

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



20605

(LL)

January 21, 1997  
StID # 76

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

Mr. Wyman Hong  
Zone 7, Flood Control and Water Conservation  
5997 Parkside Drive  
Pleasanton, CA 94588

**Re: Monitoring Well Closure at 4701 Oakport St., Oakland 94601**

Dear Mr. Hong:

Our office has been requested to notify you that the Regional Water Quality Control Board (RWQCB) has concurred with the County's recommendation that no further investigation in regards to the petroleum release at the above referenced site is required. Therefore, our offices request that the existing monitoring wells at this site be properly closed according to Zone 7 requirements.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: Mr. Bruce Bauer, c/o A. B. Equipment, Cavindish & Lambie Dr.,  
Manukau City, New Zealand  
Mr. Stephen Block, P.O. Box 405, Moraga, CA 94556  
Mr. Dave Solis, TAC Environmental Services, 151 Link Road,  
Cordella, CA 94585

well14701

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#605

Alameda County CC4580  
Environmental Health Services  
1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577

May 1, 1996  
StID # 76

Mr. Bruce Bauer  
1923 Bechelli Lane  
Redding, CA 96002

**Re: Comment on Workplan for a Limited Remedial Investigation at  
4701 Oakport/488 Lesser St., Oakland CA 94601**

Dear Mr. Bauer:

Our office has received and reviewed the April 5, 1996 Limited Remedial Investigation Workplan from Stellar Environmental Solutions for the above referenced site. This work plan addresses two areas, north and south of the initial tank excavation area where additional petroleum contamination was discovered. The extent of such contamination is to be investigated by advancing up to seven (7) shallow soil borings and analyzing selected samples for the contaminants: TRPH, TPH as diesel, gasoline and hydraulic oil and BTEX. This work plan was previously discussed with our office during the time of the discovery and is acceptable.

I understand this work occurred during the week of April 18, 1996 and that based on the previous cleanup levels agreed upon for this site, these areas will be excavated.

You may contact me at (510) 567-6765 should you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. R. Makdisi, Stellar Environmental Solutions, 2110 Sixth  
St., Berkeley, CA 94710  
D. Solis, TAC Environmental Services, 151 Link Rd., Cordelia,  
CA 94585  
Mr. S. Block, P.O. Box 405, Moraga, CA 94556  
G. Coleman, files  
7RAP4701

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0605

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

November 16, 1995  
StID # 76

Mr. Bruce Bauer  
1923 Bechelli Lane  
Redding, CA 96002

**Re: Comment on Remedial Action Plan for 4701 Oakport St.,  
Oakland CA 94601, Clarklift Site.**

Dear Mr. Bauer:

Our office has received and reviewed the November 13, 1995 Remedial Action Plan (RAP) as prepared by your consultant, TAC Environmental Services (TAC). We have also been in discussion with Mr. David Solis of TAC.

Recall, this RAP supplements the previous TAC work plan and incorporates the results of the recent Geoprobe investigation performed both on and offsite. TAC has broken their investigation into a series of Tasks and I will comment on each task as presented in the RAP.

Task 2 calls for the advancement of a minimum of six additional borings within the Clarklift Maintenance Building. This will be accomplished as previously done via Geoprobe borings. Please confirm that both soil and groundwater samples will be taken for analysis during this task. Task 2.0 mentions this in paragraph three, however, Geoprobe water sampling was not specifically outlined.

Please note that should you be able to determine the extent of soil and groundwater contamination in fewer than six borings, the minimum of six borings will not be required.

Task 2.2 states that a minimum of five 4" wells will be installed, two onsite and three offsite. This is acceptable, however, please schedule the installation of the two onsite wells prior to the three offsite since I have been informed that offsite access may be delayed.

Tasks 3.0 and 4.0 describe Site Preparation and Soil Removal. Please proceed with onsite excavation prior to offsite given the potential offsite delay due to pending access agreement with PG&E. It is understood that should offsite access be denied, an alternate remedial plan must be devised to prevent back migration from offsite. This task also describes the use of a bucket auger to remove contaminated soil adjacent to the Maintenance Building

Mr. Bruce Bauer  
StID #76  
4701 Oakport St.  
November 16, 1995  
Page 2.

and allow the pouring of cement into these borings. Will these borings all be advanced to 12' bgs?

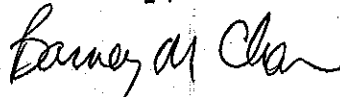
Please contact our office at least 48 working hours prior to any confirmatory soil sampling. Soil sampling should be taken at rate of one sidewall sample per every 20 linear feet or approximately every 200 square feet of exposed sidewall. Assuming excavation is to groundwater, no floor samples will be required.

Your Interim Remedial Action Report should be provided to our office within 45 days of completion of the above activities.

With the above comments in mind, you may initiate the RAP.

You may contact me at (510) 567-6765 should you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

*DM*  
cc: D. Solis, TAC Environmental Services, 151 Link Rd., Cordelia,  
CA 94585  
Mr. R. Promani, PG&E Service Center, 4801 Oakport St.,  
Oakland, CA 94601  
Mr. S. Block, P.O. Box 405, Moraga, CA 94556  
G. Coleman, files  
6RAP4701

**ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY**

DAVID J. KEARS, Agency Director



R0605

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

November 1, 1995  
StID # 76

Mr. Rudy Promani  
PG&E Service Center  
4801 Oakport St.  
Oakland CA 94601

**Re: Request to Grant Site Access for Site Remediation for 4701  
Oakport St., Oakland CA 94601**

Dear Mr. Promani:

As part of the environmental subsurface investigation being performed at 4701 Oakport St., the Clarklift site, offsite borings have been advanced on the PG&E site located at 4801 Oakport St. The Clarklift site is responsible for the determination of the extent of the petroleum release from their site and its remediation. Based on past investigation, it appears that there is a high likelihood that both soil and groundwater contamination has migrated onto the PG&E site from the Clarklift site.

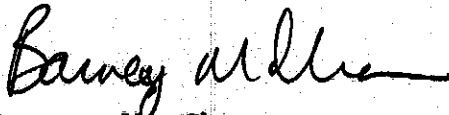
Field work has been limited due the existence of an electrical conduit on the PG&E site which runs along the property boundary of these two sites. Soil adjacent to this electrical conduit are likely impacted by petroleum contamination. In addition, the electrical conduit may be acting as a preferential pathway for groundwater contamination migration. The Clarklift site has proposed and our office has accepted a work plan calling for the excavation of the highly contaminated soils and the removal of affected groundwater. In order to proceed with this work, PG&E is requested to allow access to Clarklift. Alternative remediation methods evaluated are not as effective or cost effective as the proposed soil and groundwater removal. Should offsite access be denied, PG&E may have to assume the responsibility for the contamination on their property and remediate it at their own expense. Such liability would be determined and enforced by the Regional Water Quality Control Board (RWQCB) through their Resolution 92-49.

Please notify our office in writing of your intentions within 30 days or by December 1, 1995.

Mr. Rudy Promani  
4801 Oakport St.  
November 1, 1995  
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. D. Solis, TAC Environmental Services, 151 Link Rd.,  
Cordelia, CA 94585  
Ms. Margarita Khvul, PG&E Service Center, 4801 Oakport,  
Oakland CA 94601  
Mr. Bruce Bauer, AG & Industrial Equipment, 4161 Riverside  
Place, Anderson, CA 96007  
Mr. S. Block, Hilltop Constructors, P.O. Box 405, Moraga,  
CA 94556  
G. Coleman, files

acc4701

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0605

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

August 5, 1994  
StID # 76

Mr. Bruce Bauer  
AG & Industrial Equipment  
4161 Riverside Place  
Anderson, CA 96007

**NOTICE OF VIOLATION**

**Re: Request for Work Plan for Further Site Assessment and  
Remediation at Clarklift Facility, 4701 Oakport St.,  
Oakland 94601**

Dear Mr. Bauer:

Thank you for the submission of the second quarter 1994 groundwater monitoring report prepared by H2OGEOL. Our office has completed its review of this report. We are dissatisfied, however, in its incompleteness. We have also not received the supplemental work plan for the further assessment and remediation of this site.

Recall, the March 1994 field investigation at this site exposed considerable residual soil and groundwater contamination in the two trenches which were excavated. These trenches were located next to the former hydraulic lift line and next to the former tank pit. My April 22, 1994 letter requested reinstating groundwater monitoring plus the provision of a supplemental work plan by June 10, 1994.

The groundwater monitoring which has been resumed is incomplete. No groundwater gradient information is available because the wells are not surveyed. Please survey all wells prior to your next monitoring event and include a gradient map with your next quarterly report. Please submit a supplemental work plan to our office **within 30 days or by September 8, 1994.**

You are reminded that this letter constitutes a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Failure to submit the requested documents will cause this case to be referred to the Water Board or the District Attorney Office for enforcement.

Please be aware our offices have recently moved to:  
**1131 Harbor Bay Parkway, Room 250, Alameda CA 94502**

Mr. Bruce Bauer  
StID # 76, 4701 Oakport St.  
August 5, 1994  
Page 2.

You may reach me at (510) 567-6700 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
Mr. S. Block, Hilltop Constructors, P.O. Box 405, Moraga,  
CA 94556  
G. Lowe, H2O GEOL, P.O. Box 2165, Livermore, CA 94551  
E. Howell, files

NOV4701



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0605

RAFAT A. SHAHID, Director

August 3, 1995  
StID # 76

Mr. Bruce Bauer  
AG & Industrial Equipment  
4161 Riverside Place  
Anderson, CA 96007

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, CA 94502-6577  
(510) 567-6700

**Re: Request for Technical Report for Investigations at 4701 and  
4801 Oakport St., Oakland CA 94601**

Dear Mr. Bauer:

I have recently spoken with your consultant at Growth Environmental and received an update on the site investigation scheduled for on-site and off-site. Based on my conversation, the Geoprobe investigation has been completed and a report detailing the results and giving a recommendation for soil excavation is forthcoming. Please insure that this report addresses the following items:

1. How was the estimate for the volume of affected soil determined? What contamination concentration was this based upon?
2. Please explain why it was necessary to decommission monitoring wells 5 & 6 prior to the excavation activities.
3. When will the excavation activities occur? You are reminded to contact our office at least 48 working hours prior to field activities.
4. What progress has been made to install replacement wells and wells to determine the lateral extent of groundwater contamination?

Please submit your site characterization report **within 30 days or by September 5, 1995**. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan, Hazardous Materials Specialist

cc: G. Rogers, Growth Env. Services, 536 Stone Rd., Suite 3,  
Benicia, CA 94510  
Ms. M. Khvul, Env. Coordinator, PG&E Service Center, 4801  
Oakport, Oakland CA 94601  
Mr. S. Block, P.O. Box 405, Moraga, CA 94556  
T. Peacock, files 6rep4701

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0605

RAFAT A. SHAHID, Assistant Agency Director

March 24, 1995  
StID# 76

Mr. Bruce Bauer  
AF+G & Industrial Equipment  
4161 Riverside Place  
Anderson, CA 96007

DEPARTMENT OF ENVIRONMENTAL HEALTH  
ALAMEDA COUNTY-ENV. HEALTH DEPT.  
ENVIRONMENTAL PROTECTION DIV.  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577  
(510)567-6700

**Re: Comment on March 13, 1995 Work Plan for Onsite Investigation  
and Remediation at 4701 Oakport St., Oakland 94601**

Dear Mr. Bauer:

Our office has received and reviewed the above work plan as provided by Growth Environmental. Its contents are similar to the February 21, 1995 work plan from Growth for the off-site investigation of the same site. Recall, the work plan calls for the determination of the extent of soil and groundwater contamination, soil excavation and a remediation report.

Because of the similarity of work described in this work plan, I refer to my March 8, 1995 letter which conditionally approved the prior February 21, 1995 work plan. The work plan is approved with the condition that it is consistent with the requirements of my March 8th letter. Again, additional monitoring well(s) may be required after this work has occurred.

Please note you should contact me at least 48 hours prior to taking any confirmatory soil samples so I or someone from this office may be present to witness this activity.

Because this activity is on-site, you are requested to initiate this work plan **within 45 days or by May 8, 1995.**

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: G. Rogers, Growth Environmental, 536 Stone Rd., Suite 3,  
Benicia, CA 94510  
Mr. S. Block, Hilltop Constructors, P.O. Box 405, Moraga,  
CA 94556  
Ms. C. Gordon, SWRCB Cleanup Fund, P.O. Box 944212,  
Sacramento, CA 94244-2120  
G. Coleman, files  
6wp4701

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



✓ R0605 (#4701 Oakport)  
STID 76

R0886 (4801 Oakport)

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 8, 1995  
StID # 76

Mr. Bruce Bauer  
AG & Industrial Equipment  
4161 Riverside Place  
Anderson, CA 96007

DEPARTMENT OF ENVIRONMENTAL HEALTH  
ALAMEDA COUNTY-ENV. HEALTH DEPT.  
ENVIRONMENTAL PROTECTION DIV.  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577  
(510)567-6700

**Re: Comment on February 21, 1995 Work Plan for Investigation at  
Bauer and PG&E Sites, 4701 and 4801 Oakport St., Oakland, CA**

Dear Mr. Bauer:

Our office has received and reviewed the above referenced report as prepared and provided in your behalf by Growth Environmental Services. I have also spoken with Mr. Gary Rogers of Growth regarding my review of the work plan and my concerns regarding the remediation/investigation at the above site.

I would like to first comment on the work plan and then request other additional reports/work. Certainly, a bit of the confusion and disappointment from our office stems from the change from a previously reviewed and approved work plan prepared for you by Mr. Gary Lowe of H2OGeol. Significant time and effort was spent working out the details of that proposed investigation only to find out that Growth Environmental was going to break that work plan into several stages each with their own separate work plan. Our office would have preferred a single work plan like that of H2OGeol.

The work plan for determining the extent of offsite soil and groundwater contamination is acceptable with the following conditions:

1. The borings and grab groundwater samples should be run for TPHg, TPH as hydraulic oil and BTEX instead of EPA Method 418.1. The other analyses, PCBs and lead are not required by our office.
2. The soil sampling from each boring shall be taken from just above the groundwater depth. There is no reasoning to sample beneath groundwater.
3. Every attempt should be made to determine the full extent of contamination even if it extends beyond the approximately 80' of the proposed perimeter borings.
4. You should also be concurrently working on your agreement with PG&E to perform the excavation of the affected soils, the extent of which will be determined during this investigation.

Mr. Bruce Bauer  
StID # 76  
4701 Oakport St.  
March 8, 1995  
Page 2.

In regards to additional work/reports required for this site, our office has the following request:

1. Since actual offsite soil excavation and monitoring well installation will be dependent on encroachment approval from PG&E, you are requested to provide your work plan for on-site excavation and initiate this work **within 45 days or by April 24, 1995**. Please notify me at least 48 working hours prior to taking any confirmatory sampling. Our office is agreeable to the previously established soil cleanup levels for this site ie 500 ppm fot TPH as hydraulic oil, 1ppm Total VOC with the additional requirement of ND for benzene. A work plan for the excavation of offsite soils is due along with the report of findings from your offsite contaminant survey. These reports should be sent **within 45 days of conclusion of the field survey**.

2. A work plan for the installation of additional wells, onsite and offsite should be submitted as soon as the extent of offsite contamination is determined. Recall the H2OGeol workplan called for one onsite and two offsite wells.

You should contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G.Rogers, Growth Environmental Services, 536 Stone Rd., Suite  
3, Benicia, CA 94510  
Ms. Margarita Khvul, Env. Coordinator, PG&E Service Center,  
4801 Oakport St., Oakland CA 94601  
Mr. S. Block, Hilltop Constructors, P.O. Box 405, Moraga,  
CA 94556  
G. Coleman, files  
5wp4701

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0605 (#4701 oakport)  
STID 76

~~R0886 (#4801 oakport)~~

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 8, 1995  
StID # 76

Mr. Bruce Bauer  
AG & Industrial Equipment  
4161 Riverside Place  
Anderson, CA 96007

DEPARTMENT OF ENVIRONMENTAL HEALTH  
ALAMEDA COUNTY-ENV. HEALTH DEPT.  
ENVIRONMENTAL PROTECTION DIV.  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577  
(510)567-6700

**Re: Comment on February 21, 1995 Work Plan for Investigation at  
Bauer and PG&E Sites, 4701 and 4801 Oakport St., Oakland, CA**

Dear Mr. Bauer:

Our office has received and reviewed the above referenced report as prepared and provided in your behalf by Growth Environmental Services. I have also spoken with Mr. Gary Rogers of Growth regarding my review of the work plan and my concerns regarding the remediation/investigation at the above site.

I would like to first comment on the work plan and then request other additional reports/work. Certainly, a bit of the confusion and disappointment from our office stems from the change from a previously reviewed and approved work plan prepared for you by Mr. Gary Lowe of H2OGeol. Significant time and effort was spent working out the details of that proposed investigation only to find out that Growth Environmental was going to break that work plan into several stages each with their own separate work plan. Our office would have preferred a single work plan like that of H2OGeol.

The work plan for determining the extent of offsite soil and groundwater contamination is acceptable with the following conditions:

1. The borings and grab groundwater samples should be run for TPHg, TPH as hydraulic oil and BTEX instead of EPA Method 418.1. The other analyses, PCBs and lead are not required by our office.
2. The soil sampling from each boring shall be taken from just above the groundwater depth. There is no reasoning to sample beneath groundwater.
3. Every attempt should be made to determine the full extent of contamination even if it extends beyond the approximately 80' of the proposed perimeter borings.
4. You should also be concurrently working on your agreement with PG&E to perform the excavation of the affected soils, the extent of which will be determined during this investigation.

Mr. Bruce Bauer  
StID # 76  
4701 Oakport St.  
March 8, 1995  
Page 2.

In regards to additional work/reports required for this site, our office has the following request:

1. Since actual offsite soil excavation and monitoring well installation will be dependent on encroachment approval from PG&E, you are requested to provide your work plan for on-site excavation and initiate this work **within 45 days or by April 24, 1995**. Please notify me at least 48 working hours prior to taking any confirmatory sampling. Our office is agreeable to the previously established soil cleanup levels for this site ie 500 ppm for TPH as hydraulic oil, 1ppm Total VOC with the additional requirement of ND for benzene. A work plan for the excavation of offsite soils is due along with the report of findings from your offsite contaminant survey. These reports should be sent **within 45 days of conclusion of the field survey**.

2. A work plan for the installation of additional wells, onsite and offsite should be submitted as soon as the extent of offsite contamination is determined. Recall the H2OGeol workplan called for one onsite and two offsite wells.

You should contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G.Rogers, Growth Environmental Services, 536 Stone Rd., Suite  
3, Benicia, CA 94510  
Ms. Margarita Khvul, Env. Coordinator, PG&E Service Center,  
4801 Oakport St., Oakland CA 94601  
Mr. S. Block, Hilltop Constructors, P.O. Box 405, Moraga,  
CA 94556  
G. Coleman, files  
5wp4701

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0605

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

September 30, 1994

StID # 76

Mr. Bruce Bauer  
AG & Industrial Equipment  
4161 Riverside Place  
Anderson, CA 96007

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 HARBOR BAY PARKWAY, 2ND FLOOR  
ALAMEDA, CA 94502-6577

**Re: Comment on September 2, 1994 Work Plan for Monitoring Well  
Installations at 4701 Oakport St., Oakland CA 94601**

Dear Mr. Bauer:

This letter serves to comment on the September 2, 1994 work plan of H2OGEOL which proposes to install three additional wells, on and off-site, to further delineate the petroleum hydrocarbon groundwater plume at this site. I discussed the proposal with Mr. Gary Lowe of H2OGEOL and we agreed that it would be best to locate the wells after the proposed contaminated soil excavation. Our office agrees in principle with the work plan, however, a site map indicating the exact location of these wells should be provided after the completion of the soil excavation.

Please add the Total Petroleum Hydrocarbons distinction of TPH as gasoline and as stoddard solvent to the proposed TPH as hydraulic oil and BTEX.

Please update our office of your progress in gaining access to the PG&E property to initiate your soil excavation in your quarterly monitoring reports. Let me know if you reach an impasse. You are reminded to contact me at least **48 working hours prior** to any field work so I may arrange to be present if possible.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. G. Lowe, H2OGEOL, P.O. Box 2165, Livermore, CA 94551  
Ms. Margarita Khvul, Env. Coordinator, PG&E Service Center,  
4801 Oakport St., Oakland CA 94601  
Mr. S. Block, Hilltop Constructors, P.O. Box 405, Moraga,  
CA 94556  
E. Howell, files  
4wp4701

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0605

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 26, 1994  
StID # 76

Mr. Bruce Bauer  
AG & Industrial Equipment  
4161 Riverside Place  
Anderson, CA 96007

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

(510) 271-4530

**Re: Comment on September 19, 1994 Revised Work Plan for  
Remediation at 4701 Oakport St., Oakland CA 94601**

Dear Mr. Bauer:

Our office has received and reviewed the above work plan as prepared by your consultant, Mr. Gary Lowe of H2OGEOL. This work plan was provided after discussion and comments regarding the initial September 1, 1994 work plan for this site. This current work plan addresses the majority of my comments and is therefore acceptable with the following conditions:

1. In regards to the proposed soil cleanup concentrations, our office has discussed with the Regional Water Quality Control Board (RWQCB) your proposal to excavate soils with contaminant levels greater than 80% of the highest concentration that produce no fish kill. They would need to have the specific details of the proposed test prior to making any decision. There has not yet been any sites in their jurisdiction which has used this cleanup approach. In any event, this cleanup approach is not appropriate due to the high levels of benzene, toluene, ethylbenzene and xylenes (BTEX) present in soils. The proposed cleanup levels of 500 ppm TPH-HO, 50 ppm TPH-G (or Stoddard) and 1 mg/kg Total BTEX are acceptable assuming that these levels are protective of groundwater quality.

Please be aware that additional monitoring well(s) will be required after this proposed work is completed. A work plan depicting the location(s) of appropriate additional wells should be sent to our office.

Please contact me at least **48 working hours** prior to conducting any field work so I may arrange to be present if possible.

Our office is aware that the extent of the proposed soil excavation will extend beyond this site and will encroach upon the neighboring PG&E site. Your consultant has been informed of the contact person for environmental issues at PG&E, as have I. Her name is Ms. Margarita Khvul and she may be reached at (510) 437-2099. Her mailing address is PG&E, Oakland Service Center, Environmental Coordinator, 4801 Oakport St., Oakland CA 94601.

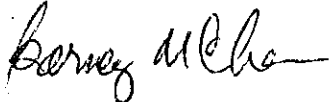


Mr. Bruce Bauer  
Clarklift Facility, 4701 Oakport St.  
StID #76  
September 26, 1994  
Page 2.

She has informed me and H2OGEOL that PG&E will need, at a minimum, a copy of your work plan and you will be required to complete a number of documents to be reviewed by their Land Development and Law Departments. I will thus be copying Ms. Khvul on all correspondence from our office regarding the investigation and remediation of this site.

You may contact me at (510) 567-6765 should you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. Gary Lowe, H2OGEOL, P.O. Box 2165, Livermore, CA 94551  
Ms. Margarita Khvul, Env. Coordinator, PG&E Service Center,  
4801 Oakport St., Oakland CA 94601  
Mr. S. Block, Hilltop Constructors, P.O. Box 405 Moraga,  
CA 94556  
Ms. D. Turcotte, SWRCB, 2014 T. St., Suite 130, P.O. Box  
944212, Sacramento CA 94244-2120  
E. Howell, files

3wp4701

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0605

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 22, 1994  
StID # 76

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

Mr. Bruce Bauer  
AG & Industrial Equipment  
4161 Riverside Place  
Anderson, CA 96007

**Re: Comment on April 19, 1994 Report for Backhoe Trench Sampling  
at Clarklift Facility, 4701 Oakport St., Oakland 94601**

Dear Mr. Bauer:

Our office has received and reviewed the above referenced report as prepared by Mr. Gary Lowe of H20Geol. Recall, this work was outlined in H20Geol's March 1, 1994 report and was intended to assess the areas which either lacked information or had previously detected petroleum contamination. Two trenches were excavated to groundwater, approximately 4-5 feet.

As visually witnessed by myself and the geologist from H20Geol, considerable petroleum hydrocarbon still exists beneath both areas, the former hydraulic lift piping run and adjacent to the former tank pit. Two soil samples were taken from each trench just above the water level and one grab groundwater sample was taken from the trench next to the former fuel tanks. The high amount of hydraulic oil dwarfs the other fuel components (stoddard solvent, diesel, motor oil, gasoline and BTEX).

It is now appropriate to continue the investigation of these areas to define the limits of the soil and groundwater contamination. Any free product must be removed to prevent further migration.

It also appears that at this time the conditions of "Alternative Points of Compliance" have not been met. That is, the extent of contamination has not been determined and the localized "hot spots" have not been removed or remediated. Although groundwater monitoring must continue on a quarterly basis, groundwater monitoring alone is not an appropriate remedial action. Since your last groundwater monitoring occurred in June of 1993, you are requested to reinstate quarterly monitoring immediately.

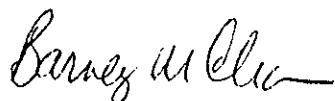
Please provide your groundwater monitoring report and a supplemental work plan for further site assessment/remediation to our office **within 45 days or by June 10, 1994.**

Mr. Bruce Bauer  
StID # 76  
4701 Oakport St.  
April 22, 1994  
Page 2.

This is a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Failure to submit the requested reports may subject you to civil liability.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: S. Block, Hilltop Constructors, P.O. Box 405, Moraga, CA  
94556  
G. Lowe, H20Geol, P.O. Box 2165, Livermore, CA 94551  
E. Howell, files

wpsp4701

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0605

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 2, 1994  
StID # 76

Mr. Bruce Bauer  
AG & Industrial Equipment  
4161 Riverside Place  
Anderson, CA 96007

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

**Re: Comment on March 1, 1994 Work Plan for Backhoe Trench Soil  
Sampling at Clarklift Facility, 4701 Oakport St., Oakland**

Dear Mr. Bauer:

Our office has received and reviewed the above referenced work plan as provided by your consultant, Mr. Gary Lowe of H2O GEOL. Recall, this work plan follows our December 1993 meeting where we discussed the status and future actions for the Clarklift site. We also discussed whether Alternative Points of Compliance (APC) would be appropriate for this site given the potential of leaving some amounts of soil and groundwater contamination at the site. This work plan addresses the two areas cited in our meeting which appeared to either be lacking information or still had potential for high residual hydrocarbon contamination.

Upon review of the work plan, it is acceptable with the following conditions:

1. Our office is aware that groundwater monitoring has recently occurred at this site. Please continue to monitor all wells at this site on a quarterly basis until further notice by our office or that of the Regional Water Quality Control Board (RWQCB).
2. The work plan calls for trenching in two areas down to groundwater and taking four samples. Be aware that soil sampling should be taken at a frequency of at least one sample per every 20 linear feet in addition to areas of known contamination such as in area boring GA-1. Therefore, four samples may not be sufficient to characterize this site.

A grab groundwater sample should be taken in the area of the GA-1 excavation since there is no current information regarding groundwater quality in this area.

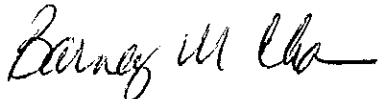
3. Keep in mind, APC requires the full delineation of soil and groundwater contamination for the site. Based on your most recent monitoring well results, there still may be a need to install offsite well(s).

Please contact this office at least **48 working hours** prior to any field work so I may arrange to witness this activity if possible.

Mr. Bruce Bauer  
StID # 76  
4701 Oakport  
March 2, 1994  
Page 2.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Lowe, H2O GEOL, P. O. Box 2165, Livermore, CA 94551  
S. Block, Hilltop Constructors, P. O. Box 405, Moraga, CA  
94556  
E. Howell, files

wp4701

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0605

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 18, 1994  
StID # 76

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

Mr. Stephen Block  
The Stephen Block Company  
P. O. Box 405  
Moraga, CA 94556

**Re: Underground Storage Tank (UST) Local Oversight Program,  
Site No. 76, 4701 Oakport St., Oakland CA 94601**

Dear Mr. Block:

Please be advised that as the new property owner of an underground tank site which reported an unauthorized release of petroleum hydrocarbon, you are required to be on the County's list of potential responsible parties for the investigation at the above referenced site. We are aware that you may have an agreement with Mr. Bruce Bauer, however, as you are aware, any agreement which exists between you and Mr. Bauer must be a civil matter.

If you have any questions, please contact Lori Casias of the State Water Resources Control Board at (916) 227-4325.

Sincerely,

A handwritten signature in cursive script that reads "Barney Chan".

Barney Chan  
Hazardous Materials Specialist  
Local Oversight Program

cc: B. Bauer, AG & Industrial Equipment, 4161 Riverside Place,  
Anderson, CA 96007

updt4701

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



ROGOS

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 13, 1994  
StID # 76

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

Mr. Bruce Bauer  
AG & Industrial Equipment  
4161 Riverside Place  
Anderson, CA 96007

**Re: Summary of December 28, 1993 Meeting Regarding Investigation  
at 4701 Oakport, CA 94601**

Dear Mr. Bauer:

This letter recounts the meeting we had, along with the current owners of the above property, where we discussed the next steps to further the above site to case closure. I gave you a copy of the Regional Board's draft for Alternative Points of Compliance (APC) which allows for residual contamination as long as a number of conditions are met. Specifically, I mentioned that adequate site characterization has not been performed. Two areas were cited which need further investigation; the area near soil boring GA-1 where elevated hydraulic oil and oil and grease were found and the area beneath the former piping run of the removed hydraulic oil tank, where no soil samples were taken. Please keep in mind that the elements of APC require the characterization of the full extent of soil and groundwater contamination and the two items mentioned above may not be the only requirements. Certainly, ongoing groundwater monitoring should be reinitiated as soon as possible and a minimum of four consecutive quarters of monitoring must occur prior to making any recommendation for site closure.

We also agreed that a work plan addendum should be sent to our office which addresses the above items by **January 31, 1994**.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: S. Block, Hilltop Constructors, P.O. Box 405, Moraga, CA  
94556  
E. Howell, files

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0605

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 4, 1994  
StID # 76

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

Mr. Bruce Bauer  
106 Ironwood Rd.  
Alameda, CA 94501

**Re: Summary of December 28, 1993 Meeting Regarding Investigation  
at 4701 Oakport, CA 94601**

Dear Mr. Bauer:

This letter recounts the meeting we had, along with the current owners of the above property, where we discussed the next steps to further the above site to case closure. I gave you a copy of the Regional Board's draft for Alternative Points of Compliance (APC) which allows for residual contamination as long as a number of conditions are met. Specifically, I mentioned that adequate site characterization has not been performed. Two areas were cited which need further investigation; the area near soil boring GA-1 where elevated hydraulic oil and oil and grease were found and the area beneath the former piping run of the removed hydraulic oil tank, where no soil samples were taken. Please keep in mind that the elements of APC require the characterization of the full extent of soil and groundwater contamination and the two items mentioned above may not be the only requirements. Certainly, ongoing groundwater monitoring should be reinitiated as soon as possible and a minimum of four consecutive quarters of monitoring must occur prior to making any recommendation for site closure.

We also agreed that a work plan addendum should be sent to our office which addresses the above items by **January 31, 1994**.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: S. Block, Hilltop Constructors, P.O. Box 405, Moraga, CA  
94556  
E. Howell, files

wpad4701



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0605

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

September 17, 1993  
StID #76

Mr. Bruce Bauer  
106 Ironwood Rd.  
Alameda, CA 94501

**Re: Request for Work Plan for Further Subsurface Soil and  
Groundwater Investigation for Clarklift, 4701 Oakport,  
Oakland CA 94601**

Dear Mr. Bauer:

Thank you for the submission of the June 1993 Groundwater Sampling report for the above referenced site as prepared by Golder Associates. I assume that this will initiate the resumption of quarterly monitoring at this site as requested in my May 5, 1993 letter. Upon review of this report our office has the following comments/concerns:

1. We have received the June 25, 1993 correspondence from Golder Associates documenting the disposal of stockpiled soils generated from the tank removals. This is no longer considered an issue.
2. In regards to determining the extent of groundwater and soil contamination at this site:
  - a. As stated in this report, because only four borings were analyzed immediately around the former tank pit, the lateral extent of petroleum contamination cannot and has not been determined.
  - b. As mentioned in the report, it may not be necessary to determine the vertical extent of soil contamination due to the shallow groundwater, however, this also means that the groundwater is much more affected by soil contamination.
  - c. It is true that TPHg and BTEX have not been found in soil samples but, as you are aware, only one of the three tanks removed contained gasoline and as mentioned in this report, the major release at this site appears to be hydraulic oil/ oil and grease. Keep in mind the extent of all hydrocarbon contamination in soil must be defined not only gasoline and BTEX.
  - d. As evidenced by monitoring well and grab groundwater sample results, the extent of groundwater contamination has not been determined. Given the easterly groundwater gradient, offsite migration of contamination has likely occurred.

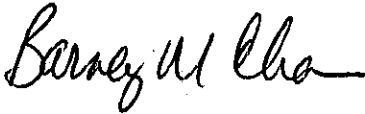
Mr. Bruce Bauer  
StID #76  
4701 Oakport  
September 17, 1993  
Page 2.

Because you were notified in May 1992 and again in my May 5, 1993 letter, to provide a work plan for soil and groundwater investigation, you are requested again to provide such a work plan to our office within 30 days or by October 18, 1993.

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Failure to provide the requested information may subject you to civil liabilities.

You may contact me at (510) 271-4530 if you have any questions.

Sincererly,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
S. Block, Hilltop Constructors, P.O. Box 405, Moraga, CA  
94556  
K. Reynolds, Golder Associates Inc., 1451 Harbor Bay Pkwy.,  
Suite 1000, Alameda CA 94501  
E. Howell, files

2wp4701

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0605

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

May 5, 1993  
StID # 76

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

Mr. Bruce Bauer  
106 Ironwood Rd.  
Alameda CA 94501

**Re: Request for Resumption of Groundwater Monitoring and Work  
Plan for Further Subsurface Investigation at Clarklift,  
4701 Oakport, CA 94601**

Dear Mr. Bauer:

After the removal of three underground tanks and a hydraulic lift at the above site in May of 1989, you were requested to perform a subsurface investigation. Mr. Lawrence Seto of this office was your contact at that time. As you are aware, the oversight of the remediation/investigation of the above site has been transferred to the Local Oversight Program (LOP) section of Alameda County Environmental Health, Hazardous Materials Division. Your new contact person is the undersigned Hazardous Materials Specialist. I have recently spoke with Mr. Seto and discussed this case. Upon review of the the file and discussion our office has the following concerns:

1. After your meeting with Mr. Seto on March 4, 1992, you were told that at a minimum, you would need to determine the extent of contamination and monitor the wells (well and piezometers) on a quarterly basis (notes to the file by Mr. Seto). To this date, our office has not received any results of groundwater monitoring beyond May 1992, over one year ago. You are requested to initiate groundwater monitoring immediately and send copies of the results to our office and to the Regional Water Quality Control Board (RWQCB) to the attention of Mr. Rich Hiatt.
2. It was also noted that our office has not received any information regarding the disposition of stockpiled soils generated from the tank pull. Please provide copies of receipts for the disposal of the stockpiled soils or a work plan for the treatment of these soils.
3. As mentioned previously, you are required to determine the extent of soil and groundwater contamination originating from this site. Reports indicate neither type contamination has been determined as evidenced by detectable hydrocarbon contamination in soil and grab groundwater samples. Please provide a work plan for the determination of the extent soil and groundwater contamination. The calculated groundwater gradient has been

Mr. Bruce Bauer  
4701 Oakport  
May 5, 1993  
Page 2.

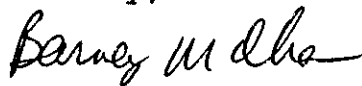
northeasterly, easterly and southeasterly. With this in mind, there is a possibility for migration of groundwater contamination beyond the limits of this property. You should be made aware that you must prevent the offsite migration of groundwater contamination.

4. Although it appears that only Total Oil and Grease and Total Petroleum Hydrocarbons as hydraulic oil are the major contaminants in the groundwater and no current clean-up standards exist for these compounds, you should be aware the SWRCB has declared in their Resolution No. 68-16, a non-degradation policy for the waters of the state. Therefore, you will need to seek the RWQCB's concurrence for a "no action" remedial approach. An environmental and public health risk assessment may also be required.

Please provide the requested information and reports to our office **within 45 days** of receipt of this letter. You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). In addition, Section 25298 (c) 4 of the California Health and Safety Code (CH&SC) allows for the civil penalty of not less than \$500 or more than \$5000 per day per each tank which is improperly closed.

You may contact me at (510) 271-4530 should you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
R. Hiett, RWQCB  
S. Block, Hilltop Constructors, P.O. Box 405, Moraga, CA  
94556  
D. West, Golder Associates Inc., 1451 Harbor Bay Pkwy., Suite  
1000, Alameda CA 94501  
E. Howell, files

wp-47010ak

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0605

July 26, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Mr. Bruce Bauer  
Pacific Parts and Equipment  
35 Rickenbacker Circle  
Livermore, CA 94550

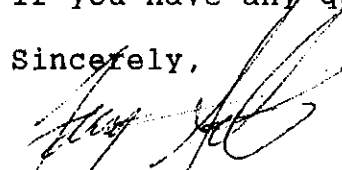
RE: Clarklift, 4701 Oakport St., Oakland, Ca 94621

Dear Mr. Bauer:

I reviewed your "Proposal For Soil and Groundwater Sampling and Analysis", dated July 1991, that was prepared by Golden Associates. It is acceptable with the condition that the next phase of your investigation includes the characterization of the soil and groundwater in the area of EB6, 7, 8, and 9.

If you have any questions, please contact me at 271-4320.

Sincerely,

  
Larry Seto  
Senior Hazardous Materials Specialist

LS/hp

cc: Gil Jensen, Alameda County District Attorney's Office  
RWQCB  
DHS  
Rafat Shahid, Alameda County Assistant Agency Director  
Kent Reynolds, Golden Associates  
files

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**

AGENCY  
DAVID J. KEARS, Agency Director



R0605

Certified Mailer #P 062 128 263

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

November 15, 1990

Mr. Bruce Bauer  
Pacific Parts and Equipment  
35 Rickenbacker Circle  
Livermore, CA 94550

**Second Notice**

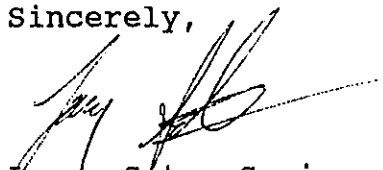
**Clarklift Oakland, 4701 Oakport St., Oakland, CA 94621**

Dear Mr. Bauer:

A letter dated July 7, 1990, from this office was sent to you requesting a plan of correction at the above site. As of this date, we have not received it. In addition, I also requested another deposit/refund check for \$375.00, made payable to the County of Alameda. Please submit to this office within ten (10) days of the receipt of this letter, your plan of correction and a check.

If you have any questions, please contact me at 271-4320.

Sincerely,

  
Larry Seto, Senior,  
Hazardous Materials Specialist

LS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency

RWQCB

Charlene Williams, DOHS

Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0605

Certified Mail #P 062 127 822

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

April 27, 1990

Mr. Bruce Bauer  
Previous Property Owner  
P.O. Box 2009  
Rohnert Park, CA 94927

RE: 4701 Oakport Street, Oakland, CA 94601

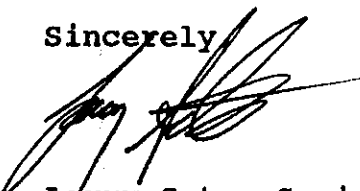
Dear Mr. Bauer:

Three underground storage tanks were removed from the above site that you previously owned on April 26, 1989. We have not received your laboratory results from the samples taken during the removal. Please submit these results to this office within ten (10) days of the receipt of this letter.

In addition, please inform me of the disposal site of your soil.

If you have any questions, please contact me at, (415) 271-4320.

Sincerely,



Larry Seto, Senior,  
Hazardous Materials Specialist

LS:mnc

cc: Marshall Croner, Owner  
RWQCB  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Charlene Williams, DOHS  
Files