

## Gholami, Amir, Env. Health

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From: Zaccor1@aol.com  
Sent: Monday, September 29, 2003 3:12 PM  
To: agholami@co.alameda.ca.us; john.cavanaugh@erm.com  
Subject: 2415 Mariner Square, Alameda



scan0002.bmp

RD 313

Hello Amir,

We are looking forward to obtaining a meeting date and time as Mr. Beery has until October 1, 2003 to refinance. We submitted a report summary of previous history and proposed task as you requested. If you do not have time to review the report we can go over it during the meeting. We need to hear from your office as the development project and refinancing will be delayed with serious financial hardship to Mr. Beery.

Please email me the time and place to meet and we will adjust our schedules to meet yours. I am teaching a class Oct 3 which I cannot cancel however this matter takes precedence over all other projects.

Helen Mawhinney  
HMawhinneyETS@aol.com



**Borel Private Bank & Trust Company**  
A Boston Private Wealth Management Company

Corporate Headquarters: 160 Duval Road, San Mateo, California 94402 • 650.378.3700 • [www.borel.com](http://www.borel.com)

September 18, 2003

Mr. John Beery  
Mariner Square and Associates  
2900 Main Street, Suite 100  
Alameda, CA 94501

Re: Mariner Square Marina Loan, Second Deed of Trust


Dear Mr. Beery:

This is to remind you that the above-referenced loan commitment will expire on October 1, 2003. Should this deadline be missed, Mariner Square will have to file a new application; furthermore, the interest rate will have to be reevaluated.

To avoid reapplication we must have approval of the ERM work plan from Alameda County Environmental Health Services at the earliest possible time.

I urge you to do all you can in this regard, and please keep me informed.

Very Truly Yours,

  
Arlie Ferguson  
Vice President

## Chu, Eva, Env. Health

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**From:** Chu, Eva, Env. Health  
**Sent:** Wednesday, July 03, 2002 10:12 AM  
**To:** Mawhinney Helen (E-mail)  
**Subject:** 2415 Mariner Sq, Alameda, CA

Hi Helen,

I reviewed the April 2002 *Report Documenting Groundwater Sampling of Monitoring Wells and Collection of Soil Grab Samples* prepared for the above referenced site. Lead concentrations in soil exceeded the 200ppm RBSLs. The garden area within the proposed senior housing complex will required excavation to remove elevated lead levels. And groundwater concentrations (TPHd) from the monitoring wells exceed the Screening Levels (314 ug/L) for the Saltwater Ecological Protection Zone. Upon completion of development of the site, replacement wells will be required, as previously discussed, to monitor groundwater quality.

When work is proposed to removed lead-impact soil, please let me know. I will require confirmation soil samples after overexcavation.

Please pass this message to John Beery.

Delta Envirionmental (3164 Gold Camp Drive, Suite 200, Rancho Cordova, CA 95670-6021) is currently the environmental consultant for Chevron/Texaco (sounds like Earth Science is now out of the picture). They would like a copy of your report sent to Todd Del Frate, the project manager. Will you do that? Thanks.

*eva chu*  
Hazardous Materials Specialist  
1131 Harbor Bay Parkway  
(510) 567-6762  
(510) 337-9335 (fax)

# GREENSFELDER & ASSOCIATES

1548 Jacob Avenue, San Jose, CA 95118 Phone: (408) 267-6427 Cell: (510) 385-4308 Fax: (510) 522-6259

November 6, 2001

*Approve work plan*

County of Alameda  
Department of Environmental Health Services  
Hazardous Materials Division  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
Attn: Ms. Eva Chou  
Hazardous Materials Specialist

**RE: LIMITED SITE ASSESSMENT AT 2415 MARINER SQUARE, ALAMEDA, CA**

Per our meeting on October 25, 2001, regarding a letter received from you requesting "Additional Sampling at 2415 and 2425 Mariner Square, Alameda, California", we are submitting the following summary of changes relating to this letter.

**Item 1.**

*Previous subsurface investigations identified elevated total petroleum hydrocarbons as diesel (TPHd) and motor oil (TPH-mo) as well as lead in soil and/or groundwater. Groundwater monitoring water samples collected in January 2001 from wells MW-5, MW-6A, and MW-10 identified TPHd at concentrations that exceed the Tier 1 Petroleum Hydrocarbon Screening Levels for Saltwater Ecological Protection Zone (SEPZ). ... Please conduct another round of sampling*

*OK*  
Per our meeting wells MW-5, MW-6A, and MW-10, with the addition of MW-3 will be ~~developed~~, and sampled. Groundwater samples will be filtered at Freidman & Bruya Laboratory and analyzed for TPHd using silica gel clean up (EPA Method 8015 Modified), and dissolved total lead (using EPA Method 6020).

**Item 2.**

*A paint shed and painting activities took place along the west property line. Groundwater from wells MW-4, MW-6A, and MW-9 should be analyzed for halogenated hydrocarbons (HVOCs) and CAM 17 metals.*

Per your email groundwater was previously analyzed for various VOCs one time only. Therefore as requested groundwater from wells MW-4, MW-6A, and MW-9 will be analyzed for halogenated hydrocarbons (HVOCs) (using EPA Method 8260), and lab filtered to be analyzed for dissolved total lead, the primary metal found in paint.

*why were wells be developed - if so, need to wait 72 hours to sample*

Item 3.

*Water samples should be collected from the stormdrain outlets along the concrete sheetpile wall.*

As discussed the stormdrains will be removed and replaced during the current construction of the multifamily residence. Therefore sample collection has been waived.

Item 4.

*Inadequate samples were collected within the former tank North Sail facility where former above ground storage tanks were located. Shallow soil samples should be collected at 1.0' to 1.5' below ground surface (bgs) and from 3 to 4 feet bgs from this area.*

As discussed the aboveground storage tanks were located on a 6 to 12 inch thick, still intact concrete slab. The site has been assessed and groundwater monitoring has indicated low, decreasing levels of petroleum hydrocarbons detected. This area will not be excavated for building construction, 3 feet of import will be placed in this area to raise the construction level, and the area capped with the building foundation. However the proposed garden will be exposed. Therefore as requested two surface soil samples will be collected within this area at a depth of 0 to 6 inches and analyzed for TPHd, TPH-mo using silica gel clean up, and total lead.

*and PNA if elevated  
TPHd is detected.  
No need*

Item 5.

*PNAs analysis was not performed on shallow soil samples that contained elevated TPHd. Shallow soil samples should be collected in the vicinity of MW-6, MW-10, MS-4, MS-18, MS-19, MS-14, MS-12, and SB-D.*

As discussed your concern regarding PNAs was health, not environmental risk, as PNAs are homogenous to this area of Alameda. However excavation will not occur in these areas, therefore the request for PNA analyses has been waived.

Item 6.

*The structural integrity of the fire wall has not been ascertained. Additional grab groundwater samples should be collected outside of the firewall.*

During our meeting upon review of groundwater analytical results collected from 1992 to 2001, samples collected within 10 groundwater monitoring wells and groundwater contour maps did not indicate a deficiency in the walls integrity. Therefore the request for grab water sample collection outside of the wall was waived.

#### COLLECTION OF SOIL SAMPLES

Soil samples will be collected during site demolition/ construction using an onsite excavator. The surface three-inches of soil will be removed from the worst case odor/discolored soil within the backhoe bucket, and a clean brass sleeve driven into the remaining soil. The soil will be packed tightly into the brass sleeve to eliminate headspace.

The ACEHD will be informed of sample collection date.

## SOIL SAMPLE QA/QC

Immediately upon packing a brass sleeve with collected soil, the sleeve will be covered with a Teflon sheet, fitted with plastic caps, sealed with Teflon tape, and labeled with a project number, name of the sampler, and time of sampling. The samples were then placed on ice, for transport to a certified hazardous waste analytical laboratory, under chain of custody, for analysis.

## WELL DEVELOPMENT AND SAMPLING

Groundwater monitoring wells will be developed to clean to stabilize the sand, gravel, and aquifer materials around the slots/perforations. Well development will continue until the wells are free of sand, silt, and turbidity, to the maximum extent feasible.

Groundwater parameters, pH, temperature, and conductivity, will be measured and observed to stabilize prior to sample collection. Approximately five (5) well casing volumes of standing water will be removed from each well.

Development water will be placed in a DOT 17, 55-gallon drum for disposal, labeled, and contained pending receipt of laboratory results on groundwater samples.

Sincerely,

\_\_\_\_\_  
Roger Greensfelder Ph.D.  
CA Registered Geologist #3011

\_\_\_\_\_  
Date

\_\_\_\_\_  
Helen Mawhinney  
Project Manager

\_\_\_\_\_  
Date

## **Chu, Eva, Env. Health**

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**From:** Chu, Eva, Env. Health  
**Sent:** November 05, 2001 3:14 PM  
**To:** 'Mawhinney, Helen'  
**Cc:** 'mjgrant@up.com'  
**Subject:** FW: VOCs in groundwater

Helen,

I looked over the fax, but it still shows that groundwater was only analyzed for various VOCs one time. The other time, only vinyl chloride was requested. Therefore, please collected groundwater from wells MW-4, MW-6A, and MW-9 for VOCs using EPA Method 8240. If you have any questions, please call.

eva chu

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**From:** Chu, Eva, Env. Health  
**Sent:** October 29, 2001 4:53 PM  
**To:** 'Mawhinney, Helen'  
**Cc:** 'mjgrant@up.com'  
**Subject:** VOCs in groundwater

Hi Helen,

I looked through our files and was only able to find that groundwater from wells MW-4 and MW-6 was sampled for VOCs in May 1993 only. The other times, on vinyl chloride analysis was requested.

Lead analysis was performed on groundwater from wells MW-1 through MW-9 in September 1994. Lead was not detected above the detection limit of 3 ppb.

Let's run VOC on groundwater from wells MW-4, MW-6A and MW-9.

Call if you have any questions.

*evachu*

Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
(510) 567-6762  
(510) 337-9335 fax

ALAMEDA COUNTY  
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



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RO0000313

September 24, 2001

Mr. John Beery  
John Beery Organization  
2900 Main Street, Suite 100  
Alameda, CA 94501

RE: Additional Sampling at 2415 and 2425 Mariner Square, Alameda, CA

Dear Mr. Beery:

In the weeks following our meeting on September 10, 2001, I had a chance to further review the case file for the above referenced site. Currently there are plans to redevelop the site. A portion of the site will become a senior housing facility. The west portion will become a boat storage facility. Development of the site will probably result in the abandonment of some of the existing groundwater monitoring wells. Upon review of the case file, it appears that additional sampling is required at the site as follows:

- Previous subsurface investigations conducted identified elevated total petroleum hydrocarbons as diesel (TPHd) and motor oil (TPHmo) as well as lead in soil and/or groundwater. Groundwater samples collected in January 2001 from wells MW-5, MW-6A and MW-10 identified TPHd at concentrations that exceed the Tier 1 Petroleum Hydrocarbon Screening Levels for Saltwater Ecological Protection Zone (SEPZ). The TPHd screening level is 314 parts per billion. Please conduct another round of sampling of all onsite groundwater monitoring wells. *add MW-3*  
*vol. Silica + filter cleanup*
  - A paint shed and painting activities took place along the west property line. Groundwater from wells ~~MW-4, MW-6A and MW-9~~ should be analyzed for halogenated hydrocarbons (HVOCS) and ~~CAM-17~~ metals. *Dissolved Pb, (Cu)*
  - ☒ Water samples should be collected from the storm drain outlets along the concrete sheetpile wall. *3 outlets will be replaced.*
  - Inadequate samples were collected within the former North Sail facility where former above ground storage tanks were located. Shallow soil samples should be collected at 1.0 to 1.5 feet bgs and from 3 to 4 feet bgs from this area. *2 samples for lead TPH →*
  - ☒ PNAs analysis was not performed on shallow soil samples that contained elevated TPHd. Shallow soil samples should be collected in the vicinity of MW-6, MW-10, MS-4, MS-18, MS-19, MS-14, MS-12, SB-D. *no extra fill + cap - No need.*
  - ☒ The structural integrity of the fire wall has not been ascertained. Additional grab groundwater samples should be collected within and outside of the fire wall. *all bunker fuel - not likely to impact GW inside fire wall - no VOCs problem*  
*No need to sample*
- Soil samples should be analyzed for TPHg, TPHd, TPHmo, BTEX, lead and/or PNAs. Be sure PNAs analysis includes analysis for 2-methylnaphthalene. Groundwater should be



John Beery

re: Additional Sampling at 2425 Mariner Square, Alameda County

September 24, 2001

Page 2 of 2

analyzed for the same constituents. Groundwater for lead analysis should be collected in unpreserved bottles for the laboratory to filter.

Attached is a site plan with recommended sampling locations. A workplan for additional sampling at the site is due within 45 days of the date of this letter, **or by November 13, 2001**. Data collected from this phase of investigation will help to determine location(s) of permanent and/or replacement groundwater monitoring wells, if deemed necessary, and if additional assessment would be required at 2425 Mariner Square (senior housing site). If you have any questions, I can be reached at (510) 567-6762.



eva chu

Hazardous Materials Specialist

attachment

c: Gary Pischke, Earth Systems, 47853 Warm Springs Blvd, Fremont, CA 94539  
Helen Mawhinney, Greensfelder & Assoc, 1548 Jacob Ave, San Jose, CA 95118

look at 1994 QMP to see if VOCs were run + what results.  
Run wells that had hits only. Were metals run? do dissolved Pb  
if detected, also do Cu

Collect 2 ss from inside bldg. for Pb + TPH

marinersq-1 Trench near MW-6/6A if FP still present  
Test pit

If property gets subdivided, can consider closing 2425 (Sr Housing)  
+ leave 2415 open as UST/LUP site.

**Seto, Lawrence, Public Health, EH**

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**From:** Gary Pischke[SMTP:gpischke@earthsys.com]  
**Reply To:** gpischke@earthsys.com  
**Sent:** Thursday, November 16, 2000 4:33 PM  
**To:** Lseto@co.alameda.ca.us  
**Subject:** Mariner Square/Navy contact

Hi Larry

The address for the Navy's consultant is TetraTech EMI, 10670 White Rock Road, Suite 100, Rancho Cordova, CA 95670; phone number - 916-852-8300. The contact has been Mark Reisig. The RWQCB contact is Brad Job.

A meeting with the Navy BCT is set for December 12 in Bldg 1 at Alameda Point.

Gary Pischke

ALAMEDA COUNTY  
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1131 Harbor Bay Parkway, Suite 250

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(510) 567-6700

FAX (510) 337-9335

November 13, 2000

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94601  
STID 2945

RE: 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Beery:

I have reviewed the First Semi-Annual Groundwater Sampling report dated October 2000 that was prepared by Earth Systems Consultants. This report identified three oil-filled 5 gallon buckets plus smaller containers located beneath the stairs on the north side of the building in the northwestern corner of the property. The location of MW-10 is downgradient of the leaking 5-gallon used oil containers. The age of these containers is unknown, but the staining on the concrete did not appear to be new. I agree with your consultant that the possibility exists that the used oil from the containers is the source of free product in well MW-10. The waste oil in these containers must be taken off-site immediately to a licensed hazardous waste facility for disposal or recycling. Please submit a copy of the receipt to this office.

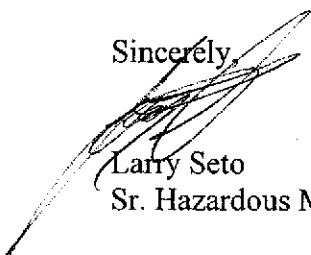
Monitoring well MW-6 contained bunker oil hydrocarbons which was the fuel used by the ships that formerly transported various fuels to and from the site and vicinity. This well is next to the property line. I agree with your consultant that the possibility exists that the bunker oil present in well MW-6 originated off-site. Your consultant has spoken to the consultant for the property owner (Navy) for the property adjacent to MW-6. Please have your consultant forward to this office the name, mailing address and telephone number of this consultant so that we can contact them.

I have been assigned to another position within my department. Tom Peacock, my supervisor will assign a new caseworker to this project. Tom can be contacted at (510) 567-6782.

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94601  
November 13, 2000  
Page 2

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Gary Pischke, Earth Systems Consultants, 47853 Warm Springs Blvd.,  
Fremont CA 94539-7400

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June 23, 2000

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94501  
STID 2945

RE: 2415 Mariner Square Drive, Alameda, CA 94501

Dear Mr. Beery:

I spoke to Mr. Chuck Headlee with the San Francisco Bay Regional Water Quality Control Board today concerning the closure request for the above site. We concur after reviewing the historical groundwater data that the plume underneath the site has not stabilized, and that additional monitoring must be performed on monitoring wells MW-5, MW-6A, MW-9 and MW-10. These wells must be monitored on a semi-annual basis for a minimum of two monitoring events to verify the plume has stabilized or is diminishing in size. Once the plume has stabilized a request for site closure can be made to the Regional Board.

In addition, as per the recommendation in the Risk Assessment dated February 1999 prepared by Earth Systems, soil with concentrations of lead above 400 ppm and naphthalene above 49 ppm should be removed from the site and disposed of at the appropriate licensed facility.

Monitoring and sampling of monitoring wells MW-2, MW-3 and MW-4 may be discontinued.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Chuck Headlee, Regional Water Quality Control Board, 1515 Clay Street,  
Suite 1400, Oakland, CA 94612  
Gary Pischke, Earth Systems Consultants, 47853 Warm Springs Blvd.,  
Fremont, CA 94539  
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Alameda, CA 94502-6577  
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FAX (510) 337-9335

June 2, 2000

Mr. Bill Mabry  
Aegis Assisted Living  
220 Concourse Blvd.  
Santa Rosa, CA 94503  
STID 2945

RE: 2425 Mariner Square, Alameda, CA 94501

Dear Mr. Mabry:

Enclosed is a corrected copy of my letter to you dated May 17, 2000. Please note the change on page 3, item 2, "The groundwater at the site is **not** considered drinking water quality." Please discard my letter of May 17, 2000 and replace it with my letter dated June 2, 2000.

If you have any questions, please call me at (510) 567-6774.

Sincerely,



Larry Seto

Sr. Hazardous Materials Specialist

Cc: John Beery, 2900 Main Street, Suite 100, Alameda, CA 94501  
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ALAMEDA COUNTY  
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June 2, 2000

Mr. Bill Mabry  
Aegis Assisted Living  
220 Concourse Blvd.  
Santa Rosa, CA 94503  
STID 2945

**RE: 2425 Mariner Square, Alameda, CA**

Dear Mr. Mabry:

This site was part of the parcel of 2415 Mariner Square, Alameda. The property owner, John Beery subdivided the parcel into two parcels. The western parcel (industrial/commercial) will retain the address of 2415 Mariner Square. The eastern parcel (residential) new address is 2425 Mariner Square.

Both parcels 2415 and 2425 Mariner Square was marshland prior to filling with "hydraulic fill" in the late 1800's, and was then the site of bulk fuel storage and distribution activities as early as 1916. The site was previously owned by Tidewater/Texaco then Phillips Petroleum, and was used for bulk fuel storage and distribution of refined oils, motor lubricants, and fuel oils for ships until 1972. Since 1972, the site use has been mixed office, restaurant, boat sales, sail manufacturing, boat motor repair, automobile repair, boat hull repair, boat hull stripping and painting.

#### **SOIL SUMMARY AND EVALUATION**

The borings advanced on the residential portion include MS-1 through MS-4, MS-11, MS-13 MS-14, MS-23, SB-A, and SB-B. Soil samples from borings MS-1, MS-3, MS-4, MS-11, MS-13, MS-14 and MS-23 were analyzed for TRPH, BTEX and VOC's. Soil samples from borings SB-A at 1.5 feet, and SB-B at 1.5 feet bgs were analyzed for total organic carbon. Soil samples SB-A and SB-B were analyzed for 17 metals at 1.5 feet, and for total lead at 3.0 feet. The soil sample from SB-A at 5.5 feet bgs was analyzed for BTEX, vinyl chloride and total organic carbon. TRPH was detected at concentrations ranging from nondetectable (MS-1) to 13,000 ppm (MS-4). Benzene was below detection limits. TEX and VOCs concentrations ranged from nondetectable to 1.2 ppm (MS-4).

Mr. Bill Mabry  
Aegis Assisted Living  
220 Concourse Blvd.  
Santa Rosa, CA 94503  
Page 2 of 3

The monitoring wells installed on the residential portion include MW-1, MW-7 and MW-8. In addition, well MW-5 is located north and adjacent to the northern boundary of the residential portion. Due to the lack of photoionization detector (PID) readings, no soil samples from well MW-8 were analyzed. The soil sample collected from well MW-1 and MW-5 were analyzed for TPH(d), oil and grease, BTEX and VOCs. The soil sample collected from well MW-7 was analyzed for TPH(g), TPH(d), TPHmo, BTEX, VOCs, and vinyl chloride. All analytes were below detection limits in the sample from MW-1. Oil and grease, benzene and VOCs were not detected in the sample from MW-5. TPH(d) and TEX were detected in MW-5 at 220 ppm, 0.5 ppm, 1.6 ppm and 1.4 ppm respectively. TPH(g), TPH(d), benzene, total xylenes, and vinyl chloride were not detected in the sample from MW-7. TPHmo and toluene were detected in the sample from MW-7 at 200 and 0.014 ppm respectively.

#### **GROUNDWATER SUMMARY AND EVALUATION**

The following summary is based on the analytical results of groundwater samples collected from wells MW-1, MW-7, and MW-8 within the residential portion of the site. TPH(g) has ranged from nondetectable to 750 ppb, TPH(d) has ranged from nondetectable to 1,800 ppb, and TPHmo has been nondetectable in all three wells except for 110 ppb in MW-1 on 6/24/99 and 130 ppb in MW-8 on 9/9/99. Benzene has ranged from nondetectable to 89 ppb, and the highest level of TEX was 64 ppb total xylenes. MTBE was not detected in wells MW-1 or MW-8. Although, MTBE was detected at concentrations of 16 and 34 ppb in well MW-7 on 2/18/98 and 5/8/98 respectively, vinyl chloride has not been detected in these wells.

Well MW-5 is located north of and adjacent to the northern boundary of the residential portion. However, due to the proximity to the residential portion, the analytical results are summarized. TPH(g) has ranged from 290 to 9,000 ppb, TPH(d) has ranged from nondetectable to 8,800 ppb, and TPHmo has ranged from nondetectable to 860 ppb. Benzene has ranged from 1.2 to 48 ppb, and the highest level of TEX was 49 ppb ethylbenzene. MTBE has ranged from nondetectable to 12 ppb. Vinyl chloride has not been detected in well MW-5. Lead was detected in well MW-5 at 82 ppb on 5/25/93 and nondetectable on 9/26/94.

The primary contaminant of concern in groundwater is benzene. The possible exposure pathway is volatilization from groundwater to the enclosed space of the residential structure, and the calculated risk is between 1E-05 and 1E-06. However, the actual risk of exposure by this pathway is minimal due to the proposed configuration of buildings and pavement.



Mr. Bill Mabry  
Aegis Assisted Living  
220 Concourse Blvd.  
Santa Rosa, CA 94503  
Page 3 of 3

The Saltwater Ecological Protection Zone (SEPZ) at the San Francisco International Airport (SFIA) was used in the Risk Assessment as a basis for comparison of similar background conditions. The residential portion is within the SEPZ 300 foot evaluation area. The benzene concentrations in groundwater sample results reported from the three well within the parcel and well MW-5 is, on average below the SEPZ value of 71 ppb. The SFIA SEPZ value for TPH(g) is 9,150 ppb. The TPH(g) concentrations from the three parcel wells and MW-5 average below this value.

To evaluate the risk to human health and environment due to the remaining contamination at the site, a Risk-Based Corrective Action (RBCA) Tier 2 evaluation using a residential scenario was performed. The results for the assessment of the site indicate the following:

- 1) Hydrocarbons remaining in soil will not likely further impact groundwater at the site. Volatile compounds were not reported in the soil samples from the site.
- 2) Volatile compounds remaining in groundwater do not pose a significant risk to residential use of the parcel. The groundwater at the site is not considered drinking water quality. Continued groundwater monitoring and sampling has not shown significant change in the three wells located on the residential parcel.
- 3) The risk of exposure to soil and groundwater is currently low due to the present configuration and in the proposed residential configuration. The receptor pathways are limited to dermal contact during construction and excavation.
- 4) **Base upon the Risk Assessment, no remediation is necessary for 2425 Mariner Square Drive, Alameda, CA 94502**

Presently there are four monitoring wells (MW-1, MW-5, MW-7 & MW-8) on the property at 2425 Mariner Square Drive, Alameda, CA. Monitoring well MW-5 will be relocated from the residential parcel to the commercial parcel. Sampling of monitoring wells MW-1, MW-7 and MW-8 has been discontinued.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: John Beery, 2900 Main Street, Suite 100, Alameda, CA 94501  
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HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



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(510) 567-6700  
FAX (510) 337-9335

May 17, 2000

Mr. Bill Mabry  
Aegis Assisted Living  
220 Concourse Blvd.  
Santa Rosa, CA 94503  
STID 2945

**RE: 2425 Mariner Square, Alameda, CA**

Dear Mr. Mabry:

This site was part of the parcel of 2415 Mariner Square, Alameda. The property owner, John Beery subdivided the parcel into two parcels. The western parcel (industrial/commercial) will retain the address of 2415 Mariner Square. The eastern parcel (residential) new address is 2425 Mariner Square.

Both parcels 2415 and 2425 Mariner Square was marshland prior to filling with "hydraulic fill" in the late 1800's, and was then the site of bulk fuel storage and distribution activities as early as 1916. The site was previously owned by Tidewater/Texaco then Phillips Petroleum, and was used for bulk fuel storage and distribution of refined oils, motor lubricants, and fuel oils for ships until 1972. Since 1972, the site use has been mixed office, restaurant, boat sales, sail manufacturing, boat motor repair, automobile repair, boat hull repair, boat hull stripping and painting.

**SOIL SUMMARY AND EVALUATION**

The borings advanced on the residential portion include MS-1 through MS-4, MS-11, MS-13 MS-14, MS-23, SB-A, and SB-B. Soil samples from borings MS-1, MS-3, MS-4, MS-11, MS-13, MS-14 and MS-23 were analyzed for TRPH, BTEX and VOC's. Soil samples from borings SB-A at 1.5 feet, and SB-B at 1.5 feet bgs were analyzed for total organic carbon. Soil samples SB-A and SB-B were analyzed for 17 metals at 1.5 feet, and for total lead at 3.0 feet. The soil sample from SB-A at 5.5 feet bgs was analyzed for BTEX, vinyl chloride and total organic carbon. TRPH was detected at concentrations ranging from nondetectable (MS-1) to 13,000 ppm (MS-4). Benzene was below detection limits. TEX and VOCs concentrations ranged from nondetectable to 1.2 ppm (MS-4).

Mr. Bill Mabry  
Aegis Assisted Living  
220 Concourse Blvd.  
Santa Rosa, CA 94503  
Page 2 of 3

The monitoring wells installed on the residential portion include MW-1, MW-7 and MW-8. In addition, well MW-5 is located north and adjacent to the northern boundary of the residential portion. Due to the lack of photoionization detector (PID) readings, no soil samples from well MW-8 were analyzed. The soil sample collected from well MW-1 and MW-5 were analyzed for TPH(d), oil and grease, BTEX and VOCs. The soil sample collected from well MW-7 was analyzed for TPH(g), TPH(d), TPHmo, BTEX, VOCs, and vinyl chloride. All analytes were below detection limits in the sample from MW-1. Oil and grease, benzene and VOCs were not detected in the sample from MW-5. TPH(d) and TEX were detected in MW-5 at 220 ppm, 0.5 ppm, 1.6 ppm and 1.4 ppm respectively. TPH(g), TPH(d), benzene, total xylenes, and vinyl chloride were not detected in the sample from MW-7. TPHmo and toluene were detected in the sample from MW-7 at 200 and 0.014 ppm respectively.

## **GROUNDWATER SUMMARY AND EVALUATION**

The following summary is based on the analytical results of groundwater samples collected from wells MW-1, MW-7, and MW-8 within the residential portion of the site. TPH(g) has ranged from nondetectable to 750 ppb, TPH(d) has ranged from nondetectable to 1,800 ppb, and TPHmo has been nondetectable in all three wells except for 110 ppb in MW-1 on 6/24/99 and 130 ppb in MW-8 on 9/9/99. Benzene has ranged from nondetectable to 89 ppb, and the highest level of TEX was 64 ppb total xylenes. MTBE was not detected in wells MW-1 or MW-8. Although, MTBE was detected at concentrations of 16 and 34 ppb in well MW-7 on 2/18/98 and 5/8/98 respectively, vinyl chloride has not been detected in these wells.

Well MW-5 is located north of and adjacent to the northern boundary of the residential portion. However, due to the proximity to the residential portion, the analytical results are summarized. TPH(g) has ranged from 290 to 9,000 ppb, TPH(d) has ranged from nondetectable to 8,800 ppb, and TPHmo has ranged from nondetectable to 860 ppb. Benzene has ranged from 1.2 to 48 ppb, and the highest level of TEX was 49 ppb ethylbenzene. MTBE has ranged from nondetectable to 12 ppb. Vinyl chloride has not been detected in well MW-5. Lead was detected in well MW-5 at 82 ppb on 5/25/93 and nondetectable on 9/26/94.

The primary contaminant of concern in groundwater is benzene. The possible exposure pathway is volatilization from groundwater to the enclosed space of the residential structure, and the calculated risk is between  $1E-05$  and  $1E-06$ . However, the actual risk of exposure by this pathway is minimal due to the proposed configuration of buildings and pavement.

Mr. Bill Mabry  
Aegis Assisted Living  
220 Concourse Blvd.  
Santa Rosa, CA 94503  
Page 3 of 3

The Saltwater Ecological Protection Zone (SEPZ) at the San Francisco International Airport (SFIA) was used in the Risk Assessment as a basis for comparison of similar background conditions. The residential portion is within the SEPZ 300 foot evaluation area. The benzene concentrations in groundwater sample results reported from the three well within the parcel and well MW-5 is, on average below the SEPZ value of 71 ppb. The SFIA SEPZ value for TPH(g) is 9,150 ppb. The TPH(g) concentrations from the three parcel wells and MW-5 average below this value.

To evaluate the risk to human health and environment due to the remaining contamination at the site, a Risk-Based Corrective Action (RBCA) Tier 2 evaluation using a residential scenario was performed. The results for the assessment of the site indicate the following:

- 1) Hydrocarbons remaining in soil will not likely further impact groundwater at the site. Volatile compounds were not reported in the soil samples from the site.
- 2) Volatile compounds remaining in groundwater do not pose a significant risk to residential use of the parcel. The groundwater at the site is considered drinking water quality. Continued groundwater monitoring and sampling has not shown significant change in the three wells located on the residential parcel.
- 3) The risk of exposure to soil and groundwater is currently low due to the present configuration and in the proposed residential configuration. The receptor pathways are limited to dermal contact during construction and excavation.
- 4) **Base upon the Risk Assessment, no remediation is necessary for 2425 Mariner Square Drive, Alameda, CA 94502**

Presently there are four monitoring wells (MW-1, MW-5, MW-7 & MW-8) on the property at 2425 Mariner Square Drive, Alameda, CA. Monitoring well MW-5 will be relocated from the residential parcel to the commercial parcel. Sampling of monitoring wells MW-1, MW-7 and MW-8 has been discontinued.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: John Beery, 2900 Main Street, Suite 100, Alameda, CA 94501  
Files

ENVIRONMENTAL  
PROTECTION  
00 MAR 10 PM 3:56

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94501  
March 2, 2000  
Page 3 of 4

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

-----

Name of local agency Alameda County Health Care Services Agency  
Street address 1131 Harbor Bay Pkwy., Suite 250  
City Alameda, CA 94502  
Atten: Larry Seto

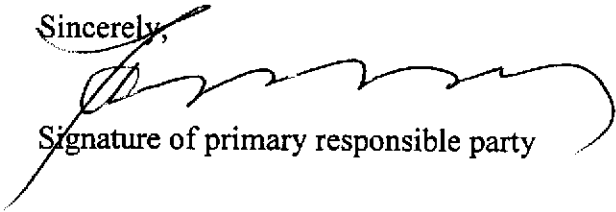
SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

Mariner Square  
2415 Mariner Square Drive  
Alameda, CA 94501

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:
2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site. Mariner Square & Associates/John C. Beery

Sincerely,

  
Signature of primary responsible party

Name of primary responsible party  
Mariner Square & Associates/ John C. Beery

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94501  
March 2, 2000  
Page 4 of 4

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

---

Name of local agency Alameda County Health Care Services Agency  
Street address 1131 Harbor Bay Pkwy., Suite 250  
City Alameda, CA 94501  
Atten: Larry Seto

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY  
FOR (*Site Name and Address*) Mariner Square  
2415 Mariner Square Drive Alameda, CA

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I,  
(*name of primary responsible party*), certify that I have notified all responsible  
landowners of the enclosed proposed action. Check space for applicable proposed  
action(s): Mariner Square & Associates/John C. Beery

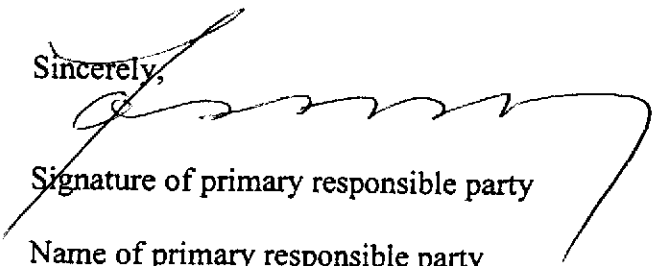
☐ cleanup proposal (corrective action plan)

☐ site closure proposal

☒ local agency intention to make a determination that no further action is required

☐ local agency intention to issue a closure letter

Sincerely,

  
Signature of primary responsible party

Name of primary responsible party  
Mariner Square & Associates/John C. Beery

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



March 2, 2000

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94501  
STID 2945

RE: 2415 Mariner Square Drive, Alameda, CA 94501

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Beery:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

## LANDOWNER NOTIFICATION

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94501  
March 2, 2000  
Page 2 of 4

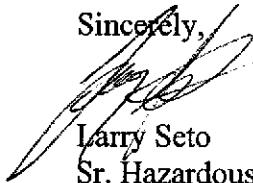
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6774 should you have any questions about the content of this letter.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB



Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94501  
March 2, 2000  
Page 3 of 4

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

---

Name of local agency  
Street address  
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:
2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94501  
March 2, 2000  
Page 4 of 4

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

-----

Name of local agency  
Street address  
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY  
FOR (*Site Name and Address*)

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- ☐ cleanup proposal (corrective action plan)
- ☐ site closure proposal
- ☐ local agency intention to make a determination that no further action is required
- ☐ local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

February 8, 2000

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94501  
STID 2945

RE: 2425 Mariner Square Drive, Alameda, CA 94502 (former parcel of 2415 Mariner Square, Alameda, CA)

Dear Mr. Beery:

I spoke with Mr. Chuck Headlee with the San Francisco Bay Region, Regional Water Quality Control Board concerning your request to close monitoring wells MW-1, MW-7 and MW-8. Monitoring and sampling of these wells has ceased, and the property is going to be transferred over to the new property owner in the very near future. Mr. Headlee informed me it is acceptable to close out the three monitoring wells with the understanding that hydropunch samples maybe required to obtain site closure (2415 & 2425 Mariner Square Drive). The request to obtain groundwater samples will only be made if there is evidence the groundwater in the vicinity of the former monitoring wells maybe impacted.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Soto  
Sr. Hazardous Materials Specialist

Cc: Bill Mebry, Aegis, 9066 Brooks Road, South, Windsor, CA 95492  
Gary Pischke, Earth Systems Consultants, 47853 Warm Springs Blvd,  
Fremont, CA 94539  
Chuck Headlee, 1515 Clay Street, Suite 1400, Oakland, CA 94612  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700  
(510) 337-9432

January 19, 2000

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94601  
STID 2945

RE: 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Beery:

I have reviewed the Fourth Quarter 1999 Groundwater Sampling report dated December 28, 1999 that was prepared by Earth Systems Consultants. It is acceptable to discontinue sampling of monitoring wells MW-1 and MW-8. When site closure is obtained, these wells can be properly closed out.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Sato  
Sr. Hazardous Materials Specialist

Cc: Gary Pischke, Earth Systems Consultants, 47853 Warm Springs Blvd.,  
Fremont, CA 94539-7400

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION

1131 Harbor Bay Parkway

Alameda, CA 94502-6577

(510) 567-6700

(510) 337-9432

January 19, 2000

Mr. Bill Mebry  
Aegis  
9066 Brooks Road, South  
Windsor, CA 95492  
STID 2945

Subject: 2425 Mariner Square Drive, Alameda, CA 94502

Dear Mr. Mebry:

Mariner Square Associates has informed the Alameda County Health Care Services Agency (ACHCSA) that it intends to sell the southeastern portion of its property located at 2425 Mariner Square Drive, Alameda in Alameda County (Site). Since 1990, the ACHCSA has been the lead agency in connection with the investigation and remediation of soil and groundwater contamination at the Site. Over the past ten years, Mariner Square Associates has cooperated fully with the ACHCSA, and it has committed to do so in the future.

This Site was part of the parcel with the address 2415 Mariner Square Drive, Alameda. The property owner, John Berry (Mariner Square Associates) divided the parcel into two portions. The western parcel (industrial/commercial) will retain the address of 2415 Mariner Square Drive. The southeastern portion (residential) has the new address of 2425 Mariner Square Drive.

An extensive subsurface investigation has been conducted at the Site. Technical reports submitted by Mariner Square Associates consultants indicate that thirty-eight soil borings were drilled where evidence existed of potential contaminant releases. Ten monitoring wells were installed, and are currently on site. (Monitoring well MW-6 was accidentally destroyed and replaced with MW-6A). The wells and borings have defined the extent of contamination on the Site. Limited remediation, soil and product removal has been performed in the area of MW-6.

To evaluate the risk to human health and the environment of the remaining contamination at the site, a risk assessment was performed on both parcels. An industrial/commercial scenario was used for the industrial parcel (2415 Mariner Square), and a residential scenario was used for the residential parcel (2425 Mariner Square). The risk assessment

Mr. Bill Mebry  
Aegis  
9066 Brooks Road South  
Windsor, CA 95492  
Page 2 of 3

found that the remaining high concentrations of soil over risk levels are located on the industrial parcel. The results for the assessment of the site indicate the following:

- 1) Hydrocarbons remaining in soil will not likely further impact groundwater at the site. Volatile compounds were not reported in the soil samples from the site.
- 2) Volatile compounds remaining in groundwater do not pose a significant risk to residential use of the parcel. The groundwater at the site is not considered drinking water quality. Continued groundwater monitoring and sampling has not shown significant change in the three wells located on the residential parcel.
- 3) The risk of exposure to soil and groundwater is currently low due to the present configuration and in the proposed residential configuration. The receptor pathways were limited to dermal contact during construction and excavation.
- 4) **Based upon the Risk Assessment, no remediation has been proposed on the residential portion of the subject site.**

The Risk Assessment was accepted by the ACHCSA with conditions for additional monitoring and sampling of all monitoring wells for one quarter followed by additional sampling if the initial round identifies contaminants of concern. Presently, there are four monitoring wells (MW-1, MW-5, MW-7 & MW-8) on the residential portion of the site. Monitoring well MW-5 will be relocated from the residential parcel to the commercial parcel. Sampling of monitoring wells MW-1, MW-7 and MW-8 has been discontinued. When the Site obtains site closure, these three wells can be properly closed.

ACHCSA considers Mariner Square Associates to be the primarily responsible party in connection with the remediation of contamination at the Site, and the ACHCSA expects that Mariner Square Associates will continue to implement the current remedial action plan until closure is obtained. ACHCSA and the Region Water Quality Control Board, San Francisco Bay Region does not pursue prospective purchasers where the primarily responsible party has the financial resources necessary to conduct the remediation, and where that responsible party is satisfactorily engaged in active remediation.

Mr. Bill Mebry  
Aegis  
9066 Brooks Road South  
Windsor, CA 95492  
Page 3 of 3

If you have any questions, please contact me at (510) 567-6774.

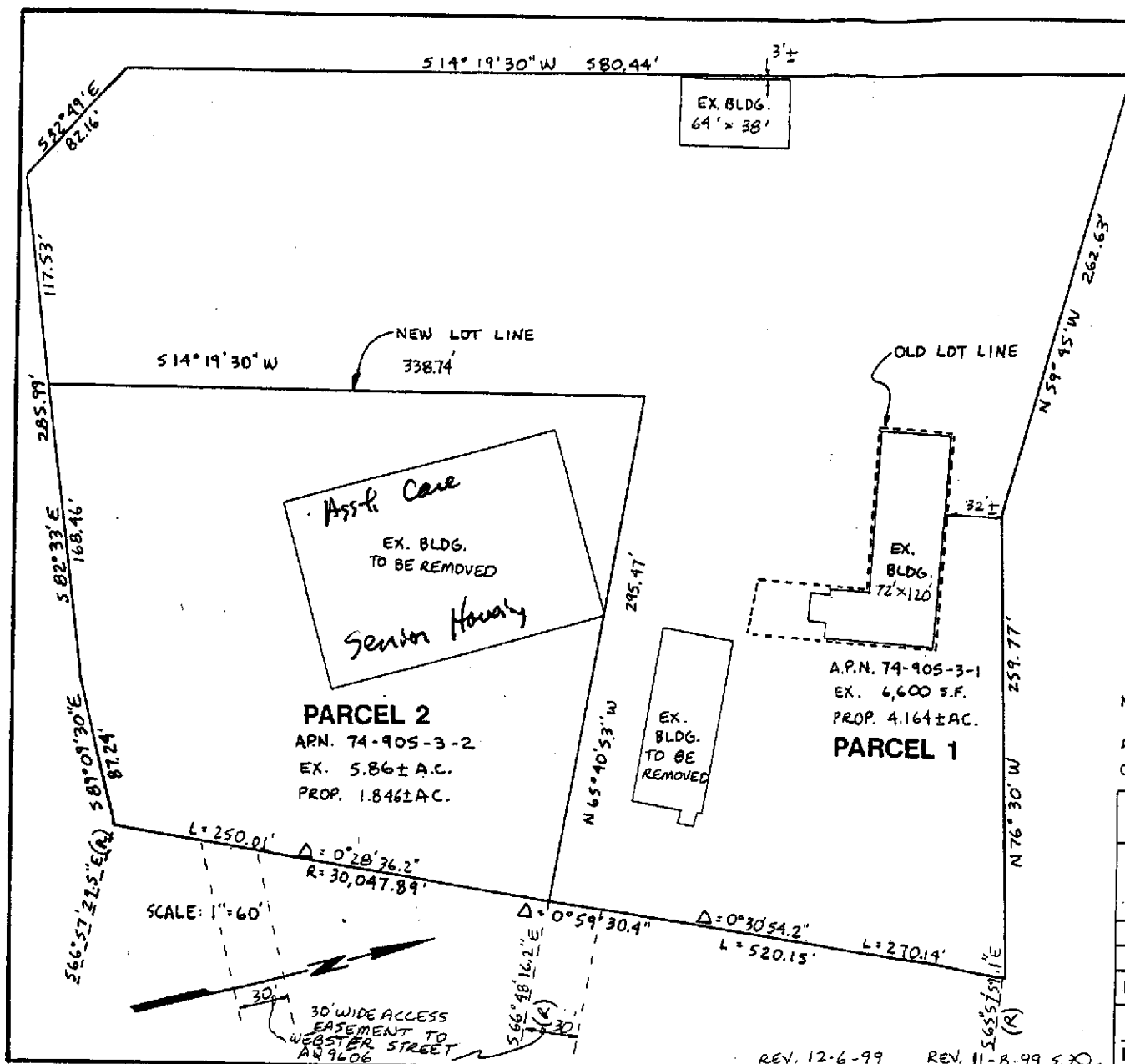
Larry Seto



Sr. Hazardous Materials Specialist

Cc: John Beery, Mariner Square & Associates, 2900 Main Street, Suite 100,  
Alameda, CA 94501

Files



PARCEL NO.	EX. AREA	PROP. AREA
1 74-905-3-1	6,600±S.F.	4.164±AC.
2 74-905-3-2	5.86±AC.	1.846±AC.

NO EASEMENTS EXIST ON THE PROPERTY

ALL BUILDINGS ON THE SITE HAVE THE ADDRESS OF 2415 MARINER SQUARE DRIVE, ALAMEDA

### LOT LINE ADJUSTMENT MAP

2415 MARINER SQUARE DRIVE

ALAMEDA, CALIFORNIA

PROPERTY DESCRIBED IN REEL 3029 O.R. 1M 885 ALA. CO. RECORDS

FOR: MARINER SQUARE & ASSOCIATES

DRAWN BY: EUGENE F. DEBOLT RCE 22485

DATE: 5-27-99

SCALE: 1"=60'

SHEET 1 OF 1

PLANNING DIRECTOR

DATE

CITY ENGINEER

DATE



F A C S I M I L E

Earth Systems Consultants  
Northern California  
47853 Warm Springs Blvd.  
Fremont, CA 94539-7400  
(510) 353-0320  
Fax (510) 353-0344

TO: ACHCSA  
ATTENTION: Larry Seto  
SUBJECT: Mariner Square  
FROM: Gary Pischke  
FAX NUMBER: 337-9335  
DATE: 1/10/00  
TOTAL PAGES: (INCLUDING COVER) 3

NOTES:

Modified letter of "consent"  
I've added the portion  
particular to the residential  
parcel. Can we include a  
"no further action" except  
well destruction for the  
residential parcel?

IF YOU HAVE A PROBLEM REGARDING THIS TRANSMISSION, PLEASE CALL (510) 353-0320

a full-service, multidisciplinary firm offering services in the fields of  
geotechnical engineering, geology, environmental assessment and remediation,  
drilling, inspection and testing.



Earth Systems Consultants  
Northern California

NFE-4392-01  
January 10, 2000

Mr. Larry Seto  
Alameda County  
Health Care Services Agency  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502-6577

*Buyer's Name*  
*Address*

Subject: 2425 Mariner Square Drive, Alameda  
Closure Summary- Residential Parcel

Dear Mr. Seto:

As requested, Earth Systems Consultants Northern California (ESCNC) is providing the following summary outline for the "onsite comfort letter" for the residential parcel.

Mariner Square Associates has informed the Alameda County Health Care Services Agency (ACHCSA) that it intends to sell the southeastern portion of its property located at 2425 Mariner Square Drive, Alameda in Alameda County (Site). Since 1990, the ACHCSA has been the lead agency in connection with the investigation and remediation of soil and groundwater contamination at the site. Over the past ten years, Mariner Square Associates has cooperated fully with the ACHCSA, and it has committed to do so in the future.

This Site was part of the parcel with the address 2415 Mariner Square Drive, Alameda. The property owner, John Beery (Mariner Square Associates) divided the parcel into two portions. The western parcel (industrial/commercial) will retain the address of 2415 Mariner Square Drive. The southeastern portion (residential) has the new address of 2425 Mariner Square Drive.

An extensive subsurface investigation has been conducted at the Site. Technical reports submitted by Mariner Square Associates consultants indicate that thirty eight soil borings were drilled where evidence existed of potential contaminant releases. Ten wells were installed on the site, with MW-6 destroyed and replaced. The wells and borings have defined the extent of contamination on the Site. Limited remediation, soil and product removal, has been performed in the area of MW-6. A risk assessment was performed on both parcels. The risk assessment found that the remaining high concentrations of soil over risk levels are located on the industrial parcel. The results for the assessment of the site indicate the following:

- Hydrocarbons remaining in soil will not likely further impact groundwater at the site. Volatile compounds were not reported in the soil samples from the site.
- Volatile compounds remaining in groundwater do not pose a significant risk to residential use of the parcel. The groundwater at the site is not considered drinking water quality. Continued groundwater monitoring and sampling has not shown significant change in the three wells located on the residential parcel.
- The risk of exposure to soil and groundwater is currently low due to the present configuration and in the proposed residential configuration. The receptor pathways are limited to dermal contact during construction and excavation.
- Based upon the Risk Assessment, no remediation has been proposed on the residential portion of the subject site.

The Risk Assessment was accepted by the ACHCSA with conditions for additional monitoring and sampling of all monitoring wells for one quarter followed by additional sampling if the initial round indicates contaminants of concern. The condition tasks have been completed for the Residential parcel, comprising 2425 Mariner Square Drive.

The ACHCSA considers Mariner Square Associates to the primary responsible party in connection with remaining environmental risk associated with the Site.

Please call me at (510) 353-0320, if you have any questions.

Very truly yours,

**EARTH SYSTEMS CONSULTANTS**  
**Northern California**

Gary Pischke, CEG 1501  
Senior Geologist

cc: Mr. John Beery

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

October 18, 1999

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94601  
STID 2945

RE: 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Beery:

I have reviewed your Third Quarter 1999 Groundwater Sampling report dated October 11, 1999 that was prepared by Earth Systems Consultants Northern California (ESCNC). ESCNC recommended destroying monitoring wells MW-4, MW-7 and MW-9. It is the County's policy not to destroy any normally functioning monitoring well until site closure has been granted from the RWQCB.

It was agreed upon in our meeting on October 13, 1999 that MW-4 was going to be left in place to monitor any contaminants that maybe coming off-site from the Alameda Naval Annex. In addition, MW-5 is going to be destroyed during the construction phase (approximately Jan. 2000), but will be replaced.

Sampling of monitoring wells MW-7 and MW-9 may be discontinued at this time.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Gary Pischke, Earth Science Consultants, 47853 Warm Springs Blvd.,  
Fremont, CA 94539  
Files

can work around - MW-2, MW-3, MW-10, MW-6A  
MW-4

want to destroy MW-5, MW-1, MW-7, MW-8  
o.k. o.k. o.k.  
↓  
more

10-13-99

Meeting with Gary Bischke of Earth Systems and John Beery, property owner. Beery is going to split up his parcel, and sell part of it to a developer that will build a residence for adult assisted living. It was agreed that MW-5 can be relocated so as not to be on the residential parcel (the land wants the site to be closed, and no monitoring well on-site before closing). Bischke was given a <sup>disc</sup> copy of Florida County Closure Summary to ~~fill~~ complete since they want closure before the end of the year. The developer wants to build in Fall '2000. Beery will contact the State Water Board and the Underground Tank Proj. to determine the best way to identify the parcels after ~~that~~ they are split up. We discussed changing the address of the residential parcel, and keeping the same address for Beery's parcel since he will have to continue monitoring. Agreed to leave MW-4 so it can be used to monitor contaminants coming off-site from the Alameda Naval Annex. (over)

I also informed them I do not want to  
close out any wells until we have closure  
from RWQCB.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

(510) 337-9335 (FAX)

October 1, 1999

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94601

RE: 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Beery:

I have reviewed your Well Installation and Groundwater Sampling report dated September 1999 that was prepared by Earth Systems Consultants. The groundwater sample collected on June 24, 1999 from monitoring well MW-1 contained 110 ppb of TPHmo. This is the first time motor oil was detected in this monitoring well. A minimum of one additional round of sampling from MW-1 must be performed before re-evaluating it for closure.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto

Sr. Hazardous Materials Specialist

John Beery

F A C S I M I L E

Earth Systems Consultants  
Northern California  
47853 Warm Springs Blvd.  
Fremont, CA 94539-7400  
(510) 353-0320  
Fax (510) 353-0344

TO: ACHCSA  
ATTENTION: Larry Seto  
SUBJECT: Closure ~~to~~ Letter  
FROM: Gary Pischke  
FAX NUMBER: 337-9335  
DATE: 6/15/99  
TOTAL PAGES: (INCLUDING COVER) 2

NOTES:

As discussed w/ John Beery,  
Suggested text for letter  
for building construction

IF YOU HAVE A PROBLEM REGARDING THIS TRANSMISSION, PLEASE CALL (510) 353-0320

a full-service, multidisciplinary firm offering services in the fields of

geotechnical engineering, geology, environmental assessment and remediation,

drilling, inspection and testing.



Earth Systems Consultants  
Northern California



NFE-4392-01  
June 15, 1999

Mr. Larry Seto  
Alameda County  
Health Care Services Agency  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502-6577

Subject: 2415 Mariner Square Drive, Alameda  
Closure Recommendation and Conditions

Dear Mr. Seto:

As requested, Earth Systems Consultants Northern California (ESCNC) is providing this letter for closure of the two parcels.

#### Western Industrial Parcel

The parcel is suitable for building of the dry stack structure with the following conditions: 1) Five wells will remain within the parcel which will be monitored and sampled for one year; 2) Monitoring well MW-6 will be replaced and one temporary well will be installed adjacent to former UST T-1; and 3) No further remediation will be required for the parcel. ~~Wells within the building pad will be destroyed.~~

After one year of monitoring, the site will be ~~be suitable~~ <sup>reviewed</sup> for closure, and the remaining wells will be destroyed ~~after~~ <sup>the site closure is granted</sup>.

#### Eastern Residential Parcel

The parcel is suitable for building of the residential structure with the following conditions: 1) the monitoring wells within the parcel will be monitored and sampled one time to confirm conditions of hydrocarbons; and 2) ~~all monitoring wells will be destroyed after completion of sampling.~~ No further remediation will be required for the parcel. The parcel will be considered suitable for closure.

Please call me at (510) 353-0320, if you have any questions.

Very truly yours,

EARTH SYSTEMS CONSULTANTS  
Northern California

Gary Pischke, CEG  
Senior Geologist

cc: Mr. John Beery

*At this time, with the data and information available to this office,*

*A minimum of one year of monitoring on the parcel. After one year, results, the wells will be destroyed. Gregory J. Pischke*

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

June 15, 1999

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94601  
STID 2945

RE: 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Beery:

Below is a general summary of the status of the above site:

**Western Industrial Parcel**

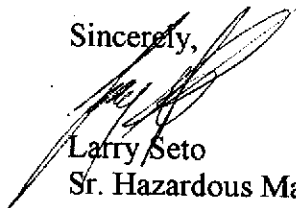
The parcel is suitable for building of the dry stack structure with the following conditions: 1) Five monitoring wells will remain within the parcel which will be monitored and sampled for a minimum of one year. Based upon the first year results, monitoring frequency maybe reduced. 2) Monitoring well MW-6 will be replaced and one temporary/permanent monitoring well will be installed adjacent to former UST T-1 3) At this time, with the information and data available to this office, no further remediation will be required for the parcel. After one year of monitoring, the site will be reviewed for closure. The remaining monitoring wells will be destroyed after site closure is granted.

**Eastern Residential Parcel**

The parcel is suitable for building of the residential structure with the following conditions: 1) At this time, with the information and data available to this office, no further remediation will be required for the parcel. 2) Monitoring wells MW-1, MW-7 and MW-8 within the parcel will be monitored one more time. If the results indicate there is no threat to the public health or environment, the parcel will be evaluated for closure.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry Seto', is written over the word 'Sincerely,'.

Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Gary Pischke, Earth Systems Consultants, 47853 Warm Springs Blvd.,  
Fremont, CA 94539-7400

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

June 4, 1999

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94601

RE: 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Beery :

I have reviewed your Workplan for Groundwater Sampling and Well Installation dated May 20, 1999 that was prepared by Earth Systems Consultants. It is acceptable.

Before MW-1, MW-4, and MW-7 through MW-9 are destroyed, contact this office for concurrence.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Gary Pischke, Earth Systems Consultant, 47853 Warm Springs Blvd.  
Fremont, CA 94539-7400

Files

5/5/99

Hi Larry,

After the meeting with Chuck headlee, and based on the review of the risk assessment, there is apparent public health threat in them constructing the hotel or boat storage area. The letter sent by Gary Pischke outlines what is required from the eastern and western parcel. Hence, at this point they need a letter approving the constructions (since the RA came out to be O.K), and the future plan for both the sides of the site. Maybe you could mention that in future we will be referring to the two sides as eastern and western sides of the parcel and it may be good ideal to have ~~two different~~ addresses.

Madhulla

Please try and give us a  
schedule for the ~~new installation~~  
water sample collection  
needed installation and  
O.R.C. remediation.

## F A C S I M I L E

Earth Systems Consultants  
Northern California  
47853 Warm Springs Blvd.  
Fremont, CA 94539-7400  
(510) 353-0320  
Fax (510) 353-0344

TO: AGHCSA Environmental  
ATTENTION: Madhulla Logen  
SUBJECT: April 14<sup>th</sup> mtg summary  
FROM: Gary Pischke  
FAX NUMBER: 337-9335  
DATE: 5/5/99  
TOTAL PAGES: (INCLUDING COVER) 4

## NOTES:

The letter was sent last Friday,  
But Gary Seta stated today  
that it was not received.

IF YOU HAVE A PROBLEM REGARDING THIS TRANSMISSION, PLEASE CALL (510) 353-0320

a full-service, multidisciplinary firm offering services in the fields of  
**geotechnical engineering, geology, environmental assessment and remediation,**  
**drilling, inspection and testing.**



**Earth Systems Consultants**  
**Northern California**



## Earth Systems Consultants

### Northern California

File No. NFE-4392-01

April 29, 1999

47853 Warm Springs Blvd.

Fremont, CA 94539-7400

(510) 353-0320

FAX (510) 353-0344

Mr. Larry Seto  
Ms. Madhulla Logan  
Alameda County  
Health Care Services Agency  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502-6577

Subject: 2415 Mariner Square Drive  
Alameda, California  
**SUMMARY OF APRIL 14, 1999 MEETING WITH  
REGIONAL WATER QUALITY CONTROL BOARD**

Dear Mr. Seto and Ms. Logan:

*Larry Seto was not at the meeting*  
As requested, Earth Systems Consultants Northern California (ESCNC) is providing this summary of the April 14<sup>th</sup> meeting at the Regional Water Quality Control Board's (RWQCB) office in Oakland, California. The meeting was attended by Ms. Madhulla Logan of the Alameda County Health Care Services Agency (ACHCSA), Mr. Chuck Headlee of the RWQCB, and Gary Pischke for ESCNC. Mr. John Beery was present for a summary after the meeting.

The meeting reviewed the results from the Risk-Based Corrective Action Report dated February 12, 1999, prepared by ESCNC. The latest risk assessment levels from the San Francisco International Airport were discussed and compared to the remaining levels of hydrocarbons and metals in soil and groundwater at the subject site. Mr. Headlee stated that the remaining concentrations of hydrocarbons in groundwater are a concern to the RWQCB, especially in terms of potential contact with the estuary. The potential was considered to be present even though groundwater is shown to be tidally stable and not in contact with estuary waters due to the seawall present at the site. Mr. Headlee recommended further long term monitoring and sampling of the wells at the site. This additional data will be used to evaluate the long term decline in hydrocarbon concentrations at the site. The RWQCB is not the lead agency for the site, but will approve closure recommendations by the ACHCSA.

The site was divided into two parcels based upon expected future use: 1) a western industrial use parcel, and 2) the eastern residential use parcel (Figure 2 from the February 1999 report). After the meeting, the eastern parcel was revised to not include the one-hundred foot shoreline setback area. The shoreline setback area is included in the western parcel.

The following recommendations were made at the meeting for each parcel. ESCNC has included our recommendations for the monitoring wells on both parcels.

#### Western Industrial Parcel

- 1) The western parcel wells, MW-2, MW-3, and MW-5 will be monitored and sampled quarterly for one year. The samples will be analyzed for a reduced suite of compounds based upon previous results. Based upon the first year results, the wells may be monitored semi-annually for the second year.

01:30 PM 7-10-99  
NOTED  
ENVIRONMENTAL  
PROTECTION  
7/10/99

- 2) A groundwater sample will be collected from a geoprobe or temporary well in the area of T-1, and analyzed for Total Petroleum Hydrocarbons as gasoline, diesel, and motor oil, and for gasoline constituents. A well may be installed if analytical results warrant installation.
- 3) A replacement well for MW-6 will be placed outside the dry stack building on the west side of the parcel. The well will be included in the quarterly monitoring and sampling program.
- 4) The groundwater in the western parcel may be remediated using an oxygen releasing compound (ORC) in geoprobe points installed within the parcel. The ORC will be placed if analytical results from the wells indicate no significant decline in concentrations over time.

ESCNC Recommendations

- 5) Wells will be not sampled if historical results have been non-detectable for each compound tested. Wells MW-2, MW-3 and MW-9 have had historically low or non-detectable levels.
- 6) Wells MW-9 and MW-4 are within the footprint area of the proposed dry stack building. Since the wells are not in the main area of concern for the RWQCB, ESCNC recommends destruction of the wells.

**Eastern Residential Parcel**

- 1) No Active remediation is required for the parcel.

ESCNC Recommendations

- 2) ESCNC recommends destruction of the three wells based upon the historical analytical data. MW-1 and MW-8 results have been historically non-detectable for the compounds tested. MW-7 results have shown declining concentrations.

Please call me at (510) 353-0320, if you have any questions.

Very truly yours,

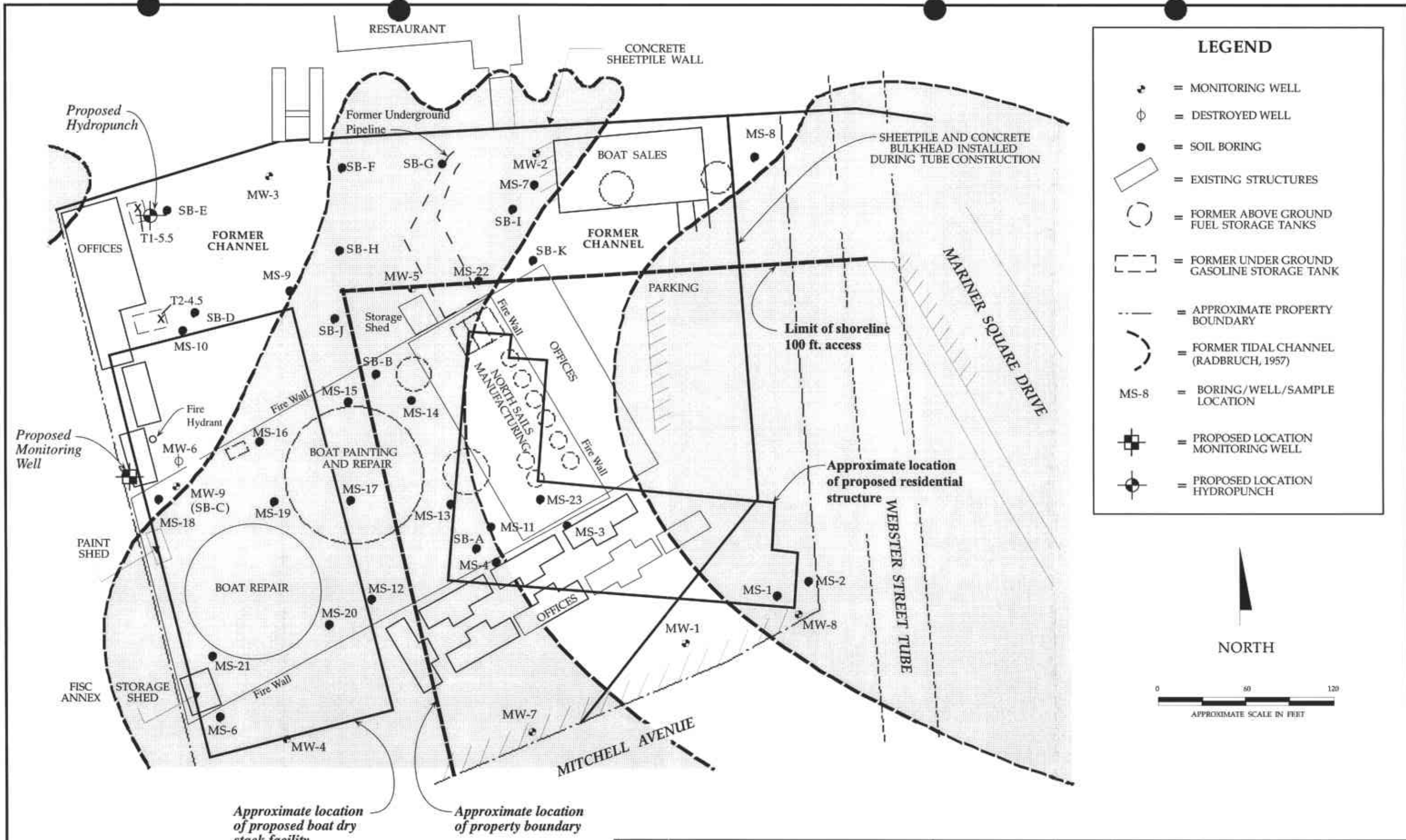
**EARTH SYSTEMS CONSULTANTS**  
**Northern California**

  
Gary Pischke, CEG  
Senior Geologist


GP:ah Ltr#13

Distribution: 1 to Addressee  
1 to John Beery





Note: Adapted from Site Plans from McLaren Hart

 <b>Earth Systems Consultants</b> Northern California	Mariner Square Alameda, California		<b>SITE PLAN</b>	
	Date: May 1999 File No: NFE-4392-01	Figure 2		

April 14, 1999

Meeting at RWQCB

Based on the risk assessment, developing the site is O>K, Look into Larry's letter and see if anything is still remaining that should have been done. Acc to chuck, the main problem is risk to eco and to deal with this, we compared levels, airport levees, with concentration in wells, MW-2, MW-3 and MW-5. MW-5 had conc higher than the eco numbers. Hence:

Divide the site up into two different area, east and west

For the residential part

Write a letter mentionign that no remediation is needed, since most wells in the cirucumberence of the site have low concentrations except for MW-5 which exceeds the levels for eco- risk. But MW-2 and MW-3, closer to the bay , does not show much concentrations. So write a letter (comfort letter) but also mention that monitoring should be ocntinued at least for a year

Commercial,west - replace monitoring well, MW-6 and evaluate the area of former tanks where high concentrations was found. Although they did add ORC, they never went back to take conf samples. So they may have to evaluate this area and depending on the conc may have to install a MW. Also monitoring of wells close to bay should be continued, ( and MW-6 replacement well) for at least a year. Then the site will be evaluated again

I want a table  
trans - surface soil sample results

(1) ~~Is it~~ → surface soil sample  
GW results  
Soil Map - GW Hts - within new Bentall  
on 16

Surface - why only 3 feet - will  
construction go below 3 feet

→ No Benzene, PNA,

Naphthalene was a problem.

→ At 4 ft - significant concentration  
found -

Soil -

High TRPH  
no BTEX

PNAs - not volatile →

GW;  
Water → BTEX - indoor air

TRPH  
PNAs

Azardai Waste Levels → 5700 ppm - SB-J  
PGW → 1000 ppm 1000 - SB-C

Everything else below 350 ppm

[AST]  
Heavy bunker oil for fueling  
ship

[UST] - Diesel tanks

1 UST - maybe has gasoline - )

---



## Earth Systems Consultants

### Northern California

47853 Warm Springs Blvd.

Fremont, CA 94539-7400

(510) 353-0820

FAX (510) 353-0344

File No. NFE-4392-01

March 2, 1999

Mr. Larry Seto  
Senior Hazardous Materials Specialist  
Alameda County  
Health Care Services Agency  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502-6577

Subject: 2415 Mariner Square Drive, Alameda  
MW-6 Workplan Update

Dear Mr. Seto:

Earth Systems Consultants Northern California (ESCNC) is providing this response to your letter dated January 25, 1999 for a workplan for replacement of well MW-6. The replacement well is to be placed within the proposed boat dry stack structure. The structure will have a concrete floor, where the well will be located. When the plans are available for the dry stack structure, a workplan will be prepared showing the replacement well in respect to the building.

Please call us at (510) 353-0320, if you have any questions.

Very truly yours,

**EARTH SYSTEMS CONSULTANTS**  
**Northern California**

Gary Pischke, CEG  
Senior Geologist

GP:ah Ltr#12

cc: Mr. John Beery

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MAR - 4 PM 4:04

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



January 25, 1999

ENVIRONMENTAL HEALTH SERVICES

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

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94601  
*STID 2945*

RE: 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Beery:

A letter from this office dated October 27, 1998 requested that a workplan be submitted to install a replacement monitoring well for MW-6. Monitoring well MW-6 was accidentally destroyed on April 28, 1998. As of this date, this office has not received this workplan. Please submit a workplan within 45 days identifying the location of this replacement well.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Gary Pischke, Earth Systems Consultants, 47853 Warm Springs Blvd., Fremont,  
CA 94539

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



January 25, 1999

ENVIRONMENTAL HEALTH SERVICES

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

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94601

RE: 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Beery:

I have reviewed your report titled "Results of Soil Samples Collected Beneath Pipelines Near MW-2 and MW-5. Portions of pipeline PL2 along the building, and approximately 60 feet perpendicular to the building was inaccessible because the overlying concrete was not cut correctly. This office concurs with your consultant that the concrete should be cut correctly, the pipeline removed, and soil samples taken and submitted to a laboratory for analysis. Please contact this office before work commences on the complete removal of pipeline PL2.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto

Sr. Hazardous Materials Specialist

Gary Pischke, Earth Systems Consultants, 47853 Warm Springs Blvd., Fremont,  
CA 94539

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

November 19, 1998

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94601

RE: 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Beery:

I have reviewed your MW-5 Former Bulk Fuel Pipeline Excavation and PNA Sapling Workplan dated November 11, 1998 that was prepared by Earth Systems Consultants. It is acceptable with the condition that the soil samples from the excavation be tested for the presence of MTBE.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto

Sr. Hazardous Materials Specialist

Cc: Gary Pischke, Earth Systems Consultants, 47853 Warm Springs Blvd.,  
Fremont, CA 94539-7400

Files



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



October 27, 1998

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

Mr. John Beery  
Mariner Square & Associates  
2900 Main Street, Suite 100  
Alameda, CA 94501

RE: 2415 Mariner Square Drive, Alameda, CA

Mr. Beery:

I have reviewed the Results of Hydropunch Samples Near Former Well MW-6 dated October 9, 1998 that was prepared by Earth Systems Consultants. I agreed with your consultant that a replacement monitoring well should be installed on-site to replace MW-6 that was accidentally destroyed on 4/28/98. Please submit a workplan identifying the location of this replacement well.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Gary Pischke, Earth Systems Consultants, 47853 Warm Springs Blvd.,  
Fremont, CA 94539-7400  
Files

9-11-98

Met with James Nusrata, P.E. of RWQCB. He is overseeing the remediation of the neighboring site, Flat & Industrial Supply Out, Alameda Facility / Alameda Annex. The Navy is claiming hydrocarbon contamination is coming onto their site from 2415 Marine Sq. Drive. James and I looked at the analytical data and site maps at the two sites. It appears groundwater is flowing from the Navy site to 2415 Marine Sq. The Navy is trying to get a No Further Action letter from RWQCB. They are also claiming they have not used hydrocarbons in the area adjacent to 2415 Marine Sq. Dr.

I told James I will have Mr. Boery, property owner of 2415 Marine Sq Dr. advance a couple of hydrographs between the two parcels. When I receive the workplan for the hydrograph location, I will forward him a copy for comment. In addition, I will ask them to take product level readings in the replacement well for MW-6 before they pump out floating product.

Left msg. with A.T. with Earth System to have Gary Fischer contact Larry.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



STID - 2945

July 30, 1998

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

Mr. John Beery  
John Berry Organization  
2900 Main Street, Suite 100  
Alameda, CA 94501  
STID 2945

RE: 2415 Mariner Boat Yard, 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Berry:

I would like to clarify item #3 in my letter to you dated November 10, 1997. The first sentence should read, "The area under the buildings should be excavated to the maximum extent possible where contamination is present."

Please submit a site map drawn to scale with the proposed locations for the hotel and the boat storage building. In addition, identify the boundary lines of the two parcels, and locations of the monitoring wells and soil borings.

On July 14, 1998, Madhulla Logan and I met with your consultant, Gary Pischke representing Earth System Consultants. During our meeting, we came to the following agreements listed below.

Risk assessment will be done using two scenerios. The hotel will be done using a residential scenario. The boatyard will use a commercial scenario. The risk to construction workers should also be identified, and appropriate Health and Safety measures should be addressed in a risk management plan.

Polynuclear Aromatics (PNA's) - Pischke will review file to get PNA data to use in the risk assessment. If none is available, soil samples will be collected near MW-5 and tested for PNA's.

Three hydropunch will be advanced in the former location of MW-6. The data generated will be used in the risk assessment.

MW-6 will be replaced, and groundwater monitoring will be done on a quarterly basis through April 1999. At that time, the monitoring schedule will be reviewed for modification.

The abandoned pipeline between MW-2 & MW-5 will be removed. The soil samples collected every 20 linear feet beneath the pipeline will be tested for the presence of PNA's.

Random confirmation soil samples will be taken after grading in hot spots and in locations under the proposed buildings. Sampling will be taken using a grid sampling plan. Four samples will be composite in the laboratory, and analyzed for all compounds detected at the site from the previous investigations.

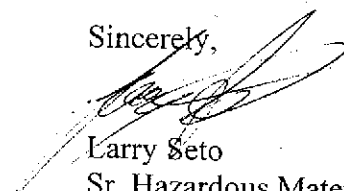
Soil containing greater than 2,000 ppm of TRPH and 1,000 ppm of lead in the proposed parking lot areas must be remediated to concentrations below these levels, or excavated and disposed off-site.

Soil containing greater than 2,000 ppm of TRPH and 400 ppm lead in the locations under the proposed building, covered areas, and landscape areas must be remediated to concentrations below these levels, or excavated and disposed off-site.

Copies of all manifest and disposal receipts for off-site disposal of soil and groundwater must be submitted to this office.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto

Sr. Hazardous Materials Specialist

Cc: Gary Pischke, Earth System Consultants, 47853 Warm Springs Blvd., Fremont,  
CA 94539

Madhulla Logan, Environmental Health  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700  
(510) 337-9432

July 2, 1998

Mr. John Beery  
John Beery Organization  
2900 Main Street, Suite 100  
Alameda, CA 94501  
STID 2945

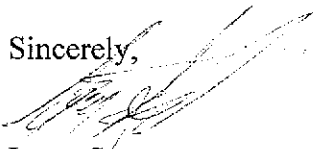
RE: Mariner Boat Yard, 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Beery:

This letter is to confirm our agreement during our meeting today that the abandoned underground pipeline from the above ground tank between MW-5 and MW-2 will be removed within 45 days. Soil samples will be taken every 20 linear feet and submitted to a certified laboratory for analysis. The samples should be tested for TPH(d), TPH(mo), TPH(g), BTEX, MTBE and lead.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Gary Pischke, Hydro Environmental Technologies, 2394 Mariner Square Drive,  
Suite 2, Alameda, CA 94501  
Files

Madhulla: FYI

**Mariner Square Boat Yard, 2415 Mariner Square, Alameda, CA**

7-2-98

Larry met with John Beery, property owner and Gary Pischke of Hydro Environmental to discuss requires for partial site closure, and complete site closure. Beery informed me that since our last meeting in Oct. 1997, a new developer has come into the picture that plans to build a hotel in a parcel at the above address that Beery is going to sell him. Before the developer can get a loan from his lender, the parcel has to have closure. Beery in our meeting wanted to know what he need to get closure on this particular parcel of his property. We looked at the site map he gave me in our meeting in Oct. '97, and he identified the new developer is planning on building a hotel in the same location as the previous developer using the L-shape building design. Beery said that there was not going to be any excavation for the hotel, therefore contaminates will stay in the place except for what would be removed during the grading process. Grading will occur in the areas of MW-4, MW-6 & MW-9 and MW-1, MW-5, MW-7 & MW-8. Soil removed during the grading process will be tested to determine the method of disposal. The abandoned underground pipelines between MW-2 & MW-5 will be removed. They wanted to do a risk assessment for the site. I told them they need to talk to you before they start because you may feel more data needs to be generated. In addition, I told time I want to review their monitoring data with you in more detail before I tell them which wells they can close.

Gary Pischke - new company

Earth System Consultants  
Northern California

47853 Warm Springs Blvd.  
Fremont, CA. 94539

(510) 353-0320

fax (510) 353-0344

**HYDRO  
ENVIRONMENTAL  
TECHNOLOGIES, INC.**

2415 Mariner Square Drive, Suite 2  
Alameda, California 94501  
Tel: 510-521-2684  
Fax: 510-521-5078

Massachusetts  
New York  
Maryland

June 10, 1998

7-285.1

Mr. Larry Seto  
Senior Hazardous Materials Specialist  
Alameda County  
Health Care Services Agency  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502-6577

Re: 2415 Mariner Square Drive, Alameda  
Unauthorized Release Form

Dear Mr. Seto:

Hydro-Environmental Technologies, Inc. (HETI) is providing the Underground Storage Tank Unauthorized Release (Leak)/ Contamination Site Report for the Mariner Square site.

The release from the underground storage tanks (USTs) was discovered during the tank removal activity. At that time, Ms. Eva Chu of the Alameda County Health Care Services Agency considered the observed hydrocarbons to be part of the ongoing contaminant monitoring at the site. The former USTs are outside of the former bulk fuel storage walls, and can be considered separate from the above ground tanks contamination. However, the hydrocarbons in soil and ground water reported at the former tanks are similar to those associated with the former tank farm.

Please call me at (510) 521-2684, if you have any questions.

Sincerely,

HYDRO-ENVIRONMENTAL TECHNOLOGIES, INC.

  
Gary Pischke, C.E.G.  
Senior Geologist

cc: Mr. John Beery

5-1-98

Met John Berry, Gary Pischke (consultant) and Gary Zacor (contractor) at the site. Our meeting was concerning the new contamination found near MW-6. MW-6 was accidentally destroyed during the over excavation. Confirmatory soil samples taken after the over excavation identified elevated levels on the south wall (24,000 & 6,800 ppm TPH-oil) and east wall (380 ppm TPH-oil).

We agreed today to remove all the exposed soil on top of the south wall that is a concrete footing. The east wall will be over excavated. Confirmatory soil samples will be taken on the east, west and north walls. A sample was not taken on the south wall because it is a concrete footing.

The excavation will be backfilled with clean fill. After demolition, and before the concrete is poured, a few hydropunch water samples will be taken near the former MW-6 to determine whether MW-6 needs to be replaced. Berry and Pischke thinks the source of contamination found in MW-6 has now been removed. Note: a grab water sample taken in the pit after the over excavation did not contain TPH-oil.



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

<b>EMERGENCY</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>FOR LOCAL AGENCY USE ONLY</b> 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.	
<b>REPORT DATE</b> 04/02/98		<b>CASE #</b> 6-15-98			
REPORTED BY	<b>NAME OF INDIVIDUAL FILING REPORT</b> John Beery		<b>PHONE</b> (510) 521-2727		<b>SIGNATURE</b> 
	<b>REPRESENTING</b> <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		<b>COMPANY OR AGENCY NAME</b> Mariner Square & Associates		
	<b>ADDRESS</b> 2900 Main St, Suite 100				
RESPONSIBLE PARTY	<b>NAME</b> Mariner Square & Assoc.		<b>CONTACT PERSON</b> John Beery		<b>PHONE</b> (510) 521-2727
	<b>ADDRESS</b> 2900 Main St., Suite 100		<b>CITY</b> Alameda		<b>STATE</b> Cal.
	<b>ZIP</b> 94501				
SITE LOCATION	<b>FACILITY NAME (IF APPLICABLE)</b> 2415 Mariner Square Dr.		<b>OPERATOR</b> previous tenants		<b>PHONE</b> (510) 521-2727
	<b>ADDRESS</b> 2415 Mariner Square Dr.		<b>CITY</b> Alameda		<b>STATE</b> Alameda
	<b>CROSS STREET</b> Marina Village Pkwy		<b>COUNTY</b> Alameda		<b>ZIP</b> 94501
IMPLEMENTING AGENCIES	<b>LOCAL AGENCY</b> Alameda County Health Care Services		<b>CONTACT PERSON</b> Larry Seto		<b>PHONE</b> (510) 567-6700
	<b>REGIONAL BOARD</b> San Francisco Bay Region		<b>not assigned</b>		<b>PHONE</b> ( )
SUBSTANCES INVOLVED	<b>(1)</b> Gasoline		<b>QUANTITY LOST (GALLONS)</b> <input checked="" type="checkbox"/> UNKNOWN		
	<b>(2)</b> Petroleum Products		<input checked="" type="checkbox"/> UNKNOWN		
DISCOVERY/ABATEMENT	<b>DATE DISCOVERED</b> 08/06/97		<b>HOW DISCOVERED</b> <input type="checkbox"/> INVENTORY CONTROL <input checked="" type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER		
	<b>DATE DISCHARGE BEGAN</b> <input checked="" type="checkbox"/> UNKNOWN		<b>METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)</b> <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		
	<b>HAS DISCHARGE BEEN STOPPED?</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE				
SOURCE/ CAUSE	<b>SOURCE OF DISCHARGE</b> <input checked="" type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		<b>CAUSE(S)</b> <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER		
CASE TYPE	<b>CHECK ONE ONLY</b> <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
CURRENT STATUS	<b>CHECK ONE ONLY</b> <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input checked="" type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input checked="" type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY				
REMEDIAL ACTION	<b>CHECK APPROPRIATE ACTION(S)</b> <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input checked="" type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT)				
COMMENTS	Area is former Bulk Fuel distribution facility.				

## INSTRUCTIONS

### EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

### LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety code Section 25180.5, a government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

### REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

### RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

### SITE LOCATION

Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

### IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

### SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

### DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

### SOURCE/CAUSE

Indicate source(s) of leak. Check box(es) indicating cause of leak.

### CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

### CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.

Leak Being Confirmed - Leak suspected at site, but has not been confirmed.

Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.

Preliminary Site Assessment Underway - implementation of workplan.

Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.

Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.

Cleanup Underway - implementation of remediation plan.

Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.

Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

### REMEDIAL ACTION

Indicate which action have been used to cleanup or remediate the leak.

Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.

Containment Barrier - install vertical dike to block horizontal movement of contaminant.

Excavate and Dispose - remove contaminated soil and dispose in approved site.

Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).

Remove Free Product - remove floating product from water table.

Pump and Treat Groundwater - generally employed to remove dissolved contaminants.

Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.

Replace Supply - provide alternative water supply to affected parties.

Treatment at Hookup - install water treatment devices at each dwelling or other place of use.

Vacuum Extract - use pumps or blowers to draw air through soil.

Vent Soil - bore holes in soil to allow volatilization of contaminants.

No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

### DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Clean Water Programs, Underground Storage Tank Program, P.O. Box 944212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. Local Health Officer and County Board of Supervisors or their designee to receive Proposition 65 notifications.
5. Owner/responsible party.

PO# 313 ec

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

<b>EMERGENCY</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>FOR LOCAL AGENCY USE ONLY</b> 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.	
<b>REPORT DATE</b> 04/02/98		<b>CASE #</b>		<b>SIGNED</b> _____ <b>DATE</b> 4/2/98	
<b>REPORTED BY</b>	<b>NAME OF INDIVIDUAL FILING REPORT</b> John Seery		<b>PHONE</b> (510) 521-2727		<b>SIGNATURE</b> _____
	<b>REPRESENTING</b> <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER		<b>COMPANY OR AGENCY NAME</b> Harmer Square & Associates		
	<b>ADDRESS</b> 2900 Main St, Suite 100 STREET CITY Alameda STATE Cal ZIP 94501				
<b>RESPONSIBLE PARTY</b>	<b>NAME</b> Harmer Square & Assoc.		<b>CONTACT PERSON</b> John Seery		<b>PHONE</b> (510) 521-2727
	<b>ADDRESS</b> 2900 Main St, Suite 100 STREET CITY Alameda STATE Cal ZIP 94501				
<b>SITE LOCATION</b>	<b>FACILITY NAME (IF APPLICABLE)</b> <del>Harmer Square &amp; Associates</del>		<b>OPERATOR</b> Harmer Square & Associates		<b>PHONE</b> (510) 521-2727
	<b>ADDRESS</b> 2415 Harmer Square Dr. STREET CITY Alameda COUNTY Alameda ZIP 94501				
	<b>CROSS STREET</b> Marina Village Pkwy				
<b>IMPLEMENTING AGENCIES</b>	<b>LOCAL AGENCY</b> Alameda County Health Care Services Agency		<b>CONTACT PERSON</b> Larry J. ...		<b>PHONE</b> (510) 567-6700
	<b>REGIONAL BOARD</b> Alameda County Regional Board		<b>PHONE</b> ( )		
<b>SUBSTANCES INVOLVED</b>	(1) <b>NAME</b> Gasoline		<b>QUANTITY LOST (GALLONS)</b> <input checked="" type="checkbox"/> UNKNOWN		
	(2) <b>NAME</b> Petroleum Products		<input checked="" type="checkbox"/> UNKNOWN		
<b>DISCOVERY/ABATEMENT</b>	<b>DATE DISCOVERED</b> 04/01/98		<b>HOW DISCOVERED</b> <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> INVENTORY CONTROL <input checked="" type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS		
	<b>DATE DISCHARGE BEGAN</b> UNKNOWN		<b>METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)</b> <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		
	<b>HAS DISCHARGE BEEN STOPPED?</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE				
<b>SOURCE/CAUSE</b>	<b>SOURCE OF DISCHARGE</b> <input checked="" type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		<b>CAUSE(S)</b> <input type="checkbox"/> OVERFILL <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> RUPTURE/FAILURE <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER		
	<b>CASE TYPE</b> <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
<b>CURRENT STATUS</b>	<b>CHECK ONE ONLY</b> <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input checked="" type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input checked="" type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY				
	<b>CHECK APPROPRIATE ACTION(S)</b> (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input checked="" type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT)				
<b>COMMENTS</b>	Area is former Lake Field and is being...				

## INSTRUCTIONS

### EMERGENCY

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### LOCAL AGENCY ONLY

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### REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

### RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

### SITE LOCATION

Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

### IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

### SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

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### REMEDIAL ACTION

Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.  
Containment Barrier - install vertical dike to block horizontal movement of contaminant.  
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Pump and Treat Groundwater - generally employed to remove dissolved contaminants.  
Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.  
Replace Supply - provide alternative water supply to affected parties.  
Treatment at Hookup - install water treatment devices at each dwelling or other place of use.  
Vacuum Extract - use pumps or blowers to draw air through soil.  
Vent Soil - bore holes in soil to allow volatilization of contaminants.  
No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

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  2. State Water Resources Control Board, Division of Clean Water Programs, Underground Storage Tank Program, P.O. Box 944212, Sacramento, CA 94244-1212
  3. Regional Water Quality Control Board
  4. Local Health Officer and County Board of Supervisors or their designee to provide Proposition 65 notifications.
- Owner/Responsible party.

84:1 W 21 N 86  
NOTIFICATION  
AL

**ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION  
DEPOSIT / REFUND ACCOUNT SHEET**

printed 08/01/97

**SITE INFORMATION**

Mariner Sq Associates  
2415 Mariner Square  
Alameda 94501  
Site Contact: John Beery  
Site Phone : 521-2727

StID: 2945 Site#: 2048
PROJECT#: 2048B
PROJECT TYPE: *** R ***
INSP: Juliet M Shin
ACCT. SHEET PG #: 1

**PROPERTY OWNER INFORMATION**

Owner Contact:  
Owner Phone :

**PAYOR INFORMATION**

Mariner Development Co  
2236 Mariner Sq Dr  
Alameda CA 94501 # 989  
Payor Contact:  
Payor Phone : 521-2727

Date	Action Taken	Time		Hours Spent/ Depstd	Hour Balnce	Money Spent/ Depositd	Money Balance
		In	Out				
08/01/97	Rcpt# 795976 Deposit of \$936.00 @ \$94/hour			+9.95	+9.95	\$936.00	\$936.00
08/01/97	Admin. Charge: 1 hour	.....	.....	1.00	8.95	94.00	\$842.00
8/1/97	Start review of clos plan			1.0			
8/4/97	Approve clos plan			0.4			
8/6/97	Letter to BAAQMD			0.5			
	Take remark			1.9			
10/2/97	disc w/ R.O. Ask Glische for bank clos rpt			0.3			
10/20/97	Rev draft of results			0.3			
11/21/97	Rev rpt Transfer to LOP/LS			1.0			
	close dep/ ref						

**UPON COMPLETION OF PROJECT**

PROJ COMPLETED BY : John Beery ATTACH: State Forms A, B & C  
DATE OF COMPLETION : 11/21/97 BILLING ADJUSTMENT\*  
TOTAL COST OF PROJECT: \_\_\_\_\_ REFUND AMOUNT: \_\_\_\_\_ Rev. 7/96

\* Billing adjustment forms needed when site is in our UST program.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

November 10, 1997

Mr. John Beery  
John Beery Organization  
2900 Main Street, Suite 100  
Alameda, Ca 94501

STID 2945

RE: Mariner Boat Yard, 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Beery:

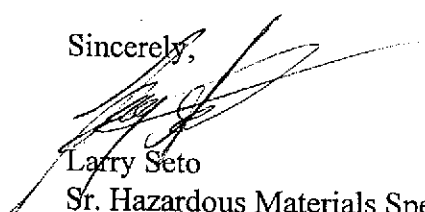
Ms. Madhulla Logan and I have discussed your proposed locations for a hotel at the above site that was submitted by Hydro Environmental Technologies, Inc. (HETI). Ms. Logan has spoken with Mr. Gary Pischke of HETI concerning your proposal.

It is acceptable to build a hotel in either of the two proposed locations that was faxed to this office on October 30, 1997 provided all of the following conditions listed below are met.

1. The impacted soil around MW-5 shall be excavated and taken off-site for proper disposal during the construction of the hotel. Confirmatory samples shall be taken from the walls and floor of the excavation.
2. A risk assessment shall be conducted for hotel residents based on the contaminants left in place after the excavation in the location of the new buildings.
3. The area under the buildings should be excavated to the maximum extent possible. Please note that this is in addition to the excavation near MW-5.
4. All abandoned piping shall be removed from the property, and soil samples taken every 20 feet for chemical analysis.
5. All monitoring wells shall be left in place, and not destroyed. Monitoring of the wells on a quarterly basis shall continue.
6. Construction of the building shall not commence until the chemical analyses of the samples has been reviewed and accepted by this office, and a risk assessment is completed.

If you have any questions, please contact me at 567-6774.

Sincerely,



Larry Seto

Sr. Hazardous Materials Specialist

cc: Madhulla Logan, Environmental Health

## **Meeting held on October 16, 1997**

The following person were present at the meeting:

John Berry, Property Owner  
Gary Pischke, Hydro Environmental Tech.  
Stewart Clark, Extended Stay America  
Rich Krinks, John Berry Organization  
Madhulla Logan, LOP  
Juliet Shin, Former case worker , Env. Health  
Larry Seto, LOP

Juliet opened the meeting discussing her concerns addressed in her letter dated February 21, 1997, that was addressed to John Berry. She mentioned that monitoring wells on-site were not bring consistently monitored. The wells were monitored three times in 1994, two times in 1996, and once in 1997. MW-2, MW-4, MW-5, W-7, and MW-8 showed an increase in TPH(G) during the last sampling in 9/30/97. In addition, MW-1, MW-2, MW-3, MW-5, MW-7 and MW-8 showed an increase in benzene. MW-6 has a sheen during sampling in 9-30-97, but had floating product in the 1996 samplings, and no floating product in 1994. Juliet mentioned the abandoned pipes in the ground could be a source of the contamination.

Madhulla said that before a risk assessment if performed, the impact to the groundwater must be stabilized, or getting lower. Human health and surface water are the main concerns. Free product should be removed from MW-6. This office needs consistent monitoring data, and a minimum of 1 year of monitoring on a quarterly basis during a year of normal rainfall before this site can be considered for closure. Madhulla recommended removing the abandoned pipes in the ground.

John Berry, property owner wanted to get closure on this site because he wanted to sell part of this parcel to Stewart Clark. Clark is planning on building a hotel on the site, but did not want to purchase the parcel unless there was site closure. Berry was somewhat upset that he could not get site closure immediately. John Berry said he is going to build a building to store boats on the parcel he did not sell to Stewart Clark. He also mentioned he was willing to monitor the well for an additional year on a quarterly basis.

Larry asked Gary Pischke to inform him in writing the next step John Berry is proposing to take.

After the meeting , Larry mentioned "Slurry Wall", and Juliet and Madhulla thought that my be a good way to contain the contaminates on-site. They recommended I mention this to the property owner or his consultant.



1997, 08-06 08:23  
510 337 9335  
ALAMEDA CO EHS HAZ-OPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
705	415 771 6000	08-06 08:22	00' 28	01/01	OK		

7499402046

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



## ENVIRONMENTAL HEALTH SERVICES

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

StID 2945

August 6, 1997

Ms. Litanian Lee  
BAAQMD  
939 Ellis Street  
San Francisco, CA 94109

RE: UST Removal at 2415 Mariner Square, Alameda, CA

Dear Ms. Lee:

This letter is to inform you that this Agency has been encouraging the property owner of the above referenced site to removed additional underground storage tanks (USTs) which are not in use. The site is currently undergoing soil and groundwater characterization/remediation due to fuel releases from former USTs. Groundwater contamination has been identified which has the potential to impact water quality in the Oakland Inner Harbor. The removal of two additional USTs adjacent to the Inner Harbor is scheduled for today, August 6, 1997, at 11:00am. I would greatly appreciate it if the BAAQMD can issue an air permit by today so the UST removal is not delayed. Thank you for your cooperation.

Sincerely,

eva chu  
Hazardous Materials Specialist

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

StID 2945

August 6, 1997

Ms. Litania Lee  
BAAQMD  
939 Ellis Street  
San Francisco, CA 94109

**RE: UST Removal at 2415 Mariner Square, Alameda, CA**

Dear Ms. Lee:

This letter is to inform you that this Agency has been encouraging the property owner of the above referenced site to removed additional underground storage tanks (USTs) which are not in use. The site is currently undergoing soil and groundwater characterization/remediation due to fuel releases from former USTs. Groundwater contamination has been identified which has the potential to impact water quality in the Oakland Inner Harbor. The removal of two additional USTs adjacent to the Inner Harbor is scheduled for today, August 6, 1997, at 11:00am. I would greatly appreciate it if the BAAQMD can issue an air permit by today so the UST removal is not delayed. Thank you for your cooperation.

Sincerely,

eva chu  
Hazardous Materials Specialist

white -env.health  
yellow -facility  
pink -files

ALAMEDA COUNTY, DEPARTMENT OF  
ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy  
Alameda CA 94502  
510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # \_\_\_\_\_ Site Name Mariner Sq Today's Date 8/6/97  
Site Address 2415 Mariner Sq Dr  
City Alameda Zip 94 Phone \_\_\_\_\_

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- \_\_\_\_ I. Haz. Mat/Waste GENERATOR/TRANSPORTER  
\_\_\_\_ II. Hazardous Materials Business Plan, Acutely Hazardous Materials  
☒ III. Under ground Storage Tanks Removal

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

Inner Harbor  
North UST  
Mariner Sq Yard Building  
Southwest  
① grab water sample from ~ 6.5' bgs.  
① soil sample collected from  
sidewalk at ~ 4-5' bgs - stained  
sand w/ strong HC odor - Analyze  
for TPH<sub>6</sub>, TPH<sub>4</sub>, BTEX, MTBE and Total Lead  
② Soil sample collected at ~ 5' bgs from south wall, where a  
concrete bulkhead was encountered, sand soil w/ mod HC odor.  
Analyze for TPH<sub>6</sub>, TPH<sub>4</sub>, TPH<sub>10</sub>/TOG, and chlorinated  
hydrocarbons and Metals Cd, Cr, Pb, Ni, Zn.  
③ Analyze water sample for same constituents as soil from  
North pit (sample ②)

Contact Gay Pischke  
Title Senior Geologist  
Signature [Signature]

Inspector Esther Chu 567-6762  
Signature [Signature]

II, III

## Hazardous Materials Inspection Form

II, III

Site ID # \_\_\_\_\_ Site Name N. Hwy 25g Today's Date 8/6/97

Site Address 2415 McLean, S.W. DC

City Amnala Zip 94 Phone \_\_\_\_\_

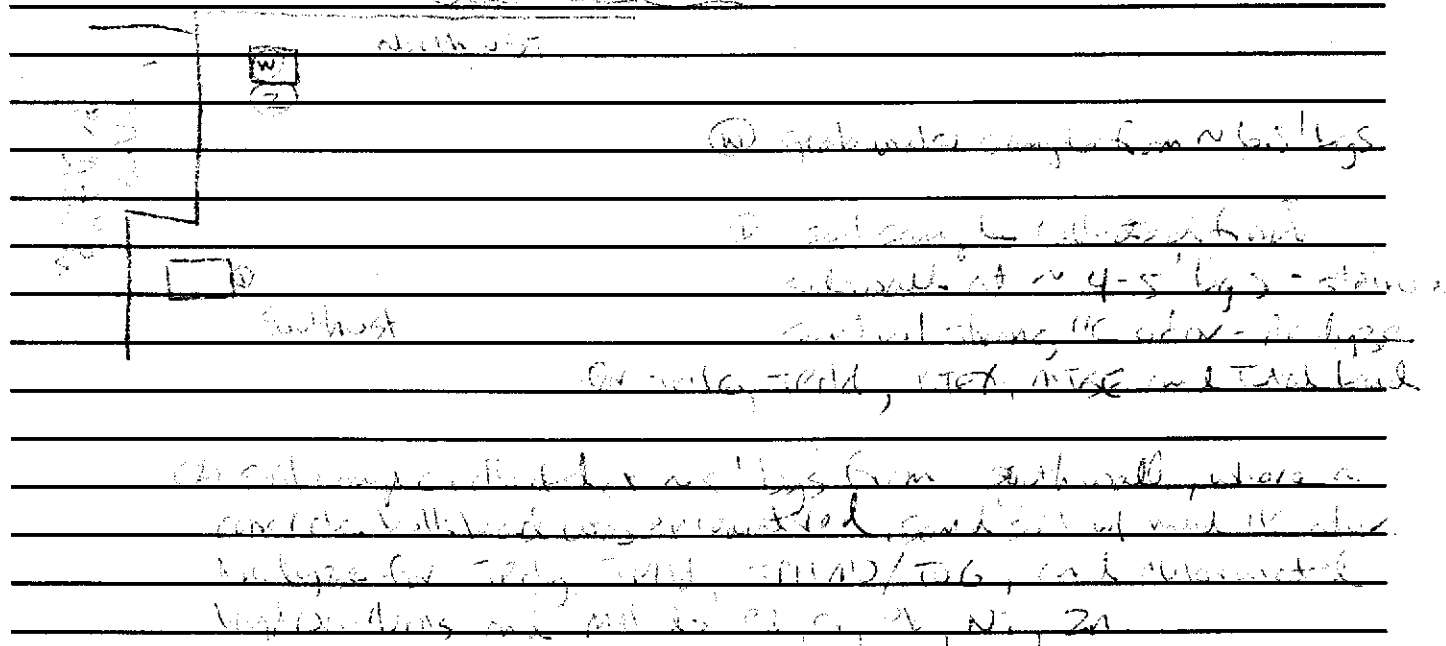
MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

**Inspection Categories:**

- \_\_\_\_ I. Haz. Mat/Waste GENERATOR/TRANSPORTER  
\_\_\_\_ II. Hazardous Materials Business Plan, Acutely Hazardous Materials  
\_\_\_\_ III. Under ground Storage Tanks *2 in record*

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

**Comments:**



Contact \_\_\_\_\_  
Title \_\_\_\_\_  
Signature \_\_\_\_\_

Inspector \_\_\_\_\_  
Signature \_\_\_\_\_

11, 111

white -env.health  
yellow -facility  
pink -files

ALAMEDA COUNTY, DEPARTMENT OF  
ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy  
Alameda CA 94502  
510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # \_\_\_\_\_ Site Name Mariner Square Today's Date 8/6/97  
Site Address 2415 Mariner Sq. Dr  
City Alameda Zip 94501 Phone \_\_\_\_\_

\_\_\_\_ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- \_\_\_\_ I. Haz. Mat/Waste GENERATOR/TRANSPORTER  
\_\_\_\_ II. Hazardous Materials Business Plan, Acutely Hazardous Materials  
☒ III. Under ground Storage Tanks Removal

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

2 USTs on site for removal today

North UST is ~300 gal. Holes noted on bottom of tank. Sludge  
leaking out. The pit did NOT appear too contaminated -  
i.e. no obvious staining noted. GW @ ~6.5' bgs  
UST may have stored gasoline / other fuel oil

South tank ~500 gal. was severely corroded with several holes (~2" dia.)

Pit/soil stained w/ strong odor. When tank was removed, GW  
had filled UST, so tank was placed on stockpiled soil for it  
to drain. Stockpiled soil will be characterized for disposal  
at approved landfill. The pit was overexcavated to the extent  
possible before a soil sample was collected from the east wall.

A grab water sample was collected from the north pit.

Contact Gary Dischler  
Title Senior Geologist  
Signature [Signature]

Inspector [Signature]  
Signature [Signature]

II, III

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
 DEPARTMENT OF ENVIRONMENTAL HEALTH  
 ENVIRONMENTAL PROTECTION DIVISION  
 1131 HARBOR BAY PARKWAY, RM 250  
 ALAMEDA, CA 94502-6577  
 PHONE # 510/567-6700  
 FAX # 510/337-9335

office copy

ENVIRONMENTAL PROTECTION  
 97 JUL 30 PM 2:14

Project Specialist

Lowell 8/4/97

Note changes/additions in Red.

ACCEPTED

Underground Storage Tank Closure Permit Application  
 Alameda County Division of Environmental Health  
 1131 Harbor Bay Parkway, Suite 250  
 Alameda, CA 94502-6577

These closure/removal plans have been received and found to be acceptable and compliant with the requirements of State and local laws, ordinances, and regulations. The project proposed herein is in compliance with the requirements of the State and local laws, ordinances, and regulations. The project proposed herein is in compliance with the requirements of the State and local laws, ordinances, and regulations.

One copy of the accepted plans must be on the job and available to all contractors and craftsmen involved with the project. All changes or alterations of these plans and specifications must be submitted to the Department and approved by the Department before implementation. The project proposed herein is in compliance with the requirements of the State and local laws, ordinances, and regulations. The project proposed herein is in compliance with the requirements of the State and local laws, ordinances, and regulations.

Final Inspection  
 Sampling  
 Removal of Tanks and Piping

Issuance of a permit to operate, b) permit to site closure, is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

Contact Specialist:

UNDERGROUND TANK CLOSURE PLAN

\*\*\* Complete according to attached instructions \*\*\*

- Name of Business Mariner Square Associates  
 Business Owner or Contact Person (PRINT) John Beery
- Site Address 2415 Mariner Square Drive  
 City Alameda Zip 94501 Phone 521-2727
- Mailing Address 2900 Main St, Suite 100  
 City Alameda Zip 94501 Phone 521-2727
- Property Owner [Signature]  
 Business Name (if applicable) MARINER SQ & Assoc.  
 Address 2900 MAIN ST  
 City, State Alameda Zip 94501
- Generator name under which tank will be manifested  
Mariner Square Associates  
 EPA ID# under which tank will be manifested CA001150560

6. Contractor Zaccor Companies, Inc.  
Address 2900 Main St.  
City Alameda Phone 522-6210  
License Type\* A, C-21, ASB, HAZ. ID# 478799

\*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board.

7. Consultant (if applicable) Hydro-Environmental Technologies  
Address 2397 Mariner Square Drive, Suite 2  
City, State Alameda, Calif. Phone 521-2684

8. Main Contact Person for Investigation (if applicable)  
Name Gary Pischke Title Senior Geologist  
Company Hydro Environmental Technologies, Inc.  
Phone 521-2684

9. Number of underground tanks being closed with this plan 2  
Length of piping being removed under this plan <20'

Total number of underground tanks at this facility (\*\*confirmed with owner or operator) 2

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

\*\* Underground storage tanks must be handled as hazardous waste \*\*

a) Product/Residual Sludge/Rinsate Transporter

Name Erickson EPA I.D. No. CAD009466392  
Hauler License No. 0019 License Exp. Date '98  
Address 255 Parr Blvd.  
City Richmond State Cal Zip 94801

b) Product/Residual Sludge/Rinsate Disposal Site

Cal - Romica / EPCOR  
Name Environmental Services EPA ID# CAD009452657  
Address 2081 Bay Road  
City E Palo Alto State Calif. Zip 94303

c) Tank and Piping Transporter

Name Erickson EPA I.D. No. CAD009466392  
Hauler License No. 0019 License Exp. Date 1988  
Address 255 Penn Blvd  
City Richmond State Calif Zip

d) Tank and Piping Disposal Site

Name Erickson EPA I.D. No. CAD009466392  
Address 255 Penn Blvd  
City Richmond State Cal Zip 94801

11. Sample Collector

Name Gary Dischke  
Company Hydro Environmental Tech.  
Address 2394  
City  State  Zip  Phone

12. Laboratory

Name NEI/GTEL  
Address 1170 Burnett Ave Ste H  
City Concord State Cal. Zip 94520  
State Certification No. 2147

13. Have tanks or pipes leaked in the past? Yes[ ] No[ ] Unknown[X]

If yes, describe.



14. Describe methods to be used for rendering tank(s) inert:

remove all fluids vacuum truck  
inert tanks w/ dry ice & (cut ends) must check w/ fire dept  
if needed.

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be permanently plugged.

The Bay Area Air Quality Management District, 415/771-6000, along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of a combustible gas indicator to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas indicator on-site to verify that the tank is inert.

15. Tank History and Sampling Information \*\*\* (see instructions) \*\*\*

Tank		Material to be sampled (tank contents, soil, groundwater)	Location and Depth of Samples
Capacity	Use History include date last used (estimated)		
(1) 500-1000 gal	abandoned last used in '60s	soil, groundwater	soil - sidewalls @ 3-4' GW - btm of pit
(2) 10-15,000	last used '60s	soil, groundwater	soil - each end @ sidewall est DTW 3-4' GW - btm of pit

One soil sample must be collected for every 20 linear feet of piping that is removed. A ground water sample must be collected if any ground water is present in the excavation.

# Excavated/Stockpiled Soil

Stockpiled Soil Volume (estimated)

< 50 cu yds

Sampling Plan

1 sample per 25 yds  
for disposal

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

Will the excavated soil be returned to the excavation immediately after tank removal? [ ] yes [ ] no [X] unknown

If yes, explain reasoning \_\_\_\_\_

If unknown at this point in time, please be aware that excavated soil may not be returned to the excavation without prior approval from Alameda County. This means that the contractor, consultant, or responsible party must communicate with the Specialist IN ADVANCE of backfilling operations.

16. Chemical methods and associated detection limits to be used for analyzing samples:

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed.  
See attached Table 2.

17. Submit Site Health and Safety Plan (See Instructions) ✓

Contaminant Sought	EPA or Other Sample Preparation Method Number	EPA or Other Analysis Method Number	Method Detection Limit
Tank (1) Diesel antileak	TPHd TPH g BTEX FE	5030/3550 8020, 8260	Soil < 1.0 ppm < 50.0 ppb GW
(2) Tanker C diesel antileak	5030/3550	5030/3550 8020, 8260	Soil < 1.0 ppm < 50 ppb GW

18. Submit Worker's Compensation Certificate copy

Name of Insurer STATE COMPENSATION FUND  
ON FILE B. CHIN

19. Submit Plot Plan **\*\*\* (See Instructions) \*\*\***

20. Enclose Deposit (See Instructions)

21. Report any leaks or contamination to this office within 5 days of discovery.

The written report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report (ULR) form.

22. Submit a closure report to this office within 60 days of the tank removal. The report must contain all information listed in item 22 of the instructions.

23. Submit State (Underground Storage Tank Permit Application) Forms A and B (one B form for each UST to be removed) (mark box 8 for "tank removed" in the upper right hand corner)

I declare that to the best of my knowledge and belief that 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 approval from the Environmental Protection Division 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 understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. 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.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

CONTRACTOR INFORMATION

Name of Business Zaccor Companies, Inc.

Name of Individual Gary Zaccor

Signature [Signature] Date 7/29/97

PROPERTY OWNER OR MOST RECENT TANK OPERATOR (Circle one)

Name of Business Mariner Square Associates

Name of Individual JOHN BECK

Signature [Signature] Date 7/29/97

# ALAMEDA COUNTY ENVIRONMENTAL PROTECTION DIVISION

## DECLARATION OF SITE ACCOUNT REFUND RECIPIENT

There may be excess funds remaining in the Site Account at the completion of this project. The PAYOR (person or company that issues the check) will use this form to predesignate another party to receive any funds refunded at the completion of this project. In the absence of this form, the PAYOR will receive the refund.

### SITE INFORMATION:

Site ID Number  
(if known)

Name of Site

Street Address

City, State & Zip Code

I designate the following person or business to receive any refund due at the completion of all deposit/refund projects:

Name

Street Address

City, State & Zip Code

Signature of Payor

Date

Name of Payor  
(PLEASE PRINT CLEARLY)

Company Name of Payor

### RETURN FORM TO:

County of Alameda, Environmental Protection  
1131 Harbor Bay Parkway, Rm 250  
Alameda CA 94502-6577  
Phone#(510) 567-6700

**JOHN BEERY ORGANIZATION**  
BUSINESS AND REAL ESTATE INVESTMENTS

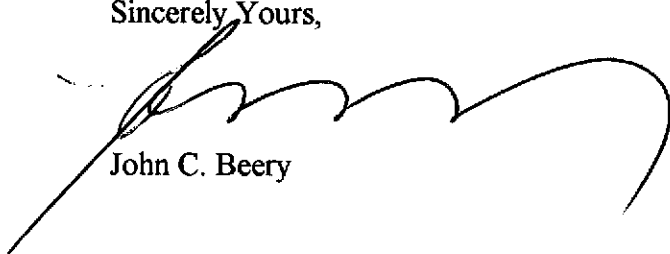
ENVIRONMENTAL  
PROTECTION  
97 APR 11 PM 4:07

April 10, 1997

Ms Juliet Shin  
Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Thank you for your letter dated March 27, 1997. The remainder of the funds from Texaco and Southern Pacific to complete the tank removal and to complete the testing, will arrive on or before April 18th, 1997. Work will begin on May 1st, 1997 and expected to be completed by June 3rd, 1997

Sincerely Yours,

  
John C. Beery

re: 2415 Mariner Square  
Alameda

mso/tankrm

2900 Main Street, Suite 100 Alameda, California 94501 510 • 521-2727 FAX 510 • 523-0391

General Partner / Management:

Alameda Financial, Inc. Alameda Gateway, Ltd. Carriage House Mariner Development Mariner Land Co. Mariner Square & Associates

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



March 27, 1997

Mr. John C. Beery  
John Beery Organization  
2900 Main Street, Ste 100  
Alameda, CA 94501

STID 2945

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

NOTICE OF VIOLATION

Re: Submittal of quarterly groundwater monitoring reports for 2415 Mariner Square Drive,  
Alameda, California

Dear Mr. Beery,

Per the County's December 26, 1995, February 28, 1996, and February 21, 1997 letters to you, you are required to conduct quarterly groundwater monitoring at the above site. The last groundwater sampling event at the site was conducted in June 1996. Per the County's February 21, 1997 letter to you, this office requested that quarterly groundwater monitoring reports be submitted for the required September 1996 and December 1996 quarterly groundwater monitoring events by March 21, 1997. To date, these quarterly groundwater reports have not been submitted and we have received no correspondence on the status of these sampling events and report submittals. **You are required to submit these reports within 30 days of the date of this letter.**

Please be reminded that a groundwater monitoring event is due to occur at the site this month. A report documenting this sampling event should be submitted to this office within 45 days after completing field activities (~mid May 1997).

The above requirements are pursuant to Chapter 16, Division 3 of Title 23 California Code of Regulations. If you have any questions or comments, please contact me at (510)567-6763.

Sincerely,

Juliet Shin

Senior Hazardous Materials Specialist

Mr. John Beery  
Re: 2415 Mariner Square Dr.  
March 27, 1997  
Page 2 of 2

cc: Cheryl Gordon  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund Program  
P.O. Box 944212  
Sacramento, CA 94244-2120

Gary M. Pischke  
HydroEnvironmental Technologies, Inc.  
2363 Mariner Square Drive, Ste 243  
Alameda, CA 94501

Acting Chief

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



C S

March 27, 1997.

Mr. John C. Beery  
John Beery Organization  
2900 Main Street, Ste 100  
Alameda, CA 94501

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION (LOP)  
1131 Harbor Bay Parkway, Suite 250  
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STID 2945

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Sincerely,

  
Juliet Shin

Senior Hazardous Materials Specialist



Mr. John Beery  
Re: 2415 Mariner Square Dr.  
March 27, 1997  
Page 2 of 2

cc: Cheryl Gordon  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund Program  
P.O. Box 944212  
Sacramento, CA 94244-2120

Gary M. Pischke  
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2363 Mariner Square Drive, Ste 243  
Alameda, CA 94501

Acting Chief

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Post-It™ brand fax transmittal memo 7671		# of pages ▶ 4
To Dave Ualesca	From Juliet Shin	
Co.	Co. Alameda County	
Dept.	Phone # 510-567-6763	
Fax # 748-4593	Fax # 510-337-9335	

February 21, 1997

Mr. John C. Beery  
John Beery Organization  
2900 Main Street, Ste 100  
Alameda, CA 94501

STID 2945

Re: Investigations at 2415 Mariner Square Drive, Alameda, California

Dear Mr. Beery,

This office has reviewed the recently submitted quarterly groundwater monitoring report documenting the June 28, 1996 groundwater sampling event. Levels of Total Petroleum Hydrocarbons as gasoline (TPHg) and/or benzene increased in five of the monitoring wells since the last sampling event in August 1994. Additionally, there has been an increase in the thickness of Separate-Phase Hydrocarbons (SPH) identified in Well MW-6 since June 1994 from 0.02 feet to 0.2 feet. The highest concentration of TPHg recently identified at the site was 5,000 parts per billion (ppb) in Well MW-5, located only ~120 feet from the Oakland Inner Harbor (Harbor). Additionally, concentrations of TPHg at 980ppb were identified in groundwater even closer to the surface water in Well MW-2, which is located only 20 to 25 feet from the Harbor. According to the S.F. Bay Region-Regional Water Quality Control Board's (RWQCB) Board Order 95-136, which established cleanup values for groundwater adjacent to surface waters for the San Francisco International Airport, the toxic threshold value of TPHg for aquatic organisms is 100ppb. The concentrations of TPHg at the site are currently 10 to 50 times greater than this protective threshold value.

Based on the fact that contaminant concentrations appear to be increasing at the site and that TPHg values on site have exceeded the RWQCB's benchmark toxic threshold values for aquatic organisms, quarterly groundwater monitoring must be implemented at the site. Additionally, concentrations of some of the PNAs identified at the site exceed some of RWQCB's water quality objectives. Long term monitoring, and possibly additional characterization and/or containment measures, may be necessary in the future to guarantee that the elevated levels of TPH in Wells MW-2 and MW-5, as well as the increasing concentrations in and around the former tank farm, will not impact the Harbor. Extensive amounts of very elevated concentrations of Total Recoverable Petroleum Hydrocarbons (TRPH) were identified in shallow soils (3- to 4-feet below ground surface(bgs)) within the tank farm during the April 1992 investigations. On-going leaching of this contamination into groundwater is possible even with the current cap over this soil, based on increasing contaminant concentrations in Well MW-9. This tank farm is not completely surrounded by the firewall which allows for potential migration of groundwater contamination from this tank farm into the Harbor. Even if the firewall were

Mr. John Beery  
Re: 2415 Mariner Square Drive  
February 21, 1997  
Page 2 of 4

to surround the whole tank farm, there would be no guarantee that this firewall would remain structurally sound enough in the future to contain the plume.

An ecological risk assessment may also be needed if it is eventually determined that the groundwater contaminant plume may be migrating into the Harbor. Although the RWQCB is currently working on establishing aquatic threshold values for other forms of TPH, such as motor oil, lubricating oil, Bunker C, etc., RWQCB representatives have stated that Responsible Parties with sites having potentially harmful levels of groundwater contaminants migrating into surface waters should conduct their own site-specific ecological risk assessment to determine protective cleanup values for the constituents of concern. Per my conversation with James Nusrala, RWQCB, his office will be requiring the adjacent Navy Annex property to conduct a detailed ecological risk assessment for the contaminants currently being identified at their site.

Although analysis of soil samples collected from the former tank farm area only identified motor oil, lubricating oil, and Bunker C, increasing levels of TPHg in groundwater samples collected from Well MW-9 and other site wells suggests that operations of the former tank farm may have involved TPHg as well. Based on the fact that the highest concentrations of TPHg have been detected from wells located immediately adjacent to the abandoned underground piping, this office needs answers to the following questions on the piping to determine whether this could be a potential on-going source of the observed groundwater contamination: 1) Is the abandoned piping still in place; 2) Was this piping capped; 3) Was this piping rinsed before abandonment; 4) What exactly was this piping used for; 5) Does this piping lead directly out to the Harbor; 6) What is the makeup and dimensions of the trench for this piping? If concentrations continue to increase in the area of the abandoned piping, we may need to consider the piping as a potential source which needs to be mitigated. Please submit the above information on the abandoned underground piping, and any information you may have on the former uses of the former tank farm, to this office with the next quarterly groundwater monitoring report.

To date, the contaminant concentrations in Wells MW-1 and MW-8, located outside of the concrete walls placed on the east side of the site in conjunction with the installation of the Webster Tube, have been very low. This suggests that the concrete walls are effectively preventing migration of the contaminant plume directly towards the Webster Tube. However, the extent of the concrete wall is limited to the south, and appears to end before reaching Well MW-7. Based on the groundwater gradient information, the limited extent of the concrete wall, and the concentrations identified in Wells MW-1, MW-8, and MW-7, it appears that the contaminant plume from the southern half of the site is being funneled towards MW-7, rather

Mr. John Beery  
Re: 2415 Mariner Square Drive  
February 21, 1997  
Page 3 of 4

than Wells MW-1 and MW-8, along this concrete wall. Well MW-7 should be watched closely to see whether contaminant concentrations continue to increase in this well, which would indicate plume migration onto the adjacent property to the south.

On December 15, 1995, you submitted a letter to this office in response to the County's September 28, 1995 letter requesting you to remove the two inactive petroleum underground storage tanks (USTs) from your site and to indicate where the storm drain piping trench(es) lie(s) on your site. You responded by stating that the two USTs would be removed some time in 1996 "as part of remediation measures taken on the property". To date, these two USTs have not been removed, and no remediation has yet been requested by this office. Per the Alameda County Fire Code, Section 79.114(e), and Article 7, Title 23 California Code of Regulations, petroleum USTs are required to be removed within 90 days after discontinuation of its use. According to your letter, these tanks have not been used since 1971. You are currently in violation of the above regulations. This office is requesting that these USTs be removed within 60 days of the date of this letter (i.e., by April 18, 1997). Please be reminded that permits must be obtained from the County and the Alameda Fire Department prior to implementing the tank removals.

Although you submitted a site map showing the locations of storm drain inlets with your December 15, 1996 letter, you did not depict the storm drain piping trench location(s) that this office had requested. The exact location or path of the storm drain piping trench, as well as its depth, are needed to determine whether the trench may be acting as a preferential flow path for the groundwater contaminant plume. Please submit a diagram showing the location(s) of the trench(es) with the next quarterly groundwater monitoring report.

Based on the quarterly groundwater monitoring requirements, groundwater monitoring should have been conducted in September 1996, December 1996, and one should be due to take place in March 1997. The last quarterly sampling event submitted to this office only documented the sampling on June 28, 1996. The third and fourth quarter 1996 monitoring reports are currently overdue to this office. Please submit these reports within 30 days of the date of this letter (i.e., by March 21, 1997).

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

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

Mr. John Beery  
Re: 2415 Mariner Square Drive  
February 21, 1997  
Page 4 of 4

cc: Cheryl Gordon  
State Water Resources Control Board  
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Gary M. Pischke  
Hydro Environmental Technologies, Inc.  
2363 Mariner Square Drive, Ste 243  
Alameda, CA 94501

Acting Chief

ADDITIONAL NOTES

2415 Mariner Square

Alameda

January 24, 1997

-Write letter to site:

- o If levels in AST Farm or outside of farm continue to increase, monitoring will need to be extended to long term (e.g., product thickness increased in Well 6 from 0.02' in June 1994 to 0.2' this last qtr. If no long term monitoring, then fate and transport models needs to be addressed, which include decay rates, etc. Increasing conc. within firewall area can escape, since the firewall does not completely surround the tank farm, and since the firewall is subject to weathering and degradation.
- o It appears, based on gradient, that concentrations may be migrating to Navy property and into Bay.
  - o Talk to James Nusrala about what the RWQCB's stance is on the contaminants identified on the Navy property: Are they requiring long-term monitoring? Have they closed the site? Do they perceive any threat to surface waters?
  - o Try and get a hold of Diane Mim's Board Resolution for the S.F. Int'l Airport investigations.
- o After four quarters of monitoring, this office will assess what additional work will be required based on concentrations, etc.
- o Were the abandoned underground pipelines ever removed? Higher concentrations of TPHg in Well 5 may indicate that it is an on-going source, and my need to be removed. Were the ends of this pipeline capped?
- o What exactly was stored in the AST Farm in the past? Do they know exactly what petroleum hydrocarbons.

- 
- o Compare PNA, BTEX, and vinyl chloride levels to Marshack surface water conc. And to MCLs/PRGs.

*Left messages for 1/27  
Gina Katheria, Glen-Ronitz  
& Diane Mim at RWQCB  
re which threshold values  
to use for potential  
surface water impact.  
Also, left message for  
James Nusrala re RWQCB  
requirements for adjacent  
Navy property as it  
pertains to potential  
surface water threats*

**JOHN BEERY ORGANIZATION**

2900 Main Street, Suite 100 Alameda, California 94501

510 521-2727 FAX 510 523-0391

**FAX COVER SHEET**

DATE: 7/22/96 TOTAL PAGES: 2  
TO: Juliett Shin FAX #: (510) 337-9335  
FROM: John Beery

If all pages are not received or there are any transmission problems, please call  
Zemj at 510-521-2727.

\*Alameda City Health Dept.

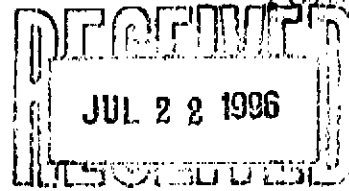
F.Y.I.

Please call John with any  
questions.

W. B. CLAUSEN STRUCTURAL ENGINEERS, INC.

780 WEST GRAND AVENUE  
OAKLAND CALIFORNIA 94612  
TELEPHONE (510) 444-4144

July 19, 1996

Mr. John C. Beery, Jr.  
John Beery Organization  
2900 Main Street, Suite 100  
Alameda, CA 94501Re: Clarification of Bulkhead Construction  
W.B.C. Job No. 10012

Dear John:

You indicated you needed further clarification of the following two items:

1. What prevents seepage of potential toxins from penetrating the concrete bulkhead along the estuary separating the land from the water?

How far above water table? 5 to 6' above land?

The bulkhead is nine inches thick, and penetrates into approximately twenty feet of impermeable mud. The bulkhead is constructed with interlocking flanges that prevent the sheet piles from separating.

2. Is there any hydraulic influence between land and water?

Yes, but minimal. There is no ground water flow, which would result in lateral movement of toxins; however, variations in the estuary's water elevations do result in minor fluctuations in ground water elevations. In Alameda, such variations in ground water elevations can be detected throughout the island.

If you have further questions, please do not hesitate to call.

Very truly yours,

Kers Clausen  
Kers Clausen

JB/KC:tc  
10012L003

7/23/96 Spoke to Gary Pishler.  
Will most likely need  
more info later to confirm  
that sheet piles are adequate  
containment. Mentioned  
Board Order 95-136.



**JOHN BEERY ORGANIZATION**

BUSINESS AND REAL ESTATE INVESTMENTS

2236 Mariner Square Drive

Suite 202

Alameda, CA 94501

(510) 521-2727

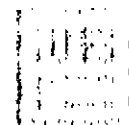
FAX (510) 523-0391

**FAX COVER SHEET**DATE: 10/25/96TOTAL PAGES: 2TO: Juliette ShinFAX #: (510) 337-9355FROM: John BeeryIF ALL PAGES ARE NOT RECEIVED OR THERE ARE ANY TRANSMISSION  
PROBLEMS, PLEASE CALL John AT (510) 521-2727A.C.H.S.Ms. Shin,If you have any questions  
please call John.JohnS.O.W.?

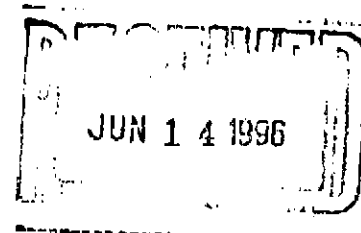
JB05

2236 Mariner Square Drive  
Alameda, California 94501  
415 / 521-2726

W. B. CLAUSEN STRUCTURAL ENGINEERS, INC.

780 WEST GRAND AVENUE  
OAKLAND CALIFORNIA 94612  
TELEPHONE (510) 444-4144

June 11, 1996

John Beery  
John Beery Organization  
2236 Mariner Square Drive  
Alameda, CA 94501Re: Mariner Square Bulkheads  
W.B.C. Job No. 10012

Dear John:

Per conversations with your group regarding the possibility of underground seepage in the Mariner Square Complex, we have reviewed our files for bulkheads which resist such seepage.

After review of the Caltrans construction drawings and a detailed site review, we feel all five bulkheads on the site are well below the mudline. A brief description of these bulkheads is as follows:

1. There is a transverse (to the estuary) wooden bulkhead that was installed to allow excavation of the two bores. This bulkhead runs from the estuary inland beyond Mariner Square.
2. There is a concrete containment bulkhead that contains the tanks on the southwest area of Mariner Square.
3. There is a concrete fin bulkhead which separates the boat yard from the estuary.
4. There is a concrete fin bulkhead which separates the park from the estuary.
5. There is a concrete fin bulkhead which separates the Carriage House area from the estuary.

We hope this clarification helps explain the subgrade bulkheading of the Mariner Square Complex.

*Need*

Sincerely,

Kers Clausen

KC:tc  
10002\1.002

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

February 28, 1996

Mr. John Beery  
Mariner Square  
2415 Mariner Square Drive  
Alameda, CA 94501

DEPARTMENT OF ENVIRONMENTAL HEALTH

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

STID 2945

Re: Investigations at 2415 Mariner Square Drive, Alameda, California

Dear Mr. Beery,

This office has reviewed HydroEnvironmental Technologies' February 8, 1996 letter, which was written in response to the County's December 26, 1995 letter and our discussions in the December 21, 1995 meeting. This office still needs information documenting your statements that the site's firewall fully surrounds the former aboveground storage tank farm, extends well beneath the water table, and is in good enough condition to contain the observed groundwater contaminant plume within this area. This office is concerned that the elevated levels of soil contamination observed in this area will continue to leach into the groundwater and may eventually leak through the firewalls, impacting the Bay or off-site properties. **If groundwater contaminant levels within the tank farm, or outside of the tank farm, consistently increase, the anticipated period of groundwater monitoring will need to be extended to assure that these levels are not leaking through the firewalls and/or migrating off site.** On the otherhand, as stated in the County's December 26, 1995 letter, if contaminant concentrations consistently attenuate in the groundwater at the site, the monitoring frequency may be decreased and the site may eventually be granted closure.

Additionally, as discussed in the December 21, 1995 meeting, please submit better documentation for the construction and depths of the sheet piles surrounding your site (e.g., are there any gaps between the individual sheet piles, etc.). This is to assure that the groundwater contamination being observed at the northern and western perimeter of your site is not infiltrating the Bay.

As stated in the County's December 26, 1995 letter, quarterly groundwater monitoring and gradient determinations shall continue at the site. Due to the sheetpile walls which surround the majority of the site, the groundwater gradient inside and outside of this sheet pile area may be different. Therefore, this office is requesting that only the wells within the sheetpile area be used to determine the groundwater gradient at the site. However, special attention should also be given to the behavior of water levels observed in Wells MW-1 and MW-8, located outside of the sheetpile area.

Mr. John Beery  
Re: 2415 Mariner Square Dr.  
February 28, 1996  
Page 2 of 2

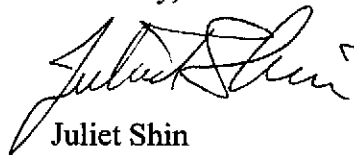
Fairly recent studies have shown that Polynuclear Aromatic Hydrocarbons ( PNAs) can be the most volatile and toxic constituents contained within TPHd. Therefore, PNAs are considered to be the constituents that drive the risk in TPHd. Consequently, future groundwater samples shall be analyzed for PNAs, in addition to TPHg, TPHd, TPHmo, BTEX, and vinyl chloride. If substantial PNA concentrations are identified in the groundwater, additional soil samples may need to be collected at the site and analyzed for PNAs to identify any potential human health threat.

As stated in the December 25, 1996 letter, the next round of quarterly groundwater sampling is due to take place before March 1, 1996. A report documenting the sampling event shall be submitted to this office by April 1, 1996.

Please submit the information on the construction of the firewall and sheetpiles within 30 days of the date of this letter.

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

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

cc: Gary Pischke  
HydroEnvironmental Technologies, Inc.  
2363 Mariner Square Drive, Ste 243  
Alameda, CA 94501

Ronald W. Doll  
2236 Mariner Square Drive, Ste 202  
Alameda, CA 94501

Acting Chief-File

February 8, 1996

7-285

Ms. Juliet Shin  
Senior Hazardous Materials Specialist  
Alameda County  
Health Care Services Agency  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502-6577

Re: 2415 Mariner Square Drive, Alameda  
Response to ACHCSA letter dated December 26, 1995

*Fire wall  
depth?  
Very relevant.  
Need to look  
at condition  
of Fire wall  
whether it fully  
encompasses  
tank area.*

Dear Ms. Shin:

As requested by Mariner Square Associates, Hydro-Environmental Technologies, Inc. (HETI) is providing the following information requested in the December 26, 1995 letter from Alameda County Health Care Services Agency.

The information on the firewall will be provided by Mariner Square Associates in a separate letter. The information on the sheet pile walls and tidal barriers is based upon HETI's discussions with Caltrans representatives and with Mr. John Bird of Versar representing the Navy Fleet Industrial Supply Center (FISC), Alameda Annex.

#### Bullet Item # 1 Extent of Sheet Piles

The sheet pile bulkhead on the east side of the side adjacent to the Webster Street Tube may not extend any further than shown on the map dated 1959. Caltrans indicates that the bulkhead may not even exist, however, they are researching this question further.

As stated by Mr. Bird, the sheet piles do not extend onto FISC property. The Navy FISC has pilings with rip rap on the estuary channel side. Versar has performed tidal studies for FISC which indicate variable influence on ground water within the center. The reported main barrier to ground water flow on FISC is the placement of fill for the former Alameda railroad mole.

*How is  
that a  
barrier?*

**Bullet Item #2 Tidal Studies**

As discussed in the meeting, the tidal study is covered in the Subsurface Consultants, Inc. report dated November 13, 1992. The tidal study stated that no influence was observed during the approximately twelve hour time period. The report was submitted to the ACHCSA. OK

After reviewing the available files, HETI observes that the request for monitoring and sampling may be reduced to not include Freon 113. The December 1992 results from Subsurface Consultants dated December 1992 indicate Freon 113 as non-detectable in well MW-2. This report follows the November sampling results which indicate Freon 113 in well MW-2.

Please call me at (510) 521-2684, if you have any questions.

Sincerely,

HYDRO-ENVIRONMENTAL TECHNOLOGIES, INC.



Gary Pischke, C.E.G.  
Senior Geologist

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ARNOLD PERKINS, DIRECTOR  
RAFAT A. SHAHID, DEPUTY DIRECTOR

December 26, 1995

Mr. John Beery  
Mariner Square  
2415 Mariner Square Drive  
Alameda, CA 94501

Alameda County CC4580  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577

STID 2945

Re: Investigations at 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Beery,

Per our meeting on December 21, 1995, quarterly groundwater monitoring and gradient determinations should be conducted out at the site for a minimum of one year to delineate the plume and assure that migration is not occurring off site or in to the Bay. Special attention should also be placed on observing the difference in gradient flow inside and outside of the sheetpile walls surrounding the site (i.e., compare gradient in Wells MW-1 and MW-8, located outside of the sheetpiles, to the gradients from the other wells). At the end of the one year period, this office shall review the sampling data and determine whether the frequency of monitoring may be switched from quarterly to semi-annual. If substantial off-site migration is occurring, additional wells may be needed to further characterize the plume. Additionally, if the Bay is being impacted, measures may need to be taken to prevent future impact to the Bay.

Per the meeting, roughly 99 % of the site is paved, with the only area of exposed soil being located in a landscaped area with no possible foot traffic. Therefore, regardless of the elevated levels of lead and Total Recoverable Petroleum Hydrocarbons (TRPH) identified in surficial soils, there currently appears to be no human health threat through ingestion, dermal, or inhalation pathways. Additionally, per the American Standard Testing Methods' (ASTM) Risk Based Corrective Action guidelines, there currently appears to be no threat of impact to human health by contaminant vapors.

Groundwater samples shall be analyzed for TPHg, TPHd, TPHmo, BTEX, and vinyl chloride. Additionally, per out meeting, Well MW-2 shall be analyzed for Freon in the next sampling event. If Freon levels appear to have increased from the last sampling event, you will be required to continue analysis for Freon for Well MW-2. After two to three years of consistent monitoring, the site might be considered for closure if the following apply:

- o It is shown that the contaminant plume is not migrating into the Bay, or significantly off site on to adjacent properties;

John Beery  
Re: 2415 Mariner Square Drive  
December 26, 1995  
Page 2 of 3

- o Levels of benzene and vinyl chloride, which are human carcinogens, significantly attenuate in the groundwater;
- o There is evidence to indicate that bioattenuation is occurring for all the contaminant constituents at the site; and
- o Enough information is gathered regarding the groundwater gradient and potential tidal influence to establish a definite groundwater gradient pattern.

If all the above requirements are not met, continued groundwater monitoring will be required. The frequency would depend on the status of attenuation, migration, uncertainties regarding the groundwater gradient flow, etc. If the site does meet all the above requirements, the site may be considered for a conditional closure or a standard closure, depending on the extent and/or severity of the contaminant plume still in place.

Although elevated levels of Total Recoverable Petroleum Hydrocarbons (TRPH) were identified in soil samples throughout the former Above Ground Storage Tank Farm area, it appears that this soil contamination, as well as the impacted groundwater beneath this area, may be adequately contained due to a firewall surrounding the whole area. Per our meeting, the firewall extends far beneath the water table. Please submit additional documentation confirming the depth of the firewall, so that this office can be sure that no excavation will need to be conducted in this area to prevent future groundwater impact.

Lastly, please submit more information on the following:

- o The extent of the sheet pile walls surrounding the site and specify how far it extends on to the Navy property. Also provide information on what type of barriers there are between the groundwater and the Bay, if any, on the Navy property.
- o Provide information on any tidal studies that have been conducted out at the site. If no adequate tidal studies have been conducted, you will be required to implement a tidal study.

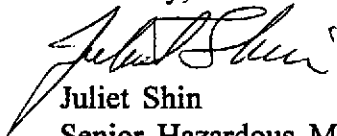
The next quarterly groundwater monitoring event should be conducted within 60 days of the date of this letter. Additionally, per the meeting, the removal of tanks T-1 and T-2 is planned for early 1996.



John Beery  
Re: 2415 Mariner Square Drive  
December 26, 1995  
Page 3 of 3

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

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

cc: Ronald W. Doll  
2236 Mariner Square Drive, Ste 202  
Alameda, CA 94501

Gary M. Pischke  
Hydro Environmental Technologies  
2363 Mariner Square Drive, Ste 243  
Alameda, CA 94501

Acting Chief-File

MEETING  
2415 Mariner Square Dr.  
Alameda, CA  
December 21, 1995

Attending: Gary Pishke, HydroEnvironmental Technologies  
John Beery, Responsible Party  
Ron Doll, Mr. Beery's attorney  
Juliet Shin, ACDEH

oThe AST tank farm not paved until 1971 when Beery took over site

oSince 1967, nothing stored in ASTs

- o Need to continue monitoring to assure groundwater gradient fluctuations, and whether the plume is migrating off site or into the Bay. Watch for any attenuation.
- o The site is 99%paved. Only area not paved is small landscaped area, which has no foot traffic.
- o Watch for gradient outside of sheetpile area (In Wells MW1 and MW8 to assure gradient continues to flow away from Webster Tube).
- o Additional well(s) may be required if significant plume migration is observed. If the Bay is being impacted, steps may be needed to
- o Due to the elevated lead concentrations, any future closure may require some sort of deed notification.
- o If Freon has not been analyzed for beyond the initial sampling, than Well MW-2 needs to be analyzed for Freon in the next sampling event. If higher levels of Freon are detected in the next sampling event, analysis for this constituent must continue.
- o Need more info on the extent of the sheetpiles surrounding the site, what sort of barriers there are on the Navy Property, and documentation for the depth of the firewall surrounding the AST tank farm.
- o If tidal study hasn't yet been conducted out at the site, then the site will need to have one done.

**JOHN BEERY ORGANIZATION**  
BUSINESS AND REAL ESTATE INVESTMENTS

December 15, 1995

Juliet Shin  
Senior Hazardous Materials Specialist  
Alameda County Health Care Services  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

RE: Investigations at 2415 Mariner Square Drive, Alameda, CA

Dear Ms. Shin:

In response to your questions with regard to the above subject we submit the following:

1. Underground tanks T-1 & T-2 have not been removed, but have been empty and unused for many years. In 1993, a small quantity (330 gallons) of "oily water" was pumped from the tanks and disposed of by Waste Oil Recovery Systems, Inc.. Copies of the invoices referring to manifest number #92739715 are enclosed. Mariner Square and Associates, L.P. ("MSQ") expects these tanks to be removed in 1996 as a part of remediation measures taken on the property. MSQ has not used these tanks since it acquired the property in 1971 and only became aware of the existence of tank T-2 when the environmental studies were undertaken in 1992. MSQ understands from the former employees of a previous owner that these tanks were used by previous owners to store gasoline for company cars.

2. The sheet piles on the north were at least 40' long when driven, with approximately 25' below the mud at the shoreline. MSQ understands that the sheet pile and bulkhead to the east and southeast of the property were installed by CalTrans when the Webster Tube was built and are much deeper than 40' below the surface. These sheet piles restrict groundwater flow towards the Webster Tube. Ground water gradient was not calculated within the sheet pile area since there are only two wells available. The ground water elevation of both wells is lower than wells outside the sheet pile area.

3. CalTrans was contacted for confirmation of the pump rate at the Webster Street Tube. The 1,200 gallons per day is a pump

2236 Mariner Square Drive Alameda, California 94501 510 / 521-2726 FAX 510 / 523-0391

**General Partner / Management:**

Alameda Cattle Co. Alameda Gateway, Ltd. John Beery Corp. Mariner Development Mariner Land Co. Mariner Square Park St. Landing

rate from the gravity drain sump below the tube. The pump does not operate until enough water has drained by gravity from within the Tube to fill the sump. Rainfall increases the per day pump rate.

4. SB-C lab analysis reports were included in previous submittals. The requested date is contained within the Friedman and Bruya, Inc., September 26, 1994 report. The report is referring to sample ID 52471 narrative which describes the chromatogram peaks as indicative of hydraulic oil or Bunker C, and/or motor oil or lubricating oil. The chain of custody indicates the sample ID number for the narrative.

5. Approximately 99% of the site is paved or covered with buildings. Only a small island for landscaping in the former restaurant parking area is not paved or covered. This small area is shown on the enclosed plat.

6. As discussed with Shakoora Azimi of MBT laboratory, biogenic carbon is included in the TOC analysis. The biogenic carbon could consist of roots and related organic material.

7. A plat indicating the approximate location of storm drain catch basins, pipes and discharge points is enclosed. These storm drains are 1.5 to 3 feet in depth. Three (3) outlets discharge surface runoff through the sheet piles to the north. The other eight (8) drain into the City of Alameda storm drain system. MSQ has periodically cleaned and flushed these drains and according to maintenance personnel appear to be intact.

Sincerely,

Mariner Square & Associates

By: John C. Beery, Jr.  
John C. Beery, Jr. General/Partner

J0:rondoll.ltr

JOHN BEERY ORGANIZATION  
BUSINESS AND REAL ESTATE INVESTMENTS

November 3, 1995

Juliet Shin  
Senior Hazardous Materials Specialist  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

*- why can't questions  
be answered at this  
time? If not now, then  
when?  
- will they monitoring  
continue in interior?*

RE: 2415 Mariner Square Drive, Alameda, CA

Dear Ms. Shin:

This letter is in response to your letter to Mr. John Beery dated September 28, 1995. Mr. Beery would like to notify you that this property's environmental situation is currently in litigation with the previous owners and Mariner Square and Associates, the current owner.

Mr. Beery thought that you may not be aware of this situation. We are very close to finalizing this litigation. Since the outcome of the litigation will affect everyone involved with the property owners, past and present, we cannot answer all of the questions that are in your last letter.

If you need more information please call John Beery at 510-521-2727. Thank you for your patience in this matter.

Sincerely,

*Rich Krinks*

Rich Krinks  
Property Manager  
Mariner Square and Associates

RK/kr

cc: J. Beery  
S. Germanas/McLaren Hart

msq.1/shin.001

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

September 28, 1995

Mr. John Beery  
Mariner Square  
2415 Mariner Square Drive  
Alameda, CA 94501

DEPARTMENT OF ENVIRONMENTAL HEALTH

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

STID 2945

Re: Investigations at 2415 Mariner Square Drive, Alameda, CA

Dear Mr. Beery,

This office has reviewed McLaren Hart's Supplemental Site Investigation Report, dated August 2, 1995, for the above site. Elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), TPH as motor oil (TPHmo), and benzene, toluene, ethylbenzene, and xylenes (BTEX) were identified in soil and groundwater samples collected from this phase of investigations, in addition to past site investigations. Per the results of the investigations, it appears that the TPHg and TPHd concentrations are resulting, at least in part, from on-site activities. According to the sample results from the neighboring Navy property, "detected concentrations of TPHg and TPHd in soil samples indicated that the highest concentrations were encountered at a depth of approximately 3.5 to 5.5 feet below grade in borings drilled near the property line (near the Mariner Square site's former above ground steel storage tank)." At this time, it is difficult to determine whether the TPHmo and vinyl chloride contamination is resulting from the Navy site, the Mariner Square site, or from both sites.

This office is requesting that quarterly monitoring continue at the site, and that future groundwater samples be analyzed for TPHg, TPHd, TPHmo, BTEX, and vinyl chloride. Additionally, quarterly water level measurements and corresponding groundwater gradient determinations shall be conducted.

In addition to the above sampling requirements, this office is requesting that you respond to the following questions the County has on the investigations:

- o Were tanks T-1 and T-2 removed? If not, when are you planning to remove these tanks? What was historically stored in these tanks?

Mr. John Beery  
Re: 2415 Mariner Square  
September 28, 1995  
Page 2 of 3

- o How deep are the sheet piles that surround the site to the north, east, and southeast? Wouldn't these sheet piles restrict the flow of groundwater towards the Webster Tube? Was groundwater gradient calculated using only the wells within the sheet pile area to determine whether the gradient varies within the sheet pile area as opposed to outside the sheet pile area?
- o Although the report suggests that pumping 1,200 gallons of water per day from the Webster Street Tube would not be the cause of the significant "drawdown" observed in Well MW-1, wouldn't it depend on the rate at which they pumped this water (e.g., pumping 1,200 gallons within 1 hour as opposed to pumping throughout the whole day in short intervals)?
- o The report states that one sample from 2-feet below ground surface in boring SB-C identified medium and high-boiling hydrocarbons, along with halogenated and/or highly oxidized compounds. Which constituents, specifically, is the report referring to? The lab analysis results for SB-C could not be located within our copy of the report. Please submit a copy to this office.
- o Although filtered groundwater samples did not identify significant concentrations of heavy metals, elevated levels were identified in shallow soils at the site (between 1.5- and 2-feet below ground surface). The elevated levels of metals in the shallow soils may pose a potential threat to human health on site. This office is requesting more information on what portion of the site is paved or covered with buildings. If there are areas of the site with accessible metal contamination in soil, further information needs to be provided to insure that this soil will not pose a human health threat to the public.
- o Per the report, a Total Organic Carbon (TOC) analysis was conducted on soil samples collected at both shallow and deeper depths at the site. Does TOC analysis pick up on any biogenic materials? The higher TOC concentrations observed at the shallower depths appear to be resulting from surface spills, and not from the flushing out of carbon at depth due to fluctuating groundwater elevations, which generally results in a more uniform soil concentration throughout the capillary zone, or due to bioremediation, because shallower soils would be expected to have lower concentrations, rather than higher concentrations, due to the greater availability of oxygen.

*Found it at  
my back of report*

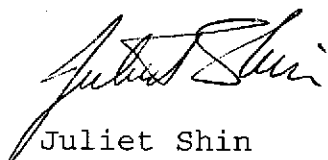
Mr. John Beery  
Re: 2415 Mariner Square  
September 28, 1995  
Page 3 of 3

- o Page 2-6 of the report mentions the possibility of storm sewers being located at the site. Where are these storm sewers located and at what depth?

As requested above, please resume quarterly groundwater monitoring and submit a response to the above questions to the County within 45 days of the date of this letter.

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

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

cc: Saulius Germanas  
McLaren/Hart Environmental Engineering  
1135 Atlantic Ave.  
Alameda, CA 94501

Acting Chief-File



N O T E S  
Supplemental Site Investigations  
2415 Mariner Square Dr.  
Alameda, CA  
September 25, 1995

- o The extensive soil contamination observed at 4-feet bgs in soil borings placed by All West in 1992, does not correlate with McLaren/Hart's hypothesis that contamination is resulting from the "marsh crust" (Page 2-2), located at the Bay Mud/hydraulic fill contact, which is located at 8 to 9 feet bgs.
- o What did Tanks T-1 and T-2 contain? When will they be removed?
- o The observed TPHd, TPHg, TPHmo, and BTEX contamination may be partly attributable to the site, based on the fact that the concentrations for these contaminants appear to increase as one goes from the Navy site towards the Mariner site. The TPHg and BTEX concentrations may be attributable to the former UST, FT-1, or more recent site activities. The diesel contamination may partly be a regional problem due to fill. However, diesel concentrations are significantly higher in the area of the former tank farm as compared to the other areas of the site. Furthermore, diesel product has been noted in Well MW-6, and not in any other areas of the site nor the neighboring Navy property. Could there be some sort of ponding in the area? If these elevated levels are due to the former tidal channel, one would expect to see elevated levels in MW-3 also.

The report should organize the lab analysis information for the Navy property for better comparison.

- o Vinyl chloride was identified in Well MW-4 in groundwater sample. Vinyl chloride is also being identified in groundwater from the Navy property. The site should continue to analyze for vinyl chloride in Well MW-4 and one well downgradient of this well, possibly MW-7.
- o Where did they get the information to delineate the former tidal channels? Comparing the borings logs, SB-A looks a great deal like SB-D, but only SB-D is located in the designated former tidal channel and not SB-A. Shouldn't there be a more noticeable difference?

On Fig 3.  
From  
USGS, 1959

- o If the curtain wall, parallel to the Webster Tube, is in fact acting as a barrier to hydraulic gradient, is the gradient any different if we were to calculate gradient using water levels only from those wells located within the walled area? (Page 2-4) How deep are the sheet piles? Where exactly is the pump located in the Webster Tube? In the backfill? According to Cal Trans drawings, Well MW-8 is the only well within the Webster Tube backfill. Discuss the potential influence any pumping of the Webster Tube might have on the site.
- o Soil samples from SB-B and SB-C identified motor oil, and one sample from 2-feet bgs in SB-C identified medium and high-boiling hydrocarbons, along with halogenated and/or highly oxidized compounds. Which compounds are these? Where are the lab analysis results for the SB-C analysis?
- o SB-A--BTEX and vinyl chloride at 5.5-feet bgs.
- o Will elevated levels of metals at 1.5 to 2 feet bgs pose a health threat to anyone on site? These concentrations have not yet impacted groundwater (Refer to Table/0) (Pb, Cu, Sb, and Zn). STLC also exceeded for sample SB-K at 21 ppm. Ask them to remove that portion of the soil, even though water sample not reflecting levels of concern. Either that, or they need to continue analyzing for lead in water samples collected from that area. Page 5-1 states that "the presence of pavement and buildings over the entire property is believed to effectively limit the leaching and therefore mobility of metals." Is the whole site fully paved? Is there the potential for impact to human health through wind swept dust, etc? Surficial soil samples were never collected, so elevated lead levels could be located at shallower depths than 1.5 feet bgs.
- o What does TOC mean? What method? Does it pick up biogenic material?
- o (Page 5-2) The report states that "The considerably higher concentrations of total organic carbon (TOC) at the shallow depth (4,000 to 19,000 ppm) compared to the deeper depth (less than 500 ppm to 960 ppm) could be due to: 1) The introduction of additional organic carbon, either natural or man-made, from the surface, 2) the flushing out of carbon at depth due to fluctuating groundwater elevations or 3) differences in oxidation rates of the available carbon by microbes present in shallow versus deeper soil." It doesn't appear to be attributable to the flushing, because generally we tend to see a smear zone where levels become more elevated rather than decrease in concentrations. Also, if bioremediation was occurring, wouldn't we see lesser concentrations at the surface where

greater amounts of oxygen was available. Unless, however, the TOC analysis picks up on the biproducts of bioremediation. Most likely, the observed soil contamination resulted from the tank farm. Is tank farm paved? Was it always paved or was there secondary containment? Also, it is probably not due to different fill materials at different depths, because this occurrence was only in observed in SB-C, but stratified concentrations were observed in all three borings SB-A through SB-C.

- o (Page 2-6) Where are the storm sewers located on site and at what depth?

- There definitely appears to be more Motor Oil cont. in soil & g.w. in vicinity of RW-6. How do these levels compare to conc. on Navy property?

**JOHN BEERY ORGANIZATION**  
BUSINESS AND REAL ESTATE INVESTMENTS

ENVIRONMENTAL  
INVESTIGATION

95 SEP -1 PM 3:00

September 1, 1995

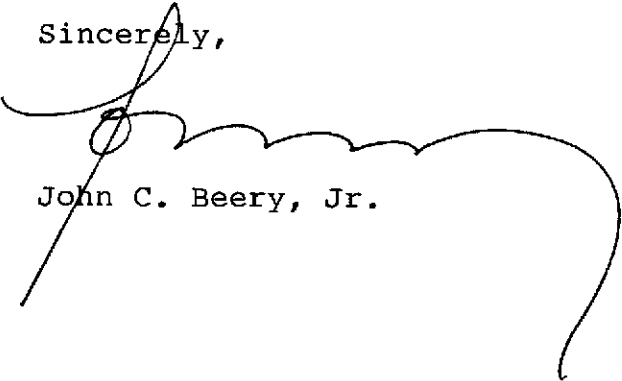
Ms. Juliet Shin  
Hazardous Materials Specialist  
1131 Harbor Bay Parkway, Second Floor  
Alameda, CA 94502

RE: Mariner Square Investigation

Dear Ms. Shin:

Enclosed is a copy of the supplemental site investigation  
at the Mariner Square facility prepared by McLaren Hart.

Sincerely,

  
John C. Beery, Jr.

**JOHN BEERY ORGANIZATION**

BUSINESS AND REAL ESTATE INVESTMENTS

ENVIRONMENTAL  
COLLECTION

95 JUL -6 PM 3:22

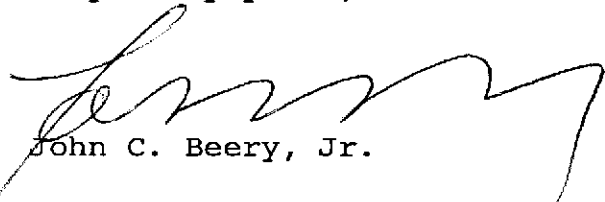
Ms. Juliet Shin  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway, Second Floor  
Alameda, CA 94502

Dear Ms. Shin:

Pursuant to your request of June 23, 1995, enclosed please find copies of the AllWest reports dated December 3, 1991 and May 1, 1992.

If you have any questions, please call.

Very truly yours,



John C. Beery, Jr.

JCB:lmi  
enc: 2

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

June 23, 1995

Mr. John Beery  
Mariner Square  
2415 Mariner Square Drive  
Alameda, CA 94501

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

STID 2945

Re: Investigations at 2415 Mariner Square Drive, Alameda,  
California

**NOTICE OF VIOLATION**

Dear Mr. Beery,

In July 1994, a work plan was submitted to this office proposing further investigations at the above site. On August 10, 1994, this office sent you a letter stating that the work plan was acceptable with some additional requirements (refer to attached copy of letter). Following additional correspondence between the County and McLaren Hart, the County sent a letter to you on September 13, 1994 stating that the amended work plan was acceptable to this office (refer to attached copies of McLaren Hart's August 26, 1994 letter, the County's September 2, 1994 letter, and McLaren Hart's September 8, 1994 letter).

Per the amended work plan, the work should have been implemented by October 1994, and a report documenting field activities should have been submitted to this office by November 1994. To this date, this office has not received this report. Additionally, per the County's August 10, 1994 letter, you were requested to submit copies of All West's reports, dated December 3, 1991 and May 1992. To this date this office has not received copies of either of these reports.

**You are required to submit the report documenting field work and copies of the All West reports within 45 days of the date of this letter.** Any extensions for the submittal of these documents must be approved by this office.

Lastly, it is the understanding of this office that there are two inactive diesel underground storage tanks (USTs) located on your site. **Per Alameda County Fire Code, Section 79.114(e), all USTs are required to be removed within 90 days of not being in service.** According to our records, the two USTs on your site have been out of service for over 90 days. **This office is requesting that you remove these two USTs within 90 days of the date of this letter.** As part of the removal process, you are

Mr. John Beery  
Re: 2415 Mariner Square Drive  
June 23, 1995  
Page 2 of 2

required to complete the County's UST Closure Plan documents, submit them to the County for approval, and notify the County and the Fire Department at least 48 hours in advance of the UST removals so that agency representatives may be present to witness the removal.

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

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

**ATTACHMENTS**

cc: Saul Germanas  
McLaren Hart  
1135 Atlantic Ave.  
Alameda, CA 94501

Gil Jensen, Alameda County District Attorney's Office

File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

September 13, 1994

Mr. John Beery  
Mariner Square  
2415 Mariner Square Drive  
Alameda, CA 94501

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

STID 2945

Re: Addendum to work plan at 2415 Mariner Square Drive, Alameda

Dear Mr. Beery,

This office has reviewed McLaren Hart's addendum, dated September 8, 1994, to the recently submitted work plan. This addendum is acceptable to this office. Per my conversation with Saul Germanas, McLaren Hart, on September 13, 1994, it is the understanding of this office that the proposed Well MW-8 will be relocated from the CalTrans property, 100 feet downgradient of the tank farm, to on site, 80 feet downgradient of the tank farm. This relocation of Well MW-8 is acceptable to this office.

Lastly, it is the understanding of this office that field work is scheduled to begin at the site on September 15, 1994. Please notify this office if there are any changes to the Proposed Project Schedule.

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

Sincerely,

  
Juliet Shin  
Hazardous Materials Specialist

cc: Saul Germanas  
McLaren Hart  
1135 Atlantic Ave.  
Alameda, CA 94501

Edgar Howell





**McClaren<sup>TM</sup>  
Hart**

ALCO  
HAZMAT

94 SEP 13 PM 2:10

September 8, 1994

Ms. Juliet Shin  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency Department of Environmental Health  
1131 Harbor Bay Parkway, Second Floor  
Alameda, California 94502-6577

Dear Ms. Shin:

**RE: RESPONSE TO ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY DEPARTMENT OF ENVIRONMENTAL HEALTH LETTER DATED SEPTEMBER 2, 1994 REGARDING SUPPLEMENTAL INVESTIGATION AT MARINER SQUARE SITE, ALAMEDA, CALIFORNIA**

This letter is in response to your letter of September 2, 1994 which you prepared in response to our letter of August 26, 1994. In our letter, we responded to several items you wished to be included or addressed during the course of additional soil and groundwater investigation to be performed in the near future at the Mariner Square site located at 2415 Mariner Square Drive, Alameda, California. Your most recent letter discusses two items for which you require action. We have evaluated your requirements and are prepared to act on them. This letter describes how these two items will be addressed.

- 1) *"As stated in the County's August 10, 1994 letter, you are required to delineate the extent of the ground water contaminant plume to the north/northwest of well MW-6, where elevated levels and floating product have been identified, and northwest of MW-4, which has identified the highest levels of benzene concentrations at the site."*

Response: We have identified the consultants and regulators familiar with the investigations conducted and proposed to be performed at the adjacent Naval Supply Center site. We intend to exchange information with the investigators at the site. It is our current understanding that the Navy investigation to date has generated soil boring and monitor well information sufficient to address the need for "upgradient" data for the Mariner Square investigation.

A revised project timetable which reflects schedule revisions needed to satisfy County requests for work plan revisions is attached.

0907TLS3.LTR

Mr. Juliet Shin  
September 8, 1994  
Page 2

- 2) *"Based on the requirements of Section 2722, Article 11, Title 23 California Code of Regulations for interim remediation, and the fact that 'a thin layer' of floating product has been observed in well MW-6, it appears that, at a minimum, a passive recovery system could be employed at this well, at this time, in conjunction with the proposed investigations".*

Response: We will institute a weekly product bailing program to begin concurrent with the initiation of the supplemental investigation. An oil/water interface probe will be used to identify whether a measurable thickness of free product is present in well MW-6. If a measurable thickness of product is observed, the product will be bailed using a clear acrylic bailer until it is no longer visible. The product will be placed in a steel 55-gallon drum located onsite pending disposal. The weekly program will continue until either: 1) product is no longer visible for four consecutive weeks; or 2) additional data from the planned supplemental investigation indicates that a significant amount of free product is present and that the installation of a free product recovery system is warranted.

We hope that the above responses satisfy your requirements. The work is scheduled to begin the week of September 12, 1994. If you have questions or concerns regarding the work, please contact Saul Germanas at (510) 748-5628.

Sincerely,



Saul Germanas, R.G.  
Senior Associate Geoscientist



Albert A. Doyle, P.E.  
Principal Engineer

cc: Randall T. Smith, Southern Pacific Lines  
Glenn Anderson, Texaco Inc.  
Jeffrey A. Smith, Phillips Petroleum Company  
John Turney, HydroEnvironmental Technologies  
Ronald Doll, Attorney

attachment

# Project Schedule

## SUPPLEMENTAL SITE INVESTIGATION

ACTION	SUPPLEMENTAL SITE INVESTIGATION																													
	JULY					AUGUST					SEPTEMBER					OCTOBER					NOVEMBER									
		4	11	18	25	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28							
Work Plan Submitted to County				▲																										
Comments Received from County							▲																							
Addendum Submitted to County									▲																					
Additional Discussions with County										▲																				
Field Work at Site											▲	—	▲				▲													
Navy Site Data Compilation													▲	—	▲															
Draft Investigation Report Due to Committee																				▲										
Committee Meeting with Consultant																					▲									
Site Investigation Report to Legal Group																						▲								
Report Submittal to Alameda County																							◆							

▲ START AND COMPLETION  
◆ REPORT

DATE:

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

September 2, 1994

Mr. John Beery  
Mariner Square  
2415 Mariner Square Drive  
Alameda, CA 94501

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

STID 2945

Re: Work plan for investigations at 2415 Mariner Square Drive,  
Alameda, California

Dear Mr. Beery,

This office has reviewed McLaren Hart's (McLaren) response to the County's August 10, 1994 requirements for the July 21, 1994 work plan. The following are the County's responses to McLaren's letter:

- o ".....[The County] agreed that providing copies of reports generated as part of the Navy-Clean program underway at the [neighboring] site would satisfy your request for upgradient investigations....."

Response: Although the County did require further investigations to the west of MW-6 and MW-4, the County did not state, necessarily, that information on the Navy-Clean investigations would satisfy our request. Per my conversation with Saul Germanas, McLaren, on August 10, 1994, Mr. Germanas expressed concern that it would be difficult to distinguish the Navy's contaminant plume from the site's plume, if they were to collect samples from the Navy site. I stated that they would have to determine, through researching the Navy-Clean files, whether the Navy even had any contaminant problems along that portion of their site. If there was no known plume in that area of the Navy site, then there would be no problem discerning Mariner site's plume. Additionally, I suggested that if the Navy did have some contaminant concerns near the Mariner site boundary, then further investigations could be conducted, through fuel fingerprinting, observation of concentration attenuation, etc., to determine the source of or contributors to the observed contamination on the Navy site. If the Navy happened to have already installed monitoring wells along that portion of their property, then you could monitor these wells, in conjunction with the Navy, to determine the extent of Mariner site's contaminant plume.

As stated in the County's August 10, 1994 letter, you are required to delineate the extent of the ground water.

Mr. John Beery  
Re: 2415 Mariner Square  
September 2, 1994  
Page 2 of 2

contaminant plume to the north/northwest of Well MW-6, where elevated levels and floating product have been identified, and northwest of MW-4, which has identified the highest levels of benzene concentrations at the site. Although the proposed phase of work may be implemented, you will be required to address the delineation of this contaminant plume immediately following the proposed phase of work. The timetable submitted with McLaren's August 26, 1994 letter shall be revised to include this work.

- o "A thin layer of free-phase floating product was observed in Well MW-6....We suggest that the implementation of an interim remedial measure be postponed for a short period of time until the extent of free product is better understood....."

Response: Based on the requirements of Section 2722, Article 11, Title 23 California Code of Regulations for interim remediation, and the fact that "a thin layer" of floating product has been observed in Well MW-6, it appears that, at a minimum, a passive recovery system could be employed at this well, at this time, in conjunction with the proposed investigations. The implementation of a passive product recovery system does not appear to be time consuming or complicated enough that it would disrupt the progress of the proposed phase of work.

The above comments shall be addressed prior to the implementation of the work plan. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

  
Juliet Shin  
Hazardous Materials Specialist

cc: Saul Germanas  
McLaren/Hart Environmental Engineering  
1135 Atlantic Ave.  
Alameda, CA 94501

Ronald W. Doll  
P.O. Box 4717  
Walnut Creek, CA 94596

Edgar Howell



Received Aug 29 '94  
JS

August 26, 1994

Ms. Juliet Shin  
Hazardous Materials Specialist  
Alameda County Health Care Services Department of Environmental Health  
1131 Harbor Bay Parkway, Second Floor  
Alameda, California 94502-6577

Dear Ms. Shin:

**RE: RESPONSE TO ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH COMMENTS TO WORKPLAN  
FOR SUPPLEMENTAL INVESTIGATION AT MARINER SQUARE SITE,  
ALAMEDA, CALIFORNIA**

This letter is in response to your letter of August 10, 1994 which presents the results of your review of our July 21, 1994 Workplan for the Supplemental Investigation at the Mariner Square facility. A copy of your letter is attached. Several of the items which were stated in the letter require action from Mariner Square and Associates. This letter describes our proposed response to these items.

- 1) *"Per Article 11..., are required to delineate the extent and severity of soil and groundwater contamination at the site..."*

Response: The County's request for an upgradient investigation (west of MW-6 and MW-4, on Navy property) was discussed in a telephone call on August 10, 1994 held between Saul Germanas and you. The difficulty in gaining access to military property was stated, and you agreed that providing copies of reports generated as part of the Navy-Clean program underway at the site would satisfy your request for upgradient investigation. This item of your August 10, 1994 letter includes a request for submittal of a timetable addressing the proposed and any anticipated additional work. This timetable is attached.

- 2) *"The timetable shall also incorporate the time needed to obtain an encroachment permit from CALTRANS to install Well MW-8. The installation of this well is vital in determining the downgradient extent of the contaminant plume, and whether this plume is being drawn into the dewatering system of the Webster Tube."*

Response: During a site walk held on June 9, 1994, Mr. Rich Krinks of the John Beery Organization stated that the adjacent lot where well MW-8 is proposed to be installed is owned by CalTrans and leased to Mariner Square and Associates. Obtaining an

0819dab1

encroachment permit from CalTrans for the installation of a monitoring well can be difficult and time-consuming, and we have suggested that this process begin immediately between Mariner Square and Associates (lessor) and CalTrans (owner). Once this process has begun, a better understanding of any delays will be known and reported to the County. The installation of Well MW-8 will not delay the rest of the investigative tasks planned to be performed.

- 3) *"This office has no information as to what the two existing underground storage tanks held in the past. Please provide all information on the historical uses of the USTs."*

Response: One tank, estimated at 500 to 1,000 gallons capacity was observed to contain a "diesel oil" and the other tank, estimated to be approximately 10,000 to 15,000 gallons capacity contained a "bunker 'C' oil or type 6 diesel oil", according to information presented in the AllWest Environmental Inc. Subsurface Investigation Report dated May 1, 1992. The proposed sampling at the borings to be drilled adjacent to these two tanks includes analysis for TPH by EPA Method 8015 Modified, for BTEX by EPA Method 8020, and for CAM metals by EPA Series 6010/7000 methods. One soil sample at the vadose zone/saturated zone interface will be collected for analysis. Since neither of these tanks are believed to have been used for the storage of waste oil, the proposed analytical methods are appropriate for the evaluation of potential releases from these tanks, and no other analyses are warranted.

- 4) *"Elevated levels of hydrocarbons and floating product have been identified in Well MW-6..., interim remediation measures are required when floating product is encountered at the site. You are required to submit an addendum to the workplan proposing interim remedial measures for floating product removal."*

Response: A thin layer of free-phase floating product was observed in well MW-6. The Supplemental Investigation to be performed in this area will better define the extent of free product. We suggest that the implementation of an interim remedial measure be postponed for a short period of time until the extent of free product is better understood. The implementation of an interim remedial measure following the definition of the extent of free product will result in the more efficient and effective removal of the product. Accordingly, we request that a supplement to our July 21, 1994 work plan not be required.

*Why not  
postpone  
remediation?*

Ms. Juliet Shin  
August 26, 1994  
Page 3

- 5) *"Please be reminded that the proposed wells must screen across the shallowest historical water table. Our files indicate that the shallowest water table at the site was 4.43 feet below ground surface in August 1992."*

Response: We will incorporate this requirement into our well design.

- 6) *"A minimum of one soil sample from each of the proposed monitoring well locations shall be submitted to a certified laboratory for analysis. Please be reminded to wait a minimum of 24 hours after developing these wells before collecting samples."*

Response: The collection of soil samples for analysis from proposed wells MW-7 and MW-8 was not included in the scope of work described in the workplan and is still not recommended by us. These two proposed wells are designed to monitor downgradient groundwater conditions, not vadose zone soil conditions. Both wells are proposed to be installed in locations far from any historic chemical use and therefore there is no reason to suspect soil impact at these two locations. In a telephone conversation held on August 18, 1994 with Mr. Germanas, you stated that if the lateral definition of hydrocarbons in soil had been performed during the earlier investigations, and if there was no reason to suspect the presence of hydrocarbons in vadose zone soils at these downgradient areas, analysis of soil samples from these two wells would not be required. If impacted soil was observed however, analysis of soil samples is recommended by you. As described in our workplan, we will perform a screening evaluation of the soil samples for the presence of contaminants. If impact is detected by photoionization detector readings, one soil sample per boring will be submitted for analysis. The soil sample will be analyzed for the same compounds as the groundwater sample from the particular well. Groundwater sampling will be performed no sooner than 24 hours following well development.

- 7) *"This office does not have copies of All West's Reports, dated December 3, 1991 and May 1992."*

Response: Copies of these reports will be sent to you by Mariner Square and Associates.

- 8) *"Additionally, this office needs documentation for the disposal of excavated soil to a Class III landfill in February 1991."*

Response: This documentation will be sent to you by Mariner Square and Associates.



Ms. Juliet Shin  
August 26, 1994  
Page 4

- 9) *"Lastly, please provide more information on the fate of water pumped at the Webster Tube for dewatering."*

Response: We have received conflicting information on the eventual fate of the pumped water and are in the process of interviewing CalTrans and City of Alameda Department of Public Works staff to better define where the pumped water goes.

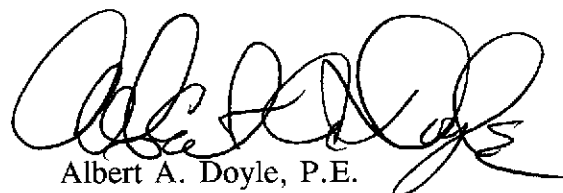
We hope that the above responses to your request for additional information meet your needs. If you approve of the above responses, please let us know as soon as possible. We would like to initiate the Supplemental Investigation as soon as possible.

If you have questions regarding this letter or the proposed project schedule, please call Saul Germanas at (510) 748-5628.

Sincerely,



Saul Germanas, R.G.  
Senior Associate Geoscientist



Albert A. Doyle, P.E.  
Principal Engineer

cc: Randall T. Smith, Southern Pacific Lines  
Glenn Anderson, Texaco Inc.  
Jeffrey A. Smith, Phillips Petroleum Company  
John Turney, HydroEnvironmental Technologies  
Ronald Doll, Attorney

Attachment

0819dab1

## Project Schedule

## SUPPLEMENTAL SITE INVESTIGATION

▲ START AND COMPLETION  
◆ REPORT

DATE:

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

August 10, 1994

Mr. John Beery  
Mariner Square  
2415 Mariner Square Drive  
Alameda, CA 94501

Alameda County CC 4580  
Health Care Services Agency  
Dept. Of Environmental Health  
1131 Harbor Bay Pkwy 2nd Flr.  
Alameda, CA 94502-6577

STID 2945

Re: Work plan for investigations at 2415 Mariner Square Drive,  
Alameda, California

Dear Mr. Beery,

This office has reviewed McLaren/Hart's workplan, dated July 21, 1994. The work plan is acceptable with the following additional requirements/reminders:

- o Per Article 11 Title 23 California Code of Regulations, you are required to delineate the extent and severity of soil and ground water contamination at the site. The work plan did not address the delineation of the ground water contaminant plume to the north/northwest of Well MW-6, where elevated levels and floating product have been identified, nor northwest of Well MW-4, which has identified the highest levels of benzene concentrations (benzene is a known carcinogen). Although the proposed phase of work may be implemented, you will be required to address the delineation of the contaminant plume in these directions, immediately following the proposed phase of work. A timetable addressing the proposed work, the delineation of the plume, and any additional anticipated work shall be submitted to this office before work begins at the site.
- o The timetable shall also incorporate the time needed to obtain an encroachment permit from CALTRANS to install Well MW-8. The installation of this well is vital in determining the downgradient extent of the contaminant plume and whether this plume is being drawn into the dewatering system of the Webster Tube.
- o This office has no information as to what the two existing underground storage tanks (USTs) stored in the past. Please provide all information on the historical uses of the USTs. It is the understanding of this office that soil samples collected from the two borings placed adjacent to the USTs will be analyzed for TPH (modified 8015) and BTEX.

Mr. John Beery  
Re: 2415 Mariner Square  
August 10, 1994  
Page 2 of 3

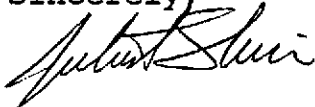
Additional analysis may be required subject to the historical uses of these USTs.

- o Elevated levels of hydrocarbons and floating product have been identified in Well MW-6. Per Section 2722, Article 11 Title 23 California Code of Regulations, interim remediation measures are required when floating product is encountered at the site. Therefore, you are required to submit an addendum to the work plan proposing interim remedial measures for floating product removal. As stated above, the extent of this floating product and elevated levels identified in Well MW-6 will need to be delineated in the next phase of work.
- o Please be reminded that the proposed wells must screen across the shallowest historical water table. Our files indicate that the shallowest water table at the site was 4.43 feet below ground surface in August 1992.
- o A minimum of one soil sample from each of the proposed monitoring well locations shall be submitted to a certified laboratory for analysis. Please be reminded to wait a minimum of 24 hours after developing these proposed wells before collecting samples.
- o This office does not have copies of All West's Reports, dated December 3, 1991 and May 1992. Please submit copies of these reports within 30 days of the date of this letter. Presumably, these reports address the placement and sampling of borings MS-1 through MS-23. If not, please submit all information pertaining to this work.
- o Additionally, this office needs the documentation for the disposal of excavated soil to a Class III landfill in February 1991. Please submit this information with copies of All West's Reports.
- o Lastly, please provide more information on the fate of water pumped at the Webster Tube for dewatering.

All additional information, requested above, shall be submitted to this office within 30 days of the date of this letter. All above requirements shall be addressed prior to implementation of the work plan. If you have any questions or comments, please contact me at (510) 567-6763.

Mr. John Beery  
Re: 2415 Mariner Square  
August 10, 1994  
Page 3 of 3

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

cc: Saul Germanas  
McLaren/Hart Environmental Engineering  
1135 Atlantic Ave.  
Alameda, CA 94501

Ronald W. Doll  
P.O. Box 4717  
Walnut Creek, CA 94596

Edgar Howell-File(JS)

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

July 13, 1994

Mr. John Beery  
Mariner Square  
2415 Mariner Square Drive  
Alameda, CA 94501

STID 2945

Re: Investigations at 2415 Mariner Square Drive, Alameda,  
California

Dear Mr. Beery,

Per my conversations with you on May 11, 1994 and July 13, 1994, it is the understanding of this office that a work plan has been prepared for further investigations and remediation at the above site. Per our conversation on July 13, 1994, you stated that McLaren Hart consultants have been retained to prepare and implement the work plan before the end of July 1994. This office has not yet received a copy of this work plan, and this work plan should be reviewed by this office before it is implemented. Please submit a copy of this work plan **within 15 days** of the date of this letter.

Lastly, according to our files, the last quarterly ground water sampling event to be conducted out at the site was on May 25, 1993. Per Article 5 Title 23 California Code of Regulations, you are required to conduct ground water monitoring and reporting on a quarterly basis. At this time, you are delinquent in conducting ground water sampling by over one year. You are required to conduct the next ground water sampling event **within 45 days** of the date of this letter.

This is a formal request for a technical report, per Section 2722(c)(d) Title 23 California Code of Regulations. Any requests for extensions, or modifications of required tasks, must be submitted to and approved by this agency in writing.

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

Sincerely,

Juliet Shin  
Hazardous Materials Specialist

Mr. John Beery  
Re: 2415 Mariner Square  
July 13, 1994  
Page 2 of 2

cc: Ronald W. Doll  
P.O. Box 4717  
Walnut Creek, CA 94596

Gil Jensen, Alameda County District Attorney's Office

Edgar Howell-File(JS)

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

December 23, 1993

Mr. John Beery  
Mariner Square  
2415 Mariner Square Drive  
Alameda, CA 94501

STID 2945

Re: Investigations at 2415 Mariner Square Drive, Alameda,  
California

Dear Mr. Beery,

This office has received Subsurface Consultants' ground water sampling results for the samples collected in May 1993, and the lead analysis results for the soil samples. Quarterly ground water monitoring is required to continue at the site, and you are currently delinquent in conducting the last two required quarterly monitoring events, that were due to occur in August 1993 and November 1993. You are required to resume quarterly ground water monitoring **within 30 days** of the date of letter.

The most recently submitted quarterly monitoring report was missing water level measurements and a corresponding elevation contour map. **This information is required to be included in all future quarterly monitoring reports.**

The lead analysis results identified Soluble Threshold Limit Concentrations (STLCs) exceeding the allowable levels of 5,000 ppb. **Therefore, you are required to continue analyzing all ground water samples collected from the site for lead.**

Lastly, the most recent quarterly monitoring report included the lab analysis results for ground water samples collected from Well MW-6. However, our files do not contain any information documenting the existence of this well on the site. Please submit any information you have on Well MW-6 to this office **within 15 days** of the date of this letter.

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

Sincerely,

Juliet Shin  
Hazardous Materials Specialist



Mr. John Beery  
Re: 2415 Mariner Square Drive  
December 23, 1993  
Page 2 of 3

cc: Ronald W. Doll  
Attorney at Law  
P.O. Box 4717  
Walnut Creek, CA 94596

Bill Rudolph  
Subsurface Consultants, Inc.  
171 12th Street, Ste 201  
Oakland, CA 94607

~~Edgar Howell~~-File(JS)

WALNUT CREEK OFFICE:  
1050 SPRINGFIELD DRIVE  
WALNUT CREEK, CA 94598  
(510) 937-4105

RONALD W. DOLLALCO  
ATTORNEY AT LAW HAZMAT  
93 DEC 20 PM 3:07  
P.O. BOX 4717  
WALNUT CREEK, CA 94596

ALAMEDA OFFICE:  
2236 MARINER SQUARE DRIVE  
ALAMEDA, CA 94501  
(510) 521-2730

December 17, 1993

Juliet Shin  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
70 Swan Way, Room 200  
Oakland, CA 94621

RE: Mariner Square

Dear Ms. Shin:

This will confirm our recent telephone conversation with regard to the status of Mariner Square environmental matters. I indicated to you that the Federal Court CERCLA lawsuit of Mariner Square Ltd. has progressed to the point where a Special Master has been appointed and all parties (Texaco, Phillips Petroleum and Southern Pacific) have now agreed to share in the cost of further investigation of the site and the preparation of a workplan of remediation.

As a part of the investigation, which will be determined by a Technical Committee of 4 appointees, it is anticipated that the existing wells will be utilized with perhaps more elaborate testing. The investigative testing will be reported as a part of the existing monitoring program. The draft of the Joint Environmental Investigation Agreement has now been circulated to all parties and should be executed in the near future. Once in place this agreement will authorize up to \$100,000 in additional investigative expense.

Additionally, during the course of the litigation, several lead and other CERCLA tests were conducted and supplied to me and the other attorneys. Apparently, you were not included in the distribution list. I am including herewith copies of two (2) reports that you may not have in your files.

If you have any questions please call at your convenience.

Very Truly Yours,

  
Ronald W. Doll

RWD4SHIN.1

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

November 1, 1993

Mr. John Beery  
Mariner Square  
2415 Mariner Square Drive  
Alameda, CA 94501

STID 2945

RE: Investigations at 2415 Mariner Square Drive, Alameda

Dear Mr. Beery,

Per a conversation between Mr. Ronald W. Doll and myself on October 29, 1993, the site is in the midst of litigation to determine which parties will participate in the next stage of investigations at the site. According to Mr. Doll, the above will be determined in approximately 30 days. **In the meantime, per Section 2652(d), Article 5, Title 23 California Code of Regulations,** you are required to continue quarterly ground water monitoring and reporting of the on-site wells. You are currently delinquent in the submittal of quarterly ground water monitoring reports, even though this office has already granted you a number of extensions in the past for the submittal of these reports.

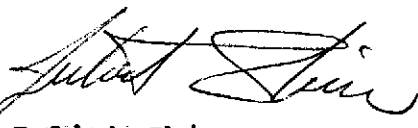
The next quarterly ground water monitoring report will be due to this office **within 30 days** of the date of this letter. The referenced quarterly reports must describe the status of the investigations and must include, among others, the following elements:

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

Mr. John Beery  
Re: 2415 Mariner Square  
November 1, 1993  
Page 2 of 2

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

Sincerely,



**Juliet Shin**  
Hazardous Materials Specialist

cc: Ronald W. Doll  
Attorney at Law  
1050 Springfield Dr.  
Walnut Creek, CA 94598

Edgar Howell-File #5

# Waste Oil Recovery Systems, Inc.

6401 LEONA STREET  
OAKLAND, CA 94605



(415) 533-0750  
533-0751

INVOICE  
14138

SOLD TO

*+ Associates*  
*Mariner Square*  
*2415 Mariner Square Dr.*  
*Marina, California*

SHIPPED TO

CUSTOMER'S ORDER	SALESMAN <i>Gene</i>	TERMS <i>Net 130</i>	SHIPPED VIA <i>Oil-111</i>	E.P.A.-CADO00626515 D.O.H.S.-843	DATE <i>10/28/93</i>
DESTINATION	<input checked="" type="checkbox"/> PETRO RECYCLING 213 595-7431	<input type="checkbox"/> REFINERIES SERVICE 800 874-4444	<input checked="" type="checkbox"/> DEMENNO-KERDOON 213 537-7100		
<i>Waste Oil Service On</i>					
<i>- oily water -</i>					
<i>± 330 Gallons (65¢ per gallon)</i>					
<i>Phone Results: Neg - 0/250 p.p.m.</i>					
<i>D.O.H.S. Manifest # 92739715</i>					
<i>Note: Tank #1 (45 Gallons)</i>					
<i>Tank #2 (285 Gallons)</i>					
<i>Total Due: \$ 214.50</i>					
<i>PLEASE PAY FROM THIS INVOICE</i>					

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

April 28, 1993

Mr. John Beery  
Mariner Square  
2415 Mariner Square Drive  
Alameda, CA 94501

STID 2945

Re: Investigations at 2415 Mariner Square Drive, Alameda

Dear Mr. Beery,

Per our conversation on April 28, 1993, your request for an extension of the reinstatement of quarterly monitoring to the first week of July 1993 is acceptable to this office. A quarterly report documenting this quarterly sampling event shall be submitted to this office within 30 days after field work. Subsequent sampling and reporting shall be conducted quarterly until this site qualifies for RWQCB "sign-off".

Lastly, this office sent you a letter, dated November 24, 1992, stating that it appeared there were two inactive underground storage tanks currently at the site. This office never received any response from you to confirm this information. If, in fact, you have inactive underground storage tanks at your site, you are required to remove them in compliance with the regulations and guidelines set by the State.

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

Sincerely,

Juliet Shin  
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Bill Rudolph  
Subsurface Consultants, Inc.  
171 12th St., Ste 201  
Oakland, CA 94607

Edgar Howell-File(JS)

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

April 1, 1993

Mr. John Beery  
Mariner Square  
2415 Mariner Square Dr.  
Alameda, CA 94501

STID 2945

Re: The reinstatement of quarterly ground water monitoring at the Mariner Square Boat Yard, located at 2415 Mariner Square Drive, Alameda, California

Dear Mr. Beery,

Per an earlier agreement in February 1993, the due date for the required January 1993 quarterly sampling event was extended to March 31, 1993. Consequently, you are required to reinstate quarterly ground water monitoring at the site **within 15 days** of the date of this letter.

Please notify me 48 hours prior to collecting the ground water samples. If you have any questions or comments, please contact me at (510) 271-4530.

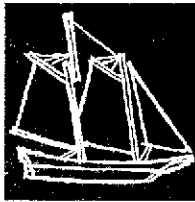
Sincerely,

Juliet Shin  
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Bill Rudolph  
Subsurface Consultants, Inc.  
171 12th St., Ste 201  
Oakland, CA 94607

Edgar Howell-File (JS) *EHP*



# Mariner Square

98 FEB 17 11:14:00

February 11, 1993

Ms. Juliet Shin  
Hazardous Materials Specialist  
Department of Environmental Health  
Health Care Services Agency  
70 Swan Way, Room 200  
Oakland CA 94621

Re: Mariner Square, Alameda, California  
Ground Water Monitoring

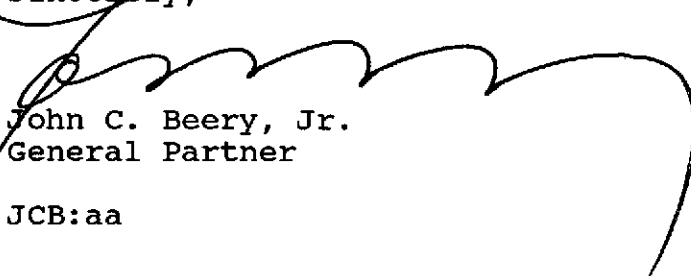
Dear Ms. Shin:

This letter will confirm our recent phone conversation with Mr. William Rudolph on Subsurface Consultants, Inc. and resulting agreement that, due to financial hardship, Mariner Square and Associates will suspend its January ground water monitoring investigations, testing and reporting. The existing monitoring wells will be maintained in good condition for future use.

Also, as agreed, the resumption of further testing, analysis, reports and/or any additional work/expense will occur in the spring when adequate funds become available.

Thank you for your understanding and cooperation. At such time as Mariner Square and Associates is able to continue testing/reporting, I will inform you in a timely manner.

Sincerely,



John C. Beery, Jr.  
General Partner

JCB:aa

2415 MARINER SQUARE DRIVE • ALAMEDA, CALIFORNIA 94501 • PHONE (415) 523-0922

MSQ/93/1:SHIN0209.93



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

November 24, 1992

Ronald W. Doll  
Attorney at Law  
1050 Springfield Dr.  
Walnut Creek, CA 94598

STID 2945

RE: Investigations at the Mariner Square Boat Yard, located at  
2415 Mariner Square Drive, Alameda, California

Dear Mr. Doll,

This office has received and reviewed Subsurface Consultant's Ground Water Investigation Report, dated November 13, 1992, for the above site. In a letter dated July 8, 1992, the County requested that the site conduct Soluble Threshold Limit Concentrations (STLC) analysis for lead on soil samples collected from the monitoring wells. However, it appears that this analysis was not conducted. You are required to collect additional soil samples and conduct STLC analysis on them for lead. Please submit a brief work plan, within 45 days of the receipt of this letter, addressing this work.

Currently, the analysis of ground water samples include Total Extractable Hydrocarbons (TEH) and Total Recoverable Hydrocarbons (TRPH). The analysis for TRPH is not required. However, you are required to include the analysis for Total Petroleum Hydrocarbons as gasoline (TPHg) in ground water samples. Additionally, please be reminded that ground water samples should continue to be analyzed quarterly for Volatile Organic Compounds (VOCs), Total Oil and Grease (TOG), and benzene, toluene, xylenes, and ethylbenzene, in addition to TEH and TPHg.

Additionally, it appears that the contaminated ground water may be leaving the site and heading towards the storm and sanitary sewer lines and the Webster Tube. Additional investigations are required to develop more accurate ground water elevation contours to determine whether the gradient is actually sloping fairly sharply towards the southeast between Wells MW-4 and MW-1. If ground water contamination is migrating off site, efforts will need to be made to contain the contaminant plume.

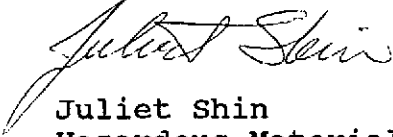
It appears that the two inactive underground storage tanks (USTs) currently at the site contain oil and water. Please be advised that these USTs are required to be removed with the submittal of closure permits to the County.

Mr. Ronald Doll  
Re: 2415 Mariner Square  
November 24, 1992  
Page 2 of 2

Lastly, extensive soil contamination was identified at the site at 4.5 feet below ground surface. Please be advised that you are required to eventually submit a work plan for the remediation of both the soil and ground water contamination resulting from the site, per Section 2725(b), Article 11, Title 23 California Code of Regulations.

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

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Sean O. Carson  
Subsurface Consultants, Inc.  
171-12th Street, Ste 201  
Oakland, CA 94607

Edgar Howell-File(JS)

From: Tim Smith (415) 543-4200  
Converse Environmental

10/14/92

To: Juliet Shin

Mr. Smith wanted to find out ~~who~~ what company Sean Carson worked w/ because his name was cited on a letter from the County to Ronald Dall, attorney.

Ms. Shin gave name and number of consultant.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4530

July 8, 1992

Ronald W. Doll  
Attorney at Law  
1050 Springfield Dr.  
Walnut Creek, CA 94598

STID 2945

RE: Investigations at the Mariner Square Boat Yard, located at  
2415 Mariner Square Drive, Alameda, California

Dear Mr. Doll,

Per the conversation between Ms. Juliet Shin, Alameda County Hazardous Materials Specialist, and Sean Carson, consultant, monitoring wells will be installed at the above site during the week of the 20th of July 1992.

Please be reminded that the Regional Water Quality Control Board's (RWQCB) guidelines state that a ground water monitoring well must be installed within 10 feet of the former UST in the verified downgradient direction. If adequate ground water gradient information is not available from neighboring sites, two 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 well(s), the well(s) must be surveyed to an established benchmark with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, along with water level measurements. If great variations in the ground water gradient are observed in the initial quarters, you may be required to begin monthly water level measurements until accurate ground water gradient behavior is determined.

Initial soil and ground water samples shall be analyzed for Total Petroleum Hydrocarbons as gasoline, TPH as diesel, benzene, toluene, xylenes, and ethylbenzene, and Total Oil and Grease. Additionally, due to the high concentrations of lead identified from sidewall soil samples (at 150 ppm), you will be required to conduct Soluble Threshold Limit Concentration (STLC) analysis on the initial soil samples collected.

A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted **quarterly** until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

Ronald W. Doll  
Re: 2415 Mariner Square Dr.  
July 8, 1992  
Page 2 of 2

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

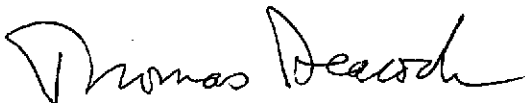
- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and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

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

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

Sincerely,



Thomas Peacock, Supervising HMS  
Hazardous Materials Division

cc: Richard Hiett, RWQCB  
Richard Quarante, Alameda Fire Dept.  
Edgar Howell-File (JS)  
Sean Carson, Subsurface Consultants

DATE 7/8/92

CONTACT LOG

FROM: 8 Juliet Shin AFFILIATION: Alameda County  
TITLE: \_\_\_\_\_ PHONE: (510) 271-4320  
TO: Sean Canon AFFILIATION: Subsurface Consultants  
TITLE: \_\_\_\_\_ PHONE: (510) 268-0461

RE: STID 2945 - Marwin Boat Yard, located at  
2415 Marwin Square Drive, Alameda, Calif.

Mr. Canon stated that monitoring wells would  
be installed at the site the week of the 20th of  
July.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director  
~~June 30, 1992~~



RAFAT A. SHAHID, Assistant Agency Director

STID #3662

Catherine & George Kong  
637 Beacon St.  
Oakland CA 94610

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

Dear Ms. & Mr. Kong,

The case file for the above reference site has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Please forward future correspondence to her attention.

It is our understanding that the City of Oakland contracted Ranger Pipeline to excavate a sewer line at the site. During the excavation, an underground storage tank was encountered and ruptured. A closure plan for the tank removal was submitted to our agency. A representative from our agency witnessed the removal of the 1,000-gallon underground heating oil tank on 2/17/89. Subsequent soil sampling revealed the presence of 2,500 ppm TPH-diesel. Due to the significant amount of contamination, you are requested to submit 1) a proposal for a subsurface investigation, and 2) an Unauthorized Release Report **within 45 days** from the date of this letter, or by **July 15, 1992**. The subsurface investigation shall include groundwater monitoring well installation and sampling.

All reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All proposals, reports, and analytical results pertaining to this investigation and remediation must be sent both to our office and to:

Rich Hiett  
RWQCB, San Francisco Bay Region  
2101 Webster St., Suite 500  
Oakland CA 94612

DATE 7/2/92CONTACT LOG

FROM: Ronald Bell (Return) AFFILIATION: Attorney  
TITLE: \_\_\_\_\_ PHONE: (510) 937-4105  
TO: Juliet Shin AFFILIATION: Alameda County  
TITLE: \_\_\_\_\_ PHONE: (510) 371-4320

RE: STID 2945 - Marine Boat Yard, located at  
2415 Marine Square Dr., Alameda

Mr. Bell stated that 2 USTs were recently discovered at the site. Previously, Alameda County was involved w/ the site because of the removal of 1 UST. The R.P. has retained Subsurface Consultants, Inc. to deal w/ the investigations at the site. Mr. Bell stated that the 2 recently discovered USTs may have been used to hold bunker oil in WWII. Phillips Petroleum or Southern Pacific may have been involved w/ the use of these tanks. The 2 USTs were under a concrete slab. One of the USTs has a capacity of ~500 gallons, and the other a capacity of ~10,000 gallons.

Contact Bill Redolph at Subsurface Consultants for more info. His number is 268-0461.



Catherine & George Long  
STID 3662  
Page 2 of 2  
June 30, 1992

All work must be performed according to the Leaking Underground Fuel Tank Field Manual, (LUFT Manual), revised 10/89, and the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Storage Tank Sites, revised 8/10/90, as summarized in Appendix A.

Copies of these documents can be obtained from the SFRWQCB data management group at 510-464-1269.

In addition, there have been complaints regarding eight rusty drums at the site. Do these drums contain material from the tank removal? Please provide us with documentation as to the contents. If they contain hazardous substances, they must be removed from the site and properly disposed **within 30 days** from the date of this letter, or **by June 29, 1992**. Please provide copies of Hazardous Waste Manifests and/or receipts for disposal.

If you have any questions, please contact J. Eberle at 510-271-4320.

Sincerely,

Susan Hugo  
Senior Hazardous Materials Specialist

cc: Arthur Bart-Williams, City of Oakland, Construction Division,  
1330 Broadway, Lower Level, Oakland CA 94612  
Rich Hiatt, RWQCB  
File

je

RONALD W. DOLL

ATTORNEY AT LAW

1050 SPRINGFIELD DRIVE  
WALNUT CREEK, CA. 94598

June 23, 1992

Please reply to:

P.O. Box 4717  
Walnut Creek, CA 94596  
(510) 937-4105 or/and  
Dick McNeely (510) 938-1430

Mr. Richard Hiett  
Regional Water Quality Control Board  
San Francisco Bay Region  
2101 Webster, Ste. 500  
Oakland, CA 94612

RE: Mariner Square notice of potential contamination

Dear Mr. Hiett:

Please be advised that I am the attorney for Mariner Square and Associates, a California limited partnership and the current owner of waterfront property at the foot of Mariner Square Drive, Alameda, California. This property was formerly owned by Phillips Petroleum but was acquired by my client approximately 20 years ago. Since then it has had located on it a marina, office buildings, a restaurant and a working boat yard.

Recently, in connection with a loan renewal being negotiated, the lender required an updated environmental assessment, primarily because of the history of the property as an oil depot and its above ground and underground tanks.

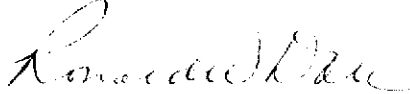
In April I retained the environmental consulting services of Subsurface Consultants, Inc. to assess the potential ground water contamination that may exist in connection with the former owner's use of the property. Their assessment and proposal were reviewed and they were authorized to undertake the installation of monitoring wells pursuant to their recommendation. This letter is your notice that they have undertaken such work on my behalf and, to the extent the law allows, their work will be covered within the scope of the attorney work privilege. It is, however, the intent of my client to continue to notify, report or otherwise submit any information required by law to the appropriate governmental agencies.

The engineer overseeing this matter for the consultants has been authorized to prepare the appropriate permit applications or other documentation for submittal to Alameda County and/or the Regional Water Quality Control Board. However, due to the possibility of future litigation, I have requested that until further notice he direct his communications through me. As the situation becomes more clearly defined this formality may become unnecessary.

Page 2  
Mr. Richard Hiett  
June 22, 1992

By way of background, at least one (1) above ground and one (1) underground tank were removed from this site some years ago. To my client's knowledge, no new or recent unauthorized releases have occurred at the site. In particular, the above ground tanks have been either inoperable or empty or removed for many years.

Very truly yours,



Ronald W. Doll  
Attorney at Law

RWD:gs

Encl.

cc: Scott O. Seery, Alameda County

Per letter dated 6-23-92 from Ron Doll, attorney:

add to  
file  
history { This property was formerly owned by Phillips Petroleum.  
The current owner acquired the property around 1972.  
Since then it has been located on it a marina,  
office buildings, a restaurant and a working boat yard.

Leaded gas tank, 550 gal. removed in 12-17-89.

4/17-4/19/92 24 "hydro punch" probes were advanced and 24 soil samples and 4 groundwater samples were collected.

A soil contamination plume has been detected beneath the entire former oil storage & transfer facility.

"hot spots" with TPH over 10,000 ppm exist in the NW and SE corners of <sup>the</sup> former facility. Most of the higher conc. samples with TPH over 1,000 ppm were collected around the former aboveground tank cluster.

5-1-92  
samples #4 & #18

11-13-92  
Report 7/7/92

5 ~~ppm~~ MW were installed. TEH (total extractable hydrocarbons) were detected in all five wells from 580 - 2,200 ppb. Soil samples at 1.5' from MW-2 and MW-5 had soluble lead conc. of 28,000 and 20,000 ppb respectively. ~~Any~~ STLC is 5,000 ppb. Samples at 4' were below STLC. The lateral extent of lead cover has not been defined.

DATE: 3-26-92

TO : Local Oversight Program

FROM: Kevin

SUBJ: Transfer of Eligible Oversight Case

Site name: Mariner Boat Yard

Address: 2415 Mariner Sq. Dr. City Alameda Zip 94501

Closure plan attached? ☒ Y ☐ N DepRef remaining \$ 159.50

DepRef Project # 2048 STID #(if any) 2945

Number of Tanks: 1 removed? ☒ Y ☐ N Date of removal 12-17-90

Leak Report filed? Y ☐ N ☒ Date of Discovery 12-17-90

Samples received? ☒ Y ☐ N Contamination: Ground water / Soil

Petroleum ☒ Y ☐ N Types: Avgas Jet leaded unleaded diesel  
fuel oil waste oil kerosene solvents

Monitoring wells on site 0 Monitoring schedule? Y ☐ N ☒

LUFT category 1 2 3 \* H S C A R W G O

Briefly describe the following:

Preliminary Assessment None found in file

Remedial Action None initiated

Post Remedial Action Monitoring

Enforcement Action

No assessment performed yet. The tank was declared as a gas. tank. However contamination seems to be diesel and lead.

Attn John Berry  
Mariner Development  
2236 Mariner Sq Dr.  
Alameda 94501

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS DIVISION  
80 SWAN WAY, ROOM 200  
OAKLAND, CA 94621  
PHONE NO. 415/271-4320

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name MARINER BOAT YARD  
Business Owner MARINER SQUARE & ASSOCIATES
2. Site Address 2415 MARINER SQUARE DRIVE  
City ALAMEDA, CA Zip 94501 Phone 521-2726
3. Mailing Address 2415 MARINER SQUARE  
City ALAMEDA, CA Zip 94501 Phone 521-2726
4. Land Owner MARINER SQUARE & ASSOCIATES  
Address 2236 MARINER SQ. City, state CA Zip 94501  
ALAMEDA
5. EPA I.D. No. CAC000520888
6. Contractor Bay Area Tank & Marine  
Address 4851 Sunrise Dr. #104  
City Martinez CA Phone (415) 372-4270  
License Type A-Haz/Asbestos ID# 572244
7. Consultant SUBSURFACE CONSULTANTS INC.  
Address 171 12TH STREET, SUITE 201  
City OAKLAND, CALIFORNIA Phone (415) 268-0461  
Jerrann Alexander



8. Contact Person for Investigation

Name MR. JOHN BOSCHE Title PROJECT MANAGER  
Phone (415) 268-0461

9. Total No. of Tanks at facility 9

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

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Transporter

Name Refineries Service EPA I.D. No. CAD083166728  
Address 13331 N. Highway 33  
City Patterson State CA Zip 95363

b) Rinsate Transporter

Name Refineries Service EPA I.D. No. CAD083166728  
Address 13331 N. HWY 33  
City Patterson State CA Zip 95363

c) Tank Transporter

Name Erickson Inc EPA I.D. No. CAD009466392  
Address 255 PARR BLVD  
City Richmond State CA Zip 94801

d) Tank Disposal Site

Name Erickson Inc. EPA I.D. No. CAD009466392  
Address 255 PARR BLVD  
City Richmond State CA Zip 94801

e) Contaminated Soil Transporter

Name NA EPA I.D. No. \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

## 12. Sample Collector

Name \_\_\_\_\_

Company Bay Area Tank & Marine Subsurface Consultants Inc.Address 4851 Sunrise Dr # 104 171 12<sup>th</sup> Street, Ste. 201City Martinez Oakland State CA Zip 94553 Phone (415) 372-4210

268-0461

## 13. Sampling Information for each tank or area

Tank or Area		Material to be sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
1000	Gasoline	Soil	One sample beneath each tank end, from a maximum of 2 feet below the native soil/backfill interface.
1 sample must be collected per 20' of pipe			

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

If yes, describe. \_\_\_\_\_

15. NFPA methods used for rendering tank inert? Yes ☒ No [ ]If yes, describe. Tank will be washed Triple Rinsed  
& Dry ice Added

An explosion proof combustible gas meter shall be used to verify tank inertness.

## 16. Laboratories

Name Superior Analytical Curtis & ThompsonAddress 825 Arnold Dr. Suite 144 2323 5<sup>th</sup> StreetCity Martinez Berkeley State CA Zip 94553 94710State Certification No. 319 220 159

All piping must be flushed out / - 3 - drained into the tank before tank inerted. All piping must then be capped or removed.

# 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
Gasoline BTX+E Total lead	EPA <del>GC/FID</del> (5030) 8020 or 8240 prep method AA	GC/FID 8020 or 8240 AA <i>must meet RWQCB detection limits. See attached green sheet</i>

## 18. Submit Site Safety Plan

19. Workman's Compensation: Yes ☒ No ☐

Copy of Certificate enclosed? Yes ☐ No ☐

Name of Insurer State Compensation Insurance Fund

20. Plot Plan submitted? Yes ☒ No ☐

21. Deposit enclosed? Yes ☐ 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 understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel and safety.

\* } I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan 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) MICHAEL F. COX 4-572244  
Signature *Michael F. Cox*  
Date 09/18/20

Signature of Site Owner or Operator

Name (please type) John Berry  
Signature *John Berry*  
Date 9/18/20

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. After approval of plan, notification of at least two (2) working days (48 hours) must be given to this Department prior to removal of tank(s).
5. A copy of your approved plan must be sent to the landowner.
6. Triple rinse means that:
  - a) Final rinse must contain less than 100 ppm of Gasoline (EPA method 8020 for soil, or EPA method 602 for water) or Diesel (EPA method 418.1). Other methods for halogenated volatile organics (EPA method 8010 for soil, EPA method 601 for water) may be required. The composition of the final rinse must be demonstrated by an original or facsimile report from a laboratory certified for the above analyses.
  - b) Tank interior is shown to be free from deposits or residues upon a visual examination of tank interior.
  - c) Tank should be labelled as "tripled rinsed; laboratory certified analysis available upon request" with the name and address of the contractor.

If all the above requirements cannot be met, the tank must be transported as a hazardous waste.

7. Any cutting into tanks requires local fire department approval.

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

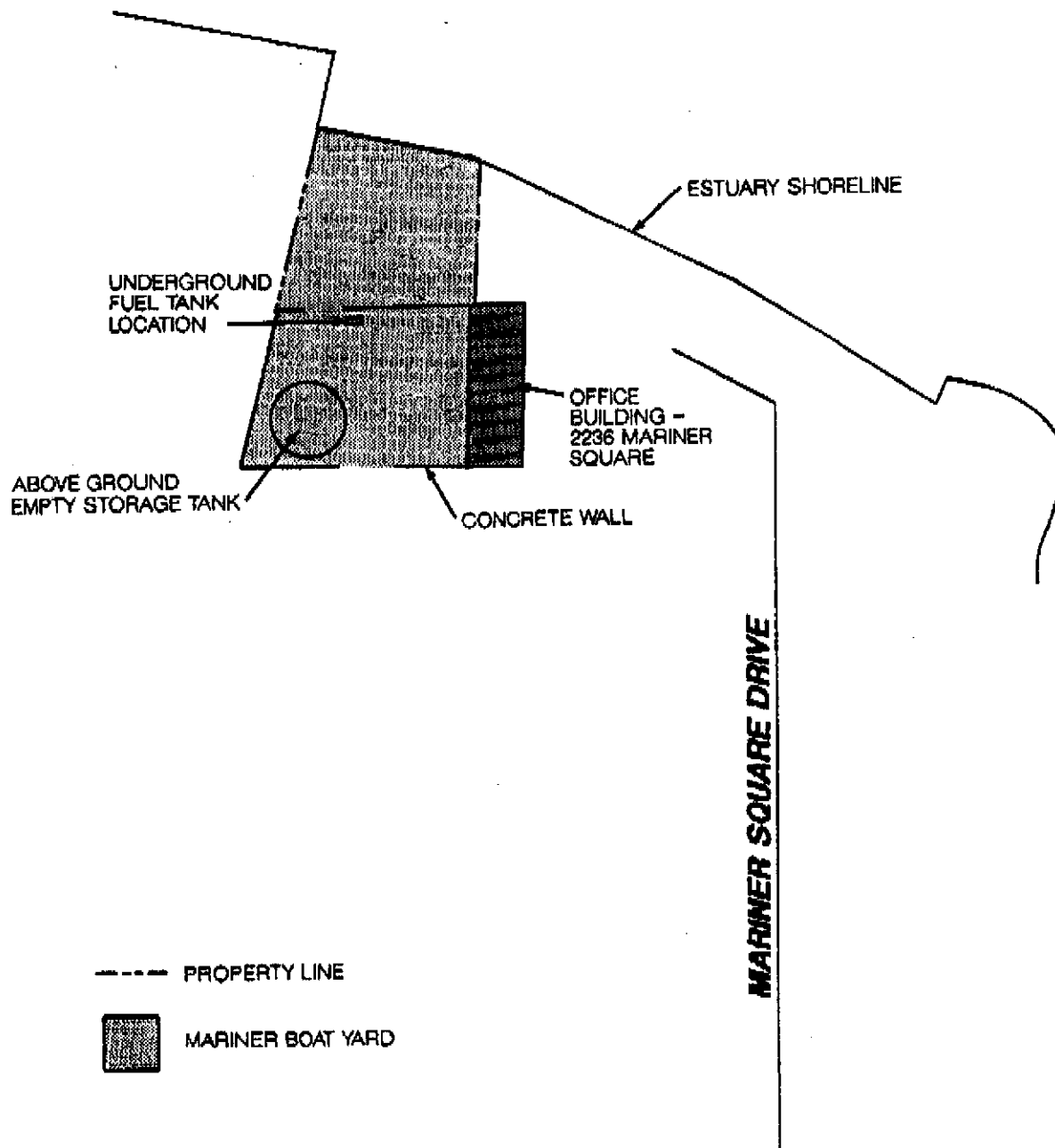
The plan should consists of a scaled view of the facility at which the tank(s) are located and should include the following information:

- 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

rev. 9/88  
mam



# OAKLAND ESTUARY



--- PROPERTY LINE



MARINER BOAT YARD



APPROXIMATE SCALE (feet)



## SITE PLAN

Subsurface Consultants

MARINER BOAT YARD TANK REMOVAL

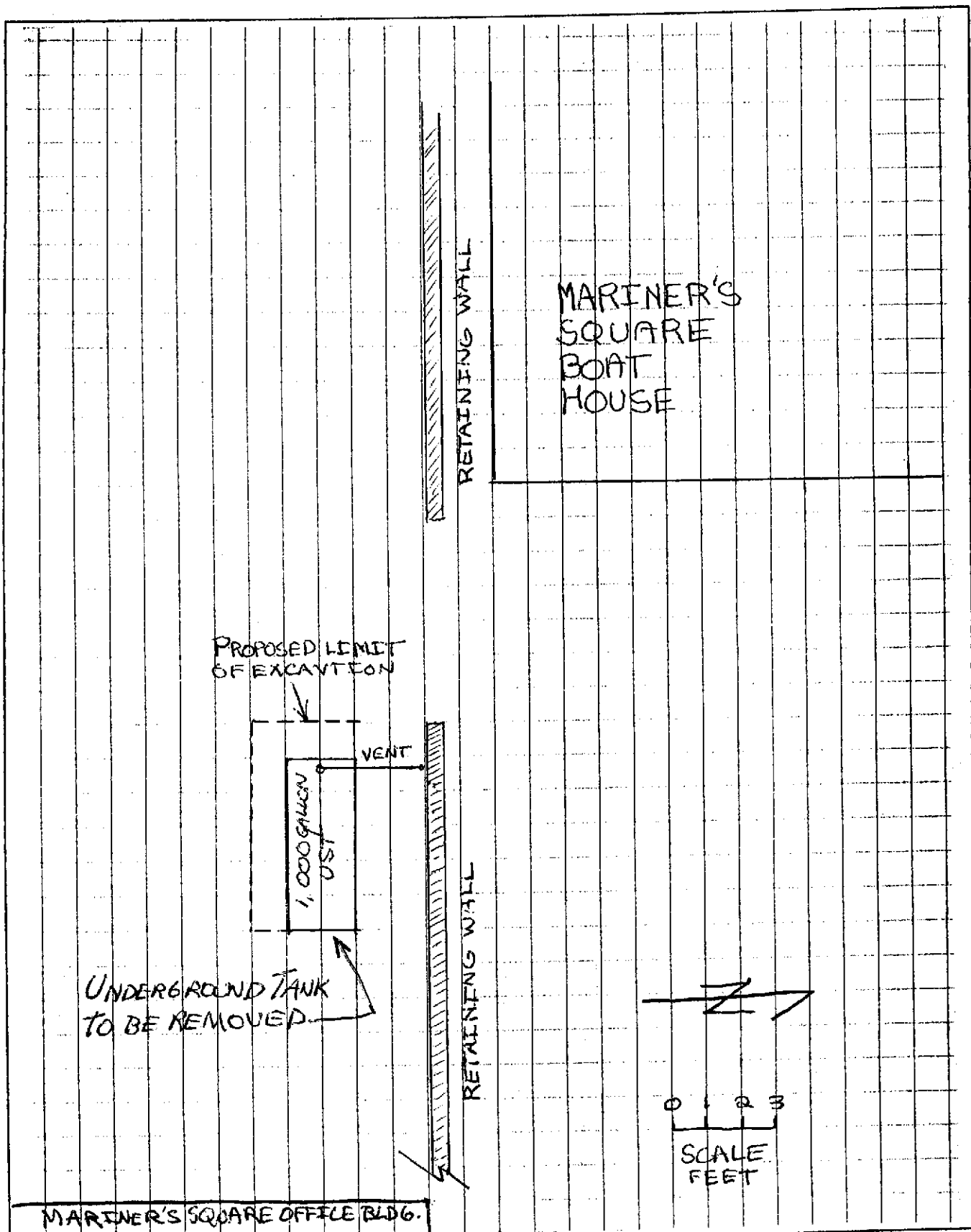
JOB NUMBER  
554.002

DATE  
9/17/90

APPROVED

PLATE

**1**



**BAY AREA TANK & MARINE  
ENVIRONMENTAL TECHNOLOGIES**

4851-104 SUNRIZE DRIVE  
MARTINEZ, CALIFORNIA 94553

MARINER'S SQUARE  
OAKLAND CALIFORNIA

DATE:  
SEPT. 17, 1990

PROJECT NO.:  
2115

**STATE  
COMPENSATION  
INSURANCE  
FUND**

P.O. BOX 807, SAN FRANCISCO, CA 94101-0807

**CERTIFICATE OF WORKERS' COMPENSATION INSURANCE**

NOVEMBER 8, 1990

POLICY NUMBER: 1098627-90  
CERTIFICATE EXPIRES: 10-1-91

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
ATTN: HAZARDOUS MATERIAL DIVISION  
80 SWAN WAY ROOM 200  
OAKLAND, CA 94612

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon ten days' advance written notice to the employer.

We will also give you TEN days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

  
PRESIDENT

FAX: 568-3706

**EMPLOYER**

BAY AREA TANK & MARINE INC.  
4851 SUNRISE DRIVE #104  
MARTINEZ, CA 94553

**BAY AREA AIR QUALITY  
MANAGEMENT DISTRICT**939 ELLIS STREET  
SAN FRANCISCO, CALIFORNIA 94109  
(415) 771-6000**REGULATION 8, RULE 40**  
Aeration of Contaminated Soil and  
Removal of Underground Storage Tanks**NOTIFICATION FORM**

- ☒ Removal or Replacement of Tanks  
☐ Excavation of Contaminated Soil

**SITE INFORMATION**

SITE ADDRESS Mariner's Square Alameda Boat Yard  
CITY, STATE, ZIP Alameda California  
OWNER NAME John Bosche  
SPECIFIC LOCATION OF PROJECT Mariner's Square Alameda Boat Yard (In Boat Yard)

**TANK REMOVAL**SCHEDULED STARTUP DATE 9/24/90

VAPORS REMOVED BY:

- ☒ WATER WASH  
☐ VAPOR FREEING (CO<sub>2</sub>)  
☐ VENTILATION

**CONTAMINATED SOIL EXCAVATION**

SCHEDULED STARTUP DATE \_\_\_\_\_

STOCKPILES WILL BE COVERED? YES \_\_\_\_\_ NO \_\_\_\_\_

ALTERNATIVE METHOD OF AERATION (DESCRIBE BELOW):  
\_\_\_\_\_  
(MAY REQUIRE PERMIT)**CONTRACTOR INFORMATION**

NAME Bay Area Tank & Marine CONTACT Forrest Canutt  
ADDRESS 4851 Sunrise Dr unit B PHONE (415) 372-11270  
CITY, STATE, ZIP Martinez, CA 94553

**CONSULTANT INFORMATION  
(IF APPLICABLE)**

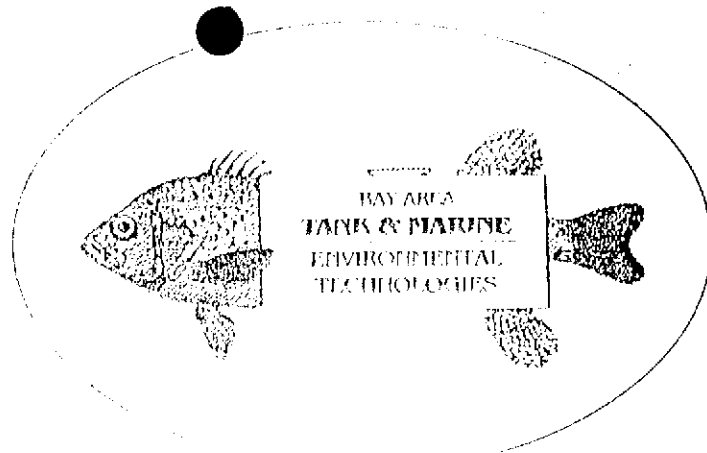
NAME SURFACE CONSULTANTS CONTACT JOHN BOSCHE Project Manager  
ADDRESS 171 12th Street Suite 201 PHONE (415) 268-0461  
CITY, STATE, ZIP OAKLAND CA 94607

**FOR OFFICE USE ONLY**

DATE RECEIVED \_\_\_\_\_ BY \_\_\_\_\_  
QC: INSPECTOR NO. \_\_\_\_\_ DATE \_\_\_\_\_ (INIT.) BY \_\_\_\_\_  
(INIT.)

PHONE UPDATE: CALLER \_\_\_\_\_ CHANGE MADE \_\_\_\_\_  
ACTION # \_\_\_\_\_

9/18/90



## **SITE SAFETY PLAN**

for  
Underground Tank Removal  
at 2415 Mariner Square Drive  
Alameda, CA 94501

---

The following site safety plan has been prepared to address the health and safety requirements for the removal of 1,000 gallon fuel tank at 2415 Mariner Square Drive, Mariner Marina, Oakland, California.

### **1.0 FACILITY BACKGROUND**

Located at the Mariner Marina is a 1,000 gallon underground fuel tank. The tank is located 100 feet west of the Mariner Square office building, on the east side of the entrance to the Mariner Square Marina. The tank is of 1,000 gallon capacity, and formerly contained gasoline motor fuel (unleaded and leaded regular).

### **2.0 SCOPE OF WORK**

The scope of work for the removal activities to be conducted by BAT&M is to: obtain removal permits; remove tanks in accordance with the work plan and applicable regulations; and, backfill and resurface the excavation as required.

### **3.0 KEY PERSONNEL AND RESPONSIBILITIES:**

The key personnel and responsibilities for this project are as follows: Forrest Canutt, Project Manager, Bay Area Tank & Marine; responsible for site safety, project management, and adherence to Health and Safety Plan.

Converse Environmental West is the property owner's representative and consultant. CEW will handle sampling activities (one soil sample collected from under each end of the UST) and regulatory and technical issues

Telephone numbers of key responsible parties:

Bay Area Tank & Marine Inc.: (415) 944-9219  
Forrest Canutt

Converse Environmental West: (415) 268-0461  
John Bosche

#### 4.0 JOB HAZARD ANALYSIS

The potential chemical and physical hazards at this site are as follows:

##### 4.1 PHYSICAL HAZARDS:

- 4.1.1 slip, trip, fall hazards due to uneven work area
- 4.1.2 noise, eye and bodily hazards while operating equipment
- 4.1.3 hazards to hands and feet when handling heavy or sharp materials or equipment
- 4.1.4 exposure to heat or cold stress
- 4.1.5 Moving heavy equipment
- 4.1.6 Steps to Minimize Hazards: Wear proper protective equipment, familiarize workers with site conditions, monitor for heat and cold stress, operate equipment in a safe manner and designate restricted work zones before starting work.

##### 4.2 CHEMICAL HAZARDS:

- 4.2.1 Gasoline contamination may be present at the site. The exposure limits of the petroleum contaminants are as follows:

<u>NAME</u>	<u>WARNING CONCENTRATION</u>	<u>TLV</u>	<u>IDLH</u>
Gasoline	.005-10 PPM	300 PPM	-
Benzene	4.68 PPM	10 PPM	2K PPM

Ethyl Benzene	0.25-200 PPM	100 PPM	2K PPM
Toluene	.17-40 PPM	100 PPM	2K PPM
Xylene	0.05-200	100 PPM	10K PPM

4.2.2 ROUTES OF EXPOSURE:

Inhalation: Gas, BTEX  
Ingestion: Gas, BTEX  
Absorption: Gas, BTEX

5.0 RISK ASSESSMENT

- 5.1 General Public: The site is fenced and restricted from public access.
- 5.2 Other Workers: All work being performed by others is being conducted outside of the work area and is unrelated to the work being performed.
- 5.3 Surrounding Property: There are no structures in the area that will be impaired by the treatment operation.
- 5.4 Workers Performing Services: The risks associated with the remediation operation can be minimized by safe work practices and proper protective equipment.

6.0 EXPOSURE MONITORING PLAN:

- 6.1 Hazardous Vapors: The work site will be monitored using a Draeger and or combustible gas meter. Meter and or Draeger readings will be taken and documented before and during work.
- 6.2 Heat and Cold Stress: These will be monitored by measuring the ambient temperature with a thermometer and will be recorded during work at regular times.

7.0 PERSONNEL PROTECTIVE EQUIPMENT:

- 7.1 Laborers and supervisors -- Level D protective equipment:

Hard Hat  
Coveralls or poly-tyvec  
Half-face cartridge respirator if needed  
Organic vapor cartridges if needed  
safety glasses

PVC gloves and steel toe boots  
Goggles

- 7.2 Consultant or Project Manager -- Level D protective equipment:  
Hard Hat  
Coveralls  
Half-face cartridge respirator if needed  
Organic vapor cartridges if needed  
Safety glasses  
PVC gloves and steel toe boots

#### 8.0 WORK ZONES AND SECURITY MEASURES:

Three work zones will be established before proceeding with work:

- 8.1 Support or Security Zone: Will be the property border, barricades and or other device will be used to to restrict public access.
- 8.2 Contamination Reduction Zone: An area designated at the site will be used to don and doff protective equipment.
- 8.3 Exclusion Zone: Will be the area where work is being conducted. Only workers or authorized persons wearing the proper protective equipment will be allowed into the exclusion zone.

#### 9.0 DECONTAMINATION PROCEDURES:

Decontamination Procedures will be conducted as follows:

- 9.1 Personnel will remove protective equipment in the contamination reduction zone. Expendable items such as tyvecs, gloves and respirator cartridges will be placed in drums for disposal with other contaminated materials.
- 9.2 Bathrooms are located across the street and there will be waterless hand cleaner at the site to wash hands when necessary.

#### 10.0 GENERAL SAFE WORK PRACTICES

No horse play.  
No smoking.  
No eating.



Operate all equipment properly.  
Plan ahead.  
Follow instructions and adhere to safety guidelines.

11.0 STANDARD OPERATING PROCEDURES:

- 11.1 All personnel will don and doff protective equipment while in the contamination reduction zone.
- 11.2 Remove protective clothing in the following order: Tyvec suit, boots, respirator, gloves.
- 11.3 Hard hat, safety glasses and steel toe boots are to be worn on site at all times.

12.0 CONTINGENCY PLAN:

- 12.1 All hospital, fire and emergency telephone numbers will be posted near the work area with directions to the hospital.
- 12.2 Personnel currently trained in first aid, CPR and CFR 1910.120:

Project Manager; First Aid, CPR, CFR 1910.120  
Work crews; CFR 1910.120  
Consultant; Unknown

- 12.3 Personnel injured in the exclusion zone will be moved to the contamination reduction zone(if possible) where personnel protective equipment will be removed in order to administer first aid.

13.0 TRAINING REQUIREMENTS:

- 13.1 All personnel working in areas considered potentially hazardous will have had, as a minimum, forty hours' training in the hazards and protections associated with handling hazardous waste (per CFR 1910.120).
- 13.2 Tailgate safety meetings will be conducted at the beginning of each shift, and will highlight the hazards that may be encountered during the shift.

14.0 MEDICAL SURVEILLANCE:

14.1 All personnel working at the site will have had a thorough physical examination within one year of performing work.

14.2 Minimal exposure risk during the project does not merit base-line physicals before and after the project.

15.0 RECORD KEEPING:

All documentation pertaining to this project, e.g., exposure monitoring, temperature, safety meetings, etc., will be recorded and maintained at the office of the general contractor:

Bay Area Tank & Marine, Inc.  
2681 Overlook Drive  
Walnut Creek, Ca. 94596

10 August 1990

EXPLANATION FOR TABLE #2: MINIMUM VERIFICATION ANALYSIS

1. OTHER METHODOLOGIES are continually being developed, and as methods are accepted by EPA or DHS, they also can be used.
2. For DRINKING WATER SOURCES, EPA recommends that the 500 series for volatile organics be used in preference to the 600 series because the detection limits are lower and the QA/QC is better.
3. APPROPRIATE STANDARDS for the material stored in the tank are to be used for all analyses on Table #2. For instance, seasonally, there may be five different jet fuel mixtures to be considered.
4. TO AVOID FALSE POSITIVE detection of benzene, benzene-free solvents are to be used.
5. TOTAL PETROLEUM HYDROCARBONS (TPH) as gasoline (G) and diesel (D) ranges (volatile and extractible, respectively) are to be analyzed and characterized by GCFID with a fused capillary column and prepared by EPA method 5030 (purge and trap) for volatile hydrocarbons, or extracted by sonication using 3550 methodology for extractible hydrocarbons. Fused capillary columns are preferred to packed columns; a packed column may be used as a "first cut" with "dirty" samples or once the hydrocarbons have been characterized and proper QA/QC is followed.
6. TETRAETHYLLEAD (TEL) analysis may be required if total lead is detected unless the determination is made that the total lead concentration is geogenic (naturally occurring).
7. CHLORINATED HYDROCARBONS (CL HC) and BENZENE, TOLUENE, XYLENE AND ETHYLBENZENE (BTX&E) are analyzed in soil by EPA methods 8010 and 8020, respectively, (or 8240) and for water 601 and 602, respectively, (or 624).
8. OIL AND GREASE (O & G) may be used when heavy, straight chain hydrocarbons may be present. Infrared analysis by method 418.1 may also be acceptable for O & G if proper standards are used. "Standard Methods" 17th Edition, 1989, has changed the 503 series to 5520.
9. PRACTICAL QUANTITATION REPORTING LIMITS are influenced by matrix problems and laboratory QA/QC procedures. Following are the Practical Quantitation Reporting Limits:

	SOIL PPM	WATER PPB
TPH G	1.0	50.0
TPH D	1.0	50.0
BTX&E	0.005	0.5
O & G	50.0	5,000.0

Regional Board Staff Recommendations  
Preliminary Site Investigation

10 August 1990

Based upon a Regional Board survey of Department of Health Services Certified Laboratories, the Practical Quantitation Reporting Limits are attainable by a majority of laboratories with the exception of diesel fuel in soils. The Diesel Practical Quantitation Reporting Limits, shown by the survey, are:

Routine	Modified Protocol
≤ 10 ppm (42%)	≤ 10 ppm (10%)
≤ 5 ppm (19%)	≤ 5 ppm (21%)
≤ 1 ppm (35%)	≤ 1 ppm (60%)

When the Practical Quantitation Reporting Limits are not achievable, an explanation of the problem is to be submitted on the laboratory data sheets

10. SIGNED LABORATORY DATA SHEETS are to be submitted containing the laboratory's assessment of the condition of the samples on receipt including temperature, suitable container type, air bubbles present/absent in VOA bottles, proper preservation, etc. The sheets must also include the dates sampled, submitted, prepared for analysis, and analyzed.
11. PEAKS THAT DO NOT CONFORM to the standards must be reported by the laboratories, including any unknown complex mixtures that elute at times which vary from the standards. These mixtures may not compare to the standards and may not be readily identified; however, they are to be reported. At the discretion of the LIA or Regional Board the following information is to be contained in the laboratory report:
  - The relative retention time for the unknown peak(s) relative to the reference peak in the standard;
  - Copies of the chromatogram(s);
  - Type of column used;
  - Initial temperature;
  - Temperature program in °C/minute; and
  - Final temperature.
12. REPORTING LIMITS FOR TPH are: gasoline standard ≤ 20 carbons, diesel and jet fuel (kerosene) standard ≤ 50 carbons. It is not necessary to continue the chromatography beyond the limit, standard, or EPA/DHS method protocol (whichever time is greater).

#### EPILOGUE

ADDITIVES: Major oil companies are being encouraged or required by the federal government to reformulate gasoline as cleaner burning fuels to reduce air emissions. MTBE (Methyl-tertiary-butyl ether), ETHANOL (ethyl alcohol), and other chemicals may be added to reformulated gasolines to increase the oxygen content in

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

May 11, 1990

Peter Van Inwegen  
Mariner Boat Yard, Inc.  
2415 Mariner Sq. Dr. 521-6100  
Alameda, CA 94501

Dear Mr. Van Inwegen

Here are the underground tank registration forms I mentioned when we met last month. Please fill out and return both forms to us within 15 days of the date of this letter.

If you choose to keep your gasoline tank the annual registration fee will be \$125. If you decide to remove the tank the county will require a deposit of 3 times the annual fee. This deposit will cover our expenses while monitoring the tank removal, soil testing, etc. Any deposit remaining when the job is complete will be returned to you.

If you have any questions please contact Bill Faulhaber at 271-4320.

Sincerely yours,

Edgar B. Howell, III  
Chief, Hazardous Materials Division

EH:WF

cc: Rafat Shahid, Director of Environmental Health  
Marvin Helms, Capt., Fire Prevention Bureau, 1300 Park St.,  
Alameda, 94501  
W. Faulhaber, Hazardous Materials Specialist

(2)

8-29

Mariner Boat Yrd

WGT - going to  
be removed - Tom  
Peacock has it for  
action

white -env.health  
yellow -facility  
pink -files

ALAMEDA COUNTY, DEPARTMENT OF  
ENVIRONMENTAL HEALTH

80 Swan Way, #200  
Oakland, CA 94621  
(415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# \_\_\_\_\_ Site Name Mariner Boat Yard Today's Date 4/27/90  
Site Address 2415 2235 Mariner Sgg. Drive EPA ID# \_\_\_\_\_  
City Alameda Zip 94501 Phone 521-6100

MAX Amt. Stored > 500lbs/55 or 200cr? (Y) N

Hazardous Waste generated per month? Used oil, solvent, welding gas.

Inspection Categories:

- ☒ I. Haz. Mat/Waste GENERATOR/TRANSPORTER  
☒ II. Business Plans, Acute Hazardous Materials  
☒ III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

IA GENERATOR (Title 22)

- |                         |                             |         |
|-------------------------|-----------------------------|---------|
| Manifest                | 1. Waste ID                 | 66471   |
|                         | 2. EPA ID                   | 66472   |
|                         | 3. > 90 days                | 66508   |
|                         | 4. Label dates              | 66508   |
|                         | 5. Biennial                 | 66493   |
|                         | 6. Records                  | 66492   |
|                         | 7. Correct                  | 66484   |
|                         | 8. Copy sent                | 66492   |
|                         | 9. Exception                | 66484   |
|                         | 10. Copies Rec'd            | 66492   |
| Misc.                   | 11. Treatment               | 66371   |
|                         | 12. On-site Disp. (H.S.&C.) | 26189.5 |
|                         | 13. Ex Haz. Waste           | 66570   |
| Prevention              | 14. Communications          | 67121   |
|                         | 15. Aisle Space             | 67124   |
|                         | 16. Local Authority         | 67126   |
|                         | 17. Maintenance             | 67120   |
|                         | 18. Training                | 67105   |
| Confine-<br>gency       | 19. Prepared                | 67140   |
|                         | 20. Name List               | 67141   |
|                         | 21. Copies                  | 67141   |
|                         | 22. Emg. Coord. Trng.       | 67144   |
| Contain-<br>ment, Tanks | 23. Condition               | 67241   |
|                         | 24. Compatibility           | 67242   |
|                         | 25. Maintenance             | 67243   |
|                         | 26. Inspection              | 67244   |
|                         | 27. Buffer Zone             | 67246   |
|                         | 28. Tank Inspection         | 67259   |
|                         | 29. Containment             | 67245   |
|                         | 30. Safe Storage            | 67261   |
|                         | 31. Freeboard               | 67257   |

Comments:

1. Used oil hauled by "Waste Oil Recovery Systems" Oakland 6801 Leona St.
2. Used oil not hauled every 90 days (about 1 month 2 between last two pump outs).
3. Cleaning solvent pumped about every month.
4. Used oil drums not labeled or dated.
5. Unregistered underground gasoline tank. No vapor recovery system. Approx 500 gallons. Regular grade gasoline. No records of tank leak tests.

IB TRANSPORTER (Title 22)

- |                  |                           |       |
|------------------|---------------------------|-------|
| Manifest         | 32. Applic./Insurance     | 66428 |
|                  | 33. Comp. Cert./CHP Insp. | 66448 |
|                  | 34. Containers            | 66465 |
|                  | 35. Vehicles              | 66465 |
|                  | 36. EPA ID #s             | 66531 |
|                  | 37. Correct               | 66541 |
|                  | 38. HW Delivery           | 66543 |
|                  | 39. Records               | 66544 |
| Confine-<br>ment | 40. Name/ Covers          | 66545 |
|                  | 41. Recyclables           | 66800 |

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Contact: GREG SMITH

Title: YACHT RIGGER

Signature: GREG SMITH

Inspector: William F. Faulhaber

Signature: William F. Faulhaber