



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

April 29, 2011

Andrew Getz
HFH Ltd.
6450 Hollis Street
Emeryville, CA 94608
(sent via electronic mail to andygetz@hfhltd.com)

Subject: Closure Transmittal; Fuel Leak Case No. RO0000050 and Geotracker Global ID T0600102100, Thoroughbred Building, 1397 55th Street, Emeryville, CA 94608

Dear Mr. Getz:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- ♦ Residual petroleum hydrocarbon contamination in soil and groundwater remains in place at this site. Overexcavation of impacted soil at the base of the UST excavation at 8.5 feet bgs was not performed.
- ♦ Case closure for this fuel leak site is granted for industrial, commercial, or office space land use only. If a change in land use to any residential or other conservative land use scenario occurs at this site, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans.
- ♦ Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.
- ♦ This site is to be entered into the City of Emeryville Permit Tracking System due to the residual contamination on site.

If you have any questions, please call Mark Dettnerman at (510) 567-6876. Thank you.

Sincerely,

Donna Drogos, P.E.
Division Chief

Mr. Andrew Getz
RO000050
April 29, 2011, Page 2

Enclosures: 1. Remedial Action Completion Certificate
 2. Case Closure Summary

cc: Ms. Cherie McCaulou (w/enc.), SF- Regional Water Quality Control Board, 1515 Clay Street, Suite 1400, Oakland, CA 94612, (sent via electronic mail to CMacaulou@waterboards.ca.gov)

Closure Unit (w/enc), State Water Resources Control Board, UST Cleanup Fund, P.O. Box 944212, Sacramento, CA 94244-2120

Markus Niebanck, City of Emeryville, Economic Development & Housing Department, 1333 Park Avenue, Emeryville, CA 94608 (sent via electronic mail to MNiebanck@ci.emeryville.ca.us)

Donna Drogos, (sent via electronic mail to donna.drogos@acgov.org)

Mark Detterman (sent via electronic mail to mark.detterman@acgov.org)

Case File, GeoTracker



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April 26, 2011

Andrew Getz
HFH Ltd.
6450 Hollis Street
Emeryville, CA 94608
(sent via electronic mail to andygetz@hfhltd.com)

REMEDIAL ACTION COMPLETION CERTIFICATE

Subject: Fuel Leak Case No. RO0000050 and Geotracker Global ID T0600102100, Thoroughbred Building, 1397 55th Street, Emeryville, CA 94608

Dear Mr. Getz:

This letter confirms the completion of a site investigation and remedial action for the underground storage tank formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Ariu Levi
Director
Alameda County Environmental Health

CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM

I. AGENCY INFORMATION

Date: February 25, 2011

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567- 6876
Responsible Staff Person: Mark Detterman	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Thoroughbred Building		
Site Facility Address: 1397 55 th Street, Emeryville, CA 94608		
RB Case No.: 01-2284	Local Case No.: STID 6080	LOP Case No.: RO0000050
URF Filing Date: 3/14/1997	Geotracker ID: T0600102100	APN: 49-1041-17-3
Responsible Parties	Addresses	Phone Numbers
Andrew Getz HFH, Ltd.	6450 Hollis Street, Emeryville, CA 94608	(510) 652-4191
----	----	----
----	----	----

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	700	Kerosene	Removed	2/14/1997
----	----	----	----	----
----	----	----	----	----
----	----	----	----	----
Piping			Unknown; Assumed remains in-place	----

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Thirteen holes of varying size were found in the top and bottom of the UST.		
Site characterization complete? Yes	Date Approved By Oversight Agency: ----	
Monitoring wells installed? No	Number: 0	Proper screened interval? NA
Highest GW Depth Below Ground Surface: 14 feet	Lowest Depth: NA	Flow Direction: West to SW*
Most Sensitive Current Use: Potential drinking water source.		

* Groundwater wells were not installed, gradient is from adjacent sites: California Syrup & Extract (RO0000046) and Fordham Properties (RO0000376).

Summary of Production Wells in Vicinity:	
No currently existing water supply wells were identified within ¼-mile of the subject site.	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: Temescal Creek; approx. 1,320 feet SW
Off-Site Beneficial Use Impacts (Addresses/Locations): None	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	One 700-gallon UST	Disposal; Erikson; Richmond, CA	2/14/1997
Piping	Unknown	Assumed to remain in-place	NA
Free Product	None	NA	NA
Soil	Unknown volume; tank excavation dimensions suggest 20 – 25 yd ³	Reported to Altamont Landfill, Livermore, CA	Unknown
Groundwater	None	NA	NA

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP
 (Please see Attachments 1 through 6 for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	NA	NA	NA	NA
TPH (Kerosene)	4,400	4,400	<56	<56
TPH (Motor Oil)	NA	NA	NA	NA
Oil and Grease	NA	NA	NA	NA
Benzene	<1.5	<1.5	<0.50	<0.50
Toluene	<1.5	<1.5	<0.50	<0.50
Ethylbenzene	5.6	5.6	<0.50	<0.50
Xylenes	3.1	3.1	<0.50	<0.50
Heavy Metals (Cd, Cr, Pb, Ni, Zn)	NA	NA	NA	NA
MTBE	NA	NA	ND; various*	ND; various*
Other (8240/8270)	NA	NA	NA	NA

* MTBE, TBA, DIPE, ETBE, TAME, 1, 2-DCA, and EDB all ND at various standard limits of detection; please refer to attached analytical table for groundwater for details.

Site History and Description of Corrective Actions:

A UST (variously reported at a 550- to 700-gallon capacity) was removed from the site on February 14, 1997. It is reported not to have been used since the 1950's and is also reported to have stored kerosene. Tank bottom confirmation samples indicated up to 4,400 mg/kg kerosene to be present in soil at 8.5 feet below grade surface (bgs). Minimal groundwater (< 5 gallons) is reported to have infiltrated into the UST excavation at a depth of 8.5 feet. A work plan for two bores with grab groundwater sampling was submitted in January 2007. Modifications, including collection of soil samples and two additional bore locations to help determine lateral extent, were requested in a January 2007 agency letter. In May 2007 only two bores were placed, one in the UST pit (bore GW-01), and one approximately 10 feet southwest from the pit (bore GW-02). No soil samples were collected. Only soil bore GW-02 was logged. Groundwater was encountered at a depth of approximately 14 feet bgs, and an attempt to collect groundwater between 11 – 16 feet bgs in bore GW-01 was unsuccessful. Hydropunch grab groundwater samples were collected at 15 – 20 feet and 30 – 35 feet bgs (GW-01) and at 25 – 30 feet bgs (GW-02). All groundwater results were nondetectable at standards limits of detection. Documentation of manifested soil disposal is not currently available; however, a bill of lading was located that indicate 25 tons of backfill sand were imported on February 14, 1997 to backfill the excavation.

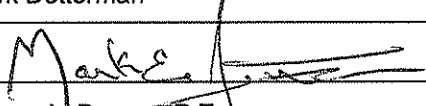
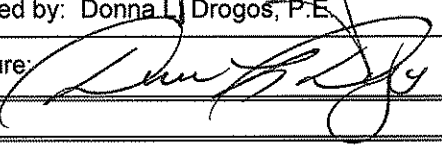
IV. CLOSURE

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? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions.		
<p>Site Management Requirements:</p> <p>Case closure for this fuel leak site is granted for industrial, commercial, or office space land use only. If a change in land use to any residential or other conservative land use scenario occurs at this site, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans.</p> <p>Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.</p> <p>This site is to be entered into the City of Emeryville Permit Tracking System due to the residual contamination on site.</p>		
Should corrective action be reviewed if land use changes? Yes		
Was a deed restriction or deed notification filed? No		Date Recorded: NA
Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: None		

V. ADDITIONAL COMMENTS, DATA, ETC.

<p>Considerations and/or Variances:</p> <ul style="list-style-type: none"> ♦ UST removal confirmation samples indicate elevated residual petroleum hydrocarbon contamination in soil remains in place at this site below approximately 8.5 feet below grade. Overexcavation of contaminated soil not was performed. ♦ Disposal destination of soil excavated during UST removal is reported to have been Altamont Landfill in Livermore, CA; however, disposal documentation is not available. Documentation for approximately 25 tons, or approximately 20 yds³, of backfill sand is available. ♦ This site is to be entered into the City of Emeryville Permit Tracking System due to the residual contamination on site. <p>Conclusion:</p> <p>Alameda County Environmental Health staff believes that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment under the current commercial land use based upon the information available in our files to date. No further investigation or cleanup for the fuel leak case is necessary unless a change in land use to any residential or other conservative land use scenario occurs at the site. ACEH staff recommends closure for this site.</p>
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VI. LOCAL AGENCY REPRESENTATIVE DATA

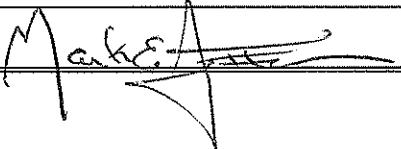
Prepared by: Mark Detterman	Title: Senior Hazardous Materials Specialist
Signature: 	Date: 3/2/11
Approved by: Donna L. Drogos, P.E.	Title: Division Chief
Signature: 	Date: 03/02/11

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
Notification Date:	

VIII. MONITORING WELL DECOMMISSIONING

Date Requested by ACEH: NA	Date of Well Decommissioning Report: NA	
All Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
Reason Wells Retained: None installed.		
Additional requirements for submittal of groundwater data from retained wells: NA		
ACEH Concurrence - Signature: 	Date: 3/2/11	

Attachments:

1. Site Vicinity Map (1 pp)
2. Site Plans (1 pp)
3. Soil Analytical Data (1 pp)
4. Groundwater Analytical Data (1 pp)
5. Boring Logs (2 pp)

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

Detterman, Mark, Env. Health

From: Cherie McCaulou [CMccaulou@waterboards.ca.gov]
Sent: Tuesday, March 29, 2011 10:33 AM
To: Detterman, Mark, Env. Health
Cc: Drogos, Donna, Env. Health
Subject: Re: RO0000050; Closure Summary for Thoroughbred Building (T0600102100)

Mark - Thanks for the notification. We have no objection to ACEH's recommendation for case closure of RO0000050, for the UST release at 1397 55th Street, Emeryville.

>>>
Hi Cherie,

Attached is a closure summary for RO0000050; the Thoroughbred Building, located at 1397 55th Street in Emeryville, in order to comply with the RWQCB's 30-day review period. If no comments from the RWQCB are received within the 30-day review period, ACEH's will proceed with case closure.

This is an older site which previously contained a kerosene UST. Residual contamination will be left in place and the site will be placed in the Emeryville permit tracking system. No wells were installed.

Should you have questions, please let me know.
Best,

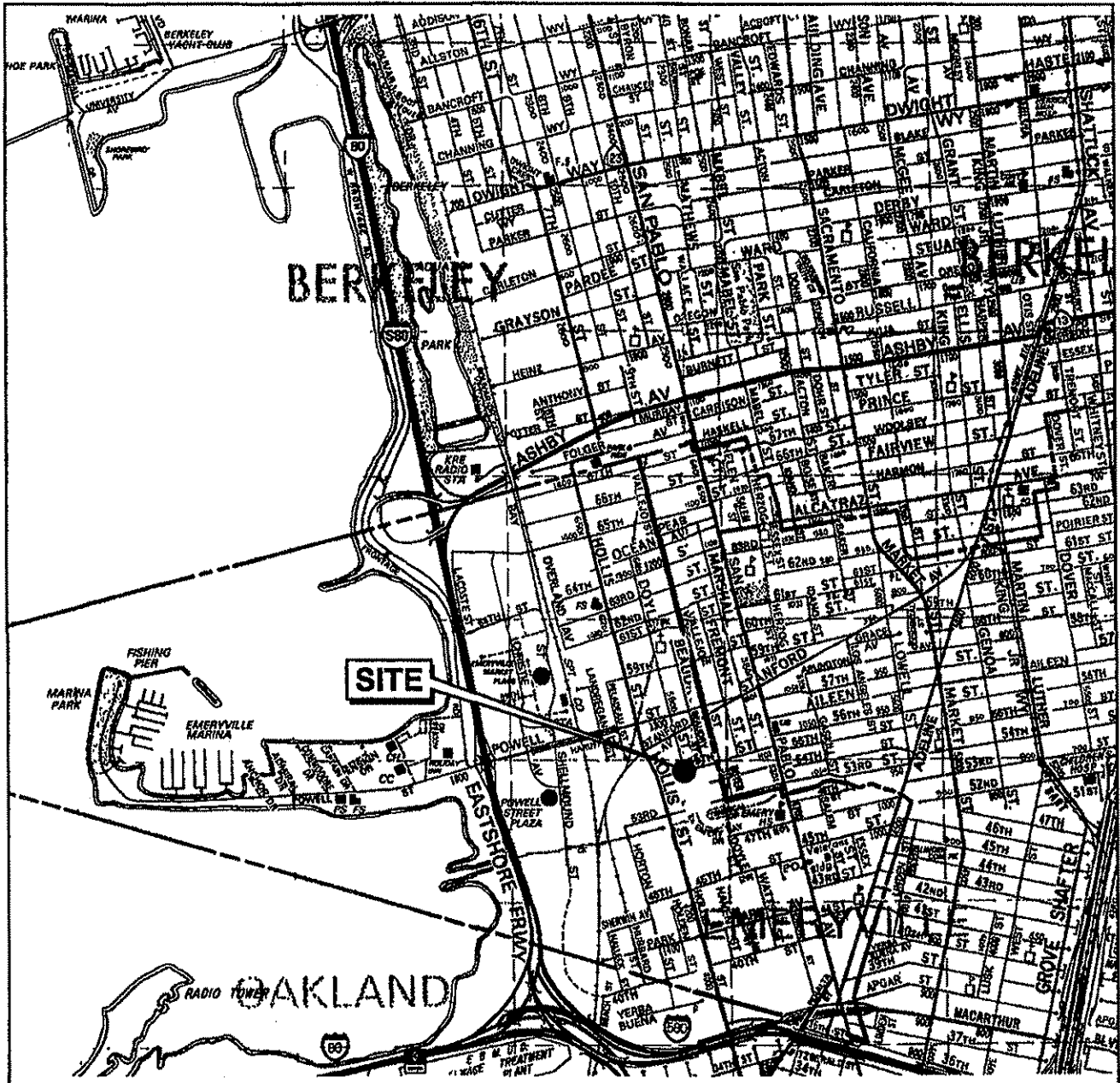
*Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org*

PDF copies of case files can be downloaded at:

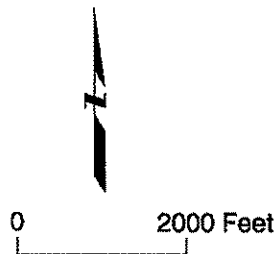
<http://www.acgov.org/aceh/lop/ust.htm>

Sincerely,
Cherie McCaulou
Engineering Geologist
San Francisco Bay Regional Water Quality Control Board
cmccaulou@waterboards.ca.gov
510-622-2342

ATTACHMENT 1

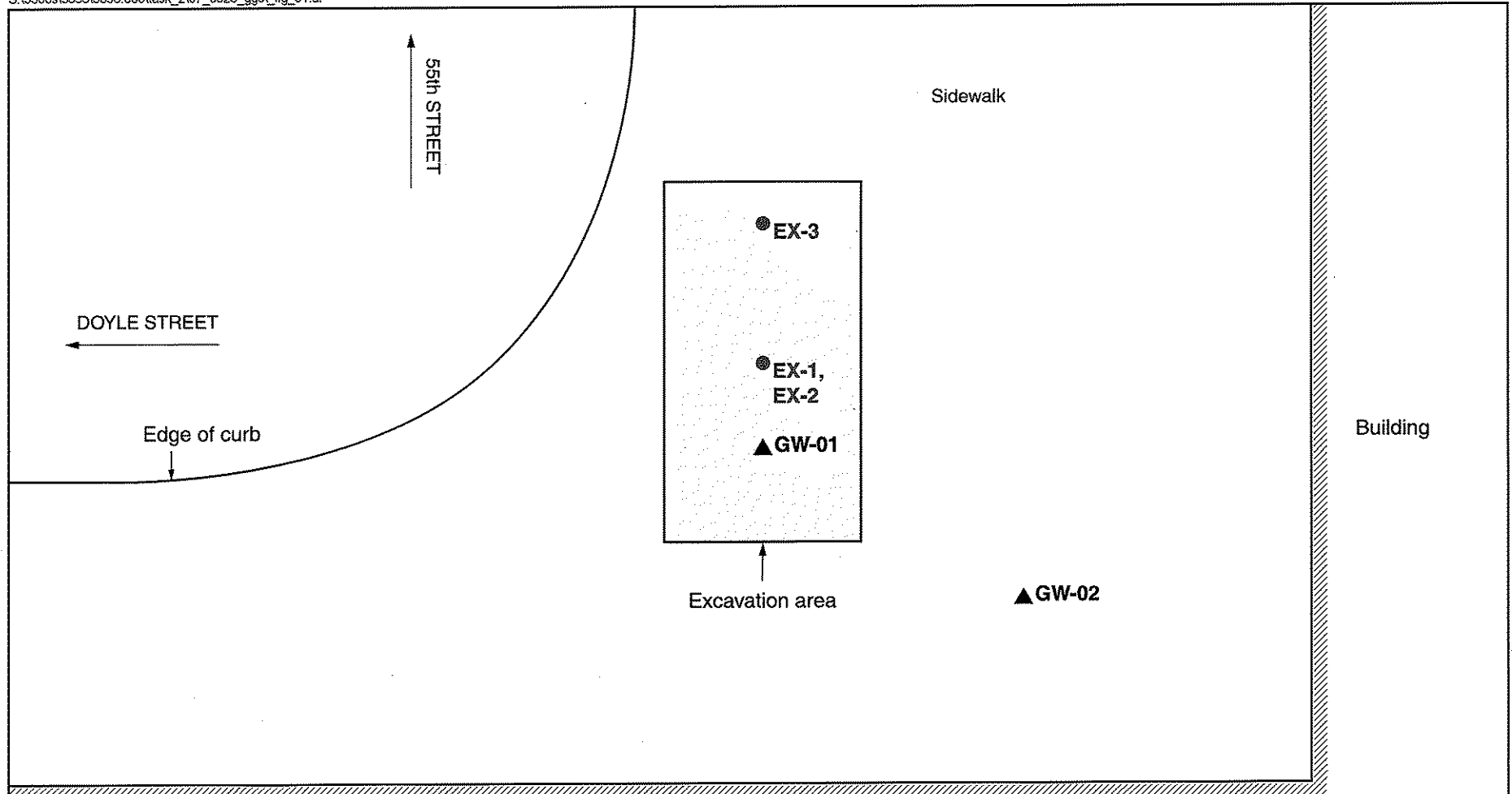


Base map from *The Thomas Guide, 1995 Alameda/Contra Costa Counties*. Reproduced with permission granted by THOMAS BROS. MAPS®. This map is copyrighted by THOMAS BROS. MAPS®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without permission. All rights reserved.



SITE LOCATION MAP
Thoroughbred Building
 1397 55th Street
 Emeryville, California

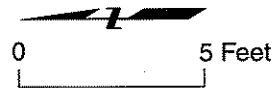
Figure
 1
 Project No.
 3356B



ATTACHMENT 2

EXPLANATION

- GW-01 ▲** Grab groundwater sample location
- EX-3 ●** Excavation bottom soil sample location, 1997



GRAB GROUNDWATER SAMPLING LOCATIONS
 Thoroughbred Building
 1397 55th Street
 Emeryville, California


By: PBJ	Date: 6/1/07	Project No. 3356.000
		Figure 1

TABLE 1

SOIL SAMPLE ANALYTICAL RESULTS¹

Thoroughbred Building
1397 55th Street
Emeryville, California

Sample I.D.	Sample Depth (feet bgs ²)	TPH ³ as Diesel	TPH ³ as Kerosene	Benzene	Toluene	Ethylbenzene	Xylenes
EX-2	8.5	<40	4400	<0.73	<0.73	3.7	1.7
EX-3	8.0	<40	310	<1.5	<1.5	5.6	3.1
SP-1a,b ⁴	---	8.9 ⁵	<2.0	<0.005	<0.005	<0.005	<0.005
SP-2a,b ⁴	---	<2.0	690	<0.005	0.0075	0.020	0.094

Notes:

1. Soil samples collected by Geomatrix Consultants, Inc., on 14 February 1997 during underground storage tank removal activities. Sampling locations are shown on Figure 2.
2. bgs = below ground surface.
3. TPH = total petroleum hydrocarbons.
4. Two-point composite soil stockpile sample.
5. Laboratory note states, "Hydrocarbon reported is in the early diesel range and does not match our diesel standard."

ATTACHMENT 3

TABLE 1
GRAB GROUNDWATER SAMPLE ANALYTICAL RESULTS¹

Thoroughbred Building
1397 55th Street
Emeryville, California

Concentrations reported in microgram per liter (µg/l)

SAMPLE ID	DATE	TPHd	TPHk	TPHg	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	TBA	DIPE	ETBE	TAME	1,2-DCA	EDB
GW-01-20	5/18/2007	<56	<56	<50	<0.50	<0.50	<0.50	<0.50	<0.50	<10	<0.50	<0.50	<0.50	<0.50	<0.50
GW-01-35	5/18/2007	<50/<50 ²	<50/<50	<50/<50	<0.50/<0.50	<0.50/<0.50	<0.50/<0.50	<0.50/<0.50	<0.50/<0.50	<10/<10	<0.50/<0.50	<0.50/<0.50	<0.50/<0.50	<0.50/<0.50	<0.50/<0.50
GW-02-30	5/18/2007	<50	<50	<50	<0.50	<0.50	<0.50	<0.50	<0.50	<10	<0.50	<0.50	<0.50	<0.50	<0.50

Notes:

- Grab groundwater samples were collected by Geomatrix Consultants, Inc., of Oakland, California, and analyzed by Curtis & Tompkins, of Berkeley, California for TPHd and TPHk using EPA Method 8015B following silica gel preparation; and TPHg, benzene, toluene, ethylbenzene, total xylenes, MTBE, TBA, DIPE, ETBE, TAME, 1,2-DCA, and EDB using EPA Method 8260B.
- / = Indicates blind duplicate sample collected from boring. Blind duplicate sample results are shown with the grab groundwater sample results.
- < = Analyte not detected above laboratory reporting limit.

Abbreviations:

TPHd = total petroleum hydrocarbons quantified as diesel
 TPHk = total petroleum hydrocarbons quantified as kerosene
 TPHg = total petroleum hydrocarbons quantified as gasoline
 1,2-DCA = 1,2-dichloroethane
 DIPE = di-isopropyl ether

EDB = 1,2-dibromoethane
 ETBE = ethyl tert-butyl ether
 MTBE = methyl tert-butyl ether
 TAME = tert-amyl methyl ether
 TBA = tert-butyl alcohol

ATTACHMENT 4

ATTACHMENT 5

PROJECT: THOROUGHbred BUILDING Emeryville, California				Log of Boring No. GW-02			
BORING LOCATION:				ELEVATION AND DATUM: Not surveyed; datum is ground surface			
DRILLING CONTRACTOR: Precision Sampling, Inc.				DATE STARTED: 5/18/07		DATE FINISHED: 5/18/07	
DRILLING METHOD: Direct push				TOTAL DEPTH (ft.): 30.0		MEASURING POINT: Ground surface	
DRILLING EQUIPMENT: Vibra-push DA				DEPTH TO WATER (ft.)		FIRST 14.0	COMPL.
SAMPLING METHOD: Enviro-core sampling system [3' x 1.5"]				LOGGED BY: P. Jorgensen			
HAMMER WEIGHT: NA		DROP: NA		RESPONSIBLE PROFESSIONAL: P. Jorgensen			REG. NO. PG 7806

DEPTH (feet)	SAMPLES			OVM READING (ppm)	DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter.	REMARKS
	Sample No.	Sample	Blows/ Foot			
					Surface Elevation: Not surveyed	
1					CONCRETE: (4 inches thick)	
2					SANDY LEAN CLAY (CL): dark yellowish brown mottled with very dark brown, moist, 70% fines, 30% fine to coarse sand, medium plasticity, firm, trace fine gravel	
3						
4					↓ light yellowish brown, 95% fine to coarse sand, 5% fine gravel	
5					↓ 60% fines, 30% fine to coarse sand, 10% fine gravel	
6						
7					↓ 10% fine to coarse gravel	
8					CLAYEY SAND with GRAVEL (SC): light yellowish brown mottled with dark reddish brown, moist, 60% fine to coarse sand, 25% medium plasticity fines, 15% fine gravel	Attempted to collect grab groundwater sample through 5 feet of 1-inch OD Sch. 40 PVC screen (0.020-inch slot size) placed in borehole from 11 to 16 feet bgs. Drive casing was retracted from bottom of boring to ground surface. No groundwater recovered.
9						
10						
11						
12						
13						
14					LEAN CLAY with SAND (CL): light yellowish brown, moist, 80% fines, 20% fine sand, medium plasticity, soft	
15					↓ wet	

OAKBORE (REV. 6/2008)

DEPTH (feet)	SAMPLES			OVM READING (ppm)	DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter.	REMARKS
	Sample No.	Sample	Blows/ Foot			
16					LEAN CLAY with SAND (CL): cont'd	
17					CLAYEY SAND (SC): light yellowish brown mottled with dark reddish brown, wet, 70% fines, 30% fine to coarse sand, 25% low plasticity fines, 5% fine gravel	
18					POORLY GRADED SAND with CLAY (SP/SC)	
19						
20						
21						Grab groundwater sample GW-02-30 collected through 5 feet of 1-inch OD Sch. 40 PVC screen (0.020-inch slot size) placed in borehole from 25 to 30 feet bgs. Drive casing retracted from bottom of boring to 23 feet bgs to maintain surface seal.
22					SANDY LEAN CLAY (CL): gray, wet, 70% fines, 30% fine to coarse sand, trace gravel, medium plasticity, firm	
23						
24					20% fine to coarse sand, 10% fine to coarse gravel, soft	
25					dark yellowish brown mottled with gray, 30% fine to medium sand	
26						
27						
28						
29						
30					Bottom of boring at 30 feet	Borehole destroyed using Type I-II neat cement grout placed from total depth to ground surface with a tremie pipe.
31						
32						
33						