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Alameda County
Environmental HealthNFE-4392-01
April 29, 1999

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
Summary of April 14, 1999 Meeting with
Regional Water Quality Control Board

Dear Mr. Seto and Ms. Logan:

As requested, Earth Systems Consultants Northern California (ESCNC) is providing this summary of the April 14th 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.
- 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) The RWQCB recommends monitoring wells, MW-1, MW-7 and MW-8, within the parcel on a one-time basis, and quarterly if concentrations are reported.
- 2) No active remediation is required for the parcel.

ESCNC Recommendations

- 3) 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

cc: Mr. John Beery