

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01061

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

December 23, 1993
STID 3624

Kilpatrick's Bakeries, Inc.
ATTN: John Shelton
2100 Livingston St.
Oakland, CA 94606

RE: 2100 Livingston St., Oakland, CA 94606

Dear John Shelton:

This office has received and reviewed a Quarterly Monitoring Report by Burlington Environmental dated July 1993 and the third quarter report dated 10-26-93 concerning the above site. The following comments are to be considered:

1. All well elevations need to be converted to mean sea level as they can not be related to most other off site wells in their present form.
2. The wells that were used off site are about 600 feet away from this site. Normally distances greater than 100 feet become highly suspect for the validity of the information regarding gradient. This is obvious in your drawings that portray such short isobars between the two sites being compared. Your data does not confirm down gradient direction. Other wells in the area show the gradient to be toward the north, which would be cross gradient.
3. In any case, your 2nd and 3rd quarter analysis are showing ND for all constituents.

Thank you for your cooperation. If you have any questions, please contact this office at (510) 271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Thomas Peacock'.

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, Chief - files
Food Specialists, Inc. P.O. Box 10368, Oakland, CA 94510
David Tight, Burlington Environmental, 950 Gilman
St. Berkeley, CA 94710

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO1061

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

March 18, 1993
STID 3624

Kilpatrick's Bakeries, Inc.
ATTN: John Shelton
2100 Livingston St.
Oakland, CA 94606

RE: 2100 Livingston St., Oakland, CA 94606

Dear John Shelton:

This office has received and reviewed a Quarterly Monitoring Report by Burlington Environmental dated March 1, 1993 concerning the above site. The following comments are to be considered:

1. Groundwater gradient should be determined. The use of offsite monitoring wells, such as at your other site at 955 Kennedy, may aid in this.
2. There is not really a recommendation in this report. The only one that can be reached is to continue quarterly monitoring for 4 consecutive quarters, as the Regional Board requires. At that time, this site would be eligible for a recommendation of closure.

Thank you for your cooperation. If you have any questions, please contact this office at (510) 271-4530.

Sincerely,

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Richard Hiett, RWQCB
Edgar Howell, Chief - files
Food Specialists, Inc. P.O. Box 10368, Oakland, CA 94510
David Tight, Burlington Environmental, 950 Gilman
St. Berkeley, CA 94710
Enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01061

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

December 28, 1992
STID 3624

Kilpatrick's Bakeries, Inc.
ATTN: John Shelton
2100 Livingston St.
Oakland, CA 94606

RE: 2100 Livingston St., Oakland, CA 94606

Dear John Shelton:

This office has received and reviewed a Soil and Groundwater Investigation Report by Burlington Environmental dated December 3, 1992 concerning the above site. The following comments are to be considered:

1. The 1 ppm of TPHg is at the MDL. This is probably not significant as soil contamination, although a resampling at a later time to achieve ND would be recommended in that boring.
2. There is not really a recommendation in this report. The only one that can be reached is to continue quarterly monitoring for 4 consecutive quarters, as the Regional Board requires. At that time, this site would be eligible for a recommendation of closure.

Enclosed is a format the Regional Board would like followed for site closure. Thank you for your cooperation. If you have any questions, please contact this office at (510) 271-4530.

Sincerely,

Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Richard Hiett, RWQCB
Edgar Howell, Chief - files
Food Specialists, Inc. P.O. Box 10368, Oakland, CA 94510
David Tight, Burlington Environmental, 950 Gilman
St. Berkeley, CA 94710
Enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0758 (955 Kennedy)

✓ R01061 (2100 Livingston)

RAFAT A. SHAHID, Assistant Agency Director

June 16, 1992
STID # 3624 and 1124
(Livingston) (Kennedy)

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Mr. John Shelton
Kilpatrick's Bakeries
955 Kennedy St.
Oakland CA 94606

Re: Work Plan Addendums to Subsurface Investigation at
Kilpatrick's Bakeries, at 2100 Livingston St. and 955
Kennedy St., Oakland CA 94606

Dear Mr. Shelton:

Our office has received and reviewed the work plan addendums for the subsurface investigations at the above sites as provided by your consultant, Burlington Environmental. The initial work plans for these sites were submitted in March of 1991 and in February of 1990. As you may recall, four diesel tanks were removed at the Kennedy St. site in October of 1989. Three additional underground storage tanks were removed in December of 1990 and January of 1991. It was suggested that a work plan for the entire Kennedy St. site be submitted as opposed to dealing with the two areas of the former tank locations separately. In general, the addendums to the initial work plans and the original work plans themselves are acceptable and work can commence immediately.

However, our office has a few questions and comments regarding these work plans. You are requested to address the following issues at 2100 Livingston St.:

1. Please elaborate on the screening method for soil samples using the PID detector. What readings will determine whether a sample is to be analyzed or not? Because the soil samples will be used to determine the lateral extent of contamination, enough samples must be analyzed at each location to verify the limits of contamination.
2. Note that the location of MW-1 is in the assumed downgradient location relative to the tank pit. Additional information must be presented to support this claim, otherwise additional wells may be required.
3. To all extent possible, Boring B-4 will attempt to define the extent of contamination which is being left in place in the northwest corner of the former pit. The initial sample in this location had 840 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline, TPHg. Keep in mind that the duration of monitoring in MW-1 will be dependent on the amounts of gasoline contamination left in place.

Mr. John Shelton
STID # 3624 and 1124
Kilpatrick's Bakeries
June 16, 1992
Page 2.

Please address the following concerns regarding the work plan at 955 Kennedy St.:


1. Our office has the same concern as to how the screening of soil samples using the PID instrument will be used to determine which boring samples will be analyzed. Particularly when the PID instrument has little applicability when screening waste oil and diesel fuel contamination as is the case here. Only MW-3, which is in the assumed downgradient location to the former diesel and gasoline tanks, would seem a good candidate for using the PID instrument for screening purposes. Please offer an additional screen method for the other borings.

2. Upon review of the June 7, 1991 tank closure report, it appears that the soil contamination at the waste oil and diesel and gasoline tank locations was overexcavated and removed. There is, however, a question concerning the former fuel island area where samples 15NTW and 16TP1 were taken. These soil samples had high total oil and grease, TOG, contamination. It is unclear whether these areas were ever overexcavated and resampled. Please clarify the status of these areas.

3. In regards to the analyses to be performed in the soil and groundwater samples taken from the monitoring wells, you should analyze for total oil and grease in MW-3 since it is in the assumed downgradient location to the above samples, 15NTW and 16TP1. Samples collected from MW-4 located downgradient to the waste oil tank should be run for the metals: cadmium, chromium, lead, nickel and zinc as required by the Tri-Regional Board Guidelines, in addition to the parameters stated in the work plan. The upgradient well, MW-5, should be analyzed for Total Petroleum Hydrocarbons as gasoline and diesel and BTEX.

Please provide, within thirty (30) days, a written response to these items in addition to a time schedule for the performance of the proposed work. You may contact me at (510)271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan, Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
M. Milward, Burlington Environmental
H. Monsanto, Campbell Taggart
E. Howell III, files
WP-Kilpatricks

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01061

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

April 28, 1992
STID # 3624

Kilpatrick's Bakeries, Inc.
Attn: Mr. John Shelton
955 Kennedy St.
Oakland CA 94606

Re: Work Plan for Subsurface Investigation at 2100 Livingston
St., Oakland CA, 94606

Dear Mr. Shelton:

Our office has received and reviewed the Site Assessment Work Plan for the above referenced site as described in the March 1991 report prepared by John Mathes & Associates, Inc. As you may recall, this work plan was requested after receiving the analytical results from soil samples taken subsequent to an underground storage tank removal. These results indicated there had been a release gasoline in the west and northwest ends of the tank excavation pit. Concentrations of 1500 and 840 parts per million, ppm, Total Petroleum Hydrocarbons as gasoline, TPHg, were found in these soil samples respectively.

The work plan calls for the installation of four borings in and around the former tank excavation pit. The boring in the former tank pit is proposed to be converted into a monitoring well. This approach is not adequate given the detection of TPHg contamination in the general area of B-2 found in the initial soil samplings. Recall sample #5, taken in the same general area as the proposed location of B-2, had 840 ppm TPHg detected in it. As noted in my December 28, 1990 letter to Mr. Frank Goley, your work plan should determine the extent of lateral and vertical contamination in soil in addition to the extent of contamination in the ground water, if detected.

The installation of, B-1/MW-1, would likely not be in the downgradient location relative to soil sample #5 of known contamination. A more reasonable approach for this work would be to perform the boring in the B-2 area and excavate any contamination encountered until non-detectable concentrations are found. Note the B-1 area has been excavated to "clean" as verified in soil sample number 2. Then, if the groundwater gradient can be shown to be in the assumed stated direction (west to southwest), B-3 could then be converted into a monitoring well. B-3 would then satisfy the requirement of having

Mr. John Shelton
2100 Livingston St.
STID # 3624
April 28, 1992
Page 2.

at least one monitoring well within ten feet of the former excavation pit in the confirmed downgradient location. Recall this is a requirement stated in the "Tri-Regional Board Guidelines", the guidance document authored by the three Regional Water Quality Control Boards (RWQCB).

Please submit comment and a modification of the existing work plan to our office within thirty (30) days of this letter.

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Such reports should also be sent to the RWQCB to the attention of Mr. Rich Hiett. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612. Failure to submit the requested documents may subject Kilpatrick's Bakeries to civil liabilities.

You may contact me at (510) 271-4320 should you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
R. Hiett, RWQCB
Mr. F. Goley, Campbell Taggart Inc., 6206 Peeler St., Dallas
Texas 75235
Mr. C. Lawrence, John Mathes & Associates, Inc., P.O. Box 330
Columbia, Illinois 62236-0330
2100 Livingston

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01061

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

July 1, 1991

Amy Loftus
Blymyer Engineers, Inc.
1829 Clement Ave.
Alameda, CA 94501

Dear Ms. Loftus:

This letter is being sent in response to your letter dated June 20, 1991 requesting information for indicated sites located in the 94606 zip code.

Review of our files showed the following:

1. 499 Embarcadero

Insight Designs - This company performs photodeveloping, etching, and tooling. Hazardous materials are stored and hazardous waste is generated at this site. It was last inspected on May 6, 1991.

The Boardwalks - This company performs plating. Hazardous materials are stored and hazardous waste is generated at this site. It was last inspected on May 6, 1991.

In addition to those noted above several other businesses located at this same address also handle hazardous materials. However, no known ground contamination has occurred at this site.

2. 1905 Dennison St.

Bytech Designs - This business stores hazardous materials, but does not generate hazardous waste. Underground tanks do exist at this site, but are no longer in use. These tanks were closed in place in 1987 with the approval of this office. No contamination was discovered.

(R0423) 3. 321 Embarcadero

Crowley Environmental Inc. / Pacific Drydock and Repair Co. This facility was an active drydock and boat repair yard until it ceased operations in May, 1991. The number of

underground tanks at this site is unknown. Soil samples taken throughout 1989 and 1990 showed considerable hydrocarbon contamination. Also, lead and mercury were present in one sample. Groundwater contamination has not yet been determined.

A complete site assessment proposal has been submitted to this office by Versar, Inc. of Sacramento. Work is expected to begin immediately upon approval of the plans.

Groundwater levels in this area are anticipated at between 3 and 6 feet and heavily dependent on tidal influences. Flow direction is unknown, but would be expected to flow from shoreline to harbor.

Please find attached a site map showing the proposed locations of groundwater monitoring wells.

- (R01061) 4. 2100 Livingston St.
Kilpatrick's Bakeries, Inc. - No hazardous materials are currently handled at this facility. All underground tanks were removed from this site before 1991. During removal of the last tank, soil taken from the excavation was shown to be contaminated by petroleum hydrocarbons. This office has requested a Site Assessment Proposal and the submission deadline is July 30, 1991.
- (R0868) 5. 1951 23rd Ave.
Discount Auto - This business performs auto service and repair. Hazardous materials are stored and hazardous waste is generated. On December 1, 1988, four underground tanks were removed from this site. Groundwater was reached during the excavation at 8 feet beneath surface grade. Samples taken from the excavation showed soil contamination as high as 3500 ppm TPH (Total Petroleum Hydrocarbons) and 3500 ppm TOG (Total Oil and Grease), and Groundwater contamination at 120ppm TPH. This office is awaiting a Preliminary Site Assessment report.
6. 800 Kennedy St.
Holt Graphics, Inc. - During the removal of an underground tank on January 3, 1991, soil samples were shown to be contaminated with 140 ppm TPH. This office will request a Site Assessment Proposal that includes at least one groundwater monitoring well. No other underground tanks are located at this site.
7. 1951 Dennison St.
Haslett Company - This business has a warehouse that stores hazardous consumer products. It was last inspected on August 17, 1991. No known contamination has occurred.

Amy Loftus
Blymeyer Engineers, Inc.
July 1, 1991
Page 3 of 3


- (R02445) 8. Port of Oakland - Embarcadero Cove - 1211 Embarcadero, Oakland
This is a state superfund site. The California Department of Health Services is the lead agency for remediation. Petroleum and pesticide contamination is extensive in soil and groundwater. Enclosed is a map of the site showing locations of monitoring wells. Current contamination levels and a tidal investigation study completed in September 1990 may be available from DOHS. ours.

Our office has no files pertaining to Continental Western at 2211 Frederick St., or Rhodes Jamieson Batch Plant at 333 Kennedey St.

This letter is limited to information available in this department and does not reflect any other information which may be available from other governmental agencies or businesses. If you have any additional questions, please contact Cathy Gates in this office at 271-4320.

Please find enclosed a copy of the invoice sent to our Billing unit.

Sincerely,


Dennis Byrne, Senior HMS
Hazardous Materials Division

DB:CG:cg

encl

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01061

December 28, 1990

Mr. Frank Goley,
Vice President, Engineering
Campbell Taggart Inc.,
6206 Peeler St.
Dallas, Texas 75235

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

Subject: Unauthorized Release from Removal of an Underground Tank at
Kilpatrick's Bakeries, Inc.
2100 Livingston Street
Oakland, CA 94606

Dear Mr. Goley:

Thank you for sending the underground tank closure report concerning the removal of the gasoline tank at the above referenced address. The results of soil sample analyses indicate up to 1,500 ppm Total Petroleum Hydrocarbons as gasoline in sample #1 and up to 840 ppm TPH as gasoline in sample #5, located in the NW corner of the pit. Because of the degree of contamination found, this facility is considered to have experienced a confirmed release of petroleum hydrocarbons that has impacted subsurface soil and potentially ground water. The extent of this contamination must be assessed and remediated.

Enclosed please find an Unauthorized Release Form to be completed by you or your consultant and to be returned along with requested workplan.

Our office will be the lead agency overseeing both the soil and groundwater remediation of this site. The Regional Water Quality Control Board (RWQCB) is currently unable to oversee the large number of contamination cases within Alameda County and has delegated the handling of this case to our Division. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's remediation requirements. However, please be aware that you are responsible for diligent actions to protect waters of the State.

To complete contaminant assessment and begin any possible remediation, we require that you submit a work plan which, at a minimum, addresses the items listed below and presents a timetable for their completion. Please submit this workplan within 30 days of the date of this letter.

Mr. Frank Goley
2100 Livingston St.
December 28, 1990
Page 2.

I. Introduction

- A. Statement of scope of work
- B. Site map showing location of existing and past underground storage tanks and associated piping
- C. Site History
 - provide historical site use and ownership information. Include a description of types and locations of hazardous materials used on site.

II. Site Description

- A. Vicinity description including hydrogeologic setting
- B. Initial soil contamination and excavation results
 - provide sampling procedures used
 - indicate depth to ground water
 - describe soil strata encountered
 - provide soil sampling results, chain of custody forms, identity of sampler
 - describe methods for storing and disposal of all soils

III. Plan for determining extent of soil contamination on site

- A. Describe approach to determine extent of lateral and vertical contamination
 - identify subcontractors, if any
 - identify methods or techniques used for analysis
 - provide sampling map showing all lines of excavation and sampling points
 - if a step out procedure is used, define action level for determination of "clean" isopleth
 - provide chain of custody forms, lab analysis results, all receipts and manifests, & identity of sampler
- B. Describe method and criteria for screening clean versus contaminated soil. If onsite soil aeration/bioremediation is to be utilized, then provide a complete description of method that includes:
 - volume and rate of aeration/turning
 - method of containment and cover
 - wet weather contingency plans
 - permits obtained
- C. Describe security measures

Mr. Frank Goley
2100 Livingston
December 28, 1990
Page 3.

Plan for determining ground water contamination

- Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks". Provide a description of placement and rationale for the location of monitoring well(s) including a map to scale.
- The placement and number of wells must be able to determine the extent and magnitude of the free product and dissolved product plumes.

A. Drilling method for construction of monitoring wells

- expected depth and diameter of monitoring wells
- date of expected drilling
- casing type, diameter, screen interval, and pack and slot sizing techniques
- depth and type of seal
- development method and criteria for adequacy of development
- plans for cuttings and development water

B. Ground water sampling plan

- method for free product measurement, observation of sheen
- well purging procedures
- sample collection procedures
- chain of custody procedures
- procedures for determining ground water gradient

C. Sampling schedule

- measure free product weekly for first month following well installation
- measure free product and dissolved constituents monthly for first three months.
- after first three months monitor quarterly.
- monitoring must occur a minimum of one year.

V. Provide a site safety plan

Mr. Frank Goley
2100 Livingston St.
December 28, 1990
Page 4.

Development of a Remediation Plan.

- A. The Remediation Plan is to include a time schedule for remediation, and, at minimum, must address the following issues:
- removal of all free product. Manual bailing is not acceptable as a recovery system. Actual amount of free product removed must be monitored and tabulated.
 - remediation of contaminated soils and dissolved constituents must follow RWQCB's resolution No. 68-16.
 - soils containing 1,000+ ppm of hydrocarbons must be remediated. Soils containing between 100 and 1,000 ppm must be remediated unless sufficient evidence is provided which indicates no adverse effects on groundwater will occur. Clean up of soils to 100 ppm is strongly recommended.
 - design of remedial action system should be based on a review of hydrogeologic and water quality data and on an evaluation of mitigation alternatives. The determination of probable capture zone(s) of extraction system(s) should be based on aquifer characteristics as determined by aquifer test data.

VII Reporting

- A. Technical reports should be submitted with a cover letter from Campbell Taggart, Inc. The letter must be signed by yourself or an authorized representative.
- B. Monthly reports must be submitted for the next three months with the first report due 90 days from the above letter date.
- C. Quarterly reports must be submitted with the first report due 90 days after the final monthly report. These reports should describe the status of the investigation and cleanup.
- D. All reports and proposals must be signed by a California-Certified Engineering Geologist, California Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 RWQCB document).

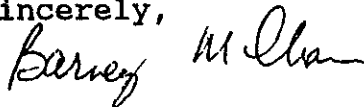
Mr. Frank Goley
2100 Livingston
December 28, 1990
Page 5.

all reports. Initial tank removal and soil sampling does not require such expertise; however, borehole and monitoring well installation and logging, and impact assessments do require such a professional.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and RWQCB attention Mr. Lester Feldman, 1800 Harrison St. Suite 700, Oakland CA 94612. You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of agreed upon time deadlines must be confirmed in writing by either this Division or the RWQCB.

Should you have any questions concerning the contents of this letter or the status of this case please contact the undersigned at 271-4320.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosure: to Mr. Goley only

cc: Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection
Rafat Shahid, Assistant Agency Director
Lester Feldman, SFRWQCB
Howard Hatayama, DOHS
Mr. John Shelton, Kilpatrick's Bakeries, 955 Kennedy St.,
Oakland CA, 94606
Caroline Lajoie, Mathes, 2203 Airport Way South, Suite 450,
Seattle, Washington 98134-2027