

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0557

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 14, 1994
StID # 4221

Mr. Robert Claar
Sr. Project Engineer
Sunshine Biscuits, Inc
851 81st Ave.
Oakland CA 94621

**Re: Monitoring Frequency Schedule for Sunshine Biscuits, 851
81st Ave., Oakland CA 94621**

Dear Mr. Claar:

Our office has received and reviewed the January 27, 1994 monitoring report as performed by MJA Consulting, Inc. and submitted by Mr. Lew Schalit of Tech/Art. Recall, this report requests a reduction in frequency in monitoring at this site. Upon review of all previous work, it appears that is appropriate to change the monitoring to the following frequency:

1. You may discontinue the sampling and analysis of monitoring well MW-3, the downgradient well to the former gasoline tank. After five consecutive quarters of non-detectable results for TPH as gasoline and BTEX, no further sampling is required for this well other than groundwater elevation readings at the time the other wells are sampled.
2. In regards to the other three wells, because of the initial high TPH diesel potentially left in place, our office will require further monitoring. However, after, five consecutive quarters, and six total monitoring events showing ND for diesel and BTEX, our office approves of semi-annual monitoring of the three wells, MW-1, MW-2 and MW-4. After one year of sampling, our office will reconsider this site for recommendation for closure. You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: D. Baran, Sunshine Biscuits, 100 Woodbridge Center Drive,
Woodbridge NJ 07095
L. Schalit, Tech/Art, 462 Douglass St., San Francisco, CA
94114
2-Sunshine

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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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

January 6, 1992
STID # 4221

Mr. Robert Claar
Sr. Project Engineer
Sunshine Biscuits, Inc.
851 81st Ave.
Oakland CA 94621

Re: Comment on December 17, 1992 Letter from Mr. Lew Schalit of
Tech/Art.

Dear Mr. Claar:

Our office has received and reviewed the December 17, 1992 letter provided by Mr. Schalit responding to my 12/4/92 letter. Recall, my letter posed three items which requested clarification. The first two points have been resolved but point three has been discussed in depth with Mr. Schalit. I would like to clarify your options regarding this matter. A problem exists because there was inadequate documentation of the overexcavation performed in the area of soil sample, SS2. In this sample was found 16,000 parts per million diesel, (ppm TPHd). There were problems experienced after the initial soil sampling but the bottom line was that no sample was taken to verify that overexcavation was performed to define the limits of diesel contamination. Upon discussion with Mr. Schalit and with Mr. Rich Hiatt of the Regional Water Quality Control Board, (RWQCB), the following options exist for further investigation.

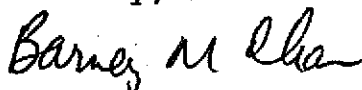
1. It is acknowledged that monitoring well, MW-4, is in the apparent downgradient direction relative to SS2. It is also assumed that since this sample was taken at 15 feet and that ground water level was found at 14-15 feet in the monitoring wells, if any residual soil contamination exists, it would be in the saturated zone and be detected in groundwater sampling. With this in mind, our office will allow continual quarterly groundwater sampling for a period of three years as long as the groundwater gradient remains westerly and non-detectable concentrations of TPHg, TPHd and BTEX are found in the samplings. At the end of this sampling, we will evaluate this site for recommendation for case closure to the RWQCB. However, if any detectable concentrations of TPHd are found in the groundwater samplings, further work, which may include borings or excavation, may be required.

Mr. Robert Claar
STID # 4221
Sunshine Biscuits, Inc.
January 6, 1992
Page 2.

2. Additional soil investigation may be performed at this time to verify that overexcavation did indeed remove residual diesel contamination in the area of SS2. This can be done by advancing a boring or borings in the appropriate location and analyzing the soil samples for gasoline, diesel and BTEX. If this is done, not only will the threat of contamination be reduced, a shorter period of groundwater monitoring will be allowed. Normally, a minimum of four consecutive quarters of non-detectable contaminants is required prior to any recommendation to the RWQCB.

You may choose either approach but please inform our office of your decision. You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: R. Hiett, RWQCB
L. Schalit, Tech/Art, 462 Douglass St., San Francisco, CA
94114-2761
E. Howell, files

851-2

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



R0557

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 4, 1992
STID # 4221

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Mr. Robert Claar
Sr. Project Engineer
Sunshine Biscuits, Inc
851 81 St. Ave.
Oakland CA 94621

Re: **Comment Upon Review of November 25, 1992 Quarterly Monitoring Report for Sunshine Biscuits, 851 81st Ave., Oakland 94621**

Dear Mr. Claar:

Thank you for the submission of the quarterly monitoring report for the above site. Upon review of this report our office has the following concerns:

1. Please have all future quarterly monitoring reports signed and stamped by a registered professional per the Tri-Regional Board Guidelines.
2. It was noticed that the July 25, 1991 well sampling event reported 3.6 ppb trichloroethylene (TCE). This analyte was not analyzed in the subsequent samplings. Please explain your logic for this action.
3. It was noted in my July 17, 1991 letter that the diesel contamination in the area between B5 and B6 will need to be determined. Please provide a work plan to perform such an investigation.

Please provide a written response to the following issues within **30 days** of receipt of this letter. You may contact me at (510) 271-4530 should you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiatt, RWQCB
D. Baran, Sunshine Biscuits, 100 Woodbridge Center Drive,
Woodbridge NJ 07095
L. Schalit, Tech/Art, 462 Douglass St., San Francisco, CA
94114
M. Uziel, Enviropro Inc., 9765 Eton Ave., Chatsworth, CA
91311
1-850-81st

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director

State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

RAFAT A. SHAHID, Assistant Agency Director

July 2, 1992
STID #4221Mr. Dennis Baran
Sunshine Biscuits, Inc.
100 Woodbridge Center Drive
Woodbridge, N J 07095DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320Re: Remediation at Sunshine Biscuits Inc., 851 81st Ave.,
Oakland CA 94621

Dear Mr. Baran:

Our office has received and reviewed the Phase 1 Subsurface Investigation Final Report conducted at the above site as prepared by your consultant, Enviropro Inc.. We also recieved a cover letter by Mr. Lew Schalit of Tech/Art giving his opinions and recommendations. In general the County concurs that the soil contamination appears to be limited and that the initial groundwater samples indicates no petroleum hydrocarbons impact. Please be aware however that in order for our office to make recommendation for case closure to the Regional Water Quality Control Board (RWQCB) we must have a minimum of four consecutive quarters of quarterly monitoring data. This data is to include sample analysis and groundwater elevation readings. Pursuant to this requirement, you are directed to continue quarterly monitoring at the above site.

Please be reminded that copies of all reports should be sent to the RWQCB to the attention of Mr. Rich Hiett. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612.

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
L. Schalit, Tech/Art, 462 Douglass St., San Francisco, CA
94114
M. Uziel, Enviropro Inc., 9765 Eton Ave., Chatsworth, CA
91311
850-81st

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0557

July 17, 1991

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

Ms. Lisette Bauersachs
Enviropro, Inc.
9765 Eton Avenue
Chatsworth, CA 91311

Re: Workplan for 851 81st Avenue, Oakland 94621 dba Sunshine Biscuits

Dear Ms. Bauersachs:

Alameda County Environmental Health, Hazardous Materials Division has received and reviewed the workplan for the Phase I investigation at the above referenced site. The workplan is acceptable for a Phase I investigation with the following additions and clarifications mentioned in our phone conversation today:

1. Soil borings B5, B6 and B7 will drilled to the capillary fringe, beyond the previously mentioned 10 foot depth level. Soil samples will be taken and analyzed at every five foot interval and at the capillary fringe.
2. It was noted that B5 and B6 will be used only to determine the lateral extent of the diesel fuel contamination and it is acknowledged that further investigation will be needed to define the area where SS2 was initially taken, ie the area between B5 and B6.
3. A bailer will be used as an initial screen to verify the existence of free floating product however, an optical probe or equivalent will be used for any future precise measurements.

You may proceed with your workplan without any further approval. Please contact me at (415) 271-4320 should you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
R. Hiett, RWQCB
L. Schalit, Tech/Art, 462 Douglass St., San Francisco, CA
94114-2761
Dennis Baran, Sunshine Biscuits, 100 Woodbridge Center Drive,
Woodbridge NJ 07095
850-81st1

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0557

March 28, 1991

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

6

Mr. Michael Katz
Blymyer Engineers, Inc.
1829 Clement Avenue,
Alameda, CA 94501-1395

Re: Site Search for Properties Near 1001 81st Ave., Oakland

Dear Mr. Katz:

This letter is in response to your request for information regarding hazardous materials storage and hazardous materials releases at sites located near 1001 81st Ave., Oakland 94621. Specifically, you requested information at sites on 79th Avenue, 80th Avenue, 81st Avenue and Rudsdale. The information below provides that which is available from our agency only and is accurate to the best of our knowledge. Below lists all of the County's information on the sites requested which includes sites on 81st Avenue only.

(R01163) 810 81st Avenue- Mother's Cake and Cookies Co.- A diesel fuel tank has recently been installed at this site. Five underground tanks currently exist at this site, one gasoline, one diesel, two waste oil and one fuel oil. These underground tanks are currently scheduled for removal along with two hydraulic hoists. This company stores pesticides in a shed on the south side of the property. In this same area is the abandoned maintenance area and paint shop. They use sodium hydroxide to pretreat their effluent water. They have a solvent tank in their machine shop along with welding gas cylinders. Some small amounts of waste oil is generated at this site.

(R0557) 851 81st Avenue- Sunshine Biscuit- Recently a fuel oil and a gasoline underground tank were removed from this site. Contamination was discovered and a groundwater investigation is pending. Above ground diesel fuel tanks were installed prior to the tank removals.

(R01086) 860 81st Avenue- Well-Made Products- This company manufactures fluorescent lighting fixtures, sheet metal and wheelbarrows. In 1986 an inspection revealed violations including: improper labeling of containers, greater than 90 days of waste storage, lack of records for waste disposal, leakage of oils to the ground, improper storage and lack of a contingency plan. A written response to these violations was sent to our office. This inspection was in response to a DOHS request for a joint inspection. There are two underground tanks at this site, 1- 2000 gallon diesel and 1- 2000 gallon regular

Mr. Michael Katz
Blymyer Engineers
March 28, 1991
Page 2

gasoline. This company stores oils, paints, solvents and lacquer thinner.

873 81st Avenue- Bay Area Crane Hoist is considered a generator of hazardous waste. The hazardous materials noted in a 1985 inspection include cleaning solvent, aluminum foundry waste and boiler cleaning waste.

880 81st Avenue- Ideal Garage. Property owner is New Educational Development Corporation. In 1986 approximately 40 drums of material was donated to the property owner by Synanon. This company generates waste oil and solvent. There are three underground tanks present, two were abandoned and one is in use to store waste oil.

(R0874) 910 81st Avenue- At this location several businesses have existed that have stored and generated hazardous material.

In 1985, Metalcraft Industries was located here, a tool and die shop. Cromin Marine Repair was also located here in 1985. Aluminum foundry waste was generated here at this time.

In 1986, LCB Associates was located here. At this time an emergency response occurred which our agency responded to. Chemicals associated with drug manufacturing were found including flammable solvent and corrosives.

In 1989, Elmhurst Anodizing, a plating shop moved in but at the time of inspection it was not yet in operation. No follow-up inspection has occurred as of yet.

940 81st Avenue- This is the location of New Century Beverage Co.. Pepsi Cola Bottling Co. stores 2000 gallons of liquid caustic soda and liquid phosphoric acid here.

(R0875) 966 81st Avenue- E.M.A.C.- Electromechanical Assembly Co. Inc., was located here. This company has been out of business since mid-1990. The company performed plating and painting. A 1986 inspection noted several violations including improper labeling, inadequate determination of drum contents, accumulation of waste in treatment tanks and improper storage and storage beyond 90 days. These violations were corrected as of January 1987. Records indicate one 1000 gallon underground tank is present at this site. At the time of

Mr. Michael Katz
Blymyer Engineers, Inc.
March 28, 1991
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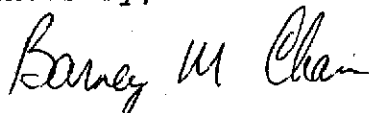
the closure of this business, another inspection was performed. Noted violations included a large number of suspected drums of hazardous waste held beyond 90 days. E.M.A.C. was instructed to submit a closure plan which accounts for the use or disposal of all hazardous materials. A similar request for closure plan was made by EBMUD. E.M.A.C. had a zero discharge permit issued by EBMUD. To this date proper closure of this facility has not been documented and the business is currently closed, fenced and out of operation.

(R0714)

976 81st Avenue- This is a vacant lot used for storage. Several buildings exist here, one used to house maintenance equipment. Two underground tanks are present which are empty and awaiting removal.

This is all the information that is available from this office regarding hazardous waste storage and release on the sites you've requested. Enclose please find a bill for the time spent to perform this site search. You may contact me at 271-4320 should you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosure

cc: Edgar Howell, Chief, Hazardous Materials Division

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0557

March 4, 1991

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

Dr. Lew Schalit, Ph.D.
Tech/Art
462 Douglass Street
San Francisco, CA 94114

Subject: Unauthorized Release
Removal of Underground Tanks and Associated Piping
Sunshine Biscuits, Inc.
851 81st Avenue
Oakland, CA 94621

Dear Dr. Schalit:

Alameda County Environmental Health, Hazardous Materials Division has been informed of soil sample results from the removal of two underground tanks at the above referenced site. This information was provided by Mr. John Pratt of Sampling Specialists Company and the analytical work performed by Chromalab, Inc. The results indicate a release of 16,000 ppm Total Petroleum Hydrocarbons as diesel at the south side of the fuel oil tank and 4000 ppm Total Petroleum Hydrocarbons as diesel in the soil pile on the east side of the excavation pit. In addition, detectable amounts of BTEX were found in the soil sample taken from the gasoline tank fuel pit, sample SS-7.

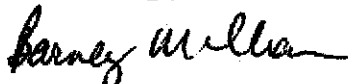
Because of the levels of petroleum hydrocarbon found in these samples this site is considered to have experienced a confirmed release of petroleum hydrocarbons that has impacted subsurface soil and groundwater, the extent of which, must be determined and remediated. Enclosed, please find an Underground Storage Tank Unauthorized Release(Leak)/ Contamination Site Report. Please return the completed form to our office within ten (10) days.

Please provide a work plan containing the elements of a "typical" workplan as illustrated in the following outline. All proposals, reports and analytical data pertaining to this investigation and remediation must be sent to our office and the RWQCB. You should be aware that this Division is working with the RWQCB and 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.

Dr. Lew Schalit
March 4, 1991
Page 2.

Please feel free to contact me at 271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosures

cc: Gil Jensen, District Attorney Office, Consumer and Environmental
Protection Division
Lester Feldman, RWQCB
Mr. Dennis Baron, Sunshine Biscuits, Inc.
Howard Hatayama, DOHS
Edgar Howell, Chief, Hazardous Materials Division