

Memo

To: Chuck Headlee, RWQCB (via FAX)
From: Scott Seery
CC: Paul King, P&D Environmental (via FAX)
Date: 12/30/99
Re: former Cottage Bakery site, 2497-2507 Grove Way, Castro Valley

Chuck

Attached please find a map showing site landmarks and recent boring locations, as well as tabulated sampling results from assessment work that occurred in December 1999. I am sending you this info preliminarily to a meeting that I hope to have with you regarding how this case should be handled. A property transfer is on hold until the regulatory issues are fully ironed out.

History

This once contiguous site operated as the Cottage Bakery from the 1950s through the mid-1980s. Several structures, including warehouses and raw materials (e.g., flour) storage "tanks", were present at the site during the operation of the bakery.

Two USTs also served the bakery operations during their tenure at the site: one storing gasoline and the other diesel fuel. Both tanks were removed under subsequent ownership in October 1986. Samples collected under the USTs were "ND" for targeted compounds (TPH-G and -D). BTEX were not sought. No samples appear to have been collected from below product piping or dispenser(s).

The record reflects that at some point following UST removals the property was split into parcels, and the parcels sold to a series of others over the years. The western-most portion was redeveloped into a public storage facility. The remainder and largest portion of the former bakery site housed several businesses in the (then) existing structures until a fire destroyed many of them in 1998. All that remains of this portion of the site are large concrete pads and foundations, expanses of asphalt, and a sole warehouse building in the far southeastern corner of the property.

Current Activities

A Phase I and Phase II assessment were recently performed on behalf of the prospective buyers of the remaining undeveloped property. Samples collected from borings advanced near the former UST and dispenser locations revealed some impacts to both soil and groundwater from apparent fuel

hydrocarbons (HC). This earlier work lead to the December Geoprobe® assessment by the current landowner's consultant which heavily concentrated on the former UST area. These recent data are attached to this memo.

As you will see in the attached map, the former UST cluster appears to have straddled the current property line. The two affected parcels are owned by separate entities, an issue that has caused some delay and additional complexity as of late.

The data demonstrate that the dissolved HC plume is substantially constrained to the area around boring B6, located where it is thought the dispenser(s) was (were) located historically. Concentrations are quite high (e.g., 6000 ug/l benzene, 120,000 ug/l TPH-G) in the B6 water sample. However, the remaining water samples are either "ND" or show very unremarkable residual impacts. These data appear to indicate that the release at this site was likely from the product piping or dispenser(s), which may explain why soil samples collected following the 1986 UST removals failed to identify impacts.

A quick reference to the scale of the attached map and spatial orientation of the recent Geoprobe® borings (B1-B11) clearly demonstrates that this plume is limited in extent. Nevertheless, such high benzene concentrations would ordinarily preclude the closure of a "typical" UST case. I also recognize, however, that the source (USTs) were removed some 15 years ago, and that intrinsic attenuation factors may likely have kept this plume in check. Consequently, I am looking to the RWQCB for some guidance on this case.

Let's try to talk this case over once you have had the chance to give it some consideration. As you might imagine, any delays are a hardship for the prospective buyers and sellers.

Scott

Attachments (2)

Table 1. Sampling Results for December 1999 Geoprobe® Investigation
Former Cottage Bakery, 2497-2507 Grove Way, Castro Valley

Groundwater Samples

Sample #	TPH-G	TPH-D	Benzene	Toluene	E. Benzene	Xylenes	MTBE
B-1	ND	80	ND	ND	ND	ND	ND
B-2	ND	120	ND	ND	ND	ND	ND
B-3	56	73	ND	ND	ND	ND	ND
B-4	ND	ND	ND	ND	ND	ND	ND
B-5	80	160	0.2	0.84	0.81	1.9	ND
B-6	120,000	88,000	6000	22,000	4000	21,000	<200
B-7	ND	58	ND	ND	ND	ND	ND
B-8	ND	160	ND	ND	ND	ND	ND
B-9	ND	ND	ND	ND	ND	ND	ND
B-10	ND	68	ND	ND	ND	ND	ND
B-11	ND	ND	ND	ND	ND	ND	ND
B-12	ND	ND	ND	ND	ND	ND	ND
Reporting Limit	50 ug/l	50	0.5	0.5	0.5	0.5	5.0

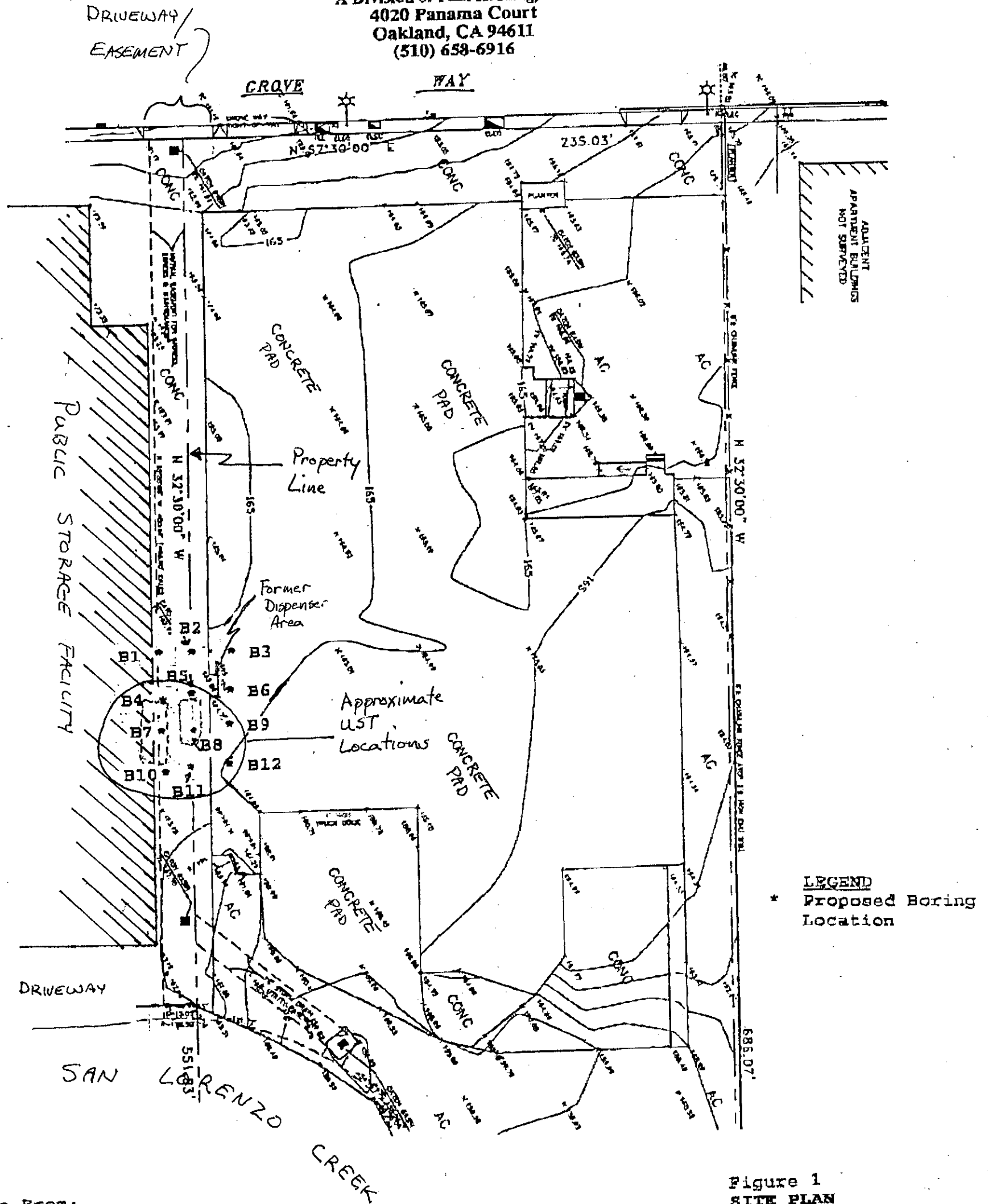
Soil Samples*

Sample #	TPH-G	TPH-D	Benzene	Toluene	E. Benz.	Xylenes	MTBE
B-6-16'	1000	190	4.9	18	15	90	<0.4
Reporting Limits	1.0 mg/kg	1.0	0.005	0.005	0.005	0.005	0.05

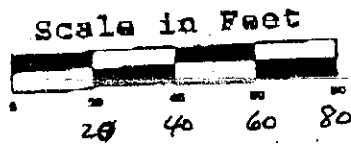
* All other soil samples were collected at the apparent capillary fringe, and all were below reporting limits for targeted compounds

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Base Map From:
Center Lina Land Surveyors
Livermore, California
August, 1999 Land Title Survey



North



Figure 1
SITE PLAN
Lands of Chiu and Chang
2497-2507 Grove Way
Castro Valley, California