ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

5-11-04

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

May 5, 2004

Mr. Chuck Headlee
SFRWQCB
1515 Clay St., Ste. 1400
Oakland, CA 94612

Dear Mr. Headlee :

Subject: Fuel Leak Case RO0000496, Guarantee Forklift, 699 4th St., Oakland, 94607

Based upon Alameda County Environmental Health's (ACEH) meeting with the Water Board and Mr. Robert Rosen, the property owner of the referenced site, on April 27, 2004 at the Board's offices, it was determined that the Water Board would issue site closure for the current land use scenario. As such ACEH transfers oversight of this case to the Water Board, which will allow the Board to issue site closure. ACEH offers the following comments on the site:

1. Elevated TPHg and BTEX were left in place after the tank removal and over-excavation activities, particularly on the south and west ends of the former tank, near the former dispenser. Up to 5,500 ppm TPHg and 41, 280, 105, 550 ppm BTEX, respectively was found in these samples. The vertical extent of soil contamination in the source area has not been defined and the data suggests submerged contamination may be present.
2. Groundwater gradient has not been determined at the site. The assumed southwest gradient (towards the Oakland Inner Harbor) would cause migration of the plume to areas beneath the floor and office within the building.
3. No samples were collected from along the piping run where corrosion was observed or beneath the former dispenser, within the building. However, soil contamination detected indicates releases occurred in these areas.
4. The soils encountered are mainly fine sand with high estimated conductivity and migration potential. Contamination could migrate laterally and vertically based on surface water infiltration, leakage from utilities and seasonal rain and drought. Soil and groundwater samples collected from borings were from 8' and 10' bgs, respectively, as such may have missed a submerged plume. The plume has not been defined vertically and laterally within the building.
5. Residual benzene present in shallow soil at the site could pose an inhalation threat to building occupants. Current commercial site conditions minimize the migration of volatiles to indoor air, however, changes in site use, building use or configuration could potentially result in an increased risk to building occupants.

Please contact Mr. Barney Chan of our office at (510) 567-6765 to arrange for the transfer of the case files.

Sincerely,

Ariu Levi
Division Chief

C: Ms. Betty Graham, SFRWQCB, 1515 Clay St., Ste. 1400, Oakland, CA 94612
B. Chan, files
RO496 Transfer

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

SCVT 03-03-04

March 2, 2004

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

Mr. Robert Rosen
112 Estates Drive
Piedmont, CA 94611

Subject: Fuel Leak Case RO0000496, 699 4th St., Oakland, CA 94607

Dear Mr. Rosen:

This letter summarizes items discussed and next steps to be taken for the referenced site as determined during the February 24, 2004 meeting with you and County staff at Alameda County Environmental Health offices. It was agreed that we would meet with agency representatives from the San Francisco Regional Water Quality Control Board in the immediate future to get their opinion as to adequacy and completeness of the environmental investigation at your site. This action would not in any way alter your options to either continue County oversight or seek another agency's oversight. Nor would this action affect your option to appeal to the State Water Resources Control Board any County action or decision. In addition, it was agreed that your 30-day period to file your petition would not start until the conclusion of our meeting with the Water Board. We will be contacting you to confirm the time and date for the proposed meeting.

Please contact me at (510) 567-6862 should you have any questions.

Sincerely,

Alex Levi
Division Chief

C: Barney Chan, HMS
File

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

SENT 2-19-04

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

February 19, 2004

Mr. Robert Rosen
112 Estates Drive
Piedmont, CA 94611

Dear Mr. Rosen:

Subject: Current Status Fuel Leak Case RO0000496, 699 4th St. Oakland, CA 94607

Alameda County Environmental Health, Local Oversight Program (LOP) staff has reviewed the case file for the subject site. We would like to summarize the activities, which have occurred at this site and offer possible options for completing the investigation and obtaining regulatory closure.

SITE HISTORY

This site is located on the southeast corner of 4th and Castro Streets in Oakland.. On March 19, 1991, a 500 gallon gasoline tank located in the sidewalk in front of the driveway entrance to the building was removed. The dispenser, located just inside the building was also removed. Upon removal it was noted that the product line to the dispenser was corroded as was the top and bottom of the UST. Two soil samples from beneath the fill end at a depth of 8.5' and one composite sample of the soil pile were analyzed. Up to 83,000 ppm TPHg and 150, 780, 260 and 1400 ppm, BTEX, respectively was detected in the soil samples beneath the tank.

On April 4, 1991, the UST pit was over-excavated to a maximum depth of 12.5' where groundwater was encountered. Excavation was done to the extent possible without jeopardizing the foundation of the adjacent building. Five confirmation soil samples from the sides and floor bottom at a depth of 12' were collected. Significant residual TPHg and BTEX contamination was left in place in the south and west walls at 7 to 12 feet and on the pit bottom. Up to 5,500 ppm TPHg and 41, 280, 105, 550 ppm BTEX, respectively was found in these samples. Soil beneath the UST was described as Merritt Sand.

On September 25, 2001, three borings, BH-A through BH-C, were advanced to depths ranging from 12-20' bgs on the east, west and south sides of the former UST pit. These locations were based upon an assumed southwest gradient towards the Oakland Inner Harbor. The boring logs reported vadose soils as being fine sand with high estimated conductivity, consistent with prior observations. Both shallow and deeper vadose soil samples and a grab groundwater sample were collected from each borehole and analyzed for TPHg, BTEX and MTBE. No analytes were detected in either of the vadose soil samples. Significant TPHg and TEX was detected in the water sample from BH-B, the boring west of the former UST, which reported 28,000 ppb TPHg, and 21, 3.6, 21 ppb, TEX respectively. No benzene was detected in the groundwater samples. Groundwater was encountered at 10-15' bgs in the borings. Since the residual soil contamination was excavated to a depth of 12.5', residual contamination likely resides in groundwater.

To delineate the TPHg plume, on February 25, 2003, five additional borings, BH-D through BH-H, were advanced in presumed down-gradient directions relative to the former UST. Sediments encountered were predominantly silty sand to the total depth explored, 16' bgs. Soil samples were collected at 8' bgs and grab groundwater samples were collected at approximately 10' bgs. All soil and groundwater samples were non-detectable for TPHg, BTEX and MTBE.

Our office also has the following technical comments.

TECHNICAL COMMENTS

1. Elevated TPHg and BTEX remain in place after the tank removal and over-excavation activities, particularly on the south and west ends of the former tank, near the former dispenser.
2. Groundwater gradient has not been determined at the site. The assumed southwest gradient (towards the Oakland Inner Harbor) would cause migration of contamination to areas beneath the floor and office within the building.
3. No samples were collected from along the piping run where holes were observed or beneath the former dispenser from within the building. The soil contamination detected indicates releases occurred in these areas.
4. The soils encountered are mainly fine sand with high estimated conductivity (migration potential). Contamination could migrate laterally and vertically based on surface water infiltration. Soil and groundwater samples collected from borings were from 8' and 10' bgs, respectively, as such may have missed a submerged plume. The plume has not been defined vertically and laterally within the building.
5. Current commercial site conditions with elevated ceiling, cement foundation and warehouse door opening to outdoor air minimize any potential migration of volatiles to indoor air.

Our office offers the following options:

1. You may appeal to the State Water Resources Control Board any action by the local agency associated with corrective action. Petitions must be filed within 30 days from the date of the action/inaction of the local agency. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or phone (916) 341-5700.
2. Based upon the current site conditions, our office is recommending site closure for the current commercial site use along with the filing of a deed restriction.
3. Additional site investigation is necessary to obtain closure of the site for unrestricted land use. The specifics of this investigation must be provided in a work plan by your consultant. The work plan should include borings with depth discrete soil and groundwater samples to define the extent of the plume within the building and soil vapor sampling.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, A. Levi
Mr. R. Kitay, ASE, 208 West El Pintado Road, Danville, CA 94526
699 4thSt update

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

9-19-02

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

September 18, 2002

Mr. Robert Rosen
Guarantee Forklift, Inc.
112 Estates Drive
Piedmont, CA 94611

Dear Mr. Rosen:

Subject: Fuel Leak Site Case No. RO0000496, 689/699 4th St., Oakland, CA 94607

Alameda County Environmental Health, Local Oversight Program (LOP) has received and reviewed the August 28, 2002 Workplan for Soil and Groundwater Assessment submitted by Aqua Science Engineers Inc., ASE, your consultant. This work plan incorporates the specifics discussed in our recent August 21, 2002 meeting at the Water Board offices.

Technical Comments

Five boring locations are proposed for soil and groundwater collection and analysis. Please include in addition to TPHg, BTEX and MTBE, the analysis for TAME, ETBE, DIPE, TBA, EDB and EDC in your grab groundwater samples. The soil samples may be analyzed as originally proposed.

Please notify our office prior to performing this work. You may contact me at (510) 567-6765 with comments or questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. R. Kitay, ASE Inc., 208 West El Pintado, Danville, CA 94526
Ms. B. Graham, SFRWQCB
Wpap689 4th St.

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 21, 2002

Mr. Robert Rosen
112 Estates Dr.
Piedmont, CA 94611

Dear Mr. Rosen:

Subject: Fuel Leak Case No. RO0000496, 699 4th St., Oakland, CA 94607

This letter summarizes the meeting today with Mr. Chuck Headlee and Ms. Betty Graham of the San Francisco Regional Water Quality Control Board (SFRWQCB), Mr. Robert Kitay of Aqua Science Engineers, you and myself, at the Water Board's offices. After a brief summary of past work and the explanation of the type of information needed to obtain site closure, the following specific subsurface work was discussed.

- You and your consultant agreed that the preferable investigation would be the advancement of temporary geoprobe borings. Five (5) boring locations were proposed, for soil and groundwater sampling and analysis. The boring nearest the former underground storage tank would be considered for a slant boring to obtain samples from beneath the former UST. Based upon the results of this investigation, your consultant would make further recommendations.

Please submit a work plan to address the above-mentioned items to our office within 15 days or no later than September 6, 2002.

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. R. Kitay, ASE Inc., 208 West El Pintado, Danville, CA 94526
Ms. Betty Graham, RWQCB

Wprq699 4th St

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

01-10-02

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

January 9, 2002
StID 619/ RO0000496

Mr. Robert Rosen
112 Estates Drive
Piedmont, CA 94611

Re: Soil and Groundwater Investigation at Guarantee Fork Lift, 699 4th St., Oakland, CA 94607

Dear Mr. Rosen:

Our office has received and reviewed the October 31, 2001 Soil and Groundwater Assessment report as prepared by Aqua Science Engineer, Inc. (ASE), your consultant. This report provides the results of soil and groundwater sampling from three investigative borings located east, west and south of the former 500 gallon gasoline tank, which was located on the sidewalk in front of this property. The elevated gasoline and benzene in residual soils pose a potential risk to human health, which warranted this investigation. A southwesterly groundwater gradient was assumed based upon that at nearby sites.

Two soil samples were collected and analyzed from each boring. These soil samples did not show the presence of gasoline, BTEX or MTBE. A grab groundwater sample was collected from each boring. Boring BH-B, located west of the former tank exhibited 28,000 parts per billion (ppb) gasoline, and ND, 21, 3.6, 21, ND ppb BTEX and MTBE, respectively. The other groundwater samples exhibited either non-detect or low contaminant concentrations. These results were unexpected since the assumed gradient should have resulted in higher groundwater contamination in BH-A compared to BH-B. Our office has discussed these results with Mr. Chuck Headlee of the San Francisco Regional Water Quality Control Board (SFRWQCB). His recommendation for the next step is to install permanent monitoring wells. This will confirm the site specific groundwater gradient and give more representative groundwater data to estimate human health risk. Tentative locations of wells are near the northeast corner of the former underground tank, slightly beyond boring BH-B and nearer the garage door entrance, just within the entrance to the building. Please submit a work plan for monitoring well installations in order to proceed with this investigation.

Should you have any comments or questions, you may contact me at (510) 567-6765 or Mr. Headlee at (510) 622-2433. Mr. Headlee can advise you should you request to have your site reviewed by the State Water Resources Control Board (SWRCB).

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. C. Headlee, RWQCB, 1515 Clay St., Ste. 1400, Oakland CA 94612
Mr. R. Kitay, Aqua Science Engineer, 208 West El Pintado, Danville, CA 94526
Wp689 4thSt

8-30-01

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 29, 2001
StID 619/ RO0000496

Mr. Robert Rosen
112 Estates Drive
Piedmont, CA 94611

Re: Work Plan for Soil and Groundwater Assessment at Guarantee Fork Lift, 699 4th St., Oakland CA 94607

Dear Mr. Rosen:

Our office has received and reviewed the August 22, 2001 Work Plan from Aqua Science Engineers for the referenced site. This work plan proposes the advancement of a total of three borings around the former gasoline tank. Soil and groundwater samples will be collected and analyzed from each of the borings and recommendations made based upon the analytical results. This work plan is accepted with the condition that **all** soil samples from the western (building side) boring be analyzed for the specified compounds. This is needed because of the potential threat to commercial workers within your building.

Please notify our office prior to performing this work. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. R. Kitay, ASE Inc., 208 West El Pintado, Danville, CA 94526
Wpap699 4th St

05-08-01

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0496

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

May 7, 2001
StID #619

Mr. Robert Rosen
112 Estates Drive
Piedmont, CA 94611

Re: Request for Subsurface Investigation at 699 4th St., Oakland CA 94607

Dear Mr. Rosen:

Thank you for meeting with me this week and discussing the former tank removal at the above referenced site. I hope you gained understanding as to the requirements of the typical underground tank investigation. I have discussed your site with Mr. Chuck Headlee of the San Francisco Regional Water Quality Control Board (SFRWQCB) and with Ms. Eva Chu, a colleague. As requested on your written notes of our meeting, please find the following information and answers to the questions posed.

- My colleague confirmed that a minimum of three borings is required to determine the extent of the soil and groundwater contamination. The one within the building is necessary to assess risk to commercial workers at the site. If there is obvious contamination in this boring, you may wish to advance another while the drill rig is onsite.
- I have looked at several nearby sites to determine the likely groundwater gradient at your site. A site at 333 Market St. found a south-southwest gradient consistent with the anticipated direction, towards the Oakland-Alameda Inner Harbor Channel. Other nearby sites "assumed" this gradient due to their proximity to the Inner Harbor.
- The sampling of the temporary borings shall be consistent with the prior July 25, 1997 CTTS proposal. A minimum of one soil and one groundwater sample will be taken for the chemical analysis of Total Petroleum Hydrocarbons as gasoline (TPHg), benzene, toluene, ethyl benzene and xylenes (BTEX) and methyl tertiary butyl ether (MTBE). MTBE if present, should be confirmed using EPA Method 8260 as recommended by the SFRWQCB. It is further recommended that this boring be done as a continuous coring. This will allow the logging of the soils and provide a more reliable estimate of the soil type and potential for contaminant migration. You may also be able to use the Tier 2, site-specific cleanup number at that time.
- Your new work plan will be submitted under the signature and seal of an appropriately registered professional.
- Attached please find a copy of the City of Oakland Risk Based Screening Levels (RBSLs), conservative clean-up numbers used for risk based closures. Those pertinent numbers have been circled. You may also contact Mr. Mark Gomez of the City of Oakland Public Works Agency at (510) 238-7314 for additional information and clarification of the Oakland clean-up numbers.
- Upon discussion with the Water Board, an acceptable decline in contaminant concentration cannot be specifically stated in respect to numbers. This is usually shown by plotting concentration versus distance and concentration versus time to show a declining trend.

I hope this response answers your questions. **Please submit your new work plan to our office within 30 days or no later than June 8, 2001.**

You may contact me at (510) 567-6765, Mr. Chuck Headlee at (510) 622-2433 or Ms. Eva Chu at (510) 567-6762 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

Enclosure (Mr. Rosen only)

C: B. Chan, files
Mr. C. Headlee, SFRWQCB
Mr. M. O'Conner, Alameda County District Attorney Office

Resp699 4th St

Medium	Exposure Pathway	Land Use	Type of Risk	Acenaph-thene	Acenaph-thylene	Acetone	Anthra-cene	Arsenic	Barium	Benz(a)-anthracene	Benzene
Surficial Soil [mg/kg]	Ingestion/ Dermal/ Inhalation	Residential	Carcinogenic					3.2E-01		2.5E-01	2.7E+00
			Hazard	3.1E+03	3.1E+03	4.8E+03	1.6E+04	2.0E+01	5.2E+03		8.1E+01
		Commercial/ Industrial	Carcinogenic					1.5E+00		7.9E-01	8.5E+00
			Hazard	2.0E+04	2.0E+04	3.0E+04	1.0E+05	2.5E+02	9.4E+04		5.1E+02
Subsurface Soil [mg/kg]	Inhalation of Outdoor Air Vapors	Residential	Carcinogenic							SAT	1.9E-01
			Hazard	SAT	SAT	5.0E+03	SAT				7.6E+00
		Commercial/ Industrial	Carcinogenic							SAT	7.3E-01
			Hazard	SAT	SAT	2.9E+04	SAT				4.4E+01
	Inhalation of Indoor Air Vapors	Residential	Carcinogenic							SAT	7.8E-02
			Hazard	SAT	SAT	1.7E+03	SAT				2.6E+00
		Commercial/ Industrial	Carcinogenic							SAT	1.2E+00
			Hazard	SAT	SAT	5.0E+04	SAT				7.5E+01
	Ingestion of Groundwater Impacted by Leachate	Residential	Carcinogenic					*4.4E+00*	*1.2E+02*	6.8E-01	*2.1E-03*
			Hazard	2.0E+02	1.4E+02	3.6E-01	SAT	*4.4E+00*	*1.2E+02*		*2.1E-03*
		Commercial/ Industrial	Carcinogenic					*4.4E+00*	*1.2E+02*	2.9E+00	*2.1E-03*
			Hazard	SAT	SAT	2.4E+00	SAT	*4.4E+00*	*1.2E+02*		*2.1E-03*
Groundwater [mg/l]	Ingestion of Groundwater	Residential	Carcinogenic					*5.0E-02*	*1.0E+00*	5.6E-05	*1.0E-03*
			Hazard	9.4E-01	9.4E-01	1.6E+00	>Sol	*5.0E-02*	*1.0E+00*		*1.0E-03*
		Commercial/ Industrial	Carcinogenic					*5.0E-02*	*1.0E+00*	2.4E-04	*1.0E-03*
			Hazard	>Sol	>Sol	1.0E+01	>Sol	*5.0E-02*	*1.0E+00*		*1.0E-03*
	Inhalation of Indoor Air Vapors	Residential	Carcinogenic							>Sol	1.3E-01
			Hazard	>Sol	>Sol	2.3E+04	>Sol				4.2E+00
		Commercial/ Industrial	Carcinogenic							>Sol	2.0E+00
			Hazard	>Sol	>Sol	6.6E+05	>Sol				1.2E+02
	Inhalation of Outdoor Air Vapors	Residential	Carcinogenic							>Sol	5.6E+00
			Hazard	>Sol	>Sol	2.1E+05	>Sol				2.2E+02
		Commercial/ Industrial	Carcinogenic							>Sol	2.1E+01
			Hazard	>Sol	>Sol	>Sol	>Sol				1.3E+03
Water for Recreation [mg/l]	Ingestion/ Dermal	Residential	Carcinogenic					2.0E-03		1.6E-05	6.3E-03
			Hazard	1.1E+00	1.7E+00	4.2E+01	>Sol	1.2E-01	2.8E+01		1.8E-01

*Italicized concentrations based on California MCLs

SAT = RBSL exceeds saturated soil concentration of chemical

>SOL = RBSL exceeds solubility of chemical in water

04-18-01

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

P0496

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

April 16, 2001
StID # 619

Mr. Robert Rosen
112 Estates Drive
Piedmont, CA 94611

Re: Performance of Subsurface Investigation at 699 4th St., CA 94607, Guarantee Fork Lift Co.

Dear Mr. Rosen:

Our office would like to give you a final opportunity to initiate the requested soil and groundwater investigation of the petroleum release from the former gasoline tank at the above referenced site. Subsequent to the removal of the 500 gallon gasoline tank at this site on 3/19/91 and tank pit over-excavation on 4/22/91, our office contacted you via many conversations and at least four letters from four different individuals from our office. These letters include the following:

- 7/6/93 letter from Ms. Jennifer Eberle
- 3/4/96 letter from Mr. Dale Klettke
- 7/23/97 letter from Mr. Kevin Tinsley
- 8/11/97 letter from Mr. Thomas Peacock.

Each letter reiterated the need to perform a soil and groundwater investigation. It appears that a request to advance two hydropunch borings instead of installing a permanent well was approved by Mr. Peacock. This history indicates your unwillingness to perform the requested investigation. Therefore, the failure to proceed with this investigation will cause this case to be referred to the Alameda County District Attorney Office for enforcement. **Please respond with your intentions in writing within 14 days or no later than May 1, 2001.**

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. O'Conner, Alameda County District Attorney Office
Mr. C. Headlee, SFRWQCB
Mr. H. Gomez, City of Oakland Fire Services, 1605 MLK Jr., Oakland 94612

SSlrq699 4th St.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO#496

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

August 11, 1997
STID 619

Lisa Polos
CTTS, Inc.
P. O. Box 515
Rodeo, CA 94572

Re: 699 - 4th St, Oakland, CA 94607

Dear Lisa Polos:

This office has received and reviewed a Workplan for proposed groundwater investigation for the above site. The workplan is acceptable to this office. Please call this office at least 2 working days prior to the beginning of field work.

If you have any questions please call this office at (510) 567-6782.

Sincerely,

Thomas F. Peacock, Manager
Environmental Protection Division

c: Robert L. Rosen, 112 Estates Dr., Piedmont, CA 94611
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO#496

July 23, 1997
STID #619

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

Robert L. Rosen
112 Estates Dr.
Piedmont CA 94611

Re: Guarantee Fork Lift Co., 699 - 4th St., Oakland 94607

Dear Mr. Rosen:

In order to follow-up our June 5, 1997 discussions regarding the pending groundwater investigation, I have reviewed your case file. The last two documents are; 1) A Notice of Violation issued on March 4, 1996 and 2) The follow-up letter dated April 4, 1996 addressed to you from Dale Klettke of this office. Both coorspondence requested that you submit a workplan within 30 days or by April 5, 1996 for the installation of one monitoring well down-gradient within 10 ft of the former tank location.

Please be advised that the subject monitoring well installation is required in the Tri-Regional Board's recommended guidelines for sites with TPHg remaining in the soil exceeding 100 ppm. Overexcavation activities also revealed Benzene concentrations at greater than the RSBL (Risk Based Screening Levels) for Tier I soil contamination. Therefore, a groundwater investigation is appropriate at this time. A hydropunch and/or monitoring well installation is the minimum work required.

If groundwater analysis indicates contamination is greater than the maximum contaminate levels for drinking water (MCL) and the RBSL tier I levels, further site evaluation will be necessary. Sites with groundwater exhibiting contaminant concentrations above the RBSL tier I values should develop site-specific target levels (SSTL's) in order to expedite closure. Should this occur, continued groundwater monitoring on a quarterly basis will be necessary to demonstrate stable or improving groundwater conditions over a year period (one geologic cycle).

In addition, an assessment of the contamination and its'potential for migration shall be reported to this office. The number and locations of the borings should be recommended by your consultant to best characterize the remaining contamination, particularly Benzene levels, and to determine its potential to migrate off site.

I understand that you have already agreed to installation of a monitoring well and one hydropunch. Please keep in mind further site assessment may be required under the conditions described above.

Up to this date, our office has not received your workplan. In order to satisfy the pending Notice of Violation, the following minimum requirements must be completed within 60 days or **no later than September 16, 1997:**

1) The installation of one two-inch-diameter or greater groundwater monitoring well.

2) A minimum of one soil sample collected and analyzed from the soil/groundwater interface (capillary fringe) by a California Certified analytical laboratory..

3) A minimum of one grounderwater sample collected and analyzed by a California Certified analytical laboratory.

4) The soil and groundwater samples are to be analyzed for the following chemicals:

   a) Total petroleum hydrocarbons as gasoline (TPHg)
   b) Benzene, Toluene, Ethyl Benzene and total Xylenes (BTEX)
   c) Methyl-Tert-Butyl Ether (MTBE)

As stated in the Notice of Violation your case will be referred to the District Attorneys office if corrective action is not initiated, in compliance with this Agency's request. Pursuant to Section 2721, 2722 and 2725 et seq. this office will oversee your work to investigate and analyze the effects of the unauthorized released on your property. These regulations direct approval of the most cost-effective plan which will adequately

protect human health, safety and the environment.

This letter constitutes a formal request for technical reports pursuant to California Water Code, section 13267(b) and Health and Safety Code, sections 25299.37 and 25299.78. Furthermore, according to section 25299(b) of the California Health and Safety Code failure to comply may result in the responsible party being liable for Civil penalties of up to $5,000.00 per tank for each day of the violation.

Please do not hesitate to call me should you have any questions or concerns in this matter. My phone number is 567-6731 Monday through Friday.

Sincerely,

Kevin Tinsley

Kevin Tinsley
Hazardous Materials Specialist

c, Bob Chambers, Alameda County District Attorney's Office
Lisa Polos, CTTS, Inc, Toxic Technology Services, PO Box 515, Rodeo CA
Tom Peacock, LOP Manager (files-kt)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO# 496

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

STID 619

April 4, 1996

Robert L. Rosen
112 Estates Drive
Piedmont, CA 94611

RE: GUARANTEE FORK LIFT COMPANY, 699 4TH STREET, OAKLAND, CA 94607

Dear Mr. Rosen:

This letter serves to follow-up to our teleplone conversation on April 3, 1996. As you are already aware of, Alameda County Health Care Services Agency (ACHCSA) has requested that you **submit a work plan for a groundwater investigation within 30 days of the date of this letter or by April 5, 1996.**

During our April 3, 1996 telephone conversation we mutally agreed that you would be receiving this letter detailing what your requirements (and subsequent consequences) to your performing this groundwater investigation.

As I stated in the telephone conversation, one (1) groundwater monitoring well will be required within 10 feet of the former UST excavation in the "inferred" down-gradient direction. Since two sites located nearby (309 4th Street and 499 5th Street) have documented consistently west-northwesterly groundwater gradients, your well would be located in the sidewalk just west of the former UST excavation pit.

After the installation of the one groundwater monitoring well, the well will be developed and then sampled. Laboratory results of groundwater analyses for the collected groundwater sample will be compared to Tier 1 - Risk-Based Screening Level (RSBL) Look-up Table. These RSBLs can be found in American Society for Testing and Materials (ASTM) Designation: E 1739 - 95 "Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites.

The exposure pathways of concern are "Groundwater-Vapor Intrusion from Groundwater to Buildings" , "Groundwater Volatilization to Outdoor Air" and "Soil-Vapor Intrusion from Soil to Buildings" for a Commercial/Industrial receptor scenario. Documentation of groundwater concentrations of petroleum hydrocarbons contaminants above the following levels will in effect initiate a Tier 2 risk evaluation using site-specific target levels (SSTLs). **Please be advised that additional site investigation may be required in order to develop defensible Tier 2 site assessment data.**

Tier 1 Benzene levels in soil and groundwater for a cancer risk factor of 1E-05 (1 in 100,000)

ppb = parts per billion

"Groundwater-Vapor Intrusion from Groundwater to Buildings" - **Tier 1 RBSL is 214 ppb**
"Groundwater Volatilization to Outdoor Air" - **Tier 1 RSBL is 53,400 ppb**
"Soil-Vapor Intrusion from Soil to Buildings" - **Tier 1 RSBL is 49 ppb**

As you can see, the most sensitive pathway is "Soil-Vapor Intrusion from Soil to Buildings" for which benzene has a Tier 1 RBSL of 49 ppb. As documented in the May 17, 1991, CTTS, Inc. "Report of Pit Excavation - Sampling and Analysis" the concentrations of benzene detected in confirmatory soil samples 2, 4, 5 and 6 were 21,000 ppb, 41,000 ppb, 28,000 ppb and 6,000 ppb, respectively. A copy of the sampling results and CTTS's conclusions and recommendations are enclosed for your review.

Therefore, in order to evaluate the two groundwater pathways, a well must be completed in order to monitor petroleum hydrocarbon contaminants which may be migrating down-gradient and possibly off-site. Information obtained during this investigation will provide needed data to determine Tier 1 RSBLs for the groundwater pathways and to develop additional soil documentation in order to develop site-specific target levels (SSTLs) needed for the Tier 2 soil pathway risk analysis.

Therefore, in order to meet minimum requirements for site closure, the following conditions must be met:

1 The installation of one two-inch-diameter or greater groundwater monitoring well.

2 A minimum of one soil sample collected and analyzed from the soil/groundwater interface (capillary fringe) by a California Certified analytical laboratory.

3 A minimum of one groundwater sample collected and analyzed by a California Certified analytical laboratory.

4 The soil and groundwater samples are to be analyzed for the following chemicals:

   a Total petroleum hydrocarbons as gasoline (TPHg)
   b Benzene, toluene, ethyl benzene and total xylenes (BTEX)
   c Methyl-tert-butyl ether (MTBE)

5 The newly installed monitoring well will need to be sampled at a minimum on a semi-annual basis. This decision will be dependent on the concentrations detected in the groundwater sample collected during the initial well installation. An absolute minimum of three (3) groundwater samples will be required (documenting groundwater conditions over a one-year period). At that time if concentrations are stable and not exceeding the RSBLs or the more site-specific SSTLs, the site will be reviewed for closure with ultimate concurrence of the Regional Water Quality Control Board (RWQCB).

Please be advised that failure to satisfy this request **will** result in the referral of this case to the Alameda County District Attorneys Office. Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to $5000 per tank per day for failure to comply with this directive.

RO#496

Please call me at your earliest convenience concerning this matter. I would like to schedule a time in which we could sit down together and review this matter. Please contact me at 510/567-6880 should you have any questions about the content of this letter.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

enclosure

c: Gil Jensen, Alameda County District Attorney's Office
CTTS, Inc., Toxic Technology Services, P.O. Box 515, Rodeo, CA 94572
Thomas Peacock, LOP Manager--files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO # 496

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)567-6700

STID 619

March 4, 1996

Robert L. Rosen
112 Estates Drive
Piedmont, CA 94611

"NOTICE OF VIOLATION"

RE: GUARANTEE FORK LIFT COMPANY, 699 4TH STREET, OAKLAND, CA 94607

Dear Mr. Rosen:

This letter serves to follow-up to a Alameda County Health Care Services Agency (ACHCSA) letter from Jennifer Eberle dated June 28, 1993. In this letter you were requested to **submit a work plan for a groundwater investigation within 45 days or by August 12, 1993.** To my knowledge, this work plan has never been received by this office. A copy of this letter is enclosed for your review.

At this time you are directed to submit a work plan for a groundwater investigation within 30 days of the date of this letter or by April 5, 1996.

Please be advised that failure to satisfy this request **will** result in the referral of this case to the Alameda County District Attorneys Office. Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to $5000 per tank per day for failure to comply with this directive.

For your information, the Underground Storage Tank Cleanup Fund (Fund) is created pursuant to Chapter 6.75 of the California Health & Safety Code to help eligible owners and operators of petroleum underground storage tanks obtain reimbursement for costs of the cleanup of unauthorized releases of petroleum. You are encouraged to contact the SWRCB fund representative (916/227-4529) for more case-specific information and to obtain an application package. Please also bear in mind that, in order to maintain UST clean-up fund eligibility, specific bidding requirements and contracting criteria must be met.

I have just recently taken over management of this case from Jennifer Eberle of this office. Please call me at your earliest convience concerning this matter. Failure to reply to this request may subject you additional penalties under the Water Code. Please contact me at 510/567-6880 should you have any questions about the content of this letter.

Sincerely,

Dale Klettke

Dale Klettke, CHMM
Hazardous Materials Specialist

enclosure

c: Gil Jensen, Alameda County District Attorney's Office
CTTS, Inc., Toxic Technology Services, P.O. Box 515, Rodeo, CA 94572
Thomas Peacock, LOP Manager--files

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Be

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0496

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

June 28, 1993
STID 619

Robert L. Rosen
112 Estates Dr.
Piedmont CA 94611

re: Guarantee Fork Lift Co.
699-4th St.
Oakland CA 94607

Dear Mr. Rosen,

As you know, a 1,000-gallon gasoline underground storage tank (UST) was removed from the above referenced site on 3/19/91. The County inspector noted "considerable holes in the tank." Soil sampled from below the UST contained elevated hydrocarbon concentrations (up to 83,000 ppm TPH-gasoline and 150 ppm benzene). The pit was overexcavated on 4/22/91 and confirmatory soil samples were taken. Elevated hydrocarbon concentrations remained in the subsurface soil (up to 5,500 ppm TPH-gasoline and 41 ppm benzene).

Due to the elevated concentrations of hydrocarbons both initially discovered and subsequently left in situ in the subsurface soils, a groundwater investigation is required as per a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) 23 CCR, Article 11, California Code of Regulations.

Therefore, we request a workplan or proposal for a groundwater investigation, submitted under cover letter from yourself, and prepared by a recognized professional as outlined below, **within 45 days or by August 12, 1993.** The groundwater investigation should consist of a minimum of three monitoring wells in an equilateral triangular configuration to determine groundwater flow direction and to assess groundwater quality. These wells must be sampled on a quarterly basis for a minimum of one year to assess groundwater conditions and to determine whether this case can be closed.

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist
cc: Ed Howell/file

je

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0496(2)

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

26 December 1990

Michael Katz
Blymyer Engineers Incorporated
1829 Clement Avenue
Alameda, CA 94501-1395

Subject: File Search Request dated 3 December 1990

Dear Mr. Katz:

As per your written request dated 3 December, 1990, the records of the Alameda County Department of Environmental Health, Hazardous Materials Division, have been reviewed. The following information is being communicated as pertinent to the region of concern specified in your letter.

205 Brush Street, Oakland.
Port of Oakland, Harbor Facilities Garage Building
Our records indicate that there are two underground storage tanks located at this site. The tanks in question are an 8,000 gallon gasoline tank and a 1,000 gallon diesel tank. An interim permit for the operation of these tanks was issued by this agency in June, 1988.

(R0496) 699 4th Street, Oakland.
Guarantee Forklift Incorporated
One 500 gallon underground storage tank is present and used to store gasoline. This tank was successfully pressure tested in March of 1990 and an interim permit for the operation of this tank was issued by this agency in April of 1990. Hazardous waste is generated at this site in the form of solvent cleaner and waste oil. This facility was last inspected by this agency in February of 1990.

561 4th Street, Oakland.
Oakland Machine Works
Hazardous waste in the form of waste oil is generated at this site. This facility was last inspected by this agency in November, 1986. Hazardous materials in the form of acetone and kerosene are also stored and used on this site in small quantities.

425 Market Street, Oakland.
Mack Trucks, also known as Transportation Equipment Services, Incorporated.
Hazardous wastes are generated at this site in the form of waste oil, waste paint and waste paint thinner. This facility was last inspected by this agency in May of 1986.

(R0385) 404 Market Street, Oakland.
Safety Kleen, Incorporated
This enterprise is licensed by the State of California as a hazardous waste treatment, storage and disposal facility. Due to this status, this facility is regulated by the California Department of Health Services, Region II. The Alameda County Department of Environmental Health, Hazardous Materials Division, does have some regulatory control over certain aspects of this site. Specifically, this agency is in the process of issuing a permit for the operation of a 12,000 gallon underground storage tank installed in 1990 and used for the storage of new cleaning solvent. In addition, this agency oversaw the removal of the 10,000 gallon tank formerly used for this purpose and a 500 gallon waste oil tank discovered during the renovation of newly acquired property immediately to the north of 404 Market Street.

Floating product was detected in ground water monitoring wells located on this site. A remedial program is currently in operation in which this agency serves an oversight role for the San Francisco Bay Regional Water Quality Control Board.

This letter is limited to information available to this department and does not reflect information which may be accessible from other agencies or businesses involved with these properties. You will be billed for the provision of this service. Copies of documents present in the files of this agency may be obtained at a cost of $1.00 per page.

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

Sincerely,

Dennis J. Byrne
Senior Hazardous Materials Specialist

cc: Rafat Shahid, Assistant Director, Alameda County Department of Environmental Health.
Michele Heffes, Port of Oakland

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0496

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

April 12, 1990

Mr. Robert L. Rosen
Guarantee Fork Lift, Inc.
699 - 4th. St.
Oakland, CA. 94607

Dear Mr. Rosen:

In response to your request to Supervisor Widener's office concerning the bill you received from the Environmental Health Department, the following information is presented:

The Hazardous Waste Law, Chapter 6.5 of the Health and Safety Code, mandates the State Department of Health Services and the Local Health Officer to protect the populace and the environment from improper hazardous waste handling and disposal. The Alameda County Environmental Health Department assures compliance for the Health Officer through its surveillance and enforcement activities.

The Underground Storage of Hazardous Substances, Chapter 6.7 of the Health and Safety Code, mandates that the Local Agency (Environmental Health Department in Alameda County) protect the public and the environment from releases of hazardous substances stored underground. This is accomplished by this Department through its surveillance and enforcement activities.

The Hazardous Materials Release Response Plans and Inventory, Chapter 6.95 of the Health and Safety Code mandates the Local Administering Agency (Environmental Health Department in Alameda County) to obtain from each business which handles hazardous materials in quantities equal to or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas at standard temperature and pressure, an emergency response plan. This plan would be used to assist the responders in the event of a release of a hazardous material or in the case of a fire at a facility which may produce toxic fumes.

These programs are mandated by State Law. Furthermore, the State Law requires Local Governments to collect a fee for service to implement the Law. Also, we support the entire county with a Mobile Lab to assist the Fire Departments and other first responders in identifying unknowns at a spill, providing risk assessment and oversight in the clean-up with our main goal to protect the health and environment of Alameda County. We are now in the process of developing a program mandated on businesses statewide to reduce their hazardous waste. We will be providing the business community with methods for reducing their waste in the form of consultation, education and technology.

As I have outlined, our programs above, I hope, will explain our fee system and the State mandates. We continue to look forward to a working relationship with you and appreciate your cooperation.

If you have any questions, feel free to contact either myself or Ms. Pam Evans, Hazardous Materials Specialist assigned to your area, at 415/271-4320.

Sincerely,

Edgar B Howell III

Edgar B. Howell III, Chief
Hazardous Materials Division

cc: Grace Allen, Supervisors Aide
David J. Kears, Agency Director, Health Care
Rafat A. Shahid, Asst. Agency Dir., Environmental Health
Files