therefore, this office finds the November 3, 1998 Management Plan acceptable, with the understanding that ESA will strictly adhere to all the proposals and recommendations outlined in this plan.

As outlined in the Management Plan, this office shall be provided with a set of final plans for construction, prior to initiating the work. If this office finds modifications in the final plans that are not consistent with the Site Management Plan, further modifications will be required. After construction is completed, ESA shall provide this office with a report documenting details of the work along with construction as-builts, and file a copy of the same with the property Deed at the City. The Remedial Action Completion Certification granted to the property on February 14, 1997 will remain effective for the site as long as the site continues to comply with all the requirements outlined in the September 1996 Site Management Plan.

If you have any questions or comments, please contact me at (510)567-6763.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

Cc: Elizabeth Nixon, Geomatrix Consultants
100 Pine Street, 10th Flr
San Francisco, CA 94111

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



580,
R01001

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

October 15, 1997

ATTN: Mr Rahn Verhaeghe

Alameda Real Estate Inves
1150 Marina Village Pkwy#100
Alameda CA 94501

RE: Project # 361B - Type A
at 1150 Marina Village Pkwy 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 \$2,500.00, 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,

Madhulla Logan, HMS
Environmental Protection

c: files/inspector

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



#1150 Marina Village Pkwy.

✓ R0# 2680 (suc)

R0# 1001 (LOP)

RAFAT A. SHAHID, Assistant Agency Director

June 22, 1995

Mr. Rahn Verhaeghe
Alameda Real Estate Investments
1150 Marina Village Parkway, Ste. 100
Alameda, CA 94501

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

(510)567-6700

STID 3843

Re: Work plan for groundwater sampling at Marina Village
Parkway, in the Northwest Area (Lots 1 and 5), Alameda

Dear Mr. Verhaeghe,

This office has reviewed the work plan for the above site. This work plan is acceptable to this office on the condition that Well LF-9 be made accessible prior to implementing the work at the site.

Field work shall commence within 60 days of the date of this letter. A report documenting the results of this investigation must be submitted to this office within 45 days after completing field activities.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Elizabeth Nixon
Geomatrix
100 Pine Street, 10th Flr
San Francisco, CA 94111

File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO1001 (LOP) STID
3843

✓ RO 2680 (suc)

RAFAT A. SHAHID, Assistant Agency Director

April 6, 1995

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

ALAMEDA COUNTY CC 430-4510
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., RM.250
ALAMEDA, CAL. 94502-6577

STID 3843

Re: Investigations in the Northwest Area of the Marina Village
site, Alameda (#1150 Marina Village Pkwy. Alameda, CA)

Dear Mr. Parker,

Although the County is currently in the process of recommending the former underground storage tank sites, that contained one 1,500-gallon, one 2,400-gallon, and one 15,000-gallon, at 1301 Marina Village Parkway for case closure, there is an area that did not contain underground storage tanks (USTs) but did identify extensive contamination, labeled the "Northwest Area", that will not be considered for closure at this time.

Our records indicate that soil and ground water investigations were conducted in the "Northwest Area" between 1987 and 1989. During these investigations, free petroleum product and heavy soil staining was identified in test pits, and in 1989, up to 7,800 parts per billion (ppb) waste oil and 12,000 ppb diesel were identified in water samples collected from on-site wells. Since the 1989 investigations, it appears that no further investigations or corrective actions have been implemented at this site.

Further soil and ground water investigations are required at this site. If the monitoring wells installed at the site in 1989 still exist and are in good condition, these wells may be used as part of the required ground water investigations. Otherwise, you will be required to install permanent monitoring wells. Quarterly ground water monitoring, reporting, and corresponding elevation contour maps will be required. If it is shown, based on these quarterly ground water monitoring events, that free floating product still exists at the site, interim remedial actions will need to be implemented to remove the product. Furthermore, based on the quarterly sampling results, additional delineation, containment, or remediation measures may be required.

Mr. Don Parker
Re: Northwest Area
(Marina Village)
April 6, 1995
Page 2 of 2

A work plan addressing further investigations at the site must be submitted to this office **within 60 days** of the date of this letter. Additionally, since contaminants at this site do not appear to have resulted from petroleum USTs, this office cannot provide oversight for this case under the Local Oversight Program. This site will need to be transferred to the County's SLIC (Spills, Leaks, and other Investigations in the County) Program and **the case must be worked off of a deposit.**

Please submit a deposit of \$ 1,000.00 to cover any future oversight costs. The deposit refund mechanism is authorized in **Alameda County Ordinance Code Section 3-140.5.** Any unused portion of these funds will be returned to you at the completion of this project. The fee rate for the County is \$90.00 per hour.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

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

File

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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,

A handwritten signature in cursive script, appearing to read 'Juliet Shin'.

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



✓ R02680 (SLIC)
#R01001 (LOP)

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

May 24, 1993

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

STID 3843

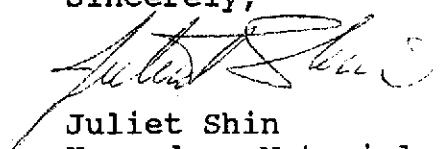
Re: The merging of underground storage tank sites at 1301 Marina Village Pkwy. (formerly 900 Tynon St.) with 1150 Marina Village Pkwy.

Dear Ms. Luck,

Per our conversation on May 24, 1993, the two above sites have been combined under the same STID# 3843, and the address 1150 Marina Village Pkwy. Formerly, the site at 1301 Marina Village Pkwy. had the STID# 3721. These two sites were combined for convenience sake since they both have the same owner/contact, Alameda Real Estate Investments. According to our conversation, you requested that I put your name down as the contact person for the site.

Attached is a revised copy of the Notice of Requirement to Reimburse. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Sandra Malos, SWRCB

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO1145

RO1001 (LOP)

< RO2680 (SLIC)

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

- 1) 1301 Marina Village Pkwy
(Not in Envision)
- 2) 1020 Atlantic Ave (STID 3724)
RO1145
- 3) 1150 Marina Village Pkwy
(STID 3843) RO1001 (LOP)
RO2680 (SLIC)

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-foot 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,


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)

↳ R01145

ALAMEDA COUNTY
HEALTH CARE SERVICESAGENCY
DAVID J. KEARS, Agency Director1150 Marina R02680 (9UC)
R01001 (CLOP)

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 94501STID ~~3721~~, 3724RE: Required investigations at 1150 Marina Village Pkwy., and 2051
Sherman Street, Alameda, California
(STID 3724)

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 Hiatt, RWQCB

Richard Quarante, Alameda Fire Dept.

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

Edgar Howell-File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



✓ R02680(SUC)

R01001(LOP)

Certified Mailer #: P 062 128 090

September 27, 1989

Mr. Steve Getty, Manager
Vintage Properties
1150 Marina Village Parkway
Suite 100
Alameda, California 94501

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

* * * NOTICE OF VIOLATION * * *

Subject: Initial Subsurface Investigation of the Underground
Storage Tank Leak at 1150 Marina Village Parkway in
Alameda, California

Dear Mr. Getty:

On August 11, 1989 we issued a letter requesting tank removal and
contamination documentation be submitted to our office within 20
days of the date of the letter. In addition, we required a
workplan be submitted within 45 days of the date of the same
letter. To date, we have not received any of this information.

Therefore you must submit the following within 30 days of the
date of this letter.

Documentation, which includes the following items:

- 1) Copies of analytical results for all soil and ground water
samples collected as part of the tank removal and associated
remediation;
- 2) Copies of chain of custody records for the above samples;
- 3) Copies of the TSDF to Generator manifests for the following:
 - a) the underground tank;
 - b) the sludge and liquid pumped from the tank (field
estimated at 2,000 gallons);
 - c) the excavated soil; and
 - d) the water and free product pumped from the excavation.
- 4) A completed "Underground Storage Tank Unauthorized Release
(Leak)/Contamination Site Report" form. A blank copy of this

Page 2 of 6
Mr. Steve Getty
Vintage Properties
September 27, 1989

form is enclosed for your convenience. Please send the entire completed form to our office.

A Work Plan which, at a minimum, addresses the following items and presents a timetable for their completion:

1. Site history.

- A. This shall include historic site use and ownership information, a description of the types and locations of any hazardous materials used on site, and a description of any known hazardous materials spills, leaks or accidents.
- B. For each existing and former underground tank on site, include the following information:
- a) the date of tank installation
 - b) the tank capacity and construction material
 - c) the types of materials stored in the tank
 - d) the dates the tank was used
 - e) a discussion of tank inventory reconciliation/monitoring methods and results
 - f) tank testing dates and results
 - g) estimate of quantity of product lost, if applicable
 - h) the date of tank removal
 - i) the tank condition at the time of removal
 - j) observations made at the time of tank removal (e.g. the tank depth, a log of the stratigraphic units encountered within the excavation, ground water depth, descriptions and locations of stained or odor-bearing soil, descriptions of any free product or sheen observed on ground water, etc.).
 - k) a map showing the locations of soil and ground water samples collected during tank removal, along with chain of custody records and laboratory data sheets.
 - l) descriptions of any remedial measures conducted at the time of tank removal
 - m) copies of the TSDF to Generator manifests for all hazardous wastes removed - including liquids, residual sludges, and the tank itself
 - n) any other observations

2. Site Description.

This shall incorporate the following information:

- A. A map which shows streets, site buildings, underground tank locations, tank islands and pipings, subsurface

Page 3 of 6
Mr. Steve Getty
Vintage Properties
September 27, 1989

conduits and utilities, on-site and nearby wells, and nearby streams or water bodies.

B. A description of the hydrogeologic setting of the site and surrounding area. Include a description of any subsurface work previously done at the site or on adjacent sites.

3. Determination of the vertical and lateral extent of soil contamination.

The extent of soil contamination has not been investigated; please describe the method by which the contaminated soil extent will be determined.

A. If soil samples are to be collected for contamination delineation, consult the SFRWQCB guidelines and the LUFT manual for soil sampling protocols. During drilling of all boreholes and monitoring wells, undisturbed soil samples are to be collected at a minimum of every five feet in the unsaturated zone and at any changes in lithology for logging and analytical purposes. Borings and wells are to be permitted through Alameda County Flood Control and Water Conservation District, Zone 7. Borings and wells shall be logged from undisturbed soil samples. Logs shall include observed soil odors.

B. Soil samples must be analyzed by a California State Certified Laboratory for the appropriate constituents (see Attachment 1, Table 2, 2 June 1988 SFRWQCB document).

4. Assessment of Ground Water Quality.

Since it is evident that ground water has been affected, water quality must be characterized.

A. A minimum of three monitoring wells must be installed to determine the ground water gradient. One monitoring well must be installed within 10 feet of the tank in the down-gradient direction. If the verified down-gradient location has been established, then complete gradient data must be submitted and only one monitoring well must be installed; this well must be within 10 feet of the tank in the down-gradient direction.

B. Monitoring wells shall be designed and constructed to be consistent with the SFRWQCB guidelines and to permit entrance of any free product into the wells. Filter pack and slot sizes for all wells should be based on particle analysis (ASTM D-422) from each stratigraphic unit in at least one boring on the site and on the types of ground

Page 4 of 6
Mr. Steve Getty
Vintage Properties
September 27, 1989

water contaminant present. Wells shall be surveyed to mean sea level (MSL) to an established benchmark to 0.01 foot.

- C. Free product thicknesses and water levels must be measured and wells must be sampled.

Measure free product thicknesses and water levels in all wells weekly for the first month following well installation and then as part of every sampling event. During sampling events, free product thickness and water level measurements must be made in all wells before any purging or sampling activities are begun. Free product measurements must be made with an optical probe or other device which has been shown to be of equivalent accuracy. A ground water gradient map shall be developed for every water level data set. If the gradient fluctuates, water level measurements must continue to be made monthly until a gradient pattern is established.

For the first three months following well installation, monitoring wells shall be sampled monthly for dissolved constituents. After three consecutive months of sampling, sampling may be conducted as needed for remediation purposes but must be done at least quarterly for all monitoring wells.

- D. Ground water samples are to be analyzed by a California State Certified Laboratory for the appropriate constituents (see Attachment 1).
- E. Ground water levels and quality must be monitored for a minimum of one year, even if no contamination is identified.

5. Interpretation of hydrogeologic data.

- A. Water level contour maps showing ground water gradient direction, and free and dissolved product plume definition maps of each contaminant constituent should be prepared routinely and submitted with other sampling results. Fluctuations in ground water levels due to tidal action should also be documented.

6. Sampling and remediation or disposal of any stockpiled fill and soil.

Stockpiled soil must be sampled and disposed of.

The number of samples collected from the stockpile(s) must be adequate to characterize the soil for the soil handling method.

7. Reporting.

- A. Monthly reports must be submitted for the next three months with the first report due December 28, 1989. These reports should include, at a minimum, results of water level and water quality sampling, gradient determination and gradient maps, and contamination plume maps.
- B. Quarterly reports must be submitted beginning February 28, 1990. These reports should describe the status of the investigation and should include the following:
- * Details and results of all work performed during the quarter (e.g. records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory-originated analytical results for all samples collected, tabulations of soil and ground water contaminant concentrations, tabulations of free product thicknesses, etc.)
 - * Status of soil contamination characterization
 - * Status of ground water contamination characterization
 - * Interpretation of the results (e.g. water level contour maps showing ground water gradient direction, free and dissolved product plume definition maps of each constituent, tidal effects, etc.)
 - * Any recommendations or plans for additional investigative work or remediation
 - * Copies of TSDF to Generator manifests for any hazardous wastes hauled off site
- C. All reports and proposals must be signed by a California-Certified Engineering Geologist, California-Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 SFRWQCB document). A statement of qualifications for each lead professional should be included in all workplans and reports.
- D. Each technical report should be submitted with a cover letter from Vintage Properties and received in this office by the established due date. The letter must be signed by a principal executive officer or by an authorized representative of that person.

Page 6 of 6
Mr. Steve Getty
Vintage Properties
September 27, 1989

8. Site Safety Plan.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and to:

Lester Feldman
Regional Water Quality Control Board, San Francisco Bay Region
1111 Jackson Street
Oakland, California 94607
(415) 464-1255

You should be aware that this Division is working in conjunction with the SFRWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response will result in referral of this case to the SFRWQCB for enforcement and may subject Vintage Properties to civil liabilities imposed by the SFRWQCB to a maximum amount of \$1,000 per day. Any extensions of agreed-upon time deadlines must be confirmed in writing by either this Division or the SFRWQCB.

To cover our costs for remediation review, please submit a check, payable to Alameda County, for \$600.

Should you have any questions concerning this letter, please contact Katherine Chesick at (415) 271-4320.

Sincerely,



Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:kac

attachments

cc: Bruce Nyberg, Safety Specialists, Inc.
Lester Feldman, Regional Water Quality Control Board,
San Francisco Bay Region
Howard Hatayama, State Department of Health Services
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Katherine Chesick, Alameda County Hazardous Materials Division
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



✓ R02680 (SUC)
R01001 (LOP)

Certified Mailer #: P 062 128 044

August 11, 1989

Mr. Steve Getty, Manager
Vintage Properties
1150 Marina Village Parkway
Suite 100
Alameda, California 94501

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

Subject: Initial Subsurface Investigation of the Underground
Storage Tank Leak at 1150 Marina Village Parkway in
Alameda, California

Dear Mr. Getty:

On January 9, 1989, Ms. Katherine Chesick, Hazardous Materials Specialist, witnessed the removal of a 10,000-gallon steel underground storage tank from 1150 Marine Village Parkway in Alameda. The tank was corroded and had holes up to 8 inches long and 1 inch wide. While the tank was reportedly used only to store gasoline, the soil and ground water visible in the tank excavation was contaminated with what appeared to be fuel oil with fuel oil floating on the ground water surface. Because of this, soil and ground water samples collected from the excavation were to be analyzed for total petroleum hydrocarbons (TPH) gasoline and diesel (fuel oil) and benzene, toluene, xylene and ethylbenzene. Remedial actions done at the time of tank removal consisted of soil excavation and "vacuuming" of the surface water in the pit to remove floating oil.

To complete our paperwork on the tank removal, please submit the following items within 20 days of the date of this letter:

- 1) Copies of analytical results for all soil and ground water samples collected as part of the tank removal and associated remediation;
- 2) Copies of chain of custody records for the above samples;
- 3) Copies of the TSDF to Generator manifests for the following:
 - a) the underground tank;
 - b) the sludge and liquid pumped from the tank (field estimated at 2,000 gallons);
 - c) the excavated soil; and
 - d) the water and free product pumped from the excavation.

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✓ R02680
R01001

- 4) A completed "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" form. A blank copy of this form is enclosed for your convenience. Please send the entire completed form to our office.

In addition, to assess the extent of the soil and ground water contamination observed during tank removal, we require that you submit a work plan which, at a minimum, addresses the items listed below and presents a timetable for their completion. Please submit this work plan within 45 days of the date of this letter.

Our office will be the lead agency overseeing the investigation of this site. The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) is currently unable to oversee the large number of underground tank cases within Alameda County and has delegated the handling of this case to our Division. We will be in contact with the SFRWQCB in order to provide you with guidance concerning the SFRWQCB's investigation requirements.

All work must be performed according to the following SFRWQCB documents:

- * Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks, 2 June 1988 (2 June 1988 SFRWQCB document); and
- * Guidelines for Addressing Fuel Leaks, September 1985 (September 1985 SFRWQCB document).

Copies of these documents can be obtained by calling the SFRWQCB data management group at 464-1269. Please note the 2 June 1988 SFRWQCB document supercedes the September 1985 SFRWQCB document where the two documents differ.

Items to Address:

1. Site history.

- A. This shall include historic site use and ownership information, a description of the types and locations of any hazardous materials used on site, and a description of any known hazardous materials spills, leaks or accidents.
- B. For each existing and former underground tank on site, include the following information:
 - a) the date of tank installation

- b) the tank capacity and construction material
- c) the types of materials stored in the tank
- d) the dates the tank was used
- e) a discussion of tank inventory reconciliation/monitoring methods and results
- f) tank testing dates and results
- g) estimate of quantity of product lost, if applicable
- h) the date of tank removal
- i) the tank condition at the time of removal
- j) observations made at the time of tank removal (e.g. the tank depth, a log of the stratigraphic units encountered within the excavation, ground water depth, descriptions and locations of stained or odor-bearing soil, descriptions of any free product or sheen observed on ground water, etc.).
- k) a map showing the locations of soil and ground water samples collected during tank removal, along with chain of custody records and laboratory data sheets.
- l) descriptions of any remedial measures conducted at the time of tank removal
- m) copies of the TSDF to Generator manifests for all hazardous wastes removed - including liquids, residual sludges, and the tank itself
- n) any other observations

2. Site Description.

This shall incorporate the following information:

- A. A map which shows streets, site buildings, underground tank locations, tank islands and pipings, subsurface conduits and utilities, on-site and nearby wells, and nearby streams or water bodies.
- B. A description of the hydrogeologic setting of the site and surrounding area. Include a description of any subsurface work previously done at the site or on adjacent sites.

3. Determination of the vertical and lateral extent of soil contamination.

The extent of soil contamination has not been investigated; please describe the method by which the contaminated soil extent will be determined.

- A. If soil samples are to be collected for contamination delineation, consult the September 1985 SFRWQCB document and the LUFT manual for soil sampling protocols. During

drilling of all boreholes and monitoring wells, undisturbed soil samples are to be collected at a minimum of every five feet in the unsaturated zone and at any changes in lithology for logging and analytical purposes. Borings and wells are to be permitted through Alameda County Flood Control and Water Conservation District, Zone 7. Borings and wells shall be logged from undisturbed soil samples. Logs shall include observed soil odors.

- B. Soil samples must be analyzed by a California State Certified Laboratory for the appropriate constituents (see Attachment 1, Table 2, 2 June 1988 SFRWQCB document).

4. Assessment of Ground Water Quality.

Since it is evident that ground water has been affected, water quality must be characterized.

- A. A minimum of three monitoring wells must be installed to determine the ground water gradient. One monitoring well must be installed within 10 feet of the tank in the down-gradient direction. If the verified down-gradient location has been established, then complete gradient data must be submitted and only one monitoring well must be installed; this well must be within 10 feet of the tank in the down-gradient direction.
- B. Monitoring wells shall be designed and constructed to be consistent with the September 1985 SFRWQCB document and to permit entrance of any free product into the wells. Filter pack and slot sizes for all wells should be based on particle analysis (ASTM D-422) from each stratigraphic unit in at least one boring on the site and on the types of ground water contaminant present. Wells shall be surveyed to mean sea level (MSL) to an established benchmark to 0.01 foot.
- C. Free product thicknesses and water levels must be measured and wells must be sampled.

Measure free product thicknesses and water levels in all wells weekly for the first month following well installation and then as part of every sampling event. During sampling events, free product thickness and water level measurements must be made in all wells before any purging or sampling activities are begun. Free product measurements must be made with an optical probe or other device which has been shown to be of

equivalent accuracy. A ground water gradient map shall be developed for every water level data set. If the gradient fluctuates, water level measurements must continue to be made monthly until a gradient pattern is established.

For the first three months following well installation, monitoring wells shall be sampled monthly for dissolved constituents. After three consecutive months of sampling, sampling may be conducted as needed for remediation purposes but must be done at least quarterly for all monitoring wells.

- D. Ground water samples are to be analyzed by a California State Certified Laboratory for the appropriate constituents (see Attachment 1).
 - E. Ground water levels and quality must be monitored for a minimum of one year, even if no contamination is identified.
5. Interpretation of hydrogeologic data.
- A. Water level contour maps showing ground water gradient direction, and free and dissolved product plume definition maps of each contaminant constituent should be prepared routinely and submitted with other sampling results. Fluctuations in ground water levels due to tidal action should also be documented.

6. Sampling and remediation or disposal of any stockpiled fill and soil.

Any stockpiled soil must be sampled and either disposed of or remediated.

The number of samples collected from the stockpile(s) must be adequate to characterize the soil for the soil handling method. Please note that any soil placed back into the excavation must have total petroleum hydrocarbon levels below 100 ppm.

7. Reporting.

- A. Monthly reports must be submitted for the next three months with the first report due November 11, 1989. These reports should include, at a minimum, results of water level and water quality sampling, gradient determination and gradient maps, and contamination plume maps.

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B. Quarterly reports must be submitted beginning January 11, 1990. These reports should describe the status of the investigation and should include the following:

- * Details and results of all work performed during the quarter (e.g. records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory-originated analytical results for all samples collected, tabulations of soil and ground water contaminant concentrations, tabulations of free product thicknesses, etc.)
- * Status of soil contamination characterization
- * Status of ground water contamination characterization
- * Interpretation of the results (e.g. water level contour maps showing ground water gradient direction, free and dissolved product plume definition maps of each constituent, tidal effects, etc.)
- * Any recommendations or plans for additional investigative work or remediation
- * Copies of TSDF to Generator manifests for any hazardous wastes hauled off site

C. All reports and proposals must be signed by a California-Certified Engineering Geologist, California-Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 SFRWQCB document). A statement of qualifications for each lead professional should be included in all workplans and reports.

D. Each technical report should be submitted with a cover letter from Vintage Properties and received in this office by the established due date. The letter must be signed by a principal executive officer or by an authorized representative of that person.

8. Site Safety Plan.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and to:

Lester Feldman
Regional Water Quality Control Board, San Francisco Bay Region
1111 Jackson Street
Oakland, California 94607
(415) 464-1255

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You should be aware that this Division is working in conjunction with the SFRWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response will result in referral of this case to the SFRWQCB for enforcement and may subject Vintage Properties to civil liabilities imposed by the SFRWQCB to a maximum amount of \$1,000 per day. Any extensions of agreed-upon time deadlines must be confirmed in writing by either this Division or the SFRWQCB.

To cover our costs for remediation review, please submit a check, payable to Alameda County, for \$600.

Should you have any questions concerning this letter, please contact Katherine Chesick at (415) 271-4320.

Sincerely,



for
Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:kac

attachments

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