

Meeting Agenda
at
Alameda County Health Care Services Agency
18 September 1996

Regarding

Alameda Marina Village Northwest Area
Alameda, California

- 1.0 Discussion of Groundwater Monitoring Results
- 2.0 Discussion of Health Risk Evaluation
- 3.0 Discussion of Recommendation for Site Closure
- 4.0 Follow-up on Other Marina Village Sites

RWQCB GUIDELINES FOR LOW RISK SOILS CASE CLOSURE Alameda Marina Village Northwest Area

1. The leak has been stopped and ongoing sources, including free product, have been removed or remediated.

Residual degraded medium- to high- boiling petroleum hydrocarbons remaining in site soil from historical activities are not an ongoing source to groundwater. Groundwater monitoring data from 1995 and 1996 for wells downgradient of the affected soil shows that petroleum hydrocarbons are not present in groundwater, except trace concentrations of toluene and benzene at one location.

2. The site has been adequately characterized.

The extent of impacted soil at the site was characterized by Levine-Fricke in investigations from 1988 through 1990. Petroleum hydrocarbons generally have not been detected in groundwater monitoring wells at the perimeter of the affected soil area.

3. Little or no groundwater impact currently exists and no contaminants are found at levels above established MCLs or other applicable water quality objectives.

Groundwater has been monitored at the site since 1988. Dissolved petroleum constituents generally have not been detected in monitoring wells. Detections, when present, have been sporadic and at similar concentrations. These data and the age of the petroleum hydrocarbons present (several decades) strongly suggest that the impact to groundwater, if any, is insignificant.

4. No water wells, drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted.

Due to the proximity of Oakland Inner Harbor, groundwater in the vicinity of the site contains high total dissolved solids and is not suitable for drinking water. The absence of significant petroleum hydrocarbons in groundwater from perimeter wells along the Oakland Inner Harbor shoreline indicate that this surface water body is not likely to be impacted.

5. The site presents no significant risk to human health.

A health risk evaluation performed by Geomatrix (1996) indicates that the site presents no significant risk to human health if commercial use of the site continues. Recommendations for management of the petroleum-containing materials during future construction and property maintenance were also included in this document. If

development plans for the site change significantly, additional evaluation of potential human health risks is recommended.

6. The site presents no significant risk to the environment.

No sensitive environmental receptors have been identified at the site or vicinity.

Additional info in SMP:

-At time of land use change, risk assessment will need to be reevaluated. Will request that all soil remain inaccessible. If soil becomes accessible a health risk evaluation for that pathway would need to be submitted.

-Should specify what analysis will be required for any soil excavated from the site in the future. *No. Not necessary - Up to himself*

-Need to be more specific under the category "Changes to Future Construction"

o Shallow soil contamination at ~5.5-feet bgs observed in test pits 1,2,3,4, and 18, located near the harbor. There is concern that this soil contamination will leach into groundwater if water level rises or the pavement is removed allowing surface waters to leach soil contamination into harbor.

o Where are the risk evaluations for the middle-boiling hydrocarbons (is it also contained in the assessment conducted for 1101 Marina files?) *No. Will provide copy of report*

o Should modeling be required to assure that observed product will not migrate into the Bay in the future? *No. Argument that this stuff dating back 50 years when*

o Mention Board Order 95-136

o Per the June 89 report, petroleum-affected soils observed in thicknesses of 2-8-feet bgs.

o Were any risk evaluations conducted for TPH at 1101 Marina? Should they be considered for this site using surrogates for specific carbon chain intervals? *No. Look at former health assessments*

- Get files for 1101 Marina → duct w/ Madhulla
1st + Abun Ravi & review for closure.

- Lot 1 is not currently, but will be paved.

- Sealed soil below pavement

- Ecological portion to be added to Health
Rub.

MEETING NOTES
Northwest Area
Marina Village Parkway
Alameda
September 18, 1996

Attending: Elizabeth Nixon, Geomatrix
Yvonne Pierce, Geomatrix
Rahn Verhaegue, Marina Village
Juliet Shin, ACDEH

Additional language will be added into the Site Management Plan, to be included in the disclosure information for the site:

- o Will be more specific in the "Changes to Future Construction" category. The term "significant change" is too vague. Need to specify that if land use changes to residential or if new exposure pathways are generated at the site, then need to reassess potential health hazards.

The health assessment that addresses the potential threat from middle-boiling hydrocarbons will be submitted with the final Health Risk Assessment for the site. These reports will be submitted within a week. After review of these documents and the risk assessment for 1101 Marina Village, estimated to be two weeks after the submittal of the final documents, a closure letter summarizing investigations at the site will be written up.

Marina Village also requested that Ms. Shin obtain the files on 1101 Marina Village and consider the site for closure. Madhulla Logan was the last case worker for this site.

Lot 1 is not currently paved, but will be paved as part of new development plans.

They will place currently stockpiled soil beneath the planned pavement.

An Ecological Impact section will be added to Health Risk Assessment that discusses more rationale as to why the floating product will not reach the harbor (e.g., the floating product has been there for 50 years and still has not migrated to surface water).