MARINA VILLAGE
ALAMEDA CALIFORNIA

January 11, 1996

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

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

Dear Ms. Shin:

I was informed by Elizabeth Nixon of Geomatrix Consultants, Inc. that in order to complete your files prior to site closure, you required information regarding the disposal of soil removed from the underground tank excavation at 1020 Atlantic Avenue, formerly 2051 Sherman Street. After researching our files, I was able to locate the attached letter sent to Lisa McCann of the Regional Water Quality Control Board, dated September 27, 1988, regarding the soil removal. I have also included copies of the lab reports mentioned in this letter.

I hope this will be sufficient to complete your records for the file. If you need additional information, please call me at (510) 337-7404.

Sincerely,

ALAMEDA REAL ESTATE INVESTMENTS
By: Vintage Properties - Alameda Commercial

By: Rahn Verhaeghe
Assistant Vice President

RV:ls
gc\tank2 rem

Enclosure

cc: Elizabeth Nixon/with enc.

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

MARINA VILLAGE
ALAMEDA CALIFORNIA

September 27, 1988

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

Attention: Lisa McCann

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

Dear Ms. McCann:

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

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

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

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

1150 Marina Village Parkway, Suite 100
Alameda, CA 94501

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

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

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

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

Sincerely,

ALAMEDA REAL ESTATE INVESTMENTS
By: Vintage Properties - Alameda Commercial

By: Stephen C. Getty
Construction Manager

SCG:ls

Enclosure

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

1150 Marina Village Parkway, Suite 100
Alameda, CA 94501
415-521-0555 Telex 5231638

MED-TOX ASSOCIATES, INC.

ENVIRONMENTAL & OCCUPATIONAL HEALTH SERVICES

3440 Vincent Road Pleasant Hill, CA 94523 • (415) 930-9090 • FAX# (415) 930-0256

LABORATORY ANALYSIS REPORT

LEVINE-FRICKE CONSULTING
1900 POWELL STREET
EMERYVILLE, CA 94611-4567

ATTN: ELIZABETH NIXON

CLIENT PROJECT NO: 1245

REPORT DATE: 08/12/88

DATE SAMPLED: 06/21-24/88
DATE RECEIVED: 06/24/88
DATE ANALYZED: 07/08-11/88

MED-TOX JOB NO: 8806172

ANALYSIS OF: TWO SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, AND TOTAL PETROLEUM HYDROCARBONS; THREE SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS

METHOD: EPA 8020, 8015 (PURGE & TRAP AND EXTRACTION)

Sample Identification Client Id.	Lab No.	Benzene (ug/kg)	Toluene (ug/kg)	Ethylbenzene (ug/kg)	Total Xylenes (ug/kg)	Total Petroleum Hydrocarbons As Gasoline (mg/kg)	Total Petroleum Hydrocarbons As Diesel * (mg/kg)
RCAS-1-2 (comp)	01A	NA	NA	NA	NA	NA	350
RCAS-3-4	02A	ND	ND	ND	ND	ND	230
RCAS-5-6 (comp)	03A	NA	NA	NA	NA	NA	350
RCAS-7-8	04A	ND	ND	ND	ND	ND	190
RCAS-9-10 (comp)	05A	NA	NA	NA	NA	NA	170
Detection Limit		1	1	1	3	0.1	50

ND = Not Detected
NA = Not Applicable; analysis not requested

* Note: TPH fraction found in samples was quantitated as Diesel, although it consists of predominately heavier hydrocarbons.

This is a revision of report orginally done 07/13/88.

received
AUG 15 1988

Michael J. Jaeger, Manager
Organic Laboratory

Results FAXed to Elizabeth Nixon 07/12/88

Ref 4 Shell B

CHAIN OF CUSTODY / ANALYSES REQUEST FORM

8806172 p.

Project No.: 1245	Field Logbook No.:	Date: 6/24/88	Serial No.: No 3478
Project Name: Alameda Marina Village	Project Location: Alameda		
Sampler (Signature): Elizabeth Nixon			Samplers: E. Nixon

SAMPLES						ANALYSES								
SAMPLE NO.	DATE	TIME	LAB SAMPLE NO.	NO. OF CONTAINERS	SAMPLE TYPE	EPA 601	EPA 624	8015-Extract	8015-gas	BTXE			HOLD	RUSH
RCAS-1	6/24		8806172-1A				X							
RCAS-2			1A											
RCAS-3			2A				X	X	X					
RCAS-4			2A											
RCAS-5			3A				X							
RCAS-6			3A											
RCAS-7			4A				X	X	X					
RCAS-8			4A											
RCAS-9			5A				X							
RCAS-10	↓		5A											

REMARKS:
- composite 1 & 2
- composite - 3 & 4
- composite 5 & 6
- composite 7 & 8
- composite 9 & 10
- 2-WK TAT

RELINQUISHED BY: (Signature) Elizabeth Nixon	DATE 6/24/88	TIME 4:10	RECEIVED BY: (Signature) LaVon St John	DATE 6/24/88	TIME 16:10
RELINQUISHED BY: (Signature) LaVon St John	DATE 6/24	TIME 1700	RECEIVED BY: (Signature) Robin Bydlo	DATE 6/24	TIME 1700
RELINQUISHED BY: (Signature)	DATE	TIME	RECEIVED BY: (Signature)	DATE	TIME
METHOD OF SHIPMENT:	DATE	TIME	LAB COMMENTS:		

SAMPLE COLLECTOR: (check one)

☒ LEVINE-FRICKE
Ron Lowell
~~520 Oakland Avenue~~
~~Emeryville~~, CA 94611-4567
(415) 652-4500

☐ LEVINE-FRICKE
4019 Westerly Place, Suite 103
Newport Beach, CA 92660
(714) 955-1390

Analytical Laboratory: MED-TOX
VINCENT RD
PLEASANT HILL

White Copy (White) Lab Copy (Green) File Copy (Yellow) Field Copy (Pink) FORM NO. 86/COC/AR