

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 5-18-2000
1 mld - cc's

R0863

May 11, 2000

STID 6435

Mr. Yee N. Chiu
Ms. Meranda Chang
441 Ralston Street
San Francisco, CA 94132

Mr. Anthony Marques
2062-B Walsh Avenue
Santa Clara, CA 95050

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

RE: (Former) Cottage Bakery, 2489 - 2507 Grove Way, Castro Valley

Dear Ms. Chang and Messrs. Chiu and Marques:

I am in receipt of the P&D Environmental (P&D) workplan dated May 1, 2000 that proposes the injection of oxygen-releasing compounds (ORC) into 33 borings in locations surrounding exploratory boring B6. Boring B6 is located in proximity to the area believed to be the former location of the dispenser(s) that served the former underground storage tanks (UST) on the former Cottage Bakery site. This workplan was reviewed in consultation with Mr. Chuck Headlee, San Francisco Bay Regional Water Quality Control Board (RWQCB).

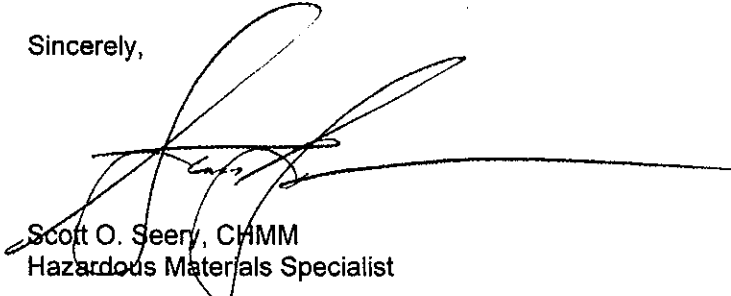
The cited P&D ORC workplan is accepted as submitted.

Based solely on the technical representations made in the P&D workplan, we anticipate this case will be closed, and a "no further action" letter issued, upon the successful completion of the work outlined in the P&D workplan.

Please inform this office when field work has been scheduled. In addition, you are expected to have your consultant submit a brief report in follow-up to the completion of the ORC injection project.

I may be contacted at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Kent Woodell, KTW Properties, Inc., 22634 - 2nd St., Hayward, CA 94541
Paul King, P&D Environmental, 4020 Panama Ct., Oakland, CA 94611

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT MAIL. CC'S
3-30-2000

20863

March 29, 2000

STID 6435

Mr. Yee N. Chiu
Ms. Meranda Chang
441 Ralston Street
San Francisco, CA 94132

Mr. Anthony Marques
2062-B Walsh Avenue
Santa Clara, CA 95050

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) Cottage Bakery, 2489 – 2507 Grove Way, Castro Valley

Dear Ms. Chang and Messrs. Chiu and Marques:

I am in receipt of the P&D Environmental (P&D) subsurface investigation report dated February 29, 2000. This report chronicles the installation of a total of fourteen exploratory borings about the former underground storage tank (UST) complex and dispenser area of the former Cottage Bakery site. Soil and groundwater samples were collected from each boring. Each borehole was also logged during advancement and encountered sediment lithologies described.

The data presented in the cited P&D report appear to demonstrate the presence of a spatially-limited plume of gasoline and diesel-range contaminants in shallow groundwater and soil in the area most proximal to the reported location of the former fuel dispenser. The data also appear to indicate the plume mass is centered near boring B6. Soil impacts appear substantially limited to the capillary zone.

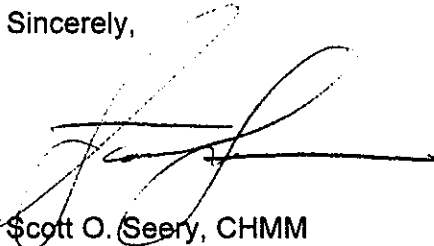
P&D recommends two optional courses of action that would, if either is implemented, move this case towards final case closure. Both courses reflect my recent conversations about this case, using data from the initial phase of P&D's investigation, with Mr. Chuck Headlee of the Regional Water Quality Control Board, San Francisco Bay region (RWQCB). The two options available to you to move this case towards accelerated case closure are: 1) a deed notification that would place a moratorium on any future use of shallow groundwater at the site, or 2) implementing some form of remediation that would effectively reduce latent hydrocarbon concentrations (HC), and, in essence, mass, in the subsurface. P&D recommends the use of oxygen releasing compounds (ORC) for this purpose, an option that could be acceptable if it can be shown to be an effective technology for known site conditions, and mass balance calculations demonstrate appropriate HC mass reductions.

Ms. Chang and Messrs. Chiu and Marques
Re: 2497-2507 Grove Way, Castro Valley
March 29, 2000
Page 2 of 2

Please inform me of the course of action you will choose to take. The remediation option (e.g., ORC) will require that you submit a workplan and receive approval before initiating this work.

I may be contacted at (510) 567-6783 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery", written over a horizontal line.

Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Kent Woodell, KTW Properties, Inc., 22634 - 2nd St., Hayward, CA 94541
Paul King, P&D Environmental, 4020 Panama Ct., Oakland, CA 94611

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



FEB 09 2000

cc's

PO863

February 9, 2000

STID 6435

Mr. Yee N. Chiu
Ms. Meranda Chang
441 Ralston Street
San Francisco, CA 94132

Mr. Anthony Marques
2062-B Walsh Avenue
Santa Clara, CA 95050

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) Cottage Bakery, 2489 - 2507 Grove Way, Castro Valley

Dear Ms. Chang and Messrs. Chiu and Marques:

I am in receipt of the P&D Environmental (P&D) subsurface investigation work plan dated February 8, 2000. Tasks outlined in this work plan - the installation of two (2) additional GeoProbe sampling points - are designed to augment recent assessment work completed in December 1999 by P&D,

The cited P&D work plan has been accepted for this stage of work at this site with the following clarifications:

1. Should only one soil sample be collected for laboratory analyses from each Geoprobe® boring, that sample shall be the one collected from the apparent capillary fringe. Additional soil samples from other sample intervals will be required for laboratory analyses if subjective field evidence indicates impacts from petroleum hydrocarbons.
2. Water samples shall be collected from boreholes in a manner that will minimize the loss of any volatile constituents. The use of a mini-bailer is acceptable for this purpose, while a peristaltic pump is not.

Please call me when fieldwork has been scheduled. I may be reached at (510) 567-6783.

Sincerely,



Scott O. Seery / CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Kent Woodell, KTW Properties, Inc., 22634 - 2nd St., Hayward, CA 94541
Paul King, P&D Environmental, 4020 Panama Ct., Oakland, CA 94611

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 11-29-99
Including cc's

p0863

November 29, 1999

STID 6435

Mr. Yee N. Chiu
Ms. Meranda Chang
441 Ralston Street
San Francisco, CA 94132

Mr. Anthony Marques
2062-B Walsh Avenue
Santa Clara, CA 95050

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

RE: (Former) Cottage Bakery, 2489 – 2507 Grove Way, Castro Valley

Dear Ms. Chang and Messrs. Chiu and Marques:

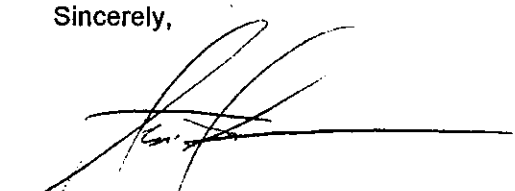
I am in receipt of the P&D Environmental (P&D) subsurface investigation work plan dated November 18, 1999. This work plan was submitted in response to the November 17, 1999 request from this office for a soil and water investigation (SWI). The P&D work plan satisfies this request.

The cited P&D work plan has been accepted for this stage of work at this site with the following clarifications:

1. Should only one soil sample be collected for laboratory analyses from each Geoprobe® boring, that sample shall be the one collected from the apparent capillary fringe. Additional soil samples from other sample intervals will be required for laboratory analyses if subjective field evidence indicates impacts from petroleum hydrocarbons.
2. Water samples shall be collected from boreholes in a manner that will minimize the loss of any volatile constituents. The use of a mini-bailer is acceptable for this purpose, while a peristaltic pump is not.

Please call me when fieldwork has been scheduled. I may be reached at (510) 567-6783.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Kent Woodell, KTW Properties, Inc., 22634 - 2nd St., Hayward, CA 94541
Paul King, P&D Environmental, 4020 Panama Ct., Oakland, CA 94611

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



*Sent 11-17-99
Including cc's*

P0863

November 17, 1999

STID 6435

Mr. Yee N. Chiu
Ms. Meranda Chang
441 Ralston Street
San Francisco, CA 94132

Mr. Anthony Marques
2062-B Walsh Avenue
Santa Clara, CA 95050

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

RE: (Former) Cottage Bakery, 2489 – 2507 Grove Way, Castro Valley

Dear Ms. Chang and Messrs. Chiu and Marques:

The June 16, 1999 ENSR Phase I and follow-up July 15, 1999 Phase II assessment reports have been reviewed. The ENSR reports were financed by a prospective purchaser of portions of this once contiguous site, the home of Cottage Bakery between 1955 and 1985.

Records presented in the ENSR reports and from other sources indicate as many as two (2) motor vehicle fuel underground storage tanks (UST) were present at the site and served the Cottage Bakery operations. Both USTs appear to have been removed in October 1986 during the approximate two year period when the property was owned by S.B. Development Company of Castro Valley.

The record reflects that at some point the property was split into parcels, and the parcels sold to a series of others over the years. One parcel (ASN 416-30-29-2) is currently owned by the Anthony R. Marques Trust and has been developed into a public storage facility. The remaining parcels (ASN 416-80-1-2, -2-2, and -3-2) are owned by Ms. Chang and Mr. Chiu. Other than a warehouse structure at the southeastern portion of the site, only building foundations and asphalt cover comprise the bulk of these parcels.

In preparation for the purchase of the Chang/Chiu parcels, ENSR performed the Phase I/II assessments for the prospective purchasers. ENSR contracted for a geophysical survey and subsequently advanced a series of seven Geoprobe® soil borings about the site. Initially it was believed following record review that a single 10,000 gallon UST had been the only tank at the site historically. Three of the borings, GP-1, -2, and -4, were advanced in an area where it was believed the sole UST and dispenser were located. Up to 16,000 mg/kg total petroleum hydrocarbons as gasoline (TPH-G), 3900 mg/kg TPH-diesel (TPH-D), and 31 mg/kg benzene, among other fuel constituents, were discovered in soil at the 15 foot depth in boring GP-1. Further, 5500 ug/l TPH-G, 3300 ug/l TPH-D, and 3.3 ug/l benzene, among others, were found in shallow ground water sampled from boring GP-4. These data indicate an unauthorized fuel release had occurred at this site.

Ms. Chang and Messrs. Chiu and Marques
RE: 2489 - 2507 Grove Way, Castro Valley
November 17, 1999
Page 2 of 2

Subsequent to publishing and distribution of the ENSR reports, additional records were discovered and a reevaluation of recent and historic land surveys made. These new data indicate that there was not one, but two USTs at the site. Further, it appeared that one of the two tanks was located on the parcel now owned by the Marques Trust. Consequently, current owners of both properties (Chang/Chu and Marques Trust) were named by this office on 11/03/99 as "responsible parties", consistent with provisions of California UST law and regulations.

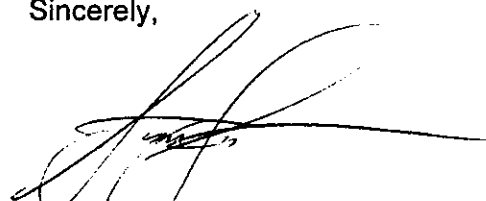
At this time, pursuant to California Code of Regulations §2725, you are required to perform a soil and water investigation (SWI). Please have your "lead" consultant submit a SWI work plan for review. This work plan shall present a comprehensive approach and include, among other elements, the following:

- Plans to assess the source areas (e.g., USTs, piping and dispenser areas, etc.) and extent of soil and groundwater impacts away from the source(s)
- Sample points within each target area shall be placed using a grid system
- Include soil sampling intervals to facilitate the appropriate Risk-Based Corrective Action (RBCA) evaluation following the ASTM RBCA E1739-95 framework
- Target compounds shall include diesel and gasoline fuel components (TPH-G, -D, BTEX)

This SWI work plan is due for submittal within 45 days of the date of this letter.

Please contact me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Jim Ferdinand, Alameda County Fire Department
Kent Woodell, KTW Properties, Inc., 22634 - 2nd St., Hayward, CA 94541

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0863

September 10, 1999

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

STID 6435

Mr. Yee N. Chiu
Ms. Meranda Chang
441 Ralston Street
San Francisco, CA 94132

RE: (Former) Cottage Bakery, 2497 Grove Way, Castro Valley

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Chiu and Ms. Chang:

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: 2497 Grove Way, Castro Valley

September 10, 1999

Page 2 of 2

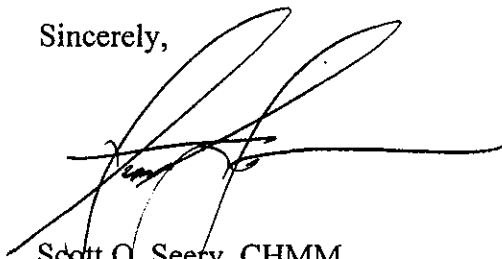
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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) 567-6783 should you have any questions about the content of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery", with a long horizontal flourish extending to the right.

Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0863

December 4, 1990

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

Mr. Anibal Mata-Sol
All West Environmental, Inc.
303 Second Street, Ste. 600
San Francisco, CA 94107-1317

RE: 2497 GROVE WAY, CASTRO VALLEY, ALAMEDA COUNTY

Dear Mr. Mata-Sol:

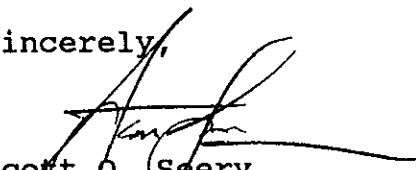
As requested in your FAXed correspondence dated December 4, 1990, we have reviewed the files of the Hazardous Materials Division for information regarding the removal of underground storage tanks from the subject property. This search revealed that two (2) underground storage tanks had been removed sometime on or around October 8, 1986. Please find enclosed copies of all current entries in our files pertaining to this event.

This letter and attachments contain information limited to files located in this office, and does not reflect data that might be available from other agencies or parties, such as the Regional Water Quality Control Board or other county entities.

At this time you will be billed for provision of this service at the rate of \$60 per hour, and a dollar for each page copied; enclosed is a copy of the invoice sent to our Billing Unit.

Please contact me at 415/271-4320 should you have any questions.

Sincerely,


Scott O. Seery
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
files