

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

September 29, 2008

Mr. Andrew A. Kruse
Lousight Properties LLC
245 Kreuzen Lane
Napa, CA 94559-3624

REMEDIAL ACTION COMPLETION CERTIFICATE

Subject: Subject: Fuel Leak Case, RO0002980, Espresso Roma/Lousight Properties, 1310 65th Street, Emeryville, CA

Dear Mr. Kruse:

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(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 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 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



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1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
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September 26, 2008

Mr. Andrew A. Kruse
Lousight Properties LLC
245 Kreuzen Lane
Napa, CA 94559-3624

Subject: Fuel Leak Case #RO0002980 (Geotracker Global ID #T10000000366), Espresso Roma/Lousight Properties, 1310 65th Street, Emeryville, CA 94608

Dear Mr. Kruse:

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 pollution remains in groundwater beneath the site at concentrations of up to 82 parts per billion TPHd and 0.64 parts per billion MtBE.

If you have any questions, please call Steven Plunkett at (510) 383-1767. Thank you.

Sincerely,


Donna L. Drogos, P.E.
LOP and Toxics Program Manager

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

Steven Plunkett (w/orig enc), D. Drogos (w/enc), R. Garcia (w/enc)

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

I. AGENCY INFORMATION

Date: September 24, 2008

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 777-2478
Responsible Staff Person: Steven Plunkett	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Espresso Roma/Lousight Properties		
Site Facility Address: 1310 65 th Street, Emeryville, CA 94608		
RB Case No.: NA	Local Case No.: NA	LOP Case No.: RO0002980
URF Filing Date: 09/24/2008	Global ID No.: T10000000366	APN: 49-1509-11-1
Responsible Parties	Addresses	Phone Numbers
Andy A. Kruse Lousight Properties LLC	245 Kreuzen Lane, Napa, CA 94559-3624	510-420-8898

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	1,000-gallon	Heating Oil	Closed in place	1/17/2008
Piping			Unknown	---

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Unknown		
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: 7.5 ft bgs	Lowest Depth: 7.5 ft bgs.	Flow Direction: Southwest
Most Sensitive Current Use: Potential drinking water source.		

Summary of Production Wells in Vicinity: A well survey was not conducted. Considering the non-migratory residual concentrations of dissolved phase hydrocarbon contamination in groundwater that is limited to the source area, no water supply wells, drinking water aquifers, surface water or sensitive receptors are likely to be impacted. Since the contamination does not extend beyond the subject site a well survey is not warranted.

Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: Crown Memorial State Beach, 2000 feet northwest
Off-Site Beneficial Use Impacts (Addresses/Locations): None Identified	
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	1-1,000 gallon	Closed in place	1/17/2008
Piping	Not Reported	---	---
Free Product	None Reported	---	---
Soil	None Reported	---	---
Groundwater	None Reported	---	---

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

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	<1	<1	<50	<50
TPH (Diesel)	<1	<1	82	82
TPH (Motor Oil)	Not Analyzed	Not Analyzed	Not Analyzed	Not Analyzed
Benzene	<0.005	<0.005	<0.5	<0.5
Toluene	<0.005	<0.005	<0.5	<0.5
Ethylbenzene	<0.005	<0.005	<0.5	<0.5
Xylenes	<0.005	<0.005	<0.5	<0.5
MTBE ¹	<0.005	<0.005	0.64	0.64
Lead	11	11	<0.5	<0.5

¹Other VOCs: <2µg/L TBA, <0.5 µg/L DIPE, <0.5 µg/L ETBE, <0.5 µg/L TAME, <2 µg/L EDB, <0.5 µg/L 1,2-DCA, <50 µg/L EtOH

Site History and Description of Corrective Actions:

The Site is currently a commercial building occupied by a coffee roasting company in the City of Emeryville, California. During a property screen, one 1,000 gallon underground storage tank, which was used to store heating oil, was discovered in the sidewalk adjacent to the property. Due to the presence of overlying underground utilities above the UST, Innovative and Creative Environmental Solutions (ICES) closed the UST in place on October 17, 2007. To evaluate the subsurface conditions beneath the site, and confirm the presence or absence of petroleum hydrocarbon contamination, ICES installed three soil borings on January 17, 2008. Soil and groundwater samples were collected from the soil borings, which were advanced adjacent to the UST to 10 feet bgs. The soil and groundwater samples were analyzed for TPHg, TPHd, BTEX, TBA, DIPE, ETBE, TAME, EDB, 1,2-DCA and EtOH. Petroleum hydrocarbon contamination was not detected in soil above laboratory detection limits, while grab groundwater samples collected from one soil boring detected TPHd at concentrations of up to 82 µg/L. Contamination in soil and groundwater appears defined and is limited to the area immediately adjacent to the former UST tank pit.


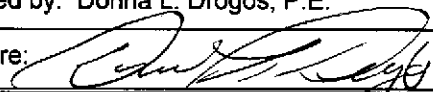
IV. CLOSURE

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 significant risk to human health based upon current land use and conditions.		
Site Management Requirements: None		
Should corrective action be reviewed if land use changes? No		
Was a deed restriction or deed notification filed? No		Date Recorded: --
Monitoring Wells Decommissioned: No	Number Decommissioned: 0	Number Retained: --
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: --		

V. ADDITIONAL COMMENTS, DATA, ETC.

<p>Considerations and/or Variances:</p> <ul style="list-style-type: none"> Residual TPH-d was detected in groundwater at concentrations up to 82 µg/L, which does not exceed the ESLs where groundwater is a potential drinking water source. The dissolved phase TPH-d contamination is expected to decrease over time as a result of biodegradation and natural attenuation processes. <p>Conclusion:</p> <p>Alameda County Environmental Health staff consider that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment based upon the information available in our files to date. No further investigation or cleanup is necessary. ACEH staff recommend case closure for this site based on the current land use of the site.</p>

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Steven Plunkett	Title: Hazardous Materials Specialist
Signature: 	Date: September 19, 2008
Approved by: Donna L. Drogos, P.E.	Title: Supervising Hazardous Materials Specialist
Signature: 	Date: 09/24/08

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
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB:
Signature:	Date:

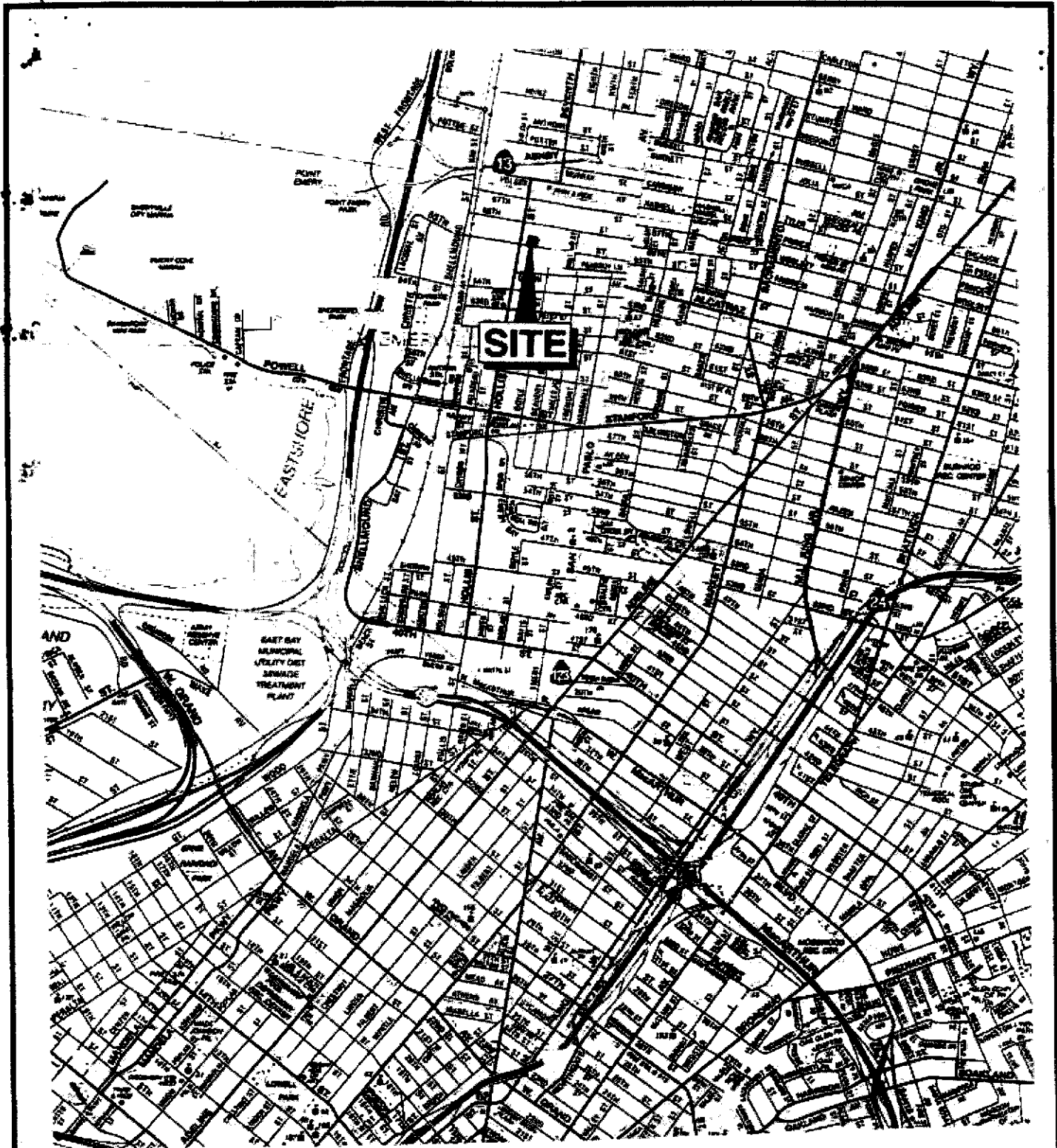
VIII. MONITORING WELL DECOMMISSIONING

Date Requested by ACEH: --	Date of Well Decommissioning Report: --	
All Monitoring Wells Decommissioned: --	Number Decommissioned: --	Number Retained: --
Reason Wells Retained: No monitoring wells installed or retained.		
Additional requirements for submittal of groundwater data from retained wells: None		
ACEH Concurrence - Signature:		Date:

Attachments:

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

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



MAP SOURCE :
CSAA

Scale: 1" = 2200'

February 2008

SITE LOCATION

1310 65th Street
Emeryville, California

Figure 1

Project 6810

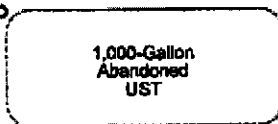


ATTACHMENT 1

ESPRESSO
ROMA

Sidewalk

S-2



S-1

Sidewalk

S-3

65th Street



EXPLANATION:

○ Boring
Location

Scale: 1" = 8'

February 2008



BORING LOCATIONS
1310 65th Street
Emeryville, California

Figure 2

Project 6810

ATTACHMENT 2



TABLE 3

GROUNDWATER SAMPLE RESULTS
1310 65th Street
Emeryville, California

Sample ID	DTW (feet)	TPH-g (ug/L)	TPH-d (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Xylenes (ug/L)	MTBE (ug/L)	TAME (ug/L)	TBA (ug/L)	EDB (ug/L)	1,2-DCA (ug/L)	DIPE (ug/L)	Ethanol (ug/L)	ETBE (ug/L)	Lead (ug/L)
S-3W	8.0 - 9.0	<50.0	82	<0.5	<0.5	<0.5	<0.5	0.64	<0.5	<2.0	<0.5	<0.5	<0.5	<50.0	<0.5	<0.5
ESL (1)		100.0	100.0	1.0	40.0	30.0	20.0	5.0	---	---	0.05	0.5	---	---	---	15.0

Note:

1. Groundwater is a current or potential source of drinking water.




TABLE 2
SOIL SAMPLE RESULTS
1310 65th Street
Emeryville, California

Sample ID	Depth (feet)	TPH-g (mg/kg)	TPH-d (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	MTBE (mg/kg)	TAME (mg/kg)	TBA (mg/kg)	EDB (mg/kg)	1,2-DCA (mg/kg)	DIPE (mg/kg)	Ethanol (mg/kg)	ETBE (mg/kg)	Lead (mg/kg)
S-1@10'	10.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.05	<0.004	<0.004	<0.005	<0.25	<0.005	8.1
S-2@10'	10.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.05	<0.004	<0.004	<0.005	<0.25	<0.005	11
S-3@10'	10.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.05	<0.004	<0.004	<0.005	<0.25	<0.005	6.4
Residential ESL (1)		83.0	83.0	0.044	2.9	3.3	2.3	0.023	---	0.000001	0.00033	0.0045	---	---	---	200.0
Commercial/Industrial ESL (1)		83.0	83.0	0.044	2.9	3.3	2.3	0.023	---	---	0.00033	0.0045	---	---	---	750.0

Note:

1. Shallow soils (<3m bgs), where groundwater is a current or potential source of drinking water.

Depth, Feet	LITHOLOGY		SAMPLE DATA	
	Graphic Log	Description	PID (ppm)	Interval Sample ID
0		Silty clay with trace amounts of sand, light-brown, 20 to 25% silt, 30 to 35% clay, 5 to 10% sand. No odor/staining. Moist.		
10		Silty clay with trace amounts of sand, light-brown, 20 to 25% silt, 30 to 35% clay, 5 to 10% sand. No odor/staining. Wet.	0.0	S-1@10'
		BOTTOM OF BORING @ 10'		
20				
30				
40				
50				


Date Drilled: 1-17-08
 Driller: RSI Drilling
 Drilling Method: Direct-Push
 Logged By: Derek Wong
 Checked By: Peng Leong, PE, #Co39707



**FIELD AND LITHOLOGIC LOG
 FOR SOIL BORING S-1**
 1310 65th Street, Emeryville, California

Project 6810

ATTACHMENT 5

Depth, Feet	LITHOLOGY		SAMPLE DATA		
	Graphic Log	Description	PID (ppm)	Interval	Sample ID
0		Silty clay with trace amounts of sand, light-brown, 20 to 25% silt, 30 to 35% clay, 5 to 10% sand. No odor/staining. Moist.			
10		Silty clay with trace amounts of sand, light-brown, 20 to 25% silt, 30 to 35% clay, 5 to 10% sand. No odor/staining. Wet.			
		BOTTOM OF BORING @ 10'	0.0		S-2@10'
20					
30					
40					
50					

Date Drilled: 1-17-08
 Driller: RSI Drilling
 Drilling Method: Direct-Push
 Logged By: Derek Wong
 Checked By: Peng Leong, PE, #Co39707



**FIELD AND LITHOLOGIC LOG
 FOR SOIL BORING S-2**
 1310 65th Street, Emeryville, California

Project 6810

Depth, feet	LITHOLOGY		SAMPLE DATA	
	Graphic Log	Description	PIV (ppm)	Sample ID
		Silty clay with trace amounts of sand, light-brown, 20 to 25% silt, 30 to 35% clay, 5 to 10% sand. No odor/staining. Moist.		
		Groundwater encountered @ 8-9 feet bgs.		
10		Silty clay with trace amounts of sand, light-brown, 20 to 25% silt, 30 to 35% clay, 5 to 10% sand. No odor/staining. Wet.	0.0	S-3@10'
		BOTTOM OF BORING @ 12'		
20				
30				
40				
50				

Date Drilled: 1-17-08
 Driller: RSI Drilling
 Drilling Method: Direct-Push
 Logged By: Derek Wong
 Checked By: Peng Leong, PE. #Co39707



**FIELD AND LITHOLOGIC LOG
 FOR SOIL BORING S-3**
 1310 65th Street, Emeryville, California

Project 6810

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Steven Plunkett	Title: Hazardous Materials Specialist
Signature: <i>[Signature]</i>	Date: September 19, 2008
Approved by: Donna L. Drogos, P.E.	Title: Supervising Hazardous Materials Specialist
Signature: <i>[Signature]</i>	Date: 09/24/08

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
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB: 9/24/08
Signature: <i>[Signature]</i>	Date: 9/24/08

VIII. MONITORING WELL DECOMMISSIONING

Date Requested by ACEH: --	Date of Well Decommissioning Report: --	
All Monitoring Wells Decommissioned: --	Number Decommissioned: --	Number Retained: --
Reason Wells Retained: No monitoring wells installed or retained.		
Additional requirements for submittal of groundwater data from retained wells: None		
ACEH Concurrence - Signature:	Date:	

Attachments:

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

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

Post-It® Fax Note	7671	Date: 9/24/08	# of pages: 1
To: <i>[Signature]</i>	From: Cherie McCaulou	Co.: DWALB	
Co./Dept.: ACEH	Phone #: 510-383-1767	Phone #: 510 622 2342	
Fax #: 510-337-9335	Fax #: 510 622 2464		

ASSESSOR'S MAP 49

Code Area Nos. 14-005

MAXWELL TRACT 5/21

1540 SCALE: 1" = 50'

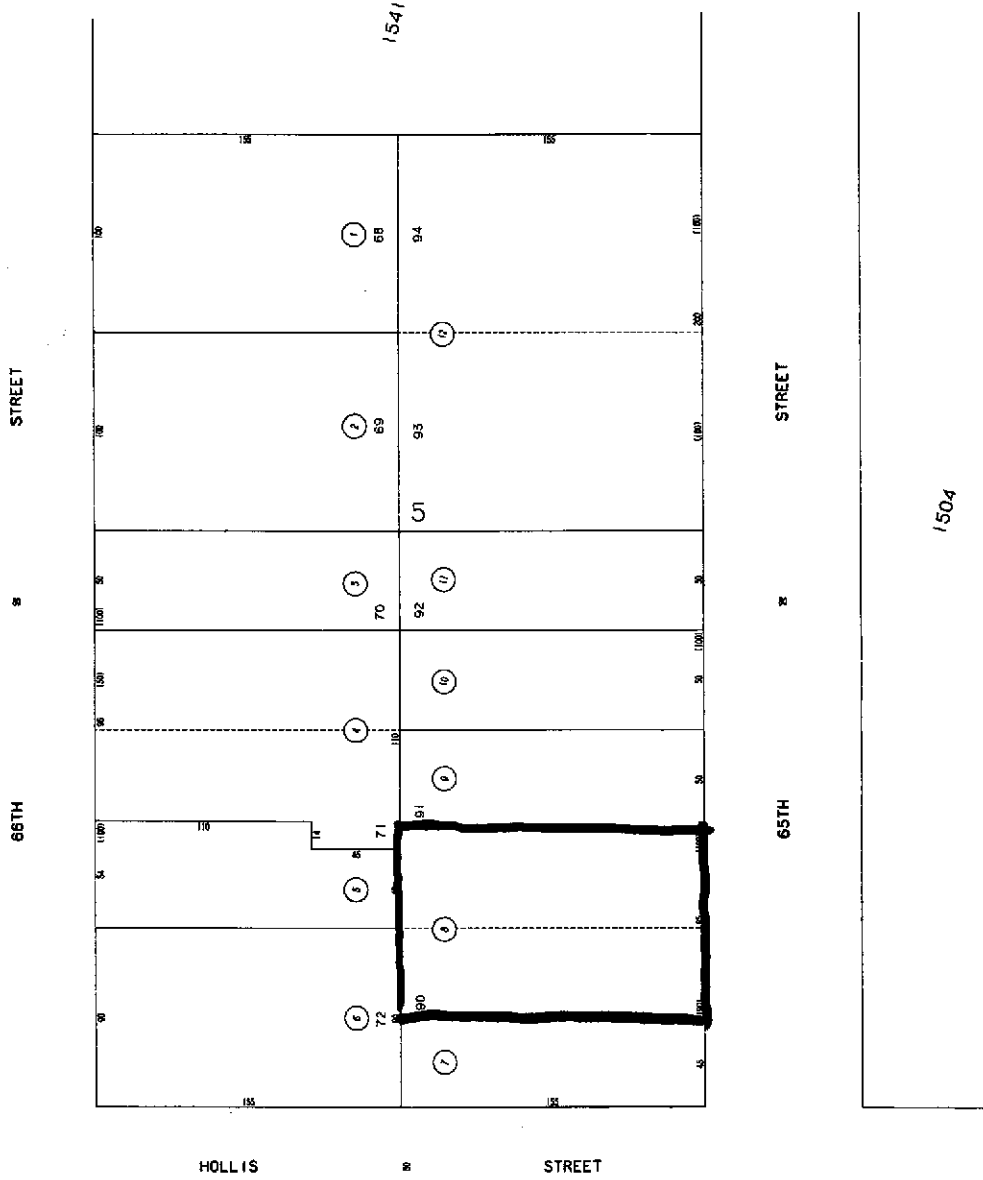
DRAWN: 12-03-02 LL REVISED: 11-08-03 EG

1508

FORMERLY: FOR BLK. 1509

1511

ACM: . SBE: . REF: .



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HPN: 12

IND PG: .