CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

ORDER 95-206
AMENDING ORDERS 92-037, 92-086 and 95-163

SITE CLEANUP REQUIREMENTS FOR:

1836-1858 BAY ROAD OPERABLE UNIT
RAVENSWOOD INDUSTRIAL AREA,
EAST PALO ALTO
SAN MATEO COUNTY

DISCHARGERS: Estate of E .J. Sibbert, Dennis Sibbert and Action Associates, Inc.

The California Regional Water Quality Control Board, San Francisco Bay Region (hereinafter called the Board) finds that:

BACKGROUND

1. SITE DESCRIPTION The Ravenswood Industrial Area (hereinafter called the Site) in the city of East Palo Alto, consists of numerous privately owned parcels, or properties which are located adjacent to wetlands on the western margin of San Francisco Bay (Figure 1). These properties consist generally of agricultural, manufacturing, auto wrecking, and storage facilities. The Site area has been used for agricultural and industrial purposes for at least 60 years.

1.1 OPERABLE UNIT DESIGNATION The Site has been divided into Operable Units (OUs) in order to expedite investigation and cleanup and to more accurately determine responsible parties. OUs may consist of single parcels, groups of parcels or portions of parcels which have similar uses, ownership or pollution.

1.2 OPERABLE UNIT DESCRIPTION The 1836-1858 Bay Road OU, which is addressed by this Order, consists of an approximate 1.2 parcel (Figure 2) located on the south side of Bay Road about a half mile from San Francisco Bay. The parcel is improved with two tilt-up concrete buildings, 10,000 and 20,000 square feet respectively. The northern building is divided into the following units: 1836, 1844, 1848 and 1850 Bay Road. The southern building is divided into the following units: 1852, 1854 and 1858 Bay Road. The structures are thought to be constructed about 1965.

2. OPERABLE UNIT OWNERSHIP The 1836-1858 Bay Road OU is currently owned by Action Associates, Inc. Action Associates, Inc. purchased the property from

Foothill Thrift and Loan (Foothill) in 1994. Foothill acquired the property in 1993 by foreclosure from Dennis Sibbert, the previous owner. Dennis Sibbert and his late wife E.J. Sibbert purchased the property from R. C. Worsted, Incorporated (Worsted) in 1980. Worsted bought the property in 1962. Ownership prior to 1962 is unknown.

3. CHEMICAL HANDLING AND DISCHARGES Chemical handling practices are not well documented. Generally insecticides, petroleum products related to auto repair and paints and solvents have been used on the property. Surface staining of paints and petroleum products as well as the drums with the wastes of these chemicals stored in them on the property indicate poor handling practices.

3.1 GROUNDWATER A preliminary investigation conducted by Foothill detected solvents and petroleum hydrocarbons in groundwater under the property with the following maximum concentrations: methylene chloride 33.4 ug/l; trichlorofluoromethane 9.3 ug/l; chloroform 22.4 ug/l; cis 1,2-dichloroethene 73.2 ug/l; 1,1,1 trichloroethane 17 ug/l; trichloroethene 283 ug/l; and, 1.3 mg/l total petroleum hydrocarbons. Further groundwater investigation is necessary to fully evaluate the lateral and vertical extent of groundwater pollution.

4. REGULATORY HISTORY AND DISCHARGERS The California Regional Water Quality Control Board, San Francisco Bay Region, adopted Site Cleanup Requirements (SCR), Orders 92-037 and 92-086 for all properties located in the Ravenswood Industrial Area of East Palo Alto. The SCR Orders contain tasks required to evaluate if soil and/or groundwater pollution has occurred by past or present activities on each of the properties. The Orders named each of the individual property owners as dischargers because of their current ownership of the Site properties and required they comply with all requirements for their individual parcels. Dennis Sibbert, the previous owner of the 1836-1858 OU property was named as a discharger and was required to submit a site and chemical use history and workplan for investigation. Dennis Sibbert has submitted both of these reports. Foothill upon acquiring the property conducted Phase I and II Site Assessments. These investigations confirmed soil and groundwater impacts on the property. At this time, SCR Orders 92-037 and 92-086 were amended by SCR Order 94-061 to include Foothill as a discharger based on its ownership of the property and set forth a task and time schedule for investigation and remediation of impacts to soil and groundwater. Property ownership again changed after adoption of Order 94-061, when Action Associates, Inc. purchased the property from Foothill. Order 95-163 rescinded Order 94-061, removes Foothill as a discharger and names Actions Associates, Inc. as a discharger based on their current ownership of the property. This Order amends 95-163 to include as a discharger the estate of E. J. Sibbert based on her ownership of the property during the period when discharges are thought to have occurred.

RATIONALE FOR ORDER

5. The Board, pursuant to SCR Orders 92-037 and 92-086 as well as their amendments and revisions is pursuing a sub-regional cleanup of the Ravenswood Industrial Area to address soil and groundwater pollution that pose a threat to surface and groundwater in the bay margin area of East Palo Alto. Soil and groundwater pollution have been confirmed on the 1836-1858 Bay Road OU. Investigation and remediation are necessary to protect human health and the environment.

SCOPE OF ORDER

6. This Order amends 95-163 to include as a discharger the estate of E. J. Sibbert, who with her husband Dennis Sibbert owned the property during the period when discharges are thought to have occurred.

BASIN PLAN

7. The Board adopted a revised Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan) on December 17, 1986. The Basin Plan contains water quality objectives and beneficial uses for South San Francisco Bay and contiguous surface and groundwater.

8. The existing and potential beneficial uses of the groundwater underlying and in the vicinity of the site include:

   a. Industrial process water supply
   b. Industrial service water supply
   c. Municipal and Domestic water supply
   d. Agricultural water supply

9. The existing and potential beneficial uses of the surface waters (San Francisco Bay and San Francisquito Creek) and wetland include:

   a. Contact and non-contact water recreation
   b. Warm and cold fresh water habitat
   c. Fish migration and spawning
   d. Commercial and sport fishing
   f. Preservation of rare and endangered species
   g. Estuarine habitat
   h. Wildlife habitat
   i. Salt marsh habitat
   j. Navigation
   k. Shellfish harvesting
   l. Industrial service supply

10. The dischargers have caused or permitted, and threaten to cause or permit, waste to be discharged or deposited where it is or probably will be discharged to waters of the State and create or threaten to create a condition of pollution or nuisance as defined in Section 13050(m) of the California Water Code.

CEQA

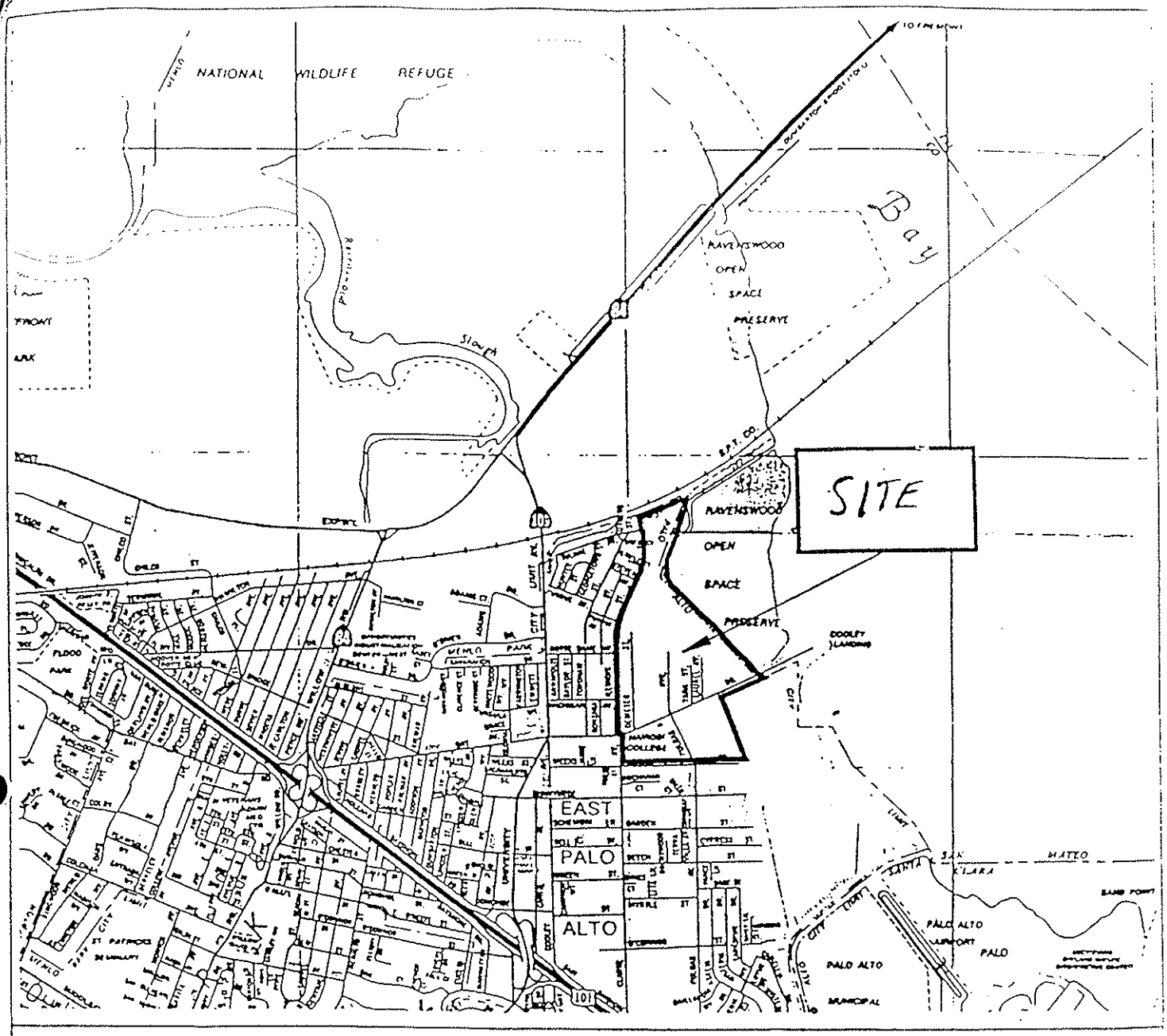
11. This action is an order to enforce the laws and regulations administered by the Board. This action is categorically exempt from the provisions of the CEQA pursuant to Section 15321 of the Resources Agency Guidelines.

IT IS HEREBY ORDERED that this Board's Orders 92-037, 92-086 and 95-163 are amended to add the estate of E. J. Sibbert as a discharger.

Date ordered: OCT 1 1 1995

Lawrence P. Kolb
Acting Executive Officer

Figure 1, Site Location Map
Figure 2, 1836-1858 Bay Road Parcel Map



Source: California State Automobile Association (1991)

N

0 3000 6000

(Approximate Scale in Feet)

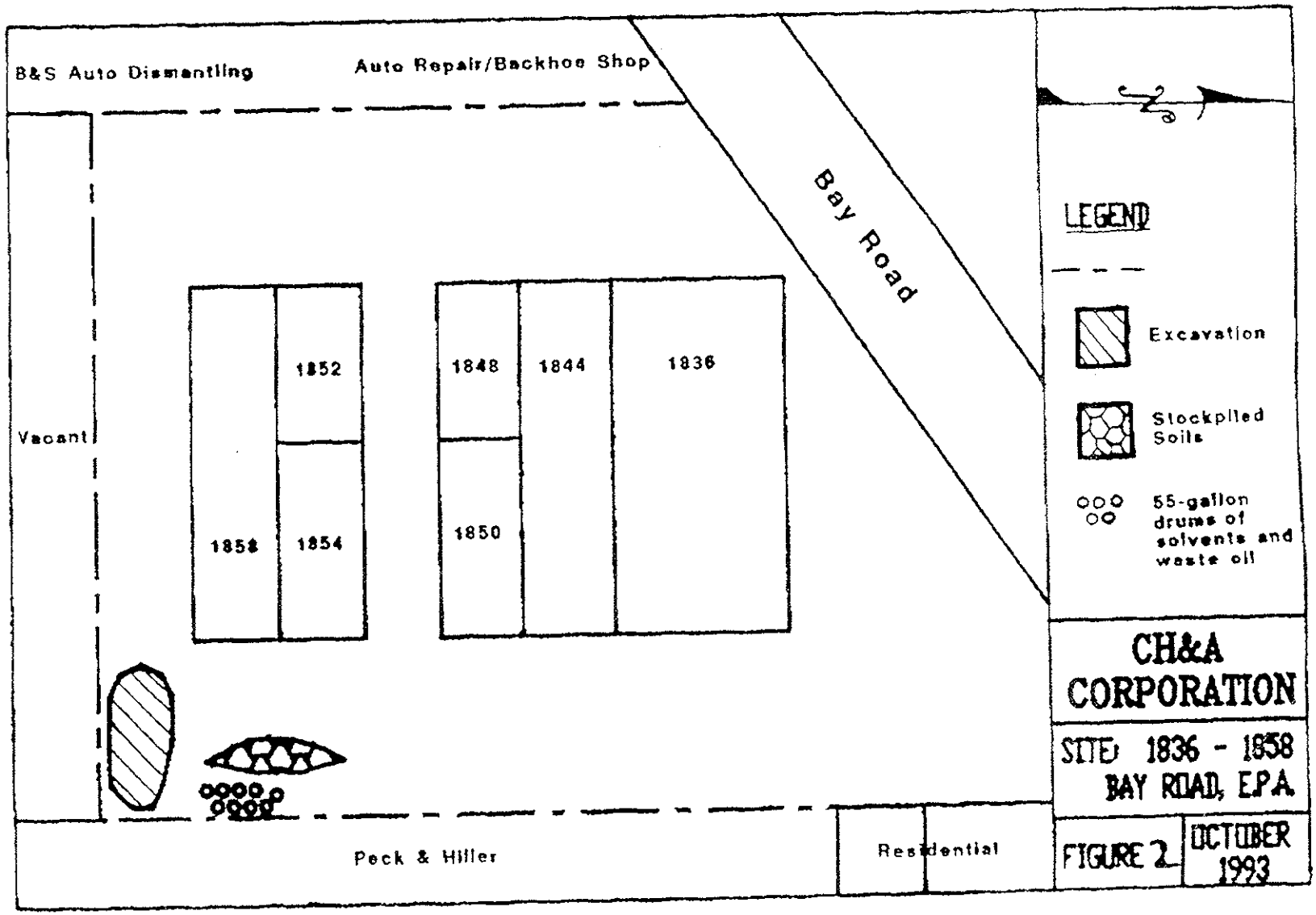
Notes:

1 All locations are approximate

Erler & Kalinowski, Inc.

Project Location Map

IDEA
East Palo Alto, CA
March 1993
EKI 920050.00
Figure 1


B&S Auto Dismantling
Auto Repair/Backhoe Shop
Bay Road
Vacant
1852
1858
1854
1848
1844
1836
1850
Peck & Hiller
Residential
LEGEND
Excavation
Stockpiled Soils
55-gallon drums of solvents and waste oil
CH&A CORPORATION
SITE: 1836 - 1858 BAY ROAD, E.P.A.
FIGURE 2
OCTOBER 1993