

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1163

July 15, 1998

ENVIRONMENTAL HEALTH SERVICES

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

Mr. Larry Drefts
Mother's Cake and Cookies
810-81st Avenue
Oakland, CA- 94621-2583

Subject: 810 81st Avenue, Oakland, CA - 94621

Dear Mr. Drefts:

I am in receipt of the soil sampling report, dated June 29, 1998 prepared by Jonas and Associates for the above referenced property. This report documents the environmental investigation performed on June 11, 1998 for additional characterization of diesel contamination identified on the subject property.

Subsequent to a diesel spill, five soil samples, B1 to B5 were collected in pertinent areas for initial characterization of the heavy petroleum hydrocarbon. The laboratory results indicated up to 1100 of diesel and 10,000 ppm of motor oil with the highest concentrations seen in boring B-5. In June 1998, two additional soil samples, B6 and B7 were collected from areas around the previous soil boring B-5 to further characterize the contamination. The laboratory results of the soil samples did not reveal the presence of diesel in concentrations higher than the detection limit.

Based on the information presented to this Department, the site does not pose a threat to public health and no further action is required. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Hazardous Material Specialist

C: Romena Jonas, Jonas and Associates, 2815 Mitchell Drive, St 209, Walnut Creek, CA - 94598

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1163

ENVIRONMENTAL HEALTH SERVICES

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

May 12, 1998

Mr. Larry Drefts
Mother's Cake and Cookies
810-81st Avenue
Oakland, CA- 94621-2583

Subject: 810 81st Avenue, Oakland, CA - 94621

Dear Mr. Drefts:

I am in receipt of the preliminary soil investigation report, dated June 5, 1997, prepared by Jonas and Associates, Inc., for the above referenced property. This report documents the environmental investigation performed subsequent to a diesel spill that occurred on May 6, 1997.

Soil samples were collected from five borings in the area of the diesel spill and analyzed for diesel, kerosene and motor oil. The laboratory results indicated up to 1100 of diesel, and 10,000 ppm of motor oil with the highest concentrations seen in boring B-5. Based on the significant concentrations of motor oil revealed in sample collected from B-5, further investigation is required to define the lateral and vertical extent of contamination. Also, as it appears that the source of the contamination is not due to the diesel spill, the additional investigation is required to identify other potential sources.

Hence, please submit a work plan within 45 days from the date of this letter. This is a formal request for technical information and any delays should be requested in writing. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,


Madhulla Logan
Hazardous Material Specialist

C: Romena Jonas, Jonas and Associates, 2815 Mitchell Drive, St 209, Walnut Creek, CA - 94598

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



Roll 63

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 30, 1993
StID # 3305

Mr. Robert Pires
Mother's Cookies
810 81st Ave.
Oakland CA 94621

**Re: Comment on March 11, 1993 Quarterly Monitoring Report for
Mother's Cookies, 810 81st Ave., Oakland CA 94621**

Dear Mr. Pires:

Our office has received and reviewed the March 11, 1993 Quarterly Monitoring Report for the above site as prepared by Certified Environmental Consulting Inc. Our office has the following comments:

1. Due to the detection of Total Petroleum Hydrocarbons as diesel in monitoring wells MW1-MW3, you must continue to monitor these wells for this parameter on a quarterly basis. Our office does feel that the other parameters; TPHg, BTEX, Oil and Grease and the metals: cadmium, chromium, lead, nickel and zinc may be discontinued given their non-detectable concentrations for the organics and less than MCLs for the metals. Please continue to take groundwater elevations and calculate gradient on a quarterly basis.
2. In regards to the theory that the chlorinated solvents being detected in some of the wells is from an off-site source, you will need to verify these assumption with additional soil and/or groundwater investigation. You will need to identify any off-site sources and verify the isoconcentration soil and groundwater limits of the chlorinated solvents.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: R. Hiett, RWQCB
S. Parker, CEC Inc., 140 West Industrial Way, Benicia,
CA 94510
E. Howell, files
3-810-81st

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01163

RAFAT A. SHAHID, Assistant Agency Director

April 15, 1992
STID #3305

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

Mr. Robert Pires
Mother's Cake and Cookie Company
810 81st Ave.
Oakland CA 94621

Re: Further Issues Regarding the Groundwater Characterization
at Mother's Cake and Cookie Company, 810 81st Ave., Oakland

Dear Mr. Pires:

This letter acknowledges the receipt of the modification of the workplan for the characterization of the groundwater at the above site. This information was presented to our office by Mr. Brad Webb of Certified Environmental Consulting Inc. I have reviewed this workplan modification and it is acceptable. To reiterate these items they include:

1. The approval for the use of methods 625 and a modified 8270 as opposed to the full 8270 analysis;
2. Allowance of the monitoring of monitoring wells 2 and 3 for a period of one year under the condition that no detectable hydrocarbons are found in the four consecutive quarterly water samplings; and
3. The allowance of the preparation of single reports to include the monitoring well installations along with the first quarter monitoring event for the MW1-3 and MW4-5.

You may proceed with the schedule provided in this workplan. Please keep our office advised of any deviations from this expected schedule. 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. Hiatt, RWQCB
Mr. B. Webb, Certified Environmental Consulting Inc., 140
West Industrial Way, Benicia, CA 94510

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01163

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 20, 1992
STID # 3305

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 Pires
Mother's Cookies
810 81st Ave.
Oakland CA 94621

Re: Supplemental Workplan for the Installation of Monitoring
Wells 4 and 5 at Mother's Cookies, 810 81st Ave, Oakland

Dear Mr. Pires:

In accordance with the initial workplan for the installation of monitoring wells 4 and 5, we were to evaluate the groundwater gradient determined by monitoring wells 1-3 to properly choose the locations for monitoring wells 4 and 5. I have received and reviewed the water table elevations for a period of five consecutive months for monitoring wells 1-3 and agree with your consultant that the gradient is relatively flat. Given that it appears that overexcavation was successful in removing the hydrocarbon contamination around hydraulic lift #2 (where MW-4 is proposed) and given that only groundwater appeared contaminated in the Group #1 excavation pit (where MW-5 is proposed), our office agrees to the location of monitoring wells #5 and #4 within the former excavation pits of Group #1 and hydraulic lift #2, respectively.

You may contact me at (510) 271-4350 should you have any questions regarding this letter.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: R. Hiatt, RWQCB
S. Parker, Certified Env. Consulting, Inc., 140 West
Industrial Way, Benicia, CA 94510
E. Howell, files

2-810-81st

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R01163

March 25, 1992
STID # 3305

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

Mr. Robert Pires
Mother's Cookies
810 81st Ave.
Oakland CA 94621

Re: Supplemental Work Plan for Groundwater Characterization at
Mother's Cake and Cookie Company, 810 81st Ave, Oakland 94621

Dear Mr. Pires:

The County has received the supplemental work plan for ground water characterization at the above site as prepared by Mr. Brad Webb of Certified Environmental Consulting Inc. This work plan was a result of our office meeting on March 17, 1992. This plan includes the new placement of monitoring wells 1-3, the monthly ground water elevation measurements for the first six months of these wells and the subsequent installation of monitoring wells 4 and 5. These plans are acceptable and work should proceed immediately. In addition, you should add Method 8270 in the analysis of the ground water samples from MW 1-3. This is needed since the initial water sample from the Group #2 excavation pit detected 2-methylnaphthalene at a concentration of 36 parts per billion (ppb). However, like the LUFT metals and Method 8010, this analysis can be considered for discontinuation of analysis should two consecutive quarters of non-detectable results be found in quarterly monitoring events.

Please inform the County in the event that this work experiences any significant delay. You may contact me at (510) 271-4320 should you have any questions regarding this letter.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
R. Hiett, RWQCB
Mr. B. Webb, Certified Environmental Consulting Inc., 140
West Industrial Way, Benicia, CA 94510

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01163

March 25, 1992
STID # 3305

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

Mr. Robert Pires
Mother's Cookies
810 81st Ave.
Oakland CA 94621

Re: Supplemental Work Plan for Groundwater Characterization at
Mother's Cake and Cookie Company, 810 81st Ave, Oakland 94621

Dear Mr. Pires:

The County has received the supplemental work plan for ground water characterization at the above site as prepared by Mr. Brad Webb of Certified Environmental Consulting Inc. This work plan was a result of our office meeting on March 17, 1992. This plan includes the new placement of monitoring wells 1-3, the monthly ground water elevation measurements for the first six months of these wells and the subsequent installation of monitoring wells 4 and 5. These plans are acceptable and work should proceed immediately. In addition, you should add Method 8270 in the analysis of the ground water samples from MW 1-3. This is needed since the initial water sample from the Group #2 excavation pit detected 2-methylnapthalene at a concentration of 36 parts per billion (ppb). However, like the LUFT metals and Method 8010, this analysis can be considered for discontinuation of analysis should two consecutive quarters of non-detectable results be found in quarterly monitoring events.

Please inform the County in the event that this work experiences any significant delay. You may contact me at (510) 271-4320 should you have any questions regarding this letter.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
R. Hiatt, RWQCB
Mr. B. Webb, Certified Environmental Consulting Inc., 140
West Industrial Way, Benicia, CA 94510

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01163

RAFAT A. SHAHID, Assistant Agency Director

Mr. Robert Pires
Mother's Cookies
810 81st Ave.
Oakland CA 94621

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

Re: Work Plan for Monitoring Well Installation at Mother's
Cookies, 810 81st Ave., Oakland CA 94621

Dear Mr. Pires:

Our division has received and reviewed the work plan calling for the installation of three wells at the above referenced site. The plan was provided by Mr. David Caraveo et al from Certified Environmental Consultants Inc. A number of items need to be added to this work plan prior to County approval. Please address the following items:

1. The proposed monitoring wells are in the assumed up- and down-gradient locations to the Group #2 excavation pit, the former location of the gasoline, diesel and waste oil tanks. Analytical results indicate water samples from Group #1 excavation pit had detectable total petroleum hydrocarbons as diesel, TPHd, and benzene, toluene, ethylbenzene and xylenes, BTEX. Group #1 is the location of the former bunker oil and waste oil underground tanks. In addition, soil sample BC0322-1 taken near the hydraulic lift #2, had elevated oil and grease and TPHd contamination. It is acknowledged that soil contamination has been excavated and therefore minimal soil contamination exists. However, the full extent of the ground water contamination has not been determined. To this end, you must install additional borings/monitoring wells adjacent to these areas to determine the full extent of petroleum hydrocarbons contamination.

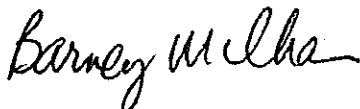
2. In the description of the site work, number 6, it is stated that two soil and one water sample will be collected for laboratory analysis during bore hole drilling. This is acceptable as long as this is consistent with the requirement of taking a soil sample every five feet during monitoring well installation, in addition to a ground water sample. You should add the analysis of BTEX to your list of analytes since these compounds were found in the initial water samples.

Please provide a written response to these items so as to expedite County approval and work scheduling.

Mr. Robert Pires
Mother's Cookies
810 81st Ave.
March 2, 1992
Page 2.

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
E. So, RWQCB
D. Caraveo, W. Cornils Ph.D., CIH, Certified Environmental
Consulting Inc., 140 West Industrial Way, Benicia, CA 94510

JH
810-81st

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01163

October 30, 1991

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

Mr. Robert Pires
Mother's Cookies
810 81st Ave.
Oakland CA 94621

Re: Request for Work Plan Following Underground Tank Removals at
Mother's Cookies, 810 81st Ave., Oakland CA 94621

Dear Mr. Pires:

Our Division has completed our review of the report recounting the installation and removal of underground tanks at the above site. This report was sent to us by Dr. William Cornils of Certified Environmental Consulting Inc. As you may be aware, the tanks were removed in two separate removals, referred to in the report as Group 1 and Group 2. Group 1 consisted of a 4K heating oil tank and a 1K waste oil tank. Group 2 consisted of a 8K gasoline tank, a 10K diesel tank, a 550 gallon waste oil tank and two hydraulic lifts. Overall, the results indicate that the subsurface soil was not substantially impacted except for the area near the hydraulic lifts, which had 670 ppm (parts per million) Total Petroleum Hydrocarbons as diesel, TPHd, and 2.8% oil and grease. The soil results may not be reflective of the ground water, however, since the ground water samples taken from both Group's excavation pits had detectable hydrocarbons present. In particular, the ground water sample from the Tank Group 2 reportedly had 84 ppm TPH as diesel, 330 ppm oil and grease, detectable Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) and 37 parts per billion (ppb) of the semi-volatile compound, 2-methylnaphthalene.

The County uses the "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites" as our guidance document to determine when further investigation is required at these sites. When soil samples taken from the excavation pit contain TPH as gasoline or diesel or Oil and Grease in concentrations equal to or exceeding 100 ppm or when water samples taken from the excavation pit contain any detectable hydrocarbons, a soil/ground water investigation is required. You are therefore requested to submit within thirty (30) days a work plan which will determine the extent of subsurface contamination and remediate the contamination. Enclosed please find the contents of a "typical" work plan for use as reference.

Mr. Robert Pires
Mother's Cookies, 810 81st Ave.
October 30, 1991
Page 2.

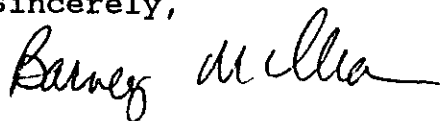
Please be aware that this is a formal request for technical reports pursuant to the California Water Code, Section 13267 (b). Any extensions on agreed upon time deadlines must be confirmed in writing by either this Division or the Regional Water Quality Control Board, RWQCB. You must also send copies of all proposals, reports and analytical data to the RWQCB to the attention of Mr. Eddy So. Their address is: 2101 Webster St., 4th Floor, Oakland, CA 94612.

As a reminder, after the final field inspection of the installation of the new diesel tank, Mr. Ed Long of Mother's Cookies was instructed to provide additional information to allow the County to issue a five year operating permit. To this date, we have not received the following items:

1. A written routine monitoring procedure which establishes:
 - a. The frequency of performing the monitoring method.
 - b. The methods and equipment to be used for performing the monitoring.
 - c. The location(s) where the monitoring will be performed.
 - d. The name(s) and title(s) of person(s) responsible for performing the monitoring and maintaining the equipment.
 - e. The reporting format.
 - f. A description of the training needed for the operation of the tank system and the monitoring equipment.
2. A response plan which demonstrates to the local agency, that any unauthorized release will be removed from the secondary containment within a reasonable timeframe. This response plan should include:
 - a. A description of the method and equipment to be used to remove and properly dispose of any unauthorized release.
 - b. The name(s) and title(s) of the person(s) responsible for authorizing any work necessary under the response plan.

Please provide this necessary information so that we may issue your five year operating permit for the diesel tank. You may contact me at (510) 271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan, Hazardous Materials Specialist

enclosure

cc: G. Jensen, Alameda County District Attorney Office
E. So, RWQCB
H. Hatayama, DOHS
W. Cornils, Certified Environmental Consulting Inc.
810-81stWP #4

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01163

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
Page 3

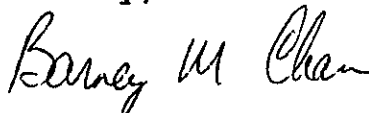
the closure of this business, another inspection was performed. Noted violations included a large number of suspected drums of hazardous waste held beyond 90 days. E.M.A.C. was instructed to submit a closure plan which accounts for the use or disposal of all hazardous materials. A similar request for 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