

**Chan, Barney, Env. Health**

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**To:** dklettke@portoakland.com  
**Cc:** Levi, Ariu, Env. Health; Drogos, Donna, Env. Health  
**Subject:** Port of Oakland Priority sites

Mr. Klettke:

This message is to inform you that we have received your May 19, 2005 letter requesting oversight for the Port's priority site. We would like to assure you that we will following up on these sites and would like to inform you of their current status:

1. UAL, 1100 Airport Drive, RO414. As you are aware, three former UST locations existed at the same address, though each is distinctly located from each other. Your proposal to close the UST portion of the site, although practical, is not possible. First the common address does not allow for a distinction of the three UST locations, so to close the USTs, all releases from the USTs must be closeable. This is a problem for former USTs MF25/26, since the HVOCs appear commingled with the TPH releases from the USTs. The source(s) of the HVOCs is not known and could even be from solvent releases from the USTs. So, I suggest that instead of closing the UST portion of the investigation, we should transfer the entire site to a SLIC site and eventual site closure would include the releases from the USTs plus the apparent widespread HVOC release. I will be sending a request for a deposit to set up this account.
2. USTs MF8/9/10, 0 Taxiway, RO87. I understand that the Port intends to perform additional "hot spot" removal, confirmation soil and grab groundwater sampling as early as this week. This work was proposed to remediate elevated residual concentrations in the former tank pits. Upon performing this work and obtaining confirming data, you may submit a request for site closure.
3. Tracon Facility, 7200 Grumman St., RO0002593. The County has sent out a letter dated 5/16/05 requesting technical information upon review of the submitted tank removal report. Please let us know if you have not received the letter.
4. Rolls Royce Test Cell Facility( formerly National Airmotive), 6701 Earhart Rd., RO0002606. Apparently there has been confusion in the status of the site as Rolls Royce has requested closure in the past. Because I will need to review the file to determine the status, and because the site is currently arrears in its balance, I will need to send out a request and receive additional funds before resuming work on this site.
5. Praxair/Liquid Carbonic, 901 Embarcadero, RO0002462. The County has received the Summary Subsurface Investigation Report, 4/2004 and will proceed with our review in determining site/closure status.

Please call me if you have any questions.

Barney Chan  
Hazardous Materials Specialist  
510-567-6765

Barney M. Chan  
Hazardous Materials Specialist  
Alameda County Environmental Health  
510-567-6765

5/31/2005

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

August 18, 2004

Mr. Nicholas DiFranco 732-738-4000  
Praxair Inc.  
P.O. Box 237  
Keasbey, NJ 08832

Dear Mr. DiFranco:

Subject: TOXICS Case RO0002462, Praxair, 901 Embarcadero, Oakland,  
CA, 94606

Our records indicate that the current balance on the above-referenced TOXICS oversight account is -\$3396.70. In order to continue to provide regulatory oversight we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$6000.00. Please send your check to the attention of our Finance Department.

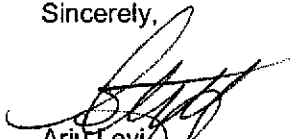
This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$160.00 per hour.

Please write "TOXICS" (the type of project), the site address and the AR# 0306021 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,



Ariu Levi  
Division Chief

cc: D. Drogos, B. Chan  
Ms. M. Durant, Kennedy/Jenks Consultants, 622 Folsom St., San Francisco, CA 94107

## Chan, Barney, Env. Health

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**From:** Roger Brewer [Rdb@rb2.swrcb.ca.gov]  
**Sent:** Tuesday, September 16, 2003 9:54 AM  
**To:** BChan@co.alameda.ca.us  
**Subject:** Re: 901 Embarcadero, Praxair

Barney.

I checked with George Leyva, who used to be in our NPDES section and is now in the SLIC group. He noted that our Basin Plan requires a maximum pH of 8.5 for discharges to a surface water body. This would be a reasonable goal for your site for both soil and groundwater. He also said that runoff concerns must be addressed this in a permit for any construction.

One potential concern about the elevated pH would be the mobilization of otherwise stable metals in groundwater. I'd have them review this, take some grab samples (filtered) and test for metals.

George suggested that impacted soil and groundwater could be treated with a weak acid (e.g., citric acid) to bring the pH down below 8.5. Depending on the size of the pit and impacted area, they could do this insitu or exsitu. They apparently have required that this be done at similar sites.

Hope this helps.

Roger

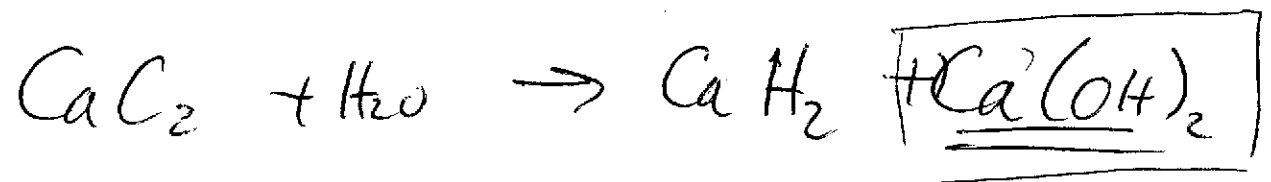
>>> "Chan, Barney, Env. Health" <BChan@co.alameda.ca.us> 09/15/03  
04:58PM >>>

Roger: .

This is a SLIC site along the Oakland estuary. They manufactured acetylene from calcium carbide, generating calcium hydroxide as a by product. The calcium hydroxide was stored in a lined pit which was later sold. Naturally, there were leaks that made it into the storm drain and into the estuary. The soil near the pit also was impacted by spilt calcium hydroxide. Soil samples near this area had a pH as high as 9.3 (50% soil and 50%water). Question: Is the elevated pH in soil a problem? Should they do any in situ neutralization or is the soil a good enough buffer? The Port owns the property and is probably looking to do some kind of residential development. The release area is about 100-200 feet from the estuary.

Thanks again.

Barney M. Chan  
Hazardous Materials Specialist  
Alameda County Environmental Health  
510-567-6765



**Chan, Barney, Env. Health**

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**To:** Betty Graham (E-mail)**Subject:** Praxair, 901 Embarcadero

Betty:

After you and Roger have a chance to review the Kennedy Jenks 6/2/03 Soil Remediation and Additional Subsurface Characterization Report could we discuss these following potential issues (with the thought that the Port is looking for NFA for unrestricted use)

- With the lowered ESL for mercury, it appears that boring KB-26 may exceed the new ESL. Residual conc appears to be 4.6 ppm at 1.5'
- After they overexcavate the area near KB-13, shouldn't they take a grab groundwater sample since the initial grab gw sample from this location reported 6200 ppb TPHd with silica gel cleanup.
- Meridith Durant of Kennedy Jenks has a hand drawn figure indicating where high pH in soils was found, generally in the area of lime storage. Only one sample exceeded pH of 8.5. Should they collect water samples and check metals? do they need to consider acid in situ treatment? What happens when pH goes down like with acid rain infiltration to the dissolved metals concentration?
- Some of the grab gw samples which were filtered through a 0.45u filter exceeded the Aquatic Habitats Goal. Is this a potential problem? Should they take additional samples and run metals?
- The area near KB-7 left TPH mo at 680 and 790 TPHmo in 7Conf-2 and 7-Conf-3. Is this a potential problem? Should they run a gw sample since KB-7 0-0.5' originally reported 2500 ppm TPHd.

I think that's all the questions I have. Hope to hear from you.

Thanks

Barney M. Chan  
Hazardous Materials Specialist  
Alameda County Environmental Health  
510-567-6765

10/3/2003

Comment of 6/2/03. Soil Exc (Aldar Chaudhary)  
@ 901 Embarcadero.

RO 2462 Praxair

Soil Investigation:

- KB-33A, KB34 Acetone NO in sample
- KB-35 + KB-36 TEPH NO, near oil/water separator
- KB-11 (Hg) 0.0-0.5 (5,6), KB-24 (0.0-0.5) (8,9)

BG Hg : 99UCL 0.5 / PRG 23

Resid ESL : shallow RES <sup>not KB-26</sup> (2.5) <sup>4.7</sup> <sup>1-15-16</sup>

- \* ◦ KB-13 - TPH orig 7500 TPHd / <sup>silica gel</sup> 6200 TPHd

Request another grab gw sample for TEPH after

occurrence

- Metals in gw of concern? , RB suggests seeing pH & metals (filtered) see if > pH increases solubility  
KB-29 in high pH area check pH of gw in high pH area what happens when pH <sup>changes</sup>  
KB-30 not high pH

(V) w/ R.B. filtered grab gw samples > Aquatic Habitat

- Exc near KB-7, note Tent-2 & Tent-3 rep 680 & 790, TPH mo (61 & 98 TPHd resp)

KB-7 0-0.5' orig 2500ppm TPHd

was gw over analyzed for TEPH / TPHd?

Comment of 6/2/03 Soil Exo & Added Characterization  
@ 901 Embarras Ave.

RO 2462 Praxair

Soil Investigation

- KB-33A, KB34 Acetone ND in sample
- KB35 + KB-36 TEPH ND, near oil/water separator
- KB-11 (Hg)  $0.05$  (0.5), KB-24 (0.05) (2.3)

BG Hg : 99UCL 0.5 / PKG 23  
not KB-26 0.0-0.5 112  
1-115 4.6

Resid ESL: shallower (2.5) <sup>112</sup>

- KB-29 TPH only <sup>112</sup> / 620077-11  
Request another soil sample for TEPH after excavation

• Metals in gw of concern? , RB suggests seeing  
PH & metals (ferrous) see: ( > PH increases solubility  
KB-29 in high pH area check pH of gw in high pH  
area

KB-30 not high pH

(V) w/ (R.B. filled in some samples > Analytical Methods  
Serial

- Exc near KB-7, note 1601-2 & 1601-3 rep 680  
& 710 TPH mo (61 & 62 TPH (resp)

KB-7 0-0.5 TPH <sup>112</sup> / 620077-11

Was gw ever analyzed for TPH? <sup>112</sup>

- Observation: 901 Embarcadero Inv.  
SW Gradient
- KB-7 2,500 ppm TPHd surface soil
- KB-13 6400 ug/l TPHd in ggw  
low CHE, below RBSL (water board)

### Recommendations by K/J.

- Metals in Soil S/B investigated near KB-7  
recommend excavating shallow soil due to  
elevated TPHd & metals.  
Testing samples for metals + TPHd
- Characterize / possibly excavate an area  
of KB-11 where elevated Hg found in soil
- What was the rationale for not testing for  
TPHg in those areas where vehicle activities  
were noted.
- Additional soil? / gw sampling near  
KB-13 / TPHd, low HUCs in gw.
- Remove sediment from storm drain
- Further evaluate metals in gw  
by filtering them prior to analysis  
Should compare gw metals conc to  
eco #s. Re-sample near KB-18



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO 2462 (SL)

November 25, 2002

Mr. Nicholas DiFranco  
P.O. Box 237  
Keasbey, NJ 08832

Dear Mr. DiFranco:

Subject: Environmental Investigation at 901 Embarcadero, Oakland CA 94606,  
Former Liquid Carbonic

Alameda County Environmental Health staff have received and reviewed the September 20, 2002 Work Plan for Soil Remediation and Additional Characterization and the November 13, 2002 summary report prepared by Kennedy/Jenks Consultants. This work plan further investigates areas of concern at the site following up the May 2001 initial investigation. Areas are designated for excavation and re-sampling and for groundwater characterization. I have corresponded with your consultant and concur with the work plan with the following comments:

- Our office does not see the need to do additional investigation near KB-4, the former hydraulic lift.
- Groundwater will be analyzed for acetone, if there is evidence of soil contamination within the former acetone drum storage area.
- Please notify our office prior to performing the proposed work

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Ms. M. Durant, Kennedy/Jenks Consultants, 622 Folsom St., San Francisco, CA 94107  
Mr. D. Herman, Port of Oakland, P.O. Box 2064, Oakland, CA 94604-2064

Wpap901Embarcadero

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

## Chan, Barney, Env. Health

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**From:** Meredith Durant [MeredithDurant@KennedyJenks.com]  
**Sent:** Friday, November 22, 2002 11:31 AM  
**To:** 'Chan, Barney, Env. Health'  
**Cc:** Nick DiFranco (nick\_difranco@praxair.com)  
**Subject:** RE: Proposed soil remediation & additional subsurface characterization

Barney -

Thanks for your response and review of the information submitted.

- Question on Excavation

You are correct, Figure 5 (from Work Plan, transmitted again in the 11/13 submittal) does not indicate the extent of the proposed excavation areas. However, Figure 4 in the Work Plan dated 20 September 2002 does depict the anticipated excavation areas. On both figures, the locations of proposed excavation are indicated by the boring names. In each of the three areas, the extent of excavation will be limited by existing physical features. At the excavation around Boring KB-7 (south of Building 2), the extent of excavation will be limited by space between Building 2, fence line and RR tracks. At the excavation near Borings KB-13 and KB-13A, the intent is to remove soil that may have been impacted by runoff or surface deposition - excavation will occur in soil that is present between Building 1 and a couple of concrete slabs in that area. And at Boring KB-11, excavation will be of shallow soil in an area that is surrounded on three sides by concrete slabs.

In the vicinity of KB-7 and KB-13/13A, visual and olfactory observations will be used to assess extent of excavation. In each of the three locations, our plan is to analyze the confirmation samples prior to backfilling the excavations - so if analytical results indicate that "we didn't get it all", additional excavation can be performed. I should note that, depending upon the actual depth of excavation, it is possible that backfilling will not be necessary.

- Regarding the Former Hydraulic Lift and KB-4

If you are satisfied with the activities and data obtained to date in the vicinity of the former hydraulic dock elevator, that is good news. We appreciate your perspective.

- Regarding Assessment of the Acetone Drum Storage Area

Good point. If analytical results from soil samples indicate that soil in the vicinity of the former acetone drum has been significantly impacted by acetone, we can arrange to collect a groundwater sample from this area.

Please let me know if you have any additional questions. Again, thank you for your review of the Work Plan and associated information.

Meredith Durant  
Kennedy/Jenks Consultants

-----Original Message-----

**From:** Chan, Barney, Env. Health [mailto:BChan@co.alameda.ca.us]  
**Sent:** Thursday, November 21, 2002 2:31 PM  
**To:** Meredith Durant (E-mail)  
**Subject:** Proposed soil remediation & additional subsurface characterization

Dear Ms. Durant:

Thank you for the summary tables and clarification provided in your Nov 13,

2002 report. I have the following comments and questions:

\* Figure 5 indicates the locations of proposed soil and gw samples. Am I correct that it does not show the implied locations of the areas proposed for additional excavation and confirmation sampling? How will the extent of over-excavation be determined in the field?

\* Based upon prior results, it appears that no further work is necessary in the area of the former hydraulic lift, KB-4.

\* I would recommend taking a groundwater sample in the acetont drum area if any indication of soil contamination is observed.

Barney M. Chan  
Hazardous Materials Specialist  
Alameda County Environmental Health  
510-567-6765

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

April 11, 2001  
StID # 220 (SLIC)

Mr. Nicholas DiFranco  
Manager, Environmental Affairs  
Praxair, Inc.  
P.O. Box 237  
Keasbey, NJ 08832

**Re: Subsurface Characterization Work Plan, 901 Embarcadero, Oakland CA 94606**

Dear Mr. DiFranco:

Our office has received and reviewed the February 9, 2001 Subsurface Characterization Work Plan for the above referenced site as prepared by Kennedy/Jenks Consultants (KJ). We also spoke with Ms. Meredith Durant of KJ and Ms. Jeriann Alexander of Subsurface Consultants. As you are aware, this work plan is fairly comprehensive, in that it attempts to investigate all potential chemical release areas. I understand it is the result of a meeting with you, your consultant, the Port of Oakland and their consultant.

Our office approves of this work plan with the following comments and requirements:

- Four of the proposed borings will be converted into temporary monitoring wells to determine groundwater gradient. It is recommended that several groundwater elevation readings be taken over the entire day to evaluate tidal influence at the site.
- For those samples where vehicle activities may have occurred, the analysis of total petroleum hydrocarbons as motor oil should also be added to your analytes. This may be done by performing total extractable petroleum hydrocarbons (TEPH) analysis on the samples and extending the analysis to include both diesel and motor oil. We also recommend performing a silica gel cleanup step on the water samples prior to this analysis.
- Please have the laboratory include a chromatogram of hydraulic fluid since sampling will be done to determine releases from a former hydraulic lift. The lab should attempt to characterize the samples if they resemble the standard ie gasoline, diesel, motor oil, hydraulic fluid etc.
- Please insure that the proposed volatile organics analysis (VOCs) includes the analyte, MTBE.
- Though not specified in the work plan, it is assumed that the "metals" analysis will include the 17 CAM metals unless further specified to our office.
- In your report, if deemed appropriate or requested by our office, please also include iso-concentration contours for the analytes found in soil and groundwater. In addition, your recommendations should consider both human health and ecological risk evaluations.

Mr. N. DiFranco  
Re: 901 Embarcadero, Oakland 94606  
April 11, 2001  
Page 2

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

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

✓ C: B. Chan, files

Ms. M. Durant, Kennedy/Jenks Consultants, 622 Folsom St., San Francisco, CA 94107

Mr. M. Rodgers, Alliance Gas Products, 901 Embarcadero, Oakland CA 94606-5120

Mr. D. Herman, Port of Oakland EH&SC, P. O. Box 2064, Oakland CA 94604-2064

Ms. J. Alexander, Subsurface Consultants, 3736 Mt. Diablo Blvd., Suite 200,  
Lafayette, CA 94549

Mr. L. Griffin, City of Oakland Fire Services, 1605 MLK Jr. Dr., Oakland CA 94612

Ms. B. Graham, SFRWQCB

Wpap901Embarcadero



SLIC #  
220

Praxair, Inc.  
Industrial Avenue  
P. O. Box 237  
Keasbey, NJ 08832  
Tel (732) 738-4000  
Fax (732) 738-9586

December 19, 2000

Mr. Barney Chan, Hazardous Materials Specialist  
Alameda County, Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Re: Environmental Site Investigation at 901 Embarcadero, Oakland, CA 94606

Dear Mr. Chan:

I am in receipt of your December 4, 2000 letter in which you requested Praxair notify you within 30 days of its intentions regarding the environmental cleanup issues at the above referenced site.

Praxair has been in dialogue with the Port of Oakland about the potential environmental impacts related to the historical and present use of the site. In cooperation with the Port of Oakland's environmental consultant, Praxair has started to investigate the areas of concern identified by the Port and referenced in the City of Oakland Fire Service's reports. These areas of concern will be the focal point of a work plan being developed by Kennedy/Jenks Consultants. Praxair intends to submit this work plan to your office by January 31, 2001.

Very truly yours,

Nicholas A. DiFranco  
Manager, Environmental Affairs

cc: Jonathan W. Redding Esq., Wendel Rosen Black & Dean  
Marvin Rodgers, Alliance Gas Products  
John Sibley, Esq.  
Mr. L. Griffin, City of Oakland Fire Services

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION  
DEPOSIT / REFUND ACCOUNT SHEET

printed\*\*\*\*\*

SITE INFORMATION

Liquid Carbonic Corp.  
901 Embarcadero  
Oakland 94606  
Site Contact:  
Site Phone :

StID: 220 Site#: 638  
PROJECT#: 638b  
PROJECT TYPE:\*\*\* R \*\*\*  
INSP: Barney Chan  
ACCT. SHEET PG #: \_\_\_\_\_

PROPERTY OWNER INFORMATION

Owner Contact:  
Owner Phone :

PAYOR INFORMATION

Praxair Distribution  
PO Box 9224  
Des Moines IA 50306 #1219  
Payor Contact:  
Payor Phone :

Date	Action Taken	Time		Hours Spent/Depstd	Hour Balnce	Money Spent/Depositd	Money Balance
		In	Out				
	Rcpt# 858571						
11/27/2000	Deposit \$3,000.00 @\$100.Hour			+30.	+30.	3,000.00	3,000.00
11/27/2000	Admin Charge: 1 hour			1.00	29.	100.00	2,900.00
10/10/2000	Spw/J. Redding, + Alex			0.5			
10/12/00	Rep reports, disc w/Alex + B. Graham			2.0			
10/17/00	Spw/D. Herman, AL, Rhett, write letter			1.0			
10/19/00	Sp w/ J Redding			0.2			
11/30/00	Review Phase I Kennedy Jenks Rep.			1.5			
12/1/00	File review			1.5			
12/4/00	Letter, reg w/p			0.5			

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : \_\_\_\_\_ ATTACH:  State Forms A, B & C  
 Billing Adjustment\*

DATE OF COMPLETION : \_\_\_\_\_ DATE SENT TO BILLING: \_\_\_\_\_

TOTAL COST OF PROJECT: \_\_\_\_\_ REFUND AMOUNT: \_\_\_\_\_ Rev. 7/96

\* Billing adjustment forms needed when site is in our UST program.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

December 4, 2000  
StID # 220

Mr. Nicholas DiFranco  
Manager, Environmental Affairs  
Praxair, Inc.  
P.O. Box 237  
Keasbey, NJ 08832

**Re: Environmental Site Investigation at 901 Embarcadero, Oakland CA 94606**

Our office has received your deposit for Alameda County oversight costs associated with the above referenced site. I have reviewed the Phase I Environmental Site Assessment prepared by Kennedy/Jenks Consultants in addition to other site history and agency reports provided by the Port of Oakland. As you are aware, these reports indicate a long list of environmental issues that are recommended for further investigation. These issues include potential areas of soil and groundwater contamination in addition to recommendations for obtaining required permits, repairing equipment, and changing operation, storage and handling practices. It is advised that you work with the other regulatory agencies to obtain complete environmental compliance.

Our office requests a work plan be submitted to address all items mentioned in the Kennedy/Jenks report. You may choose to meet with our office to discuss any specific elements of your work plan prior to submission. **Please contact our office within 30 days and notify us in writing of your intention to address the environmental clean-up issues.**

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

✓ C: B. Chan, files

Mr. M. Rodgers, Alliance Gas Products, 901 Embarcadero, Oakland 94606-5120  
Mr. D. Herman, Port of Oakland EH&SC, P.O. Box 2064, Oakland CA 94604-2064  
Mr. L. Griffin, City of Oakland Fire Services, 1605 MLK Jr. Dr., Oakland CA 94612  
Ms. B. Graham, SFRWQCB

Wp901Embarcadero





Praxair, Inc.  
 Industrial Avenue  
 P. O. Box 237  
 Keasbey, NJ 08832  
 Tel (732) 738-4000  
 Fax (732) 738-9586

To: Earline Coleman Ali

November 21, 2000

ENVIRONMENTAL  
 PROTECTION  
 00 NOV 27 PM 3:06

Mr. Barney Chan, Hazardous Materials Specialist  
 Alameda County, Environmental Health Services  
 1131 Harbor Bay Parkway, Suite 250  
 Alameda, CA 94502-6577

Re: Environmental Site Investigation at 901 Embarcadero, Oakland, CA 94606

Dear Mr. Chan:

This is in response to your letter of October 17, 2000 to Messr. John Sibley of Praxair, Marvin Rodgers of Alliance Gas, Doug Herman of the Port of Oakland, and Jonathan W. Redding of Wendel Rosen Black & Dean LLP, in which you indicated that Alameda County, Environmental Health Services will act as lead oversight agency for the investigation and remediation of the above referenced property.

As successor to the original lessor of this property, Praxair has agreed to lead and coordinate the investigation and remediation activities at the site. Enclosed with this letter is a check in the amount of \$3000 for advance payment of anticipated agency oversight activities. We understand that your office may not begin to review documents associated with this property until this fee is paid.

With payment of this oversight fee we request that your office initiate the review of documents already provided to you for this property by the County of Oakland Fire Services Agency and by any other party. We further request that your review include the October 13, 2000 Phase I Environmental Site Assessment report of this property included with this letter. Kennedy/Jenks Consultants prepared the Phase I report at Praxair's request.

When directed to Praxair, please send correspondence to my attention at the above address. You can contact me directly at 732-738-3424 or send a Fax to 732-738-4011.

Very truly yours,

Nicholas A. DiFranco  
 Manager, Environmental Affairs

cc: Jonathan W. Redding Esq., Wendel Rosen Black & Dean  
 Marvin Rodgers, Alliance Gas Products  
 John Sibley, Esq.

w/encl.

110-1 (Rev 10/83) 0123E (08) Distribution: White - Payor Yellow & Pink - Depart.

DATE: 11/5/00	RECEIVED BY: [Signature]
FOR: Praxair PO Box 9224 Des Moines Iowa	
RECEIVED FROM: [Signature]	
<input checked="" type="checkbox"/> CASH <input type="checkbox"/> PERSONAL/CASHER'S CHECK/M. O. # 735274 <input type="checkbox"/> OTHER:	

Three thousand & no/100  
 \$ 3,000.00  
 DOLLARS

MISCELLANEOUS RECEIPT No 858571

COUNTY OF ALAMEDA  
OFFICE OF THE AUDITOR-CONTROLLER

REF. # Lot Program

PRX# 1219  
 PRX# 6038B  
 220  
 8/17/00

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW



Chase Manhattan Bank Delaware  
1201 Market Street  
Wilmington, DE 19801

62-26  
311

735274

6893-09

Praxair Distribution, Inc.

P.O. Box 9224 - Des Moines, Iowa 50306-9224 - 515-965-6645

DATE 11/12/00

PAY \*\*\*\*\*\$3,000\*DOLLARS\*AND 00 CENTS\*\*\*\*\*

AMOUNT \*\*\*\*\*\$3,000.00

TO THE ORDER OF: \* ALAMEDA CTY HEALTH CARE SER  
1131 HARBOR BAY PKWY STE 250  
ALAMEDA CA 94502-6540

[Signature: Guye Ristucki]



BORDER CONTAINS MICROPRINTING

⑈00735274⑈ ⑆031100267⑆ 6301468934 509⑈



Praxair, Inc.  
 Industrial Avenue  
 P. O. Box 237  
 Keasbey, NJ 08832  
 Tel (732) 738-4000  
 Fax (732) 738-9586

*COPY of Check attached.*

November 21, 2000

Mr. Barney Chan, Hazardous Materials Specialist  
 Alameda County, Environmental Health Services  
 1131 Harbor Bay Parkway, Suite 250  
 Alameda, CA 94502-6577

*Also - COPY given  
 to Earline*

ENVIRONMENTAL  
 PROTECTION  
 00 NOV 27 PM 3:04

Re: Environmental Site Investigation at 901 Embarcadero, Oakland, CA 94606

Dear Mr. Chan:

This is in response to your letter of October 17, 2000 to Messr. John Sibley of Praxair, Marvin Rodgers of Alliance Gas, Doug Herman of the Port of Oakland, and Jonathan W. Redding of Wendel Rosen Black & Dean LLP, in which you indicated that Alameda County, Environmental Health Services will act as lead oversight agency for the investigation and remediation of the above referenced property.

As successor to the original lessor of this property, Praxair has agreed to lead and coordinate the investigation and remediation activities at the site. Enclosed with this letter is a check in the amount of \$3000 for advance payment of anticipated agency oversight activities. We understand that your office may not begin to review documents associated with this property until this fee is paid.

With payment of this oversight fee we request that your office initiate the review of documents already provided to you for this property by the County of Oakland Fire Services Agency and by any other party. We further request that your review include the October 13, 2000 Phase I Environmental Site Assessment report of this property included with this letter. Kennedy/Jenks Consultants prepared the Phase I report at Praxair's request.

When directed to Praxair, please send correspondence to my attention at the above address. You can contact me directly at 732-738-3424 or send a Fax to 732-738-4011.

Very truly yours,

Nicholas A. DiFranco  
 Manager, Environmental Affairs

cc: Jonathan W. Redding Esq., Wendel Rosen Black & Dean  
 Marvin Rodgers, Alliance Gas Products  
 John Sibley, Esq.

w/encl.

00735274 03100267 6301468934 509

BORDER CONTAINS MICROPRINTING



*John Niskucki*

TO THE ORDER OF:  
ALAMEDA CITY HEALTH CARE SER  
1131 HARBOR BAY PKWY STE 250  
ALAMEDA CA 94502-6540

PAY \*\*\*\*\*\$3,000\*DOLLARS\*AND 00 CENTS\*\*\*\*\*  
P.O. Box 9224 - Des Moines, Iowa 50306-9224 - 515-965-6645  
Praxair Distribution, Inc.

AMOUNT \*\*\*\*\*\$3,000.00  
DATE 11/12/00

6893-09

735274

Chase Manhattan Bank Delaware  
1201 Market Street  
Wilmington, DE 19801  
62-28 311



THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

REF./ ACCT. # LOP Program

COUNTY OF ALAMEDA  
OFFICE OF THE AUDITOR-CONTROLLER  
MISCELLANEOUS RECEIPT No 858571

\$ 3,000.00

Three thousand & no/100 DOLLARS

CASH  PERSONAL/CASHIER'S CHECK/M. O. # 735274  OTHER:

RECEIVED FROM: Praxair, P.O. Box 9224, Des Moines Iowa  
FOR: for Env. Site Invest - 901 Embarcadero (Oakland)  
DATE: 11/27/00 RECEIVED BY: C. Black DEPT. NO. 430/4580

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

October 17, 2000

Mr. John J. Sibley, Esq.  
Praxair  
39 Old Ridgebury Road  
Danbury, CT 06810-5113

Mr. Marvin Rodgers  
Alliance Gas Products, Inc.  
901 Embarcadero  
Oakland CA 94606-5120

Mr. Doug Herman  
Port of Oakland EH&SC  
P.O. Box 2064  
Oakland CA 94604-2064

Mr. Jonathan Redding  
Wendel Rosen Black & Dean LLP  
1111 Broadway, 24<sup>th</sup> Floor  
Oakland CA 94604-2047

**Re: Environmental Site Investigation at 901 Embarcadero, Oakland CA 94606**

Dear Gentlemen:

Our office has been requested by the City of Oakland Fire Services Agency to oversee the site investigation and remediation of the above site per written authorization from Mr. Leroy Griffin, Inspections Program Manager. Because of the anticipated impact of surface releases at the site to groundwater, our office must also obtain concurrence with the San Francisco Regional Water Quality Control Board (SFRWQCB) to act as their agent in overseeing this site. Our office has contacted the SFRWQCB and it appears that they do not have any on-going clean-up orders on this site. With the condition that the Water Board does not <sup>have</sup> any objection with Alameda County Environmental Health's oversight, our office will act in their behalf as lead oversight agency for the site remediation. It also anticipated that other agencies would be involved to help improve general operating practices, which have led to the releases under investigation.

Therefore, in accordance with County Ordinance Code Section 6.92.060 our office requests that a check in the amount of \$3000.00 be submitted to our office to cover anticipated oversight activities. Any unused money will be returned to the depositor at the end of the project. Please remit this deposit to expedite our office's oversight.

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

✓ C: B. Chan, files

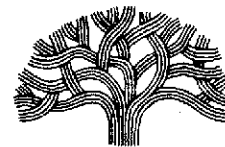
A. Levi, ACEH

Mr. L. Griffin, City of Oakland Fire Services, 1605 MLK Jr. Dr., Oakland CA 94612

Ms. B. Graham, RWQCB

Dep901Embarc

CITY OF OAKLAND



FIRE SERVICES AGENCY • 1605 MARTIN LUTHER KING JR. WAY • OAKLAND, CALIFORNIA 94612

Office of Emergency Services

(510) 238-3938  
FAX (510) 238-7761  
TDD (510) 839-6451

August 9, 2000

Mr. Tom Peacock  
Alameda Health Care Services Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway, 2<sup>nd</sup> Floor  
Alameda, CA 94502

**Subject: Oversight of the 901 Embarcadero Avenue, Praxair/Alliance (Site),  
Oakland, CA**

Dear Mr. Peacock:

Bases upon the previous history regarding releases at this above location. The City and the Port of Oakland are in agreement that addition site assessment needs to be performed. As such, the City of Oakland requests that Alameda County Department of Environmental Health (County) add this site to the Local Oversight Program, and oversee remediation assessment, cleanup activities and the management of soils on site as part of the Port's Ninth Ave. Project.

It is the understanding of the City that the Port of Oakland will reimburse the County for all costs associated with the oversight of this property.

If you have any questions, please contact me at (510) 238-7759.

Sincerely,

Leroy Griffin  
Inspections Program Manager

Cc: Roberta Schoenholz  
Douglas Herman, Port of Oakland

ENVIRONMENTAL  
PROTECTION  
00 AUG 10 PM 3:00



# PORT OF OAKLAND

~~Closed~~ *LOP*  
R02462  
ENVIRONMENTAL  
PROTECTION

JUN 27 PM 5:30

June 23, 2000

Mr. Leroy Griffin  
Hazardous Materials Supervisor  
Office of Emergency Services  
1605 Martin Luther King, Jr. Drive  
Oakland, CA 94612

**Re: Site History and Discussion of Recent Releases and Probable Prior Releases at 901 Embarcadero Avenue, Praxair/Alliance Gas Products Liquid Carbonics**

Dear Mr. Griffin:

Please find enclosed pursuant to our past discussions, a brief memorandum prepared by Subsurface Consultants, Inc. ("SCI") describing releases of chemicals at Praxair/Alliance Gas Products, 901 Embarcadero Road, Oakland. The Port of Oakland owns the subject site and leases it to Praxair. As a property owner, the Port is concerned about both historic and recent releases at the site. Also enclosed are excerpts of documents suggesting the possibility that historical releases have occurred at this site. One document is an excerpt from the recent district attorney investigation of the July 1999 Alliance Gas Products Release at the site, which indicates that one witness believes that for at least the past 18 years (i.e., each and every year she worked at the adjacent property), discharges of various chemicals occurred at the site.

In addition, Britt Johnson of the Port informed us that a number of years ago, the City of Oakland maintained a file containing citations against the prior tenant Liquid Carbonic (now known as Praxair) for improper storage of many acetylene canisters which may be lined with asbestos. Port of Oakland personnel recently inspected the site and documented the presence of these canisters. We would appreciate obtaining copies of these documents from the City of Oakland's OES files. In any case, based on the history at the Ninth Avenue Terminal and the usage of this property since 1954 for chemical warehousing and manufacturing, as well as the information about current improper chemical handling and storage practices, we suspect that the recent spill event is not an isolated incident and that other portions may have been impacted by prior operations. As such, the Port of Oakland would like Praxair/Alliance Gas to perform a subsurface investigation with oversight from the City of Oakland or Alameda County Department of Environmental Health (County), which includes an examination of the entire site based on the May 18, 2000, report by SCI.

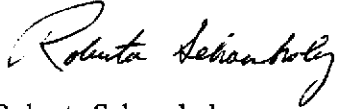
Please determine whether you will maintain lead status on this, or as may be better for this situation, transfer it to the County who is lead on the rest of the Ninth Avenue Terminal site and associated environmental issues.

Mr. Leroy Griffin  
June 23, 2000  
Page 2.

ENVIRONMENTAL  
PROTECTION  
00 JUN 27 PM 5:30

Thank you for your courtesy and cooperation.

Sincerely,



Roberta Schoenholz  
Manager, EH&SC Department

enclosure: SCI memorandum dated May 19, 2000

cc: Tom Peacock, ACHCSA  
Barney Chan, ACHSCA (w/encl.)  
Douglas Herman, Port EH&SC (w/encl.)  
Joyce Washington, Port Properties Dept.