**WATERSTONE ENVIRONMENTAL, LLC**

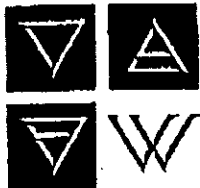
1310 E. Ocean, Suite 701 * Long Beach, CA 90802
562-437-5277 * Fax: 562-437-5319
E-Mail: nberesky@msn.com

Fax

To: Susan Hugo	From: Nancy Beresky
Affl: Alameda Co. Health Care Serv.	Date: March 17, 1998
Fax: 510-337-9335	Pages w/cover: 9
Re: Standard Brands - Emeryville	CC: C. Davenport, J. Dagdigian; Waterstone L. Lokken; Keeper Prop. R. Gerber; Emeryville Redev. Agency

Urgent For Review Please Comment Please Reply Please Recycle

-Comments:

**WATERSTONE ENVIRONMENTAL, LLC**

1401 EAST ALTO LANE ▼ FULLERTON, CALIFORNIA 92831
TELEPHONE: 714.680.6661 ▼ FAX: 714.447.8827

March 17, 1998

Susan L. Hugo
Hazardous Materials Specialist
Alameda County Health Care Services
Environmental Protection (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

RE: Case Closure – Former Standard Brands Paint Store #147; 4343 San Pablo Avenue, Emeryville, CA 94608 (STID #5406)

Dear Ms. Hugo:

At the request of our client, Waterstone Environmental, LLC (Waterstone) has prepared this letter of comment on your March 12, 1998 letter for the abovementioned site. In the March 12, 1998 letter, your agency describes three conditions to be met prior to case closure. The third condition in your letter is:

"3. Groundwater monitoring well (MW-3) on Emery Street must be properly decommissioned. A report documenting the closure of well MW-3 must be submitted to this agency prior to issuance of the site closure letter."

Standard Brands did not install MW-3 and, therefore, is not responsible for its abandonment. ENVIRON installed this well during an investigation they performed for the City of Emeryville Redevelopment Agency. Attached are pages from the ENVIRON report which indicate that they installed MW-3 and that the investigation was performed at the request of the City of Emeryville Redevelopment Agency. As a courtesy, we have attached an enlarged copy of the business card for Mr. Ron Gerber of the City of Emeryville Redevelopment Agency who is knowledgeable about the site.

We respectfully request that your agency pursue abandonment of MW-3 with the party who installed the well and that your March 12, 1998 letter be re-issued with the following revisions:

- Delete issue 3. (paraphrased above)



WATERSTONE ENVIRONMENTAL, LLC


Susan Hugo
March 17, 1998
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➤ Deborah Midanek has sold her interest in Solon Asset Management. Please note her correct address below. We request that your March 12, 1998 letter be reissued with this address and future letters use the current address as follows:

Ms. Deborah Midanek
Standard Brands Paint Co. (please note, it is not "Paints")
c/o Jay Alix & Associates
575 Fifth Avenue, 21st Floor
New York, NY 10017

We thank you for the professional attention and service we have received from you on this project. We look forward to your reply. Please contact Clif Davenport at 510-533-6710 if you have any questions.

Sincerely,


Nancy Beresky
Project Manager

Attachments: Business Card (1 page)
Excerpts from ENVIRON report (5 pages)

cc (via fax only): Lyman K. Lokken, Keeper Properties, LLC
Ron Gerber, City of Emeryville Redevelopment Agency
Clifton Davenport, Waterstone Environmental
Jeffrey V. Dagdigian, Waterstone Environmental

FROM TRS-AS DISPOSITION AGENT FOR SBP TRUST

(TUE) 03. 17' 98 11:47/NO. 3561749284 P 2/2



Ron Gerber
Projects Coordinator

**CITY OF EMERYVILLE
REDEVELOPMENT AGENCY**

Department of Economic Development & Housing

2200 Powell Street, 12th Floor
Suite 1200
Emeryville, CA 94608-1806

Tel: (510) 596-4357
Fax: (510) 658-8095

SUBSURFACE INVESTIGATION REPORT
STANDARD BRANDS PAINT
EMERYVILLE, CALIFORNIA

Prepared for

Emeryville Redevelopment Agency




Prepared by

ENVIRON Corporation
Emeryville, California

August 18, 1995
03-4603E

1.0 INTRODUCTION

This report presents the results of a subsurface investigation of the Standard Brands Paint property at 4343 San Pablo Avenue in Emeryville, California (the Site). The Site is located at the corner of 45th Street and San Pablo Avenue; a vicinity map is provided as Figure 1. The subsurface investigation and subsequent interpretations were performed by ENVIRON International Corporation (ENVIRON) on behalf of the City of Emeryville Redevelopment Agency, who is planning to acquire the Site for redevelopment. The Site is within a larger area planned for redevelopment by Kaiser Foundation Health Plan, Inc. (Kaiser). Kaiser proposes to construct and operate a new medical center in the area. 

1.1 Site Description and Use

The Site is a 1.2-acre parcel containing a retail store (Standard Brands Paint) and a paved parking lot. The store sells painting and home decorating supplies. Title records indicate that Standard Brands Paint Company (Standard Brands) purchased the property in 1985, and that the previous occupant was Oliver Tire and Rubber Company (Oliver Tire), who owned the property from approximately 1946 to 1985. Oliver Tire operated a tire recapping facility and rubber goods factory. Title records reviewed by ENVIRON went back to 1945; the property is shown as residential on 1903 and 1911 Sanborn maps.

1.2 Previous Investigations

Shallow soil and ground water contamination was encountered at the Site during a screening-level investigation by ENVIRON (*Subsurface Investigation Report, Standard Brands Property* December 3, 1993) and a more detailed investigation by Enviropro, Inc. (*Subsurface Environmental Investigation Report* August 31, 1994). These investigations were conducted to evaluate the Site's environmental conditions in preparation for the property sale and redevelopment. Both investigations were self-directed and the reports were submitted by Standard Brands to the Alameda County Department of Environmental Health (ACDEH) and San Francisco Regional Water Quality Control Board (RWQCB), the local oversight agencies for the area. An area of soil and ground water contamination was detected during these studies which appeared to be generally beneath the Standard Brands store. The principal compounds of concern in soil and ground water were reported to be petroleum hydrocarbons, with trace levels of other halogenated volatile organic compounds (VOCs). Enviropro characterized the

hydrocarbons as thinner, gasoline, diesel and waste oil. Methylene chloride was also reported in soil and ground water by Enviropro, but was not detected during later investigations. Chemical concentrations in soil and ground water samples were sufficiently elevated so that Enviropro concluded that soil and ground water remediation would be needed. However, existing data were not sufficient to support selection of a remedial strategy.

1.3 Project Objective

The objective of this phase of investigation was to collect additional information needed to select and scope a remediation strategy for the site. Data were collected to verify previous soil results and to further evaluate the degradation of ground water quality. All available data were used in developing an understanding of subsurface conditions and possible remedial action.

1.4 Scope of Work

During June and July 1995, ENVIRON conducted a field investigation including soil borings, cone penetrometer tests (CPTs), and monitoring wells. The investigation was completed both on the Site (on-site) and west of the Site (off-site). The locations of the soil borings, CPTs and monitoring wells are shown on Figure 2. The investigation activities are summarized below.


- Seventeen soil borings (B-1 to B-17) were drilled to depths of between 10 and 33 feet to evaluate shallow soil and ground water quality. Ground water grab samples were collected at seven of these locations. Soil samples were collected from most borings to supplement previous soil testing at the Site.
- Six CPTs were completed to depths of approximately 60 feet to identify if deeper ground water zones were present which might be impacted by chemical releases from the Site. One to two coarser-grained intervals were identified at each location for sampling.
- Five shallow monitoring wells were constructed to evaluate ground water flow directions and measure water quality in key areas identified by soil and ground water grab samples. Monitoring wells were developed and monitored for water levels and water quality. 
- Soil and ground water samples were tested by Chromalab Environmental Services, a California-certified laboratory in Pleasanton, California. U.S. Environmental Protection Agency (EPA) test methods were used as outlined below:

TABLE 1 — GROUND WATER ELEVATIONS
 Remedial Investigation
 Standard Brands, Emeryville, California

Well	Surveying Information				June 15, 1995 Ground Water Elevation	June 27, 1995 Ground Water Elevation
	Northing (1)	Easting (1)	Ground Elevation (2)	Top of Casing Elevation		
STANDARD BRANDS						
MW1	6017.36	4697.85	41.28	40.84	33.80	33.80
MW2	5833.13	4733.91	42.85	42.38	32.77	32.81
MW3	5847.90	4491.67	39.21	38.70	30.03	30.25
MW4	5811.29	4306.47	36.03	35.59	27.28	27.76
MW5	5771.91	4149.27	33.44	32.90	25.55	25.99
EMERYVILLE FIRE DEPARTMENT						
FDMW-1	5715 (3)	4713 (3)	43 (3)	42.5 (3)	N/A	33
PEPSICO (Provided by Weiss Associates)						
MW-1	N/A	N/A	N/A	38.74	N/A	31.05 (4)
MW-2	N/A	N/A	N/A	38.87	N/A	31.53
MW-3	N/A	N/A	N/A	40.79	N/A	30.36
MW-4	N/A	N/A	N/A	40.15	N/A	32.25
MW-5	N/A	N/A	N/A	36.49	N/A	27.50
MW-6	N/A	N/A	N/A	35.53	N/A	25.51
MW-7	N/A	N/A	N/A	37.53	N/A	29.63
MW-8	N/A	N/A	N/A	33.11	N/A	23.47
MW-9	N/A	N/A	N/A	36.06	N/A	27.75
MW-10	N/A	N/A	N/A	35.03	N/A	25.44
MW-11	N/A	N/A	N/A	32.74	N/A	23.88
MW-12	N/A	N/A	N/A	36.18	N/A	26.62
MW-13	N/A	N/A	N/A	34.65	N/A	25.66
MW-14	N/A	N/A	N/A	N/A	N/A	N/A

612719
 DTW
 7.04
 9.57
 8.45
 7.83



All measurements are in feet.

(1) Northing and Easting are based on Kaiser Emeryville grid plan

(2) Elevations are feet above mean sea level, using the Emeryville Old City Hall benchmark as a datum.

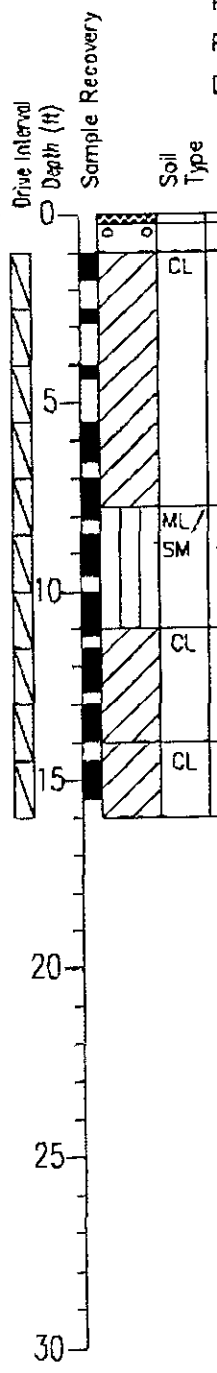
(3) Survey data for FDMW-1 is approximate, based on tape measurements and calculations using digitized basemap.

(4) Apparently anomalous result.

Top of PVC Casing
Elevation. 38.70 ft., MSL Datum

Surface Elev. 39.21 feet MSL Datum
 Coordinates N:5847.90, E:4491.67
 Drill Date: Start 6/6/95 Finish 6/6/95
 Drill Method Mobile B-53; Hollow-Stem Auger,
 Pilot Hole 6.25" O.D., 3.25" I.D., 7" bit
 Reamed Hole 10" O.D., 6.25" I.D., 11" bit
 Driller Greag Drilling/Ted Hogan
 Logged by Jake Russin
 Reviewed by Kim Jolitz

Blows/Ft.	OVA(ppm)	Driven (inches)	Sample Recovery
11		18	9
24		18	5
15		18	7
11		18	13
12		18	13
6		18	13
7		18	14
8	0.6	18	14
10		18	12
10		18	12



Soil Type	Description
CL	ASPHALT
CL	GRAY SILTY GRAVEL (10YR5/1) [FILL]
CL	VERY DARK GRAY SILTY CLAY (10YR 3/1) hard, damp (0% gravel, 20% sand, 80% fines) Color becomes dark grayish brown (10YR 4/2) from 4 ft.
ML/SM	Becomes sandy silt from 7.0 ft. OLIVE GRAY SANDY SILT (5Y 4/2) soft, moist, (0.40,60)
CL	OLIVE GRAY SILTY CLAY (5Y 5/2), with sand and trace gravel, stiff, wet, (5,20,75)
CL	MOTTLED LIGHT OLIVE BROWN (2.5Y 5/4) AND OLIVE-GRAY (5Y 5/2) SANDY CLAY with fine gravel and occasional iron oxides, stiff, wet (5,30,65)

- DRILLING NOTES:**
- Boring completed at a depth of 16.0 feet on 6/6/95.
 - Continuous soil samples were collected using a California split spoon sampler (2" ID) Sampling resistance is shown in blows per foot using a 140 lb. hammer falling 30-inches.
 - Boring log indicates subsurface conditions only at the location and time the boring was drilled.
 - Field estimates of percent gravel, sand, and fines are shown in parentheses.
- MONITORING WELL NOTES:**
- 4-inch diameter PVC well casing installed to a depth of 15.0 feet on 6/6/95.
 - Screened interval from 5.0 to 15.0 feet; sand pack from 3.0 to 15.0 feet.
 - Static ground water level recorded at a depth of 8.67 feet below top of casing on 6/15/95.

ENVIRON
 Counsel in Health and Environmental Science

LOG OF BORING
 Standard Brands Remedial Design Investigation
 4343 San Pablo Ave.,
 Emeryville, California

Page 1 of 1
 MW3
 FIGURE A-21