



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

REMEDIAL ACTION COMPLETION CERTIFICATION

July 7, 1999

Mr. Henry Siegel
Siegel & Strain Architects
1295 59th Street
Emeryville, California 94608

**RE: STID # 6633 Siegel & Strain Property
1295 59th Street, Emeryville, California 94608**

Dear Mr. Siegel:

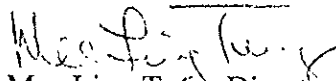
This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank 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, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Section 2721 (e) of Title 23 of the California Code of Regulations.

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

Sincerely,


Mee Ling Tufng, Director

- c: Chuck Headlee, San Francisco Bay RWQCB
Dave Deaner, SWRCB, UST Cleanup Fund Program (with enclosure)
George Warren, Emeryville Fire Department, 2333 Powell Street, Emeryville, CA 94608
Ignacio Dayrit, Emeryville Redevelopment Agency, 2200 Powell St, 12th Floor, Emeryville, CA 94608
Gary Aguiar, Hageman-Aguiar, Inc., 11100 San Pablo Ave., Suite 200-A, El Cerrito, CA 94530
Susan Hugo (2 copies of letter only)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

July 7, 1999

Mr. Henry Siegel
Siegel & Strain Architects
1295 59th Street
Emeryville, California 94608

**RE: Fuel Leak Site Case Closure – Siegel & Strain Property (STID # 6633)
1295 59th Street, Emeryville, California 94608**

Dear Mr. Siegel:

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 Services, Local Oversight Program 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.

If you have any questions, please contact me at (510) 567-6780. Thank you.

Sincerely,


Susan L. Hugo

Hazardous Materials Specialist

Enclosures:

1. Case Closure Letter
2. Case Closure Summary

c: George Warren, Emeryville Fire Department, 2333 Powell Street, Emeryville, CA 94608
Ignacio Dayrit, Emeryville Redevelopment Agency, 2200 Powell Street, 12th Floor
Emeryville, CA 94608

SH / files

PL # 01-2470

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

QUALITY CONTROL BOARD

JUN 25 1999

CALIFORNIA REGIONAL WATER

I. AGENCY INFORMATION

Agency Name: **Alameda County-HazMat**
 City/State/Zip: **Alameda, CA 94502**
 Responsible Staff Person: **Susan L. Hugo**

Date: **April 20, 1999**
 Address: **1131 Harbor Bay Parkway**
 Phone: **(510) 567-6700**
 Title: **Hazardous Materials Specialist**

II. CASE INFORMATION

Site Facility Name: **Siegel & Strain Property**
 Site Facility Address: **1295 59th Street, Emeryville, CA 94608**
 RB LUSTIS Case No: **N/A**
 URF Filing Date:

Local Case No./LOP Case No. **6633**
 SWEEPS No. **N/A**

Responsible Parties: **Siegel & Strain Architects** Address: **1295 59th Street, Emeryville, CA 94608** Phone Numbers: **(510) 547-8092**
 Attn: **Mr. Henry Siegel**

<u>Tank No:</u>	<u>Size in gal:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	100	Gasoline	Removed	Prior to 1993

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown	Site characterization complete: Yes
Date Approved by oversight agency: 1/13/99	Monitoring wells installed: NO
Number: NA	Properly screened interval?: NA
Highest GW depth below ground surface: 1.5 feet	Lowest depth: 3 feet
Flow direction: Westerly (Regional)	Most sensitive current use: Commercial
Are drinking water wells affected: No	Aquifer name: NA
Is surface water affected?: No	Nearest affected SW name: NA
Off-site beneficial use impacts (address /location): Unknown	Report (s) on file?: Yes
Where is report (s) filed?: Alameda County, 1131 Harbor Bay Parkway, Alameda, CA 94502	

Treatment and Disposal of Affected Materials:

<u>Materials</u>	<u>Amount (Include units)</u>	<u>Action (Treatment /or Disposal with Destination)</u>	<u>Date</u>
Tanks	1 UST	Unknown	NA
Soil	Unknown	Unknown	NA

Maximum Documented Contaminant Concentrations

Contaminant	Soil (ppm)		Water (ppb)	
	<u>Before*</u>	<u>After**</u>	<u>Before***</u>	<u>After****</u>
TPH (gasoline)	ND	ND	11,000	ND
TPH (diesel)	ND	ND	1,100	ND
TPH (motor oil)	ND	-	ND	-
TPH (kerosene)	ND	-	ND	-
TPH (stoddard solvent)	ND	-	ND	-
Benzene	ND	ND	23	ND
Ethyl benzene	ND	ND	38	ND
Toluene	ND	ND	26	ND
Xylene	ND	ND	64	ND
MTBE	-	ND	-	ND
Halogenated VOCs				ND

*Soil sample collected from borings B-2 at 2.5 to 3 feet bgs in 1993.

**Soil samples collected from borings SB-1, SB-2 & SB-3 at 1.5 to 2.5 feet bgs on 2/10/99.

***Composite of grab water sample collected from borings B-1 and B-2 in 1993.

****Grab water samples collected from borings SB-1, SB-2 and SB-3 on 2/10/99.

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CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program
Page 2 of 3

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan?

Undetermined

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?

Undetermined

Does corrective action protect public health for current land use? **Yes**

Site management requirements: **NA**

Should corrective action be reviewed if land use changes? **Yes**

Monitoring wells decommissioned: **NA**

Number Decommissioned: **NA** Number Retained: **NA**

List enforcement actions taken: **None**

List enforcement action rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Susan L. Hugo Title: Hazardous Materials Specialist

Signature: *Susan L. Hugo* Date: *5/11/99*

Reviewed by:

Name: Thomas Peacock Title: Manager, LOP

Signature: *Thomas Peacock* Date: *5-7-99*

Name: Don Hwang Title: Hazardous Materials Specialist

Signature: *Don Hwang* Date: *4/21/99*

VI. RWQCB NOTIFICATION

Date Submitted to RB: *5/20/99* RB Response: *concur*

RWQCB Staff Name: Chuck Headlee Title: Engineering Geologist

Signature: *Chuck Headlee* Date: *5/28/99*

VII. ADDITIONAL COMMENTS

The subject site consists of a one story brick building currently used as offices since 1993. The former owner, Mr. Paul Metz, operated a masonry brick business at the site. His son, Mr. Arnold Metz, inherited the property and used the building to store his personal effects. Mr. Metz sold the property to Mr. Eric Schmier in 1992. Siegel & Strain Architects occupied the site since 1993.

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program
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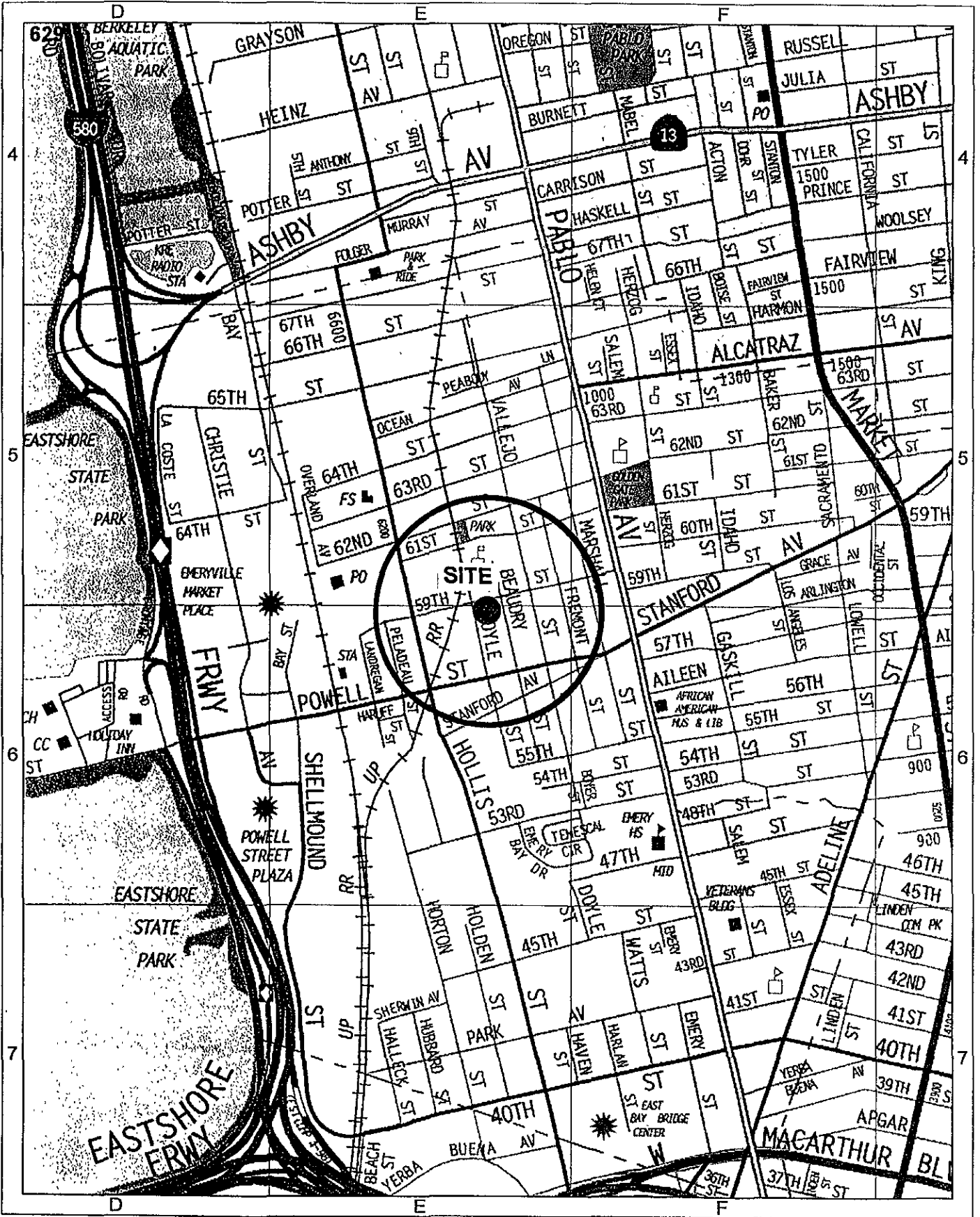
In April 1993, a Phase 1 Environmental Assessment was conducted as part of a property transfer between Mr. Schmier and the current owner (Siegel & Strain). It was reported that during a site walk-through, a large rectangle of settled soil located in the backyard, near 59th Street driveway was present. According to inquiries of one or more persons associated with the property, a small underground storage tank (possibly 100 gallon and used to store gasoline) was reportedly removed from the site prior to 1993. No record of the tank removal or permit is available to date.

On May 4, 1993, two soil borings (B-1 and B-2) were drilled approximately 2.5 to 3 feet below ground surface (bgs). Shallow groundwater was encountered at 3 feet bgs. Soil sample was collected from boring B-2 at 2.5 to 3 feet bgs. Contaminants of concern (COCs) listed in Table 1 were not detected in the soil. Composite grab water samples from borings B-1 and B-2 found Total Petroleum hydrocarbon (TPH) as gasoline (11,000 ppb), TPH diesel (1,100 ppb) benzene (23 ppb), toluene (26 ppb), ethyl benzene (38 ppb), xylene (64 ppb), see Table 2.

On February 10, 1999, further site characterization was conducted at the subject property. A total of three borings (SB-1, SB-2 and SB-3) were drilled upgradient and downgradient of the former tank area. Shallow groundwater was encountered at approximately 1.5 to two feet bgs. Both soil and grab water samples collected from the borings showed no detectable levels of petroleum hydrocarbon contamination (see Tables 3 and 4).

No further investigation related to the reported tank removed at the site is recommended since the site appears to meet the San Francisco Bay RWQCB's definition of a "low risk" soil and groundwater case:

- 1) The former tank does not appear to be present at the site. The subject site does not appear to have any on-going source.
- 2) The extent of soil and groundwater contamination has been adequately characterized.
- 3) Soil and groundwater data collected for the site showed no significant impact to groundwater.
- 4) No water wells, deeper drinking water wells, surface water or other sensitive receptors are likely to be impacted.
- 5) The site does not appear to present a significant risk to human health and the environment.



● 1295 59th St, Emeryville, 94608, Page & Grid 629 E6

FIGURE 1.

Site Location Map.

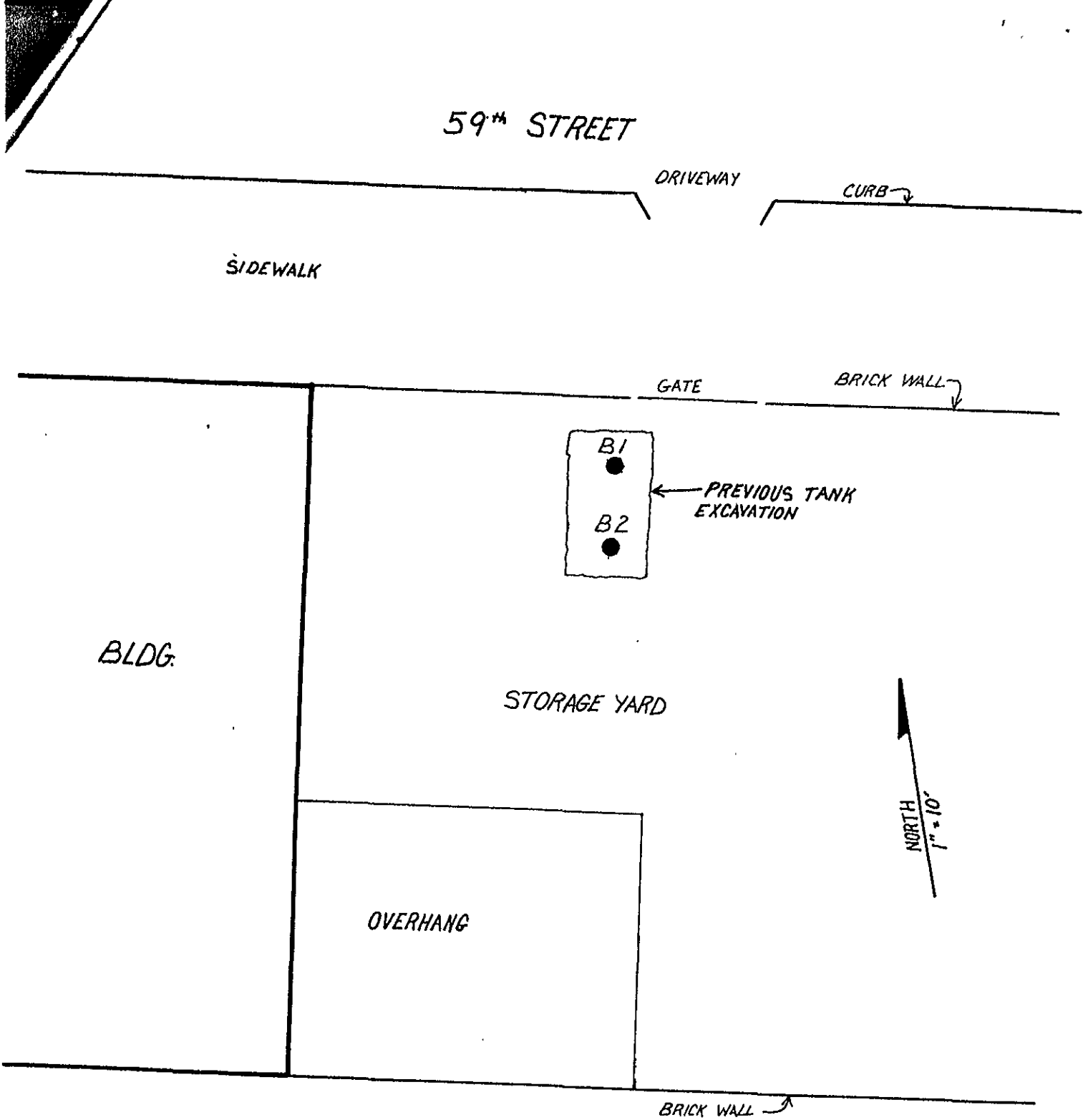


FIGURE 2.
Site Map.

59th STREET

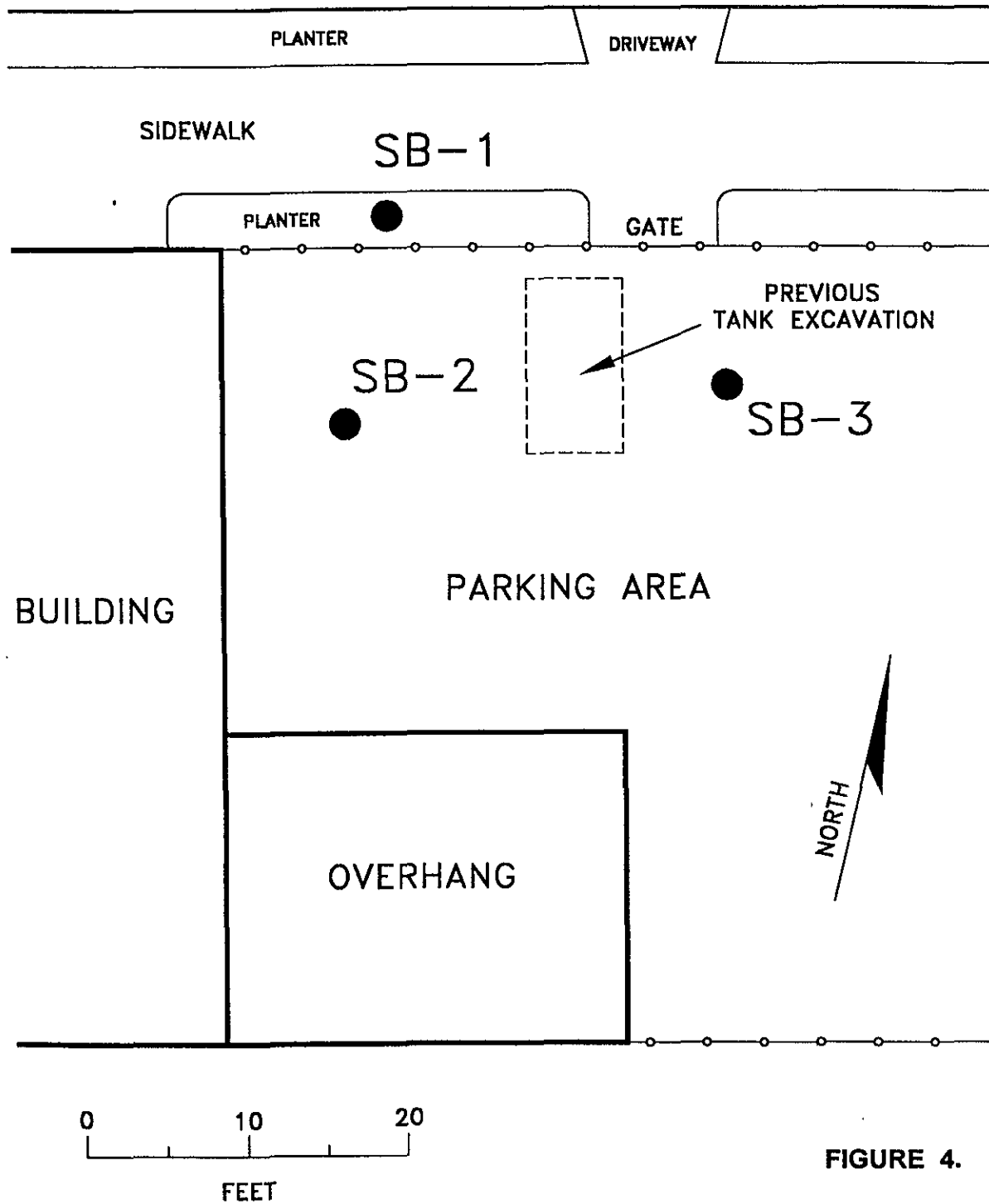


FIGURE 4.

Boring Locations.

TABLE 1.

Soil Sampling Results

Soil Boring	Depth (feet)	TPH as Gasoline (mg/kg)	Benzene (ug/kg)	Toluene (ug/kg)	Ethyl-Benzene (ug/kg)	Total Xylenes (ug/kg)
B-2	2.5 to 3.0	ND	ND	ND	ND	ND
Detection Limit		1.0	5.0	5.0	5.0	5.0

Soil Boring	Depth (feet)	TPH as Stoddard Solvent (mg/kg)	TPH as Kerosene (mg/kg)	TPH as Diesel (mg/kg)	TPH as Motor Oil (mg/kg)
B-2	2.5 to 3.0	ND	ND	ND	ND
Detection Limit		1.0	5.0	5.0	5.0

ND = not detected

TABLE 2.
 "Grab" Groundwater Sampling Results

Sample	Date	TPH as Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl-Benzene (ug/L)	Total Xylenes (ug/L)	Specific Conductance (uS)
W 1-2	05-04-93	11,000	23	26	38	64	1,800
CCR Title 22 Maximum Contaminant Level		—	1	—	680	1,750	1,600
Detection Limit		50	0.5	0.5	0.5	0.5	10

Sample	Date	TPH as Stoddard Solvent (ug/L)	TPH as Kerosene (ug/L)	TPH as Diesel (ug/L)	TPH as Motor Oil (mg/L)
W 1-2	05-04-93	ND	ND	1,100	ND
Detection Limit		50	50	50	0.5

ND = not detected

TABLE 1.

Soil Sampling Results

Sampled on February 10, 1999

Boring	Depth (feet)	TPH as Diesel (mg/kg)	TPH as Gasoline (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Total Xylenes (mg/kg)	MTBE (mg/kg)
SB-1	2.5	ND	ND	ND	ND	ND	ND	ND
SB-2	2.0	ND	ND	ND	ND	ND	ND	ND
SB-3	1.5	ND	ND	ND	ND	ND	ND	ND
Detection Limit		1.0	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050

ND = not detected

TABLE 2.

Shallow "Grab" Groundwater Sampling Results

Boring	Date	TPH as Diesel (ug/L)	TPH as Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl- benzene (ug/L)	Total Xylenes (ug/L)	MTBE (ug/L)
SB-1	02-10-99	ND	ND	ND	ND	ND	ND	ND
SB-2	02-10-99	ND	ND	ND	ND	ND	ND	ND
SB-3	02-10-99	ND	ND	ND	ND	ND	ND	ND
Detection Limit		50	50	0.5	0.5	0.5	0.5	0.5

ND = not detected

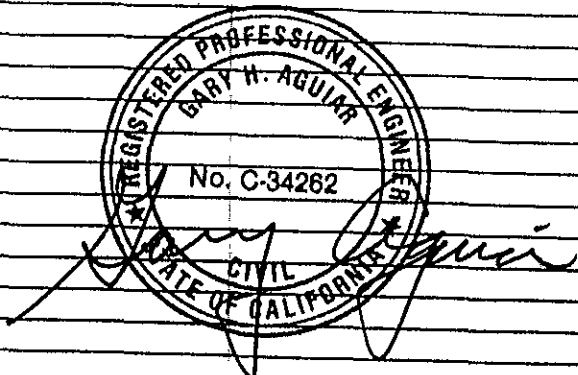
Boring	Date	(TCE) Trichloro- ethene (ug/L)	(TCA) 1,1,1- Trichloro- ethane (ug/L)	(PCE) Tetrachloro- ethene (ug/L)	Other Compounds by EPA 8010 (ug/L)
SB-1	02-10-99	ND	ND	ND	ND
SB-2	02-10-99	ND	ND	ND	ND
SB-3	02-10-99	ND	ND	ND	ND
Detection Limit		0.5	0.5	0.5	0.5

SEE SITE MAP

SCALE: 1" =

PROJECT NAME & LOCATION 1295 59th STREET, EMERYVILLE, CA		BORING B-2	
DRILLING METHOD: 4" HAND SAMPLER		SHT 1 of 1	
SAMPLING METHOD: 2" SPLIT BARREL SAMPLER WITH BRASS LINERS		DRILLING	
WATER LEVEL		START TIME	FINISH TIME
TIME		1015	1050
DATE		DATE	DATE
CASING DEPTH		5/4/93	5/4/93
	SCREEN		

SAMPLER	inches DRIVEN	inches RECOVER	BLOW COUNT per 6 inches	TIME	DEPTH in feet	USCS	SURFACE CONDITIONS:
					0		BRN GRAVELLY CLAY (CL), SLIGHTLY MOIST, SOFT, SANDY, GRAVELLY, GRASS/PLANT FIBERS, FILL MATERIAL: BRICKS, RAGS
					1		
			SOIL SAMPLE B-2	1030	2		
			WATER SAMPLE W 1-2	1050	3	▼	SAME, MOIST
					4		REFUSAL - LARGE ROCKS AND/OR CONCRETE PIECES
					5		
					6		
					7		
					8		TOTAL DEPTH = 4 1/2' BLS
					9		
					0		
					1		
					2		
					3		
					4		
					5		
					6		
					7		
					8		
					9		
					0		

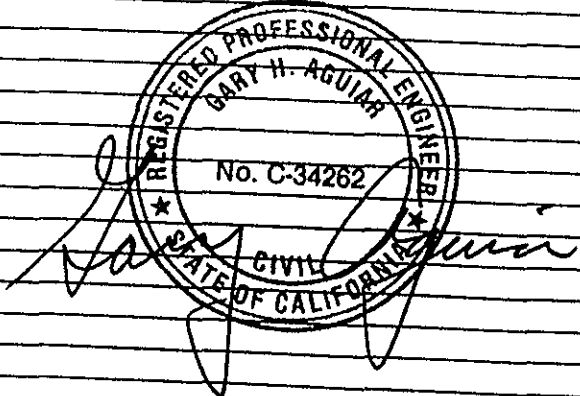


SEE SITE MAP

PROJECT NAME & LOCATION 1295 59th STREET, EMERVILLE, CA		BORING B-1
DRILLING METHOD: 4" HAND AUGER		SHT 1 of 1
SAMPLING METHOD: 2" SPLIT BARREL SAMPLER WITH GRASS LINERS		DRILLING
WATER LEVEL		START TIME 1000
TIME		FINISH TIME 1015
DATE		DATE 5/4/93
CASING DEPTH		DATE 5/4/93
	SCREEN	

SCALE: 1" =

SAMPLER	inches DRIVEN	inches RECOVER	BLOW COUNT per 6 inches	TIME	DEPTH in feet	USCS	SURFACE CONDITIONS:
					0		BRN GRAVELLY CLAY (CL), SLIGHTLY MOIST, SOFT, OCCASIONAL SUB-ANGULAR BRN SANDSTONE, SANDY, GRASS/PLANT FIBERS
					1		
					2		(NO ODOR)
			WATER SAMPLE W1-2		3	▼	SAME, MOIST
					4		SATURATED @ 3'
					5	↖	REFUSAL - LARGE ROCKS AND/OR CONCRETE PIECES
					6		
					7		
					8		TOTAL DEPTH = 4 1/2' BLS
					9		
					0		
					1		
					2		
					3		
					4		
					5		
					6		
					7		
					8		
					9		
					0		



HAGEMAN - AGUIAR, INC.

LOCATION OF BORING 59th STREET

PROJECT NAME & LOCATION

1295-59th ST, EMERYVILLE, CA

SIDEWALK

DRILLING METHOD:

HAND AUGER

BORING

SB-3

SAMPLING METHOD:

SHT

1 of 1

DRILLING

START

FINISH

TIME
1025

TIME
1035

DATE
2/10/99

DATE
2/10/99

WATER LEVEL

TIME

1.1'

DATE

1025

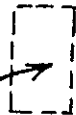
CASING DEPTH

2/10/99

SCREEN

BLDG

PREVIOUS
TANK
LOCATION



● SB-3

SCALE: 1" = 20'

SURFACE CONDITIONS:

SAMPLER	inches DRIVEN	inches RECOVER	BLOW COUNT per 6 inches	TIME	DEPTH In feet	USCS	DESCRIPTION
					0		TAN GRAVEL (GP)
					1		BRN CLAYEY SAND (SC), MOIST TO SATURATED, MOD. YELLOWISH BRN TO DK. YELLOWISH BRN.
				1030	2		(NO ODOR)
					3		
					4		
					5		TOTAL DEPTH = 1.5' BGS
					6		
					7		
					8		
					9		
					0		
					1		
					2		
					3		
					4		
					5		
					6		
					7		
					8		
					9		
					0		

WATER SAMPLE
@ 1030

LOCATION OF BORING 59th STREET

PROJECT NAME & LOCATION
1295-59th ST., EMERYVILLE, CA

SIDEWALK

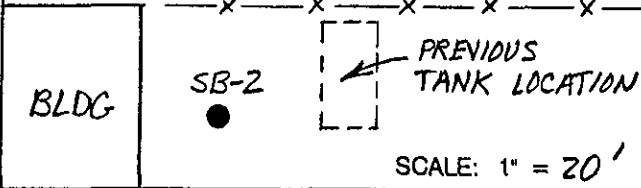
DRILLING METHOD:
HAND AUGER

BORING
SB-2

SHT
1 of 1

SAMPLING METHOD:

DRILLING



WATER LEVEL	1.7'			START TIME	1000	FINISH TIME	1010
TIME	1006			DATE	2/10/99	DATE	2/10/99
DATE	2/10/99			CASING DEPTH		SCREEN	

SAMPLER	inches DRIVEN	inches RECOVER	BLOW COUNT per 6 inches	TIME	DEPTH in feet	USCS	SURFACE CONDITIONS:
					0		
					1		TAN GRAVEL (GP)
					2		BRN SAND (SC), MOIST, LOAMY, MOD. YELLOWISH BRN TO DK. YELLOWISH BRN.
				1010			(NO ODOR)
					3		
					4		
					5		TOTAL DEPTH = 2.3' BGS
					6		
					7		
					8		
					9		
					0		
					1		
					2		
					3		
					4		
					5		
					6		
					7		
					8		
					9		
					0		

WATER SAMPLE @ 1010

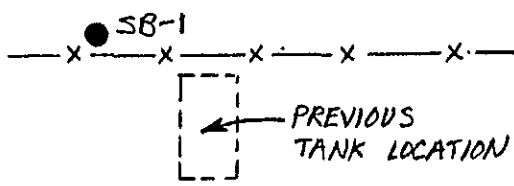
LOCATION OF BORING 59th STREET

PROJECT NAME & LOCATION
1295-59th ST., EMERYVILLE, CA

SIDEWALK

DRILLING METHOD:
HAND AUGER

BORING
SB-1



SAMPLING METHOD:

SHT
1 of 1

DRILLING

START TIME

0915

DATE

2/10/99

WATER LEVEL 2.7'

TIME 0920

DATE 2/10/99

CASING DEPTH

SCREEN

BLDG

SCALE: 1" = 20'

SAMPLER	inches DRIVEN	inches RECOVER	BLOW COUNT per 6 inches	TIME	DEPTH in feet	USCS	SURFACE CONDITIONS:
					0		BLACK TOPSOIL (PT), HIGHLY ORGANIC, ROOTS
					1		DK BRN CLAY (CL), MOIST, SILTY, (NO ODOR)
				0925	2		BRN CLAYEY SAND (SC), MOIST, DK YELLOWISH BRN. (NO ODOR)
					3		
					4		
					5		
					6		
					7		
					8		
					9		
					0		
					1		
					2		
					3		
					4		
					5		
					6		
					7		
					8		
					9		
					0		

WATER SAMPLE @ 0925

TOTAL DEPTH = 3.5' BGS