

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

November 6, 1996

STID 5491

REMEDIAL ACTION COMPLETION CERTIFICATION

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
2236 Mariner Square Drive
Alameda, CA 94501

Re: Mariner Developers Co., 2203 and 2207 Mariner Square, Alameda, CA

Dear Mr. Beery,

This letter confirms the completion of site investigation and remedial action for the petroleum contamination identified in both the soil and groundwater at the site. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including the current land use, and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the petroleum contamination is required.

This notice is issued pursuant to a regulation contained in Title 23, California Code of Regulations, Division 3, Chapter 16, Section 2721(e). Due to the fact that levels of TPHg, TPHd, and BTEX remain in and around Well MW-1, located along the western boundary of the site, the local regulatory agency must be notified if there is a change in land use, structural configuration, or site activities are proposed such that more conservative exposure scenarios should be evaluated. If construction/excavation activities take place at the site, in the area of the residual contamination, a health & safety plan must be prepared, in addition to notification to the local regulatory agency.

Please telephone Juliet Shin at (510) 567-6700 if you have any questions regarding this matter.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

enclosure

c: Acting Chief, Hazardous Materials Division
Juliet Shin, ACDEH

CASE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: October 15, 1996

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy.
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: Juliet Shin Title: Senior HMS

II. CASE INFORMATION

Site facility name: Mariner Developers Co.
Site facility address: 2203 and 2207 Mariner Square, Alameda, CA
Site ID: 5491

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
John Beery	2236 Mariner Square Drive	(510) 521-2727

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Uncertain. Could be attributable to historical activities at the site. From 1930 to 1960, the San Francisco Airdrome hanger occupied the site. The hanger used to serve as an operations base for commercial and privately owned planes. The hanger housed shp facilities, offices, and passenger waiting rooms. Transformers and a steam heating plant were located near the west end of the hanger.

Site characterization complete? YES

Date approved by oversight agency: October 15, 1996

Monitoring Wells installed? YES Number: Four

Proper screened interval? Yes, for Wells MW-1, MW-2, and MW-5: All four wells screened from 4- to 14-feet below ground surface (bgs). The depth-to-water in Well MW-3 has been shallower than the screened interval at 0.90 to 2.63-feet bgs.

Highest GW depth below ground surface: 0.90feet Lowest depth: 7.3feet

Flow direction: Ranges from northwest to southeast

Most sensitive current use: Commercial

Are drinking water wells affected? NO Aquifer name: Unknown

ENVIRONMENTAL PROTECTION
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Is surface water affected? NO Nearest affected SW name: None
 Off-site beneficial use impacts (addresses/locations): None
 Report(s) on file? YES Where is report(s) filed? Alameda County
 1131 Harbor Bay Pkwy.
 Alameda, CA 94502

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)
 Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	19	19	390	220
TPH (Diesel)	16	16	15,000	1,400
TRPH	180	180	1,200	1,200
Benzene	ND	ND	2.2	1.1
Toluene	ND	ND	0.91	ND
Xylene	0.093	0.093	7.8	2.5
Ethylbenzene	ND	ND	2.1	1.4

IV. CLOSURE

Does corrective action protect public health for current land use? YES

Site management requirements: If construction/excavation takes place at the site, a health & safety plan must be prepared and the local regulatory agency should be notified. If land use changes the risks must be accordingly reevaluated for human health and the environment.

Should corrective action be reviewed if land use changes? YES

Monitoring wells Decommissioned: NO Will be decommissioned upon receipt of case closure.

List enforcement actions taken: None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Juliet Shin Title: Senior HMS
 Signature: *Juliet Shin* Date: 10/15/96

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Concur
 RWQCB Staff Name: Sum Arigala Date: 10/31/96 *Sum Arigala*

VII. ADDITIONAL COMMENTS, DATA, ETC.

The site is currently occupied by Mariner Square Athletic Club, a day-care center, and a restaurant and dance club. The site is located approximately 1,300 feet from the Oakland Inner Harbor.

A preliminary assessment was initiated at the site at the owners request in 1994. Four borings, (B-1, B-2, B-3, and B-5), were drilled at the site on June 14, 1994. One soil sample was collected from each of these borings at depths ranging from 4.5- to 8-feet bgs (refer to attached table). Soil samples were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), benzene, toluene, ethylbenzene, and xylenes (BTEX), Total Recoverable Petroleum Hydrocarbons (TRPH), volatile organic compounds (VOCs), Polychlorinated Biphenyls (PCBs), and heavy metals. Analysis results identified up to 16 parts per million (ppm) TPHd, 19ppm TPHg, 180ppm TRPH, and 0.093ppm xylenes. No other contaminants were identified above detection limits.

On June 14, 1994, the four borings were converted into monitoring wells (MW-1, MW-2, MW-3, and MW-5). The monitoring wells have been sampled four times (8/11/94, 12/21/95, 3/19/96, and 6/14/96). During the four groundwater sampling events, only low to moderate levels of TPHg, BTEX, and TPHd were identified in samples collected from MW-1. Although low levels of TPHd and TRPH were identified in samples collected from the other wells (MW-2, MW-3, and MW-5) during one quarter, concentrations went down to NonDetect in the following sampling event after silica gel cleanup (refer to attached table). This suggests that the concentrations were attributable to biogenic materials (refer to attached table).

In October 1996, a risk assessment was submitted to this office addressing the current risks to human health and the environment for a commercial site. Based on our review of the risk assessment, there is no risk to human health or the environment at the site.

In summary, this site is recommended for closure for the following reasons:

- o The observed soil and groundwater contamination appears to be resulting from historical activities from the 1930s to 1960s associated with the San Francisco Airdrome hanger. Within the last 30+ years, the contaminant plume does not appear to have migrated significantly. Only one on-site well, MW-1, has identified any significant contaminant concentrations, and those levels appear to be decreasing. Therefore, significant future migration of the observed contaminant plume appears to be unlikely.
- o There is no current human health or environmental threat at the site based on the risk assessment review.

Table 1

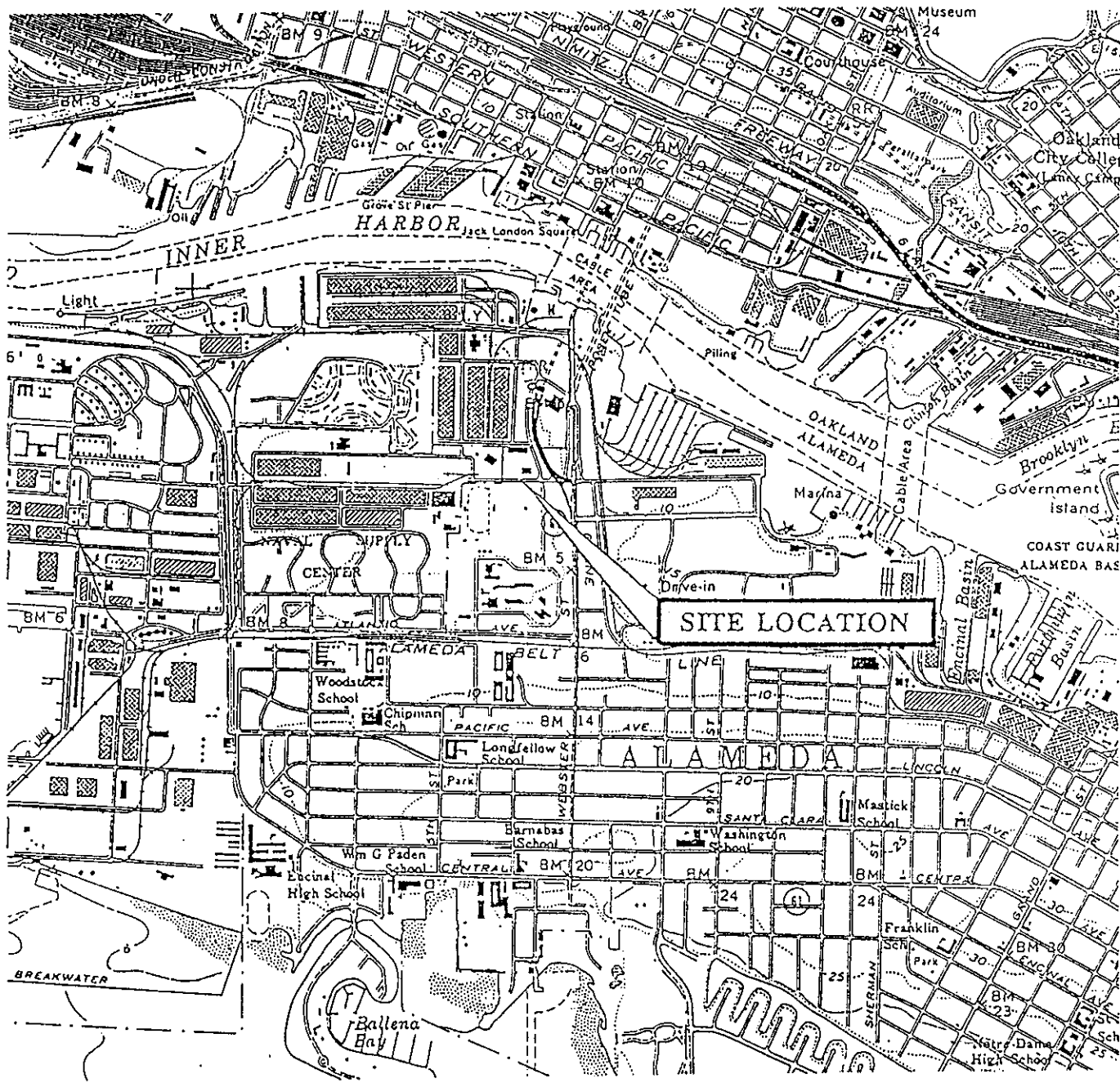
SOIL SAMPLE ANALYTICAL RESULTS
 Mariner Development
 2203 and 2227 Mariner Square Loop
 Alameda, CA

Sample I.D. #	Sampling Depth (feet)	Sampling Date	TPHg (ppb)	B (ppb)	T (ppb)	E (ppb)	X (ppb)	TPHd (ppb)	TRPH (ppb)
MW-1	4.5 - 5.5	6/14/94	ND<500	ND<5.0	ND<5.0	ND<5.0	ND<15	16,000	ND<50,000
MW-2	4.5 - 5.5	6/14/94	19,000 19ppm	ND<7.3	ND<9.0	ND<9.3	93	6,000 6ppm	71,000 71ppm
MW-3	5.0 - 6.0	6/14/94	ND<500	ND<5.0	ND<5.0	ND<5.0	ND<15	3,600	ND<50,000
MW-5	6.0-6.5/7.5-8.0	6/14/94	ND<500	ND<5.0	ND<5.0	ND<5.0	ND<15	4,300	180ppm 180,000 ?

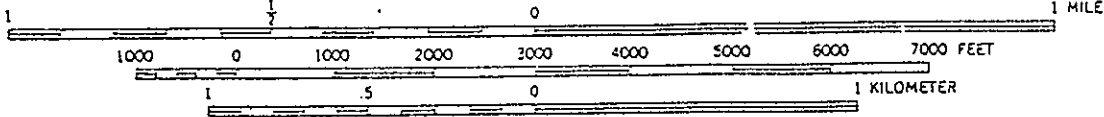
Notes:

- TPHg: Total petroleum hydrocarbons as gasoline by EPA Method 8015 (DHS-modified)
- BTEX: Benzene, toluene, ethylbenzene and total xylenes by EPA Method 8020 (DHS-modified)
- TPHd: Total petroleum hydrocarbons as diesel by EPA Method 3550/8015
- TRPH: Total Recoverable Petroleum Hydrocarbons by EPA Method 418.1
- ppb: Parts per billion
- ND: Not detected in concentrations exceeding method detection limits

*↑
Smelling
other than
gas & diesel*



SCALE 1:24 000



QUADRANGLE LOCATION

SOURCE: USGS 7.5 MINUTE SERIES (TOPOGRAPHIC)
 TITLED: OAKLAND WEST QUADRANGLE
 PHOTOREVISED 1980

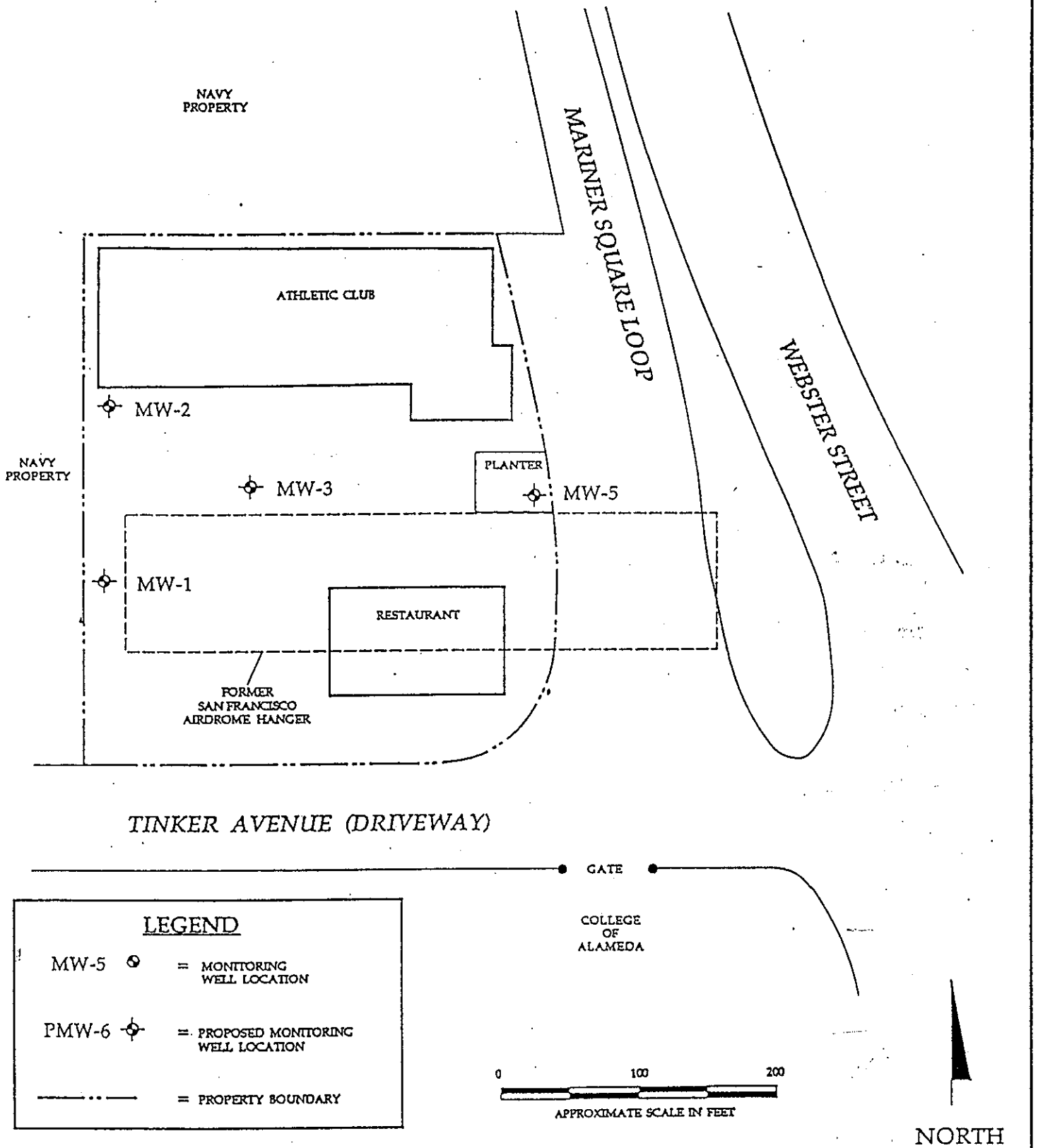
NORTH

HYDR -
 ENVIR -
 ENVIRONMENTAL
 TECHNOLOGIES, INC.

SITE LOCATION MAP
 Mariner Development Company
 2203 and 2227 Mariner Square Loop
 Alameda, California

Figure
 1

7-284 1/94



OFF-SITE FEATURES ARE NOT ACCURATELY TO SCALE




<p>HYDR  ENVIR  NMENTAL TECHN  LOGIES, INC.</p>	<p>SITE PLAN Mariner Development Company 2203 and 2227 Mariner Square Loop Alameda, California</p>	<p>Figure 3 7-284.1 12/95</p>
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Table 1

GROUND WATER ELEVATIONS AND SAMPLE ANALYTICAL RESULTS

Mariner Development
2203 and 2227 Mariner Square Loop
Alameda, CA

Well I.D. #	Sample Date	TOC (feet)	DTW (feet)	GWE (feet)	TPHg (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	TPHd (µg/L)	TRPH (µg/L)	Cr (µg/L)
MW-1	8/11/94	98.43	7.30	91.13	390	2.2	0.91	2.1	7.8	15,000	ND<1,000	—
	12/21/95	98.43	3.80	94.63	ND<100	ND<0.5	ND<1.0	ND<1.0	ND<2.0	7,200 (1) (2)	—	ND<30
	3/19/96	98.43	3.88	94.55	270	1.3	<1.0	1.2	3.7	2,700	—	ND<30
	6/14/96	98.43	3.90	94.53	220	1.1	<0.5	1.4	2.5	1,400	—	ND<30
MW-2	8/11/94	96.68	4.59	92.09	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<1.5	ND<50	1200	—
	12/20/95	96.68	3.68	93.00	ND<100	ND<0.5	ND<1.0	ND<1.0	ND<2.0	390 (1) (2)	—	—
	3/19/96	96.68	3.93	92.75	ND<100	ND<0.5	ND<1.0	ND<1.0	ND<2.0	ND<200 (4)	—	ND<30
	6/14/96	96.68	3.04	93.64	ND<50	ND<0.5	ND<1.0	ND<1.0	ND<2.0	ND<50	—	—
MW-3	8/11/94	96.58	2.63	93.95	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<1.5	ND<50	ND<1,000	—
	12/20/95	96.58	1.91	94.67	ND<100	ND<0.5	ND<1.0	ND<1.0	ND<2.0	320 (1) (2)	—	—
	3/16/96	96.58	0.90	95.68	ND<100	ND<0.5	ND<1.0	ND<1.0	ND<2.0	ND<150 (4)	—	—
	6/14/96	96.58	1.62	94.96	ND<50	ND<0.5	ND<1.0	ND<1.0	ND<2.0	ND<50	—	—
MW-5	8/11/94	98.78	5.14	93.64	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<1.5	ND<50	ND<1,000	—
	12/20/95	98.78	4.29	94.49	ND<100	ND<0.5	ND<1.0	ND<1.0	ND<2.0	90 (1) (2)	—	—
	3/16/96	98.78	3.93	94.85	ND<100	ND<0.5	ND<1.0	ND<1.0	ND<2.0	ND<50 (4)	—	—
	6/14/96	98.78	4.08	94.70	ND<50	ND<0.5	ND<1.0	ND<1.0	ND<2.0	ND<50	—	—