

CASE CLOSURE SUMMARY

I. AGENCY INFORMATION

January 31, 2014

Agency Name: SF Bay Regional Water Quality Control Board	Address: 1515 Clay Street, Suite 1400
City/State/Zip: Oakland, CA 94612	Phone: 510-622-2300
Responsible Staff Person: Mark Johnson	Title: E.G.

II. SITE INFORMATION

Site Facility Name: San Francisco French Bread Company Site				
Site Facility Address: 4070 San Pablo Ave. Emeryville CA 94608				
RB Case No.: 01-1289	Local Case No.: RO0000171	Priority:		
Responsible Parties (include addresses and phone numbers)				
San Francisco French Bread Company 500 Julie Ann Way, Oakland CA 94621 (510) 638-3252				
Bay Rock Oaks, LLC 4098 San Pablo Avenue Emeryville , CA (510) 682-6108				
City of Emeryville 133 Park Avenue, Emeryville, CA (510) 596-4356				
Tank No.	Size in Gallons	Contents	Closed In—Place/Removed?	Date
1	10,000	Diesel	Removed	05/24/89
2	10,000	Gasoline	Removed	05/24/89

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Tank corrosion and overspill – Diesel and gasoline		
Site characterization complete? YES	Date Approved by Oversight Agency:	
Monitoring wells installed? Yes	Number: 1	Proper screened interval? YES
Highest GW Depth Below Ground Surface:	Lowest Depth: 2.96 ft.	Flow Direction: South West
Most Sensitive Current Use: Garage with residences over.		
Most Sensitive Potential Use Garage with residences over. and Probability of Use Garage with residences over.		
Are drinking water wells affected? NO	Aquifer Name: N/A	
Is surface water affected? NO	Nearest surface water name: Temescal Creek	

Off-Site Beneficial Use Impacts (Addresses/Locations):									
Report(s) on file? Yes					Where is report(s) filed? Geotracker				
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL									
Material	Amount (Include Units)			Action (Treatment or Disposal w/Destination)				Date	
Tanks	2			Disposal at H&H Ship Services San Francisco				5/24/89	
Piping	Not defined			Disposed with tanks.				05/24/89	
Free Product	None								
Soil	240 tons			On Site Aeration (07/12/89) and off-site disposal at landfill and specific date not specified in available 1990s records				07/12/89 and 1995	
Groundwater	5000 gallons			Disposal at H&H Ship Services San Francisco				7/12/89	
Barrels	None								
MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS—BEFORE AND AFTER CLEANUP									
POLLUTANT	Soil (ppm)		Water (ppb)		POLLUTANT	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPHd	670	ND	200	67	n-Butylbenzene	NA	ND	14	ND
TPHg	3.5	ND	5,800	ND	TBA	NA	ND	4.1	ND
Benzene	ND	ND	24,000	ND	Mineral Spirits	NA	ND	420	ND
Toluene	ND	ND	35,000	ND					
Ethylbenzene	ND	ND	2,900	ND					
Toluene	ND	ND	18,000	ND					
MTBE	NA	ND	5.8	3					
Comments (Depth of Remediation, etc.):									
<p>Soil Remediated by Excavation to depth of 10 ft. Approx.</p> <p>MTBE and TBA probably did not originate from these tanks but may be from Celis Site tanks. Mineral spirits likely originated from former the former Dunne Paint and Boysen Paint Sites, at 4050 Adeline Street and 1007 41st Street, respectively.</p>									

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? YES		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? YES		
Does corrective action protect public health for current land use? YES		
Site Management Requirements: Portion beneath Oak Walk Site to be managed per Environmental Covenant and associated Risk Management Plan for Oak Walk Site. Other portion is beneath 41st. Street.		
Monitoring Wells Installed: 1 (post-remediation)	Number Decommissioned: 1	Number Retained: 0
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: None		

V. TECHNICAL REPORTS, CORRESPONDENCE, ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Dietz Engineering and Construction, Inc., *Closure Report for the Oak Walk Site Including San Francisco French Bread Company UST Site – Oak Walk Site, Emeryville, California.* November 2012

Dietz Engineering and Construction, Inc., *Addendum to Closure Report for the Oak Walk Site including San Francisco French Bread Company UST Site – Oak Walk Site, Emeryville, California.* December 2012

Dietz Engineering and Construction, Inc. (2012b), *Post-Remediation Health Risk Assessment Oak Walk Site, Emeryville, California.* March 2012

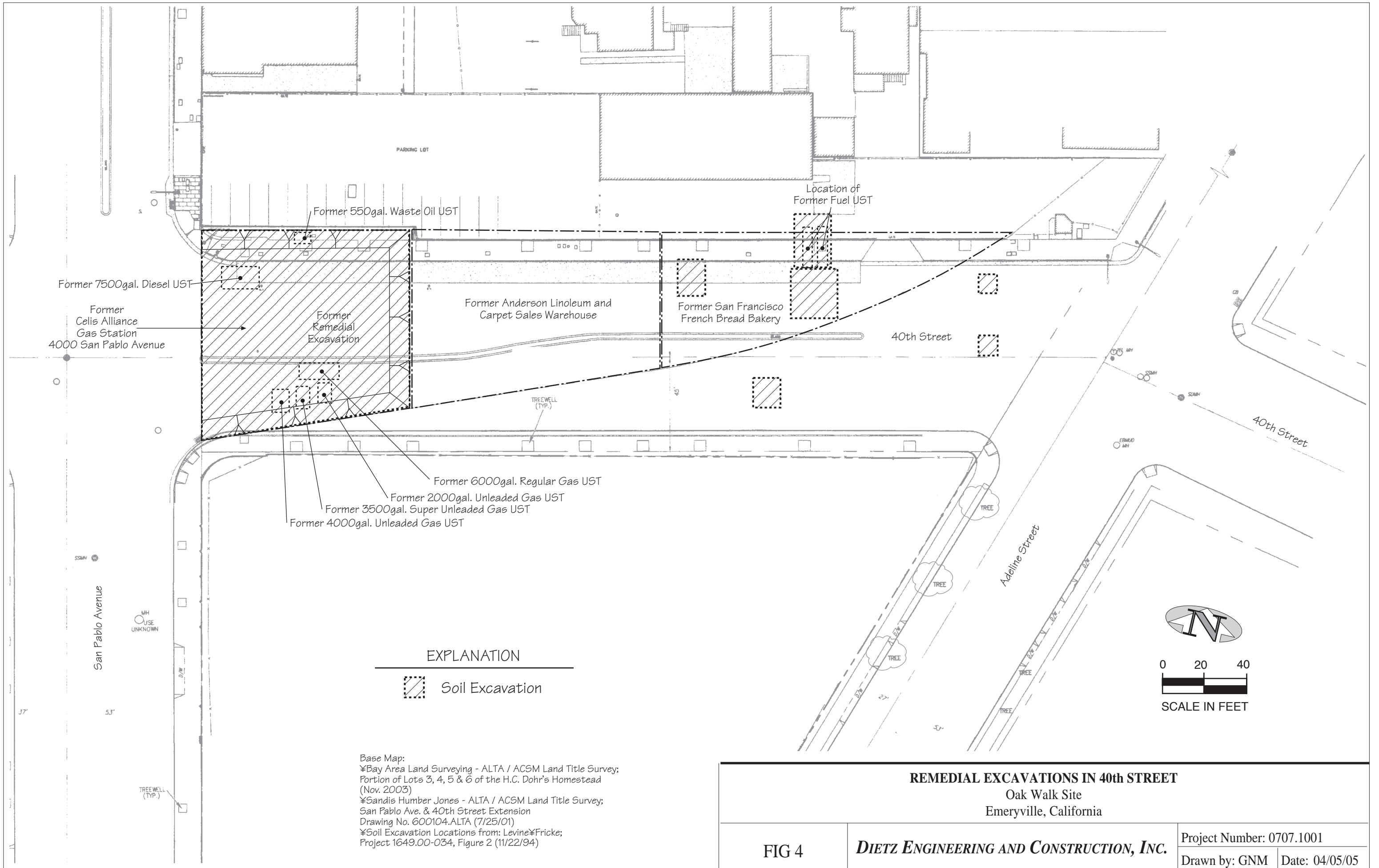
Dietz Engineering and Construction, Inc. (2010a), *Groundwater Quality Monitoring Report – Oak Walk Site, Emeryville, California.* September 2010

Dietz Engineering and Construction, Inc. (2010a), *Groundwater Quality Monitoring Report –September 2010, Oak Walk Site, Emeryville, California.* Nov. 2010

VI. ADDITIONAL COMMENTS, DATA, ETC.

A portion of the SFFB Site was incorporated into the Oak Walk mixed use development site. The remainder of the Site now resides beneath the extension of 40th Street. Several addresses in the area have been changed due to the redevelopment. Additional reports relevant to the SFFB site may be found in the file for the Oak Walk site (Global Geotracker ID T0600101186).

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file.



Base Map:
 ¥Bay Area Land Surveying - ALTA / ACSM Land Title Survey;
 Portion of Lots 3, 4, 5 & 6 of the H.C. Dohr's Homestead
 (Nov. 2003)
 ¥Sandis Humber Jones - ALTA / ACSM Land Title Survey;
 San Pablo Ave. & 40th Street Extension
 Drawing No. 600104.ALTA (7/25/01)
 ¥Soil Excavation Locations from: Levine¥Fricke;
 Project 1649.00-034, Figure 2 (11/22/94)

REMEDIAL EXCAVATIONS IN 40th STREET

Oak Walk Site
 Emeryville, California

FIG 4

DIETZ ENGINEERING AND CONSTRUCTION, INC.

Project Number: 0707.1001

Drawn by: GNM Date: 04/05/05