

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 6-23-2000

20336

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

June 21, 2000  
StID # 4008

Mr. Kevin Keegen  
Specialty Foods Corp.  
520 Lake Cook Rd., Suite 550  
Deerfield, IL 60015

**Re: Request for Well Closure at former Colombo Bakery, 580 Julie Ann Way, Oakland,  
CA 94621**

Dear Mr. Keegen:

This letter is to inform you that the Regional Water Quality Control Board has concurred with our office's recommendation for site closure regarding the two former underground tanks at the above referenced site. Prior to issuing formal closure, you are required to properly close the existing seven (7) monitoring wells at this site. You may contact Mr. Frank Codel @ (510) 670-5554 or Mr. Larry Johmann @ (510) 654-6167 at Alameda County Public Works for their office's specific requirements.

Please send our office a copy of the well closure report after this work is completed.

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. Dave Klemme, Secor International, 360-22<sup>nd</sup> St., Suite 600, Oakland, CA 94612

Wici580Julle

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Sent 12/28/99  
Including cc's

R0336

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700  
(510) 337-9432

December 21, 1999  
StID #4008

Mr. Christopher Rants  
P.O. Box 448  
Sioux City, Iowa, 51102

**Re: Tier 1 and Tier 2 RBCA Evaluation for 580 Julie Ann Way, Oakland CA 94621**

Dear Mr. Rants:

Our office has received and reviewed the December 7, 1999 Tier I and Tier II RBCA Evaluation prepared by SECOR International (SECOR), your consultant. I have also spoken with Mr. Brasher regarding my concerns. The general approach taken in this evaluation is acceptable, however, it appears that the soil data has not included two soil samples, SB-F @7' and SB-G@ 5.5', both of which reported elevated benzene concentrations at 28 and 24 ppm, respectively. You should include these data points in your evaluation and issue an addendum or justify why these data points are not valid.

In addition, although the site is not foreseen to be residential in the future, please verify the property's zoning. Should residential be possible, please include either a residential exposure in the RBCA evaluation or make note of the need to evaluate this exposure pathway if future land use changes. This notice should be included in the Risk Management Plan.

**Please provide your written response to these items within 45 days or no later than February 8, 2000.**

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. K. Krantz, Interstate Brands West, 580 Julie Ann Way, Oakland CA 94621  
Mr. William Brasher, SECOR International Inc., 90 New Montgomery St., Suite 620,  
San Francisco, CA 94105-4503

2RBCA580Julie

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Re-sent 1/5/00

R0336

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700  
(510) 337-9432

December 21, 1999  
StID #4008

Mr. Christopher Rants  
P.O. Box 448  
Sioux City, Iowa, 51102

**Re: Tier 1 and Tier 2 RBCA Evaluation for 580 Julie Ann Way, Oakland CA 94621**

Dear Mr. Rants:

Our office has received and reviewed the December 7, 1999 Tier I and Tier II RBCA Evaluation prepared by SECOR International (SECOR), your consultant. I have also spoken with Mr. Brasher regarding my concerns. The general approach taken in this evaluation is acceptable, however, it appears that the soil data has not included two soil samples, SB-F @7' and SB-G@ 5.5', both of which reported elevated benzene concentrations at 28 and 24 ppm, respectively. You should include these data points in your evaluation and issue an addendum or justify why these data points are not valid.

In addition, although the site is not foreseen to be residential in the future, please verify the property's zoning. Should residential be possible, please include either a residential exposure in the RBCA evaluation or make note of the need to evaluate this exposure pathway if future land use changes. This notice should be included in the Risk Management Plan.

**Please provide your written response to these items within 45 days or no later than February 8, 2000.**

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. K. Krantz, Interstate Brands West, 580 Julie Ann Way, Oakland CA 94621
- ✓ Mr. William Brasher, SECOR International Inc., 360 22<sup>nd</sup> St., Oakland 94612-3019

2RBCA580Julie

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



5 OCT 10-22-99  
including cc's

20336

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

October 21, 1999  
StID # 4008

Mr. Christopher Rants  
P.O. Box 448  
Sioux City, Iowa 51102

**Re: Request for Tier 2 Risk Based Corrective Action Evaluation for 580 Julie Ann Way,  
Oakland, CA 94621**

Dear Mr. Rants:

Our office last wrote to you in my July 21, 1999 letter responding to your consultant's request for site closure. Because of the apparent residual benzene concentration in soil, you were requested to perform a Tier 2 Risk Based Corrective Action (RBCA) evaluation for this site. Assuming that the Tier 2 evaluation indicated no unacceptable health risk, you were also requested to provide a risk management plan (RMP). Your consultant was encouraged to contact me to discuss the details of each of these documents. To date, our office has not received the requested technical reports.

Please provide the requested reports to our office **within 30 days or no later than November 24, 1999**. Please be aware that our office approved suspending groundwater monitoring on the condition that these technical evaluations be provided to complete the site investigation. In addition, though groundwater monitoring is suspended you are still required to inform our office of the status of the investigation and future planned actions on a quarterly basis. Your last monitoring report was Secor's May 20, 1999 First Quarter 1999 Report.

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. Karey Krantz, Interstate Brands West, 580 Julie Ann Way, Oakland CA 94621  
Mr. William Brasher, Secor International Inc., 90 New Montgomery St., Suite 620,  
San Francisco, CA 94105-4503

2RBCA580Julie

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO # 336

*Romb*

June 4, 1999  
StID # 4008

Mr. Christopher Rants  
Metz Baking Co.  
P.O. Box 448  
Sioux City, Iowa 51102

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

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS  
REQUIRED OR ISSUE A CLOSURE LETTER FOR ~~8332 E. 14<sup>th</sup> St.~~, Oakland  
CA 94621  
Columbo Bakery, 580 Julie Ann Way,

Dear Mr. Rants:

This letter is to inform you that Alameda County Environmental Health Department, Local Oversight Program (LOP), intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter. You may use the enclosed example letter (#3) for your reply.

If you have any questions about these proposed actions, please contact Barney Chan at (510) 567-6765.

Sincerely,

Thomas Peacock  
Manager, LOP

enclosure

cc: Chuck Headlee, RWQCB  
Mr. L. Griffin, City of Oakland Fire Services OES, 504 14<sup>th</sup> St., 7<sup>th</sup> Floor,  
Oakland, CA 94612

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20336

May 14, 1999

STID #4008

Mr. Christopher Rants  
Metz Baking Co.  
7801 Edgewater Dr.  
Oakland CA 94621

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

RE: Former San Francisco French Bread Company, 580 Julie Ann Way, Oakland CA  
94621

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Rants:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

Please comply with these requirements so our office may proceed in evaluating your proposal for site closure.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 580 Julie Ann Way, Oakland CA 94621

May 14, 1999

Page 2 of 2

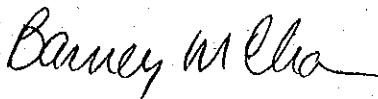
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6765 should you have any questions about the content of this letter.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0336

May 14, 1999  
StID # 4008

Mr. Christopher Rants  
Metz Baking Co.  
7801 Edgewater Dr.  
Oakland CA 94621

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

**Re: Soil and Groundwater Investigation at 580 Julie Ann Way, Oakland CA 94621**

Dear Mr. Rants:

Our office has received and reviewed the March 8, 1999, final quarterly monitoring report for 1998, prepared by your consultant, Secor International Incorporated (Secor). It appears that this site is approaching the status for "closure as a low-risk" groundwater site. Our office has sent you **Landowner Notification and Participation Requirements** documents which must be completed and returned to our office prior to our evaluation for site closure. Please complete the appropriate documents and return to our office as soon as possible.

To facilitate site closure, our office recommends that you perform the following items:

- Please treat all future groundwater samples, which will be run for TEPH (diesel and motor oil), with a silica gel clean-up prior to analysis.
- Please perform a conduit and sensitive receptor survey looking for any preferential pathways and surface water bodies.
- Please perform a Tier Risk Based Corrective Action (RBCA) evaluation.
- Please run dissolved oxygen and oxidation-reduction potential on groundwater samples in your next monitoring event.

This above items should be included in your next monitoring report as well as a recommendation for site closure, if appropriate.

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. L. Zhang, Secor International Inc., 90 New Montgomery St., Suite 620, San Francisco,  
CA 94105-4503

3-580Julie



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20336

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

December 11, 1998  
StID # 4008

Mr. Christopher Rants  
Metz Baking Co.  
7801 Edgewater Dr.  
Oakland CA 94621

Re: Subsurface Investigation at 580 Julie Ann Way, Oakland CA 94621

Dear Mr. Rants:

Our office has received and reviewed the November 18, 1998 Groundwater Monitoring Report for the above site prepared by Secor International Inc. The groundwater results are consistent with the assumption that natural biodegradation is occurring to maintain and diminish dissolved petroleum concentrations. Our office recommends the analysis of the parameters; dissolved oxygen and oxidation-reduction potential in the monitoring wells during your next monitoring event. Should there be indication that dissolved oxygen is low in the higher contaminated areas of the plume, you are encouraged to add supplements to enhance the dissolved oxygen content. It is apparent that the heart of the contaminant plume lies near MW-1 and MW-2, therefore, the dissolved oxygen and oxidation-reduction potential in these well water samples would be of interest. It is still anticipated that recommendation for site closure can occur after two more quarters of groundwater monitoring.

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. L. Zhang, Secor International Inc., 90 New Montgomery St., Suite 620, San Francisco, CA  
94105-4503

2-580Julie

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director  
August 21, 1998  
StID # 4008



RO# 336

Mr. Christopher Rants  
Metz Baking Co.  
7801 Edgewater Dr.  
Oakland CA 94621

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

**Re: Additional Site Characterization Report for 580 Julie Ann Way, Oakland CA 94621**

Dear Mr. Rants:

Thank you for submitting the August 14, 1998 Secor report for the additional site assessment and groundwater monitoring at the above site. This report details the installation of three additional monitoring wells and the sampling of these three and the existing four wells. Monitoring well MW-5 and MW-6 were installed in the street in the down-gradient direction of the former underground tanks and MW-7 was installed up-gradient. Based on the results of soil samples taken from these well borings, very little soil contamination has not migrated off-site. Off-site groundwater has also not been significantly impacted, though low levels of apparently aged diesel fuel are found in the new wells. Because the up-gradient and down-gradient well have similar diesel concentrations, this may indicate a regional problem from fill material.

Our office concurs with the recommendation of Secor to continue quarterly groundwater monitoring at the site for three more quarters. It is anticipated that after this monitoring, the site will have demonstrated that it meets the requirements for a "low risk" soil and groundwater case as defined by the Water Board. Therefore, natural biodegradation would be the recommended corrective action and site closure could be requested. At this time, our office does not recommend performing a risk assessment as it appears that the site would currently pass a Tier 1 Risk Based Corrective Action (RBCA) evaluation.

Please address the issue of potential subsurface conduits mentioned in my November 7, 1997 letter. You may confer with the City of Oakland Public Works Department to determine if utilities exist near this site at depths which may intercept and divert groundwater. Please submit the results of your inquiry in your next groundwater monitoring report.

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. L. Zhang, Secor International Inc., 90 New Montgomery St., Suite 620, San Francisco,  
CA 94105-4503

580JAWay

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY



DAVID J. KEARS, Agency Director  
November 7, 1997

20336

StID # 4008

Mr. Christopher Rants  
Metz Baking Company  
7801 Edgewater Dr.  
Oakland CA 94621

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

**Re: Work Plan for Additional Site Characterization at 580 Julie  
Ann Way, Oakland CA 94621**

Dear Mr. Rants:

Our office has received and reviewed the October 31, 1997 Secor work plan for additional site characterization at the above referenced location. This work plan calls for the installation of three additional groundwater monitoring wells. Both soil and groundwater samples will be taken from these borings for chemical analysis. One well will be located upgradient and two downgradient of the former underground storage tank pit. The upgradient well will allow the estimation of risk to workers within the adjacent building. The downgradient wells will attempt to delineate the contaminant plume.

This work plan is accepted with the following additional requirements:

- \* After the installation of these wells, please initiate **quarterly groundwater monitoring** on the entire network of seven wells.
- \* In order to evaluate Human Health Risk, please analyze the soil samples for polyaromatic hydrocarbons (PAHs) a common constituent of heavy oils. This is necessary even though the source of the oil at the site may be from fill material.
- \* Please investigate whether any preferential pathways such as storm or sanitary sewers exist which could direct groundwater towards the stormwater drainage channel.

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. D. Moore, Secor International Inc., 90 New Montgomery St.,  
Suite 620, San Francisco, CA 94105-4503

wpap580

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#336

February 11, 1997  
StID # 4008

Mr. Christopher Rants  
Metz Baking Company  
7801 Edgewater Dr.  
Oakland CA 94621

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

**Re: 580 Julie Ann Way, Oakland CA 94621, San Francisco French  
Bread Company**

Dear Mr. Rants:

Our office has received and reviewed the February 5, 1997 **Summary Report for Additional Site Characterization** for the above site as prepared by SECOR International Incorporated (Secor). This report details the collection of soil and groundwater samples from the installation of three additional monitoring wells (MW-2 through MW-4) plus one boring, (SB-1), to further characterize the extent of soil and groundwater contamination at this site. Secor has made a number of observations and recommendations based on this field work. Our office has the following comments to the Secor observations plus additional observations of our own:

1. I concur that this site consists of shallow fill material containing asphaltic material and heavy oil. These types of soil are also found at the site directly across the street, 563 Julie Ann Way, Yandell Truckaway. The result of this is oil and grease, TRPH, TPH as motor oil and even higher boiling compounds in the diesel range may be from fill material. These compounds have limited water solubility.
2. Groundwater at the site is encountered at shallow depths, 5-8' bgs and was found to flow northwesterly. This gradient is slightly different from the west-southwesterly direction seen at the Yandell Truckaway site. This may be attributed to a number of things, such as, slow recharge within wells, seasonal gradient fluctuation and/or non-uniform soils found in the shallow fill material. Although I agree that additional well(s) may be needed at this site, groundwater monitoring should continue for another few quarters to verify gradient prior to an additional well(s) proposal.
3. Typical of petroleum fuel leak sites, the gasoline and diesel contamination appears localized around the former tank pit.
4. Lead and PAHs do not appear to have affected groundwater in a significant amount. Therefore, our office agrees that these two parameters may be eliminated from future monitoring events.

Mr. Christopher Rants  
StID # 4008  
580 Julie Ann Way  
February 11, 1997  
Page 2.

I have the following additional observations:

5. Groundwater at this site is not potable as indicated by the high conductivity readings found in the water sample from MW-3. Groundwater, therefore, should not be considered a drinking water source. The low yielding soils also support this conclusion.

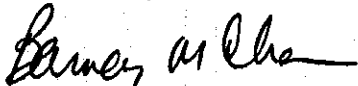
6. Because of the slow recharge of groundwater into the wells, you should consider sampling the wells without purging as recommended recently by the Water Board. Please have your consultant review the additional requirements for this sampling process prior to initiating it.

7. It appears that the area immediately downgradient of the former tank pit between MW-3 and MW-4 will require additional investigation. After the gradient is better defined, please describe what additional investigation will be done.

I agree that after groundwater data has been compiled and is believed to be representative of site conditions, a Health Risk Assessment using ASTM's RBCA format should be done to determine whether this site is a "Low Risk Groundwater Case".

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

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

c: B. Chan, files  
Mr. D. Moore, Secor International Inc., 90 New Montgomery St.,  
Suite 620, San Francisco, CA 94105-4503

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ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

20336

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

July 26, 1996  
StID # 4008

Mr. Christopher Rants  
Metz Baking Company  
7801 Edgewater Dr.  
Oakland CA 94621

Re: 580 Julie Ann Way, Oakland CA 94621, San Francisco French  
Bread Company

Dear Mr. Rants:

Our office has received and reviewed the July 24, 1996 work plan for additional site characterization for the above site as prepared by SECOR International Incorporated (Secor). This report proposes the installation of three additional monitoring wells to further characterize the extent of soil and groundwater contamination at this site. This work plan is approved with the following conditions:

1. Please add soluble lead to the list of analytes to be analyzed in the well samples. This request is based on the detection of soluble lead previously detected in the soil boring from SB-H.
2. Please run Method 8270 for the water sample from the northernmost well on a one time basis. This is necessary due to the potential threat of polynuclear aromatics found in diesel fuel.
3. Please initiate quarterly monitoring on all wells subsequent to installations and please notify our office 72 working hours prior to your field work.

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

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. Donald Moore, Secor, 90 New Montgomery St., Suite 620,  
San Francisco, CA 94105-4503

G. Coleman, files  
wpap580

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

Green file  
copy

RO# 336

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

June 24, 1996  
StID # 4008

Mr. Peter Sher  
San Francisco French Bread Company  
7801 Edgewater Dr.  
Oakland CA 94621

**Re: SF French Bread Co., 580 Julie Ann Way, Oakland CA 94621**

Dear Mr. Sher:

Our office has received and reviewed the June 11, 1996 Soil and Groundwater Investigation report by Secor International Incorporated (Secor). This report documents the installation of monitoring well MW-1 at the above site. Soil and groundwater sample results from this well are also reported. The initial groundwater sample detected elevated TPHg (gasoline), TPHmo (motor oil) and BTEX (benzene, toluene, ethylbenzene and xylenes). Based on these results, your consultant recommends the installation of three additional monitoring wells and the handling of this site via the Containment Zone and Risk Based Corrective Action (RBCA) policy. Please be aware that based on the recommendations of the Lawrence Livermore National Laboratory (LLNL) report and the Regional Water Quality Control Board's (RWQCB) endorsement, underground fuel tank sites are to be handled using a Risk Management strategy consistent with the site's risk. Such risk is determined through evaluation using the ASTM 's RBCA evaluation. The Containment Zone policy is not recommended for the typical petroleum release site.

The proposed remedial approach is acceptable so long as the conditions for a low risk soil or groundwater case exists ie:

1. The site is adequately characterized;
2. Contaminant concentrations are less than applicable water quality objectives; and
3. The site presents no significant risk to human health or the environment.

If these conditions are to be met with the installation of three additional monitoring wells, you may submit a work plan for their installation. You may, however, want to consider further site characterization to delineate the soil and groundwater plume prior to well installation.

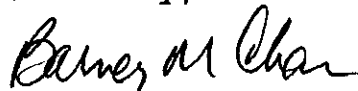
Please submit a supplemental work plan for monitoring well installation or further site characterization. Your work plan

Mr. Peter Sher  
StID # 4008  
580 Julie Ann Way  
June 24, 1996  
Page 2.

should be submitted within 30 days or by July 26, 1996.

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

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

c: Mr. Donald Moore, SECOR, 90 New Montgomery St., Suite 620,  
San Francisco, CA 94105-4503  
G. Coleman, files

swp580J



ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO# 336

RAFAT A. SHAHID, Assistant Agency Director

January 30, 1996  
StID # 4008

Alameda County CC4580  
Environmental Health Services  
1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577  
(510)567-6700 FAX(510)337-9335

Mr. Christopher Rants  
San Francisco French Bread Co.  
7801 Edgewater Dr.  
Oakland CA 94621

**Re: Subsurface Investigation at SF French Bread Company, 580  
Julie Ann Way, Oakland CA 94621**

Dear Mr. Rants:

Our office has received and reviewed the January 26, 1996 Secor letter in response to my initial December 29, 1995 letter regarding the Secor work plan to install one monitoring well at the above site. I have discussed your work plan with Mr. Donald Moore of Secor and have agreed to this initial step with the following provisions:

1. In addition to Total Petroleum Hydrocarbons as diesel, TPH as gasoline, TPH as motor oil and BTEX (benzene, toluene, ethylbenzene and xylenes), you should add Method 8270 for semi-volatiles to the list of analytes to be tested in your soil and groundwater samples.
2. Secor will provide our office with copies of the entire reports from the prior GTI and Secor investigations. Of particular interest are the BTEX results.
3. An additional groundwater investigation will be required in the previously identified areas of hydrocarbon contamination. Note that even should the results of this monitoring well indicate little to no groundwater impact, additional groundwater information is necessary to determine the potential risk in the other areas.

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: Mr. D. Moore, SECOR, 90 New Montgomery St., Suite 620.  
San Francisco, CA 94105-4503

*TC* G. Coleman, files 2wpap580

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R0336

December 29, 1995  
StID # 4008

Alameda County  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
(510) 567-6700

Mr. Peter Sher  
San Francisco French Bread Company  
7801 Edgewater Dr.  
Oakland CA 94621

**Re: Comment on SECOR 12/14/95 Work Plan for Site Investigation at  
580 Julie Ann Way, Oakland CA 94621, SF French Bread Company**

Dear Mr. Sher:

Our office has received and reviewed the above referenced work plan for site investigation as prepared by SECOR International Incorporated, Mr. Donald Moore. This work plan calls for the installation of one monitoring well located slightly west of the former pump island of the former diesel and gasoline tanks. Our office finds this work plan **incomplete** in its attempt to completely characterize soil and groundwater around the former petroleum USTs. Our office recommends a minimum of three monitoring wells be installed at this site. This recommendation is based on the following observations:

1. It is unclear whether the soil beneath sample DSW3' (the south dispenser) was ever overexcavated. Gasoline, diesel and BTEX was detected in this soil sample at elevated levels.
2. Although monitoring wells exist at the Yandell Trucking site at 563 Julie Ann Way, the groundwater gradient there has varied from southeasterly to westerly. The lone well proposed accounts for only a westerly groundwater gradient.
3. Because of the variation of gradient at the Yandell Trucking site, three wells is the minimum number of wells required to determine site specific gradient.
4. The prior 6/19/91 GTI and 11/19/93 SECOR reports document elevated TOG, TRPH, diesel and gasoline contamination in borings around the former tank area at depths at or near groundwater. Groundwater samples were not analyzed in these soil samples. The BTEX (benzene, toluene, ethylbenzene and xylenes) compounds were also not analyzed in the soil samples. Groundwater quality in the areas near these borings remains unknown.
5. Background levels of heavy hydrocarbons detected by the analytical methods TPH<sub>mo</sub> and Total Oil and Grease has been observed in soils near this site, however, elevated levels of gasoline and diesel are also present in soils around the former tank pit.

Mr. Peter Sher  
SF French Bread Co.  
StID # 4008  
580 Julie Ann Way  
December 29, 1995

Please provide written comment to the above items along with a work plan addendum within 30 days or by January 30, 1996.

Either you or your consultant are encouraged to call me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. Donald Moore, SECOR, 90 New Montgomery St., Suite 620,  
San Francisco, CA 94105-4503

G. Coleman, files

wpad580J

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0336

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

November 7, 1995  
StID # 4008

Mr. Peter Sher  
San Francisco French Bread Company  
7801 Edgewater Dr.  
Oakland CA 94621

**Re: Request for Work Plan for Additional Subsurface Investigation  
at 580 Julie Ann Way, Oakland CA 94621**

Dear Mr. Sher:

Our office has received and reviewed the November 1, 1995 underground tank removal report as prepared by Secor International Incorporated (Secor) and Pacific Rim Environmental. Recall, this report documents the removal of the 8,000 gallon gasoline and the 10,000 gallon diesel tanks at this site on September 15, 1995.

As observed and as indicated by analysis of soil and groundwater samples taken at the time of the tank removals, there has been a release of petroleum hydrocarbon, the extent of which will need to be determined and potentially remediated. As an initial requirement, please fill out (or have your consultant fill out) the enclosed Unauthorized Leak Report (ULR). This form should be returned to this office **within 10 days of its receipt.**

Secondly, you are required to submit a work plan for additional site investigation. At a minimum, this work plan should provide for the determination of the lateral and vertical extent of soil and groundwater contamination. To accomplish this, at least one monitoring well in the verified downgradient direction relative to the excavation pit must be installed within 10 feet of the edge of the excavation. If the groundwater gradient cannot be verified, a minimum of three monitoring wells will be required.

In this report are also results from a prior soil boring investigation. Unfortunately, the analysis for BTEX (benzene, toluene, ethylbenzene and xylenes) was not reported. Was this because this analysis was not performed? These results indicate that the extent of gasoline and diesel in soil have not been defined. The random nature of the Total Oil and Grease and TRPH results suggest that this contamination may be from the fill material and not tank related. The extent of the high boiling petroleum contamination need not be defined, however, you are requested to analyze for either TOG or TRPH in the water samples from the future monitoring well(s).

Mr. Peter Sher  
San Francisco French Bread Co.  
580 Julie Ann Way  
StID # 4008  
November 7, 1995  
Page 2.

Please submit your work plan to address the above concerns **within 30 days or by December 8, 1995.**

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

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

enclosure (Mr. Sher)

cc: <sup>del</sup> Mr. Donald Moore, Secor, 90 New Montgomery St., Suite 620,  
San Francisco, CA 94105-4503

G. Coleman, files

wp580Julie

ALAMEDA COUNTY  
HEALTH CARE SERVICES

DAVID J. REED, Director



R0336

December 28, 1993

CERTIFIED MAILER #: P 386 338 221

Colombo Bakery  
580 Julie Ann Way  
Oakland, 94621  
UGTID:4008

DAVID J. REED, Director

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

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)  
580 Julie Ann Way Oakland, 94621**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

- \_\_\_ 1. An accurate and complete plot plan.
- \_\_\_ 2. A written spill response plan. (enclosed)
- \_\_\_ 3. A written tank monitoring plan. (enclosed)
- \_\_\_ 4. Results of precision tank test(s), (initial and annual).
- \_\_\_ 5. Results of precision pipeline leak detector tests (initial and annual).
- \_\_\_ 6. Complete UST PERMIT FORM A-one per facility. (enclosed)
- \_\_\_ 7. Complete UST PERMIT FORM B-one per tank. (enclosed)
- \_\_\_ 8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- \_\_\_ 9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

A handwritten signature in cursive script that reads "Paul M. Smith".

PAUL SMITH  
HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0336

May 15, 1990

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

Peter Sher  
Colombo Baking Co.  
7801 Edgewater Dr.  
Oakland, CA 94621

Re: 580 Julie Ann Way, Oakland

SECOND NOTICE OF VIOLATION

Dear Peter Sher:

Our records indicate that there are underground tank(s) at your site at the above facility.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations you must perform one of the following actions:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, or
2. Apply for a permit as required by Article 10, 2710.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,

Thomas F. Peacock, Senior HMS  
Hazardous Materials Division

TFP:tfp

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Lester Feldman, RWQCB