

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Sent 12/17/99  
Including cc's

20840

December 16, 1999

Ms. Karen M. Stefonek  
Madison Park Real Estate Investment Trust  
1155 Fifth Street, Suite 101  
Oakland, California 94607

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

**Subject: Risk Management Plan for the Former Continental Baking Co.  
1010 46<sup>th</sup> Street, Emeryville, California 94608 (STID #6400)**

Dear Ms. Stefonek:


This agency issued a "Remedial Action Completion Certification" for the above referenced property on October 29, 1999. However, a risk management plan (RMP) is required prior to any construction activities at the site. The RMP should include at a minimum the following items:

- 1) An acceptable health and safety plan to be followed during any activities involving exposure to soil and groundwater contamination
- 2) If soils and groundwater are generated during construction activities at the site, a soil management plan and groundwater management plan should be developed
- 3) Site mitigating measures to prevent any potential vertical conduits between the shallow and deeper aquifers
- 4) Description of site history, summary of the residual chemicals of concern in soil and groundwater and site development map showing areas to be landscaped, location of buildings, etc.

You will need to submit a deposit of \$1,000.00 payable to Alameda County Environmental Health Services for regulatory oversight on the subject site. At the completion of the project, any unused monies will be refunded to you or your designee. The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on the project will be debited at the ordinance specified rate, currently at \$100 per hour.

If you have any questions concerning this letter or the subject site, please call me at (510) 567-6780, e-mail at [shugo@co.alameda.ca.us](mailto:shugo@co.alameda.ca.us).

Sincerely,

  
Susan L. Hugo  
Hazardous Materials Specialist

c: Ariu Levi, Chief, Hazardous Materials Programs  
Chuck Headlee, San Francisco Bay RWQCB  
Claudia Cappio / Ignacio Dayrit, City of Emeryville, 2200 Powell St. 12<sup>th</sup> Fl., Emeryville, CA 94608  
SH / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0840

ENVIRONMENTAL HEALTH SERVICES

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

July 15, 1999

Interstate Brands Corporation  
Attn: Mr. Larry Brown  
1324 Arden Way  
Sacramento, CA 95815

**RE: Work Plan for Soil and Groundwater Sampling at the  
Former Continental Baking Co.  
1010 46<sup>th</sup> Street, Emeryville, CA 94608 (STID # 6400)**

Dear Mr. Brown:

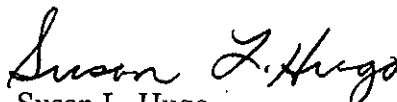
This office has reviewed the Work Plan for Soil and Groundwater Sampling, dated July 7, 1999, prepared and submitted by URS Greiner Woodward Clyde for the above subject site. The work plan is acceptable provided the following issues are addressed:

1. Total Petroleum Hydrocarbon (TPH) as kerosene should be included as target analyte in soil and groundwater samples in addition to TPH diesel, benzene, toluene, ethyl benzene, xylene and methyl tertiary butyl ether (MTBE).
2. A minimum of one soil sample should be collected from the downgradient borings preferably at the soil / groundwater interface and analyzed for target compounds listed above.

Please notify this office at least 72 hours in advance of the scheduled field activity at the site.

If you have any questions about the content of this letter or the subject site, please call me at (510) 567-6780.

Sincerely,

  
Susan L. Hugo  
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB  
John Protopappas, Wayne Avenue Partners, 1155 5<sup>th</sup> St., Suite 101, Oakland, CA 94607  
Albert Ridley, URS Greiner WWC, 500 12<sup>th</sup> Street, Suite 200 Oakland, CA 94607  
SH / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

20840

May 18, 1999

Interstate Brands Corporation  
Attn: Mr. Larry Brown  
1324 Arden Way  
Sacramento, CA 95815

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

**RE: Case Closure Requirements for the Former Continental Baking Co.  
1010 46<sup>th</sup> Street, Emeryville, CA 94608 (STID # 6400)**

Dear Mr. Brown:

This office is evaluating the case file related to the 5,000 gallon standby fuel underground storage tank removed at the subject site for closure.

Based on our review of the reports submitted for the subject site, the following issues must be addressed before we can proceed with our case closure evaluation:

1. The presence of methyl tertiary butyl ether (MTBE) in soil and groundwater at the site must be verified. At a minimum, two soil samples must be collected - one in the verified downgradient location and the other sample from the upgradient location. Soil and groundwater samples should be analyzed for the following target compounds: Total Petroleum Hydrocarbon (TPH) as diesel, TPH as kerosene, benzene, toluene, ethyl benzene, xylene and MTBE.
2. The disposition of the stockpiled soil generated from the tank removal activities must be identified. If the stockpiled soil was used to backfill the excavation, confirmation samples should indicate that the soil did not contain elevated levels of contaminants.

Please submit a brief work plan to address the issues listed above.

If you have any questions about the content of this letter or the subject site, please call me at (510) 567-6780.

Sincerely,

Susan L. Hugo  
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB  
John Protopappas, Wayne Avenue Partners, 1155 5<sup>th</sup> St., Suite 101, Oakland, CA 94607  
SH / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



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

May 18, 1999

STID 6400

Interstate Brands Corporation  
Attn: Mr. Larry Brown  
1324 Arden Way  
Sacramento, CA 95815

**RE: Former Continental Baking Co., 1010 46<sup>th</sup> Street, Emeryville, CA 94608**

**LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS**

Dear Mr. Brown:

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.

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: 1010 46<sup>th</sup> Street, Emeryville

May 18, 1999

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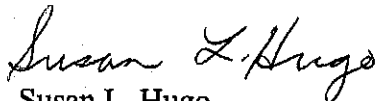
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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) 567-6780 should you have any questions about the content of this letter.

Sincerely,



Susan L. Hugo  
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB  
John Protopappas, Wayne Avenue Partners, 1155 5<sup>th</sup> St., Suite 101, Oakland, CA 94607  
SH / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

R0840

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 15, 1994  
STID # 3928 6400

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. Fred Dannecker  
Continental Baking Company  
1525 Bryant Street  
San Francisco, CA 94103

RE: **Preliminary Site Assessment Workplan  
Continental Baking Company  
1010 46th Street, Oakland, CA 94609**

Dear Mr. Fred Dannecker:

This office has completed review of the Preliminary Site Assessment Workplan dated February 10, 1994, prepared and submitted by Woodward-Clyde Consultants for the referenced site.

The workplan is comprehensive and includes the major components for site investigation of pollution conditions in soil and groundwater resulting from leaking underground storage tanks. Based on this review, the work plan is acceptable with the following minor modifications:

- 1) During borehole advancement, soil samples should be collected at a minimum of every five feet in the unsaturated zone, significant changes in lithology, and where field screening identifies the presence of contaminants. The selection of samples chosen for laboratory analysis should be based primarily on field evidence. At least one of the samples submitted for analysis from each boring must be from the saturated/unsaturated zone interface.
- 2) Wells should be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL).

The work plan must be implemented **within 60 days** of the date of this letter. A report must be submitted **within 45 days** after completion of this investigation. Until cleanup is complete, you will need to submit reports to this office every three months or at a more frequent interval, if specified at any time. In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or work plan

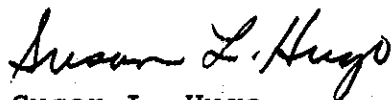
Mr. Fred Dannecker  
RE: 1010 46th St., Oakland, CA  
March 15, 1994  
Page 2 of 2

- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

Please notify this office at least 48 hours in advance for the start up of work plan implementation so a site visit can be arranged by a representative from this office.

Should you have any questions concerning this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Rich Hiatt, San Francisco Bay RWQCB  
Edgar B. Howell, Chief, Hazardous Materials Division - files  
Jo Beth Folger, Woodward-Clyde Consultants,  
500 12th Street, Oakland, CA 94607-4014

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

December 16, 1993  
STID# 3928

R0840

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

Mr. Fred Dannecker  
Continental Baking Company  
1525 Bryant Street  
San Francisco, CA 94103

**RE: Underground Storage Tanks Removal at Continental Baking  
Company - 1010 46th Street, Oakland, CA 94609**

Dear Mr. Dannecker:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the files concerning the removal of four underground storage tanks in December 22, 1992 at the referenced site. We are in receipt of the following reports:

- \* Analytical Report (3/11/93) prepared and submitted by Woodward Clyde Consultants
- \* Underground Storage Tank Unauthorized Release (Leak)/ Contamination Site Report (9/24/93)
- \* Underground Storage Tank Closure Report (October 11, 1993) prepared and submitted by Woodward-Clyde

Soil samples collected beneath the tank excavation where the three underground storage tanks were removed showed elevated levels of TPH as kerosene (120 ppm) and TPH as oil (58 ppm). Soil sample collected underneath the dispenser at four feet depth exhibited 790 ppm TPH diesel. The groundwater sample collected from the excavation pit of the former cluster tanks had significant levels of the following contaminants: 2.9 ppm TPH gasoline, 0.54 ppm benzene, 0.42 ppm toluene, 0.02 ppm ethyl benzene, and 0.22 ppm xylene.

Because of the degree of contamination found at the site which exceeded regulatory threshold levels, further environmental assessment is required. This office will be the lead agency overseeing the environmental investigation and cleanup activities at the site.

A preliminary assessment should be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tanks. The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in the



Mr. Fred Dannecker  
RE: 1010 46th Street, Oakland, CA 94609  
December 16, 1993  
Page 2 of 2

attachment at the end of this letter, which is based on the RWQCB's guidelines. You should be prepared to install at a minimum, three monitoring wells to establish gradient direction of the groundwater at the site. One of the wells should be installed within 10 feet downgradient of the former tank location. Monthly water elevation reading for twelve months is necessary to determine groundwater flow direction and quarterly sampling must occur to determine extent of the groundwater contamination.

Until cleanup is complete, you will need to submit reports to this office every three months (or at a more frequent interval, if specified at any time by this agency). This reports must include information pertaining to further investigative results; the methods of cleanup actions implemented to date; and the method and disposal of any contaminated material. Copies of manifests for such disposal must be sent to this office. Stockpiled soil from pit may not be used to backfill these holes without authorization from this office. Only clean fill can be used to backfill the excavation pit. Please provide our office with documentation of the stockpiled soil disposal.

Your work plan must be submitted to this office no later than **February 11, 1994**. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267(b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency.

Please contact me at (510) 271-4530 if you have any questions regarding this letter.

Sincerely,

*Susan L. Hugo*

Susan L. Hugo  
Senior Hazardous Materials Specialist

Attachment

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Rich Hiett, San Francisco Bay RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Edgar B. Howell, Chief, Hazardous Materials Division / file