

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0653

July 07, 1998

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

ATTN: Accounts Payable

Standard Brands Paint
4343 San Pablo Ave
Emeryville CA 94608

RE: Project # 2644A - Type M
at 4343 San Pablo Ave in Emeryville 94608

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$1,934.60, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following identifying information on your check:

- project #
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager
Environmental Protection

c: files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#653

May 21, 1998

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

ATTN: Sir Or Madam

Keeper Properties, L L C
600 Montgomery St 16th Floor
San Francisco CA 94111

RE: Project # 2644C - Type A
at 4343 San Pablo Ave in Emeryville 94608

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$1,934.60, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following identifying information on your check:

- project #
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager
Environmental Protection

c: files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0653

May 12, 1998

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

ATTN: Olivia Jacobs

Artesian Environ. Consult
3100 Kerner Blvd. Suite C
San Rafael CA 94901

RE: Project # 2644B - Type A
at 4343 San Pablo Ave in Emeryville 94608

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$484.60, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following identifying information on your check:

- project #
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager
Environmental Protection

c: files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#653

ENVIRONMENTAL HEALTH SERVICES

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

May 12, 1998

Ms. Deborah Midanek
Standard Brands Paint Co.
c/o Jay Alix & Associates
575 Fifth Avenue, 21st Floor
New York, New York 10017

**RE: Former Standard Brands Paint – 4343 San Pablo Avenue, Emeryville, CA 94608
Keeper Store #147 (SLIC #5406)**

Dear Ms. Midanek:

This agency has reviewed the amended risk management plan (RMP) and supporting documents regarding the installation of groundwater monitoring well MW-3 (located on Emery Street). Waterstone Environmental submitted these reports on March 17, 1998 and April 23, 1998 in response to the letter issued by this office on March 12, 1998 concerning case closure for the above referenced site.

The amended risk management plan is acceptable. Since monitoring well MW-3 was installed by Environ for the City of Emeryville, Mr. Ron Gerber of the Emeryville Redevelopment agency has been notified of the presence of monitoring well MW-3 for future Brownfields groundwater monitoring program.

A copy of the recorded risk management plan must be submitted to our office and to City of Emeryville Building and Planning Department prior to issuance of the site closure letter.

If you have any questions concerning this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, EHS
Ravi Arulanantham, San Francisco Bay RWQCB
Claudia Cappio, Planning & Building Dept., 2200 Powell St., 12th Floor, Emeryville, CA 94608
Ron Gerber / Ignacio Dayrit, Redevelopment Agency, 2200 Powell St. 12th Floor
Emeryville, CA 94608
Cliff Davenport, Waterstone Environmental, 2712 Rawson St., Oakland, CA 94619
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#653

March 12, 1998

Ms. Deborah Midanek
Standard Brands Paints
Solomon Asset Management
1981 N. Broadway, Suite 325
Walnut Creek, California 94596

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

RE: Case Closure - Former Standard Brands (STID #5406)
4343 San Pablo Avenue, Emeryville, CA 94608

Dear Ms Midanek:

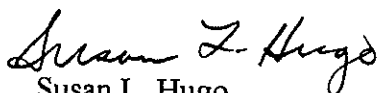
This agency has completed review of the "First Quarter 1998 Monitoring Report and Request for Site Closure", dated March 2, 1998, prepared and submitted by Waterstone Environmental for the above referenced site.

Based on this review, this agency will proceed with site closure provided the following issues are met:

1. The risk management plan submitted with the above mentioned report must include notification of changes in land use to this agency.
2. Proof of recordation of the risk management plan must be submitted.
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.

If you have any questions concerning this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,


Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Environmental Protection Division
Ravi Arulanantham, San Francisco Bay RWQCB
Stephen Hill, San Francisco Bay RWQCB
Cliff Davenport, Waterstone Environmental, 2712 Rawson St., Oakland, CA 94619
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#653

March 2, 1998

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

Ms. Deborah Midanek
Standard Brands Paints
Solomon Asset Management
1981 N. Broadway, Suite 325
Walnut Creek, CA 94596

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

Dear Ms. Midanek:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently received concurrence from the Regional Water Quality Control Board regarding this office determination that no further action is required concerning the removal of two 750 gallon gasoline underground storage tanks (USTs) and two 350 gallon (unknown contents) USTs at the above referenced site.

Please be advised that the groundwater monitoring well (MW-1A) at the site must be properly decommissioned before our agency will issue the "Remedial Action Completion Certification" (closure letter) for the subject site. A report must be submitted documenting the abandonment of the monitoring well. Additionally, you will need to notify this office 72 hours in advance of the well abandonment field activities.

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

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Environmental Protection Division
Stephen Hill, San Francisco Bay RWQCB
Cliff Davenport, 2712 Rawson Street, Oakland, CA 94619
Lyman Lokken, Transamerica Realty Services, 1150 S. Olive Street, Suite 2220
Los Angeles, CA 90015

SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#653

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

February 9, 1998

Stephen Hill
California Regional Water Quality Control Board
2101 Webster Street, Suite 500
Oakland, California 94612

**RE: Case Closure - Former Standard Brands Paint Store (STID # 5406)
4343 San Pablo Avenue, Emeryville, California 94608**

Dear Mr. Hill:

Enclosed is a case closure for your review and sign-off.

Please contact me with any questions at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

Enclosure

c: Dick Pantages, Environmental Health Services / SH/ files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro#653

January 9, 1998

Ms. Deborah Midanek
Standard Brands Paints
Solomon Asset Management
1981 N. Broadway, Suite 325
Walnut Creek, California 94596

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

**RE: Former Standard Brands Paints - 4343 San Pablo Avenue, Emeryville, CA 94608
STID # 5406**

Dear Ms. Midanek:

The Alameda County Department of Environmental Health, Environmental Protection Division (ACDEH) has completed review of the "Fourth Quarter 1997, Monitoring Report" dated December 16, 1997, prepared by Fast-Tek, and submitted undercover letter by Davenport & Associates for the above referenced site.

Based on this review, this agency will recommend the case be considered as a low risk groundwater case for closure. ACDEH concurs that adequate source removal and remediation have been completed and will proceed with closure for the four underground storage tanks removed at the subject property. Further groundwater monitoring is not required at this time. A case closure summary will be prepared and has to be reviewed by two LOP staffs. After the UST closure summary is approved by the staff, it will be submitted to Regional Water Quality Control Board for concurrence with our recommendation that no further work is required regarding the four underground storage tanks removed from the site.

You will receive a letter from our office requesting that monitoring well MW-1A at the site be properly decommissioned after the case closure summary has been approved by the RWQCB. The final closure letter (Remedial Action Completion Certification) for the USTs will be issued by this office after the well have been properly decommissioned. In addition, the remaining wells at the site should be decommissioned after site closure requirements have been met and a closure letter with respect to TPH as mineral spirits, naphthalene and VOCs found at the site have been issued by this agency and RWQCB.

Please call me at (510) 567- 6780 if you have any questions concerning this letter or the subject site.

Sincerely,

A handwritten signature in cursive script that reads "Susan L. Hugo".

Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Environmental Protection Division / SH / files
Stephen Hill, San Francisco Bay RWQCB
Clifton Davenport, 2712 Rawson Street, Oakland, CA 94619

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



R0653

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

August 27, 1997

Mr. Lyman Lokken
Transamerica
Realty Services, Inc.
1150 South Olive St., Suite 2220
Los Angeles, California 90015

**RE: Project # 2644 A - Type M (STID # 5406)
at the Keeper Store # 147 (former Standard Brands Paints)
4343 San Pablo Avenue, Emeryville, CA 94608**

Dear Mr. Lokken:

Our records indicate the deposit / refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$3290.00 payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently at \$ 94 per hour.

Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address (see RE: line above).

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

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Ariu Levi, Program Manager
Leslie Peters - Deposit / Refund Program
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0653

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

August 27, 1997

Ms. Olivia Jacobs
Artesian Environmental Consultants
3100 Kerner Blvd. Suite C
San Rafael, CA 94901

**RE: Project # 2644 B - Type R (STID # 5406)
at the Standard Brands Paints - 4343 San Pablo Avenue, Emeryville, CA 94608**

Dear Ms. Jacobs:

Our records indicate the deposit / refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$282.00 payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently at \$ 94 per hour.

Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address (see RE: line above).

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

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Ariu Levi, Program Manager
Leslie Peters - Deposit / Refund Program
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 653

June 26, 1997

STID 5406

Mr. Lyman Lokken

Transamerica Realty Services, Inc.

Standard Brands Paint Liquidating Property Trust

1150 South Olive Street, Suite 2220

Los Angeles, California 90015

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

RE: Former Standard Brands - 4343 San Pablo Avenue, Emeryville, CA 94608

Dear Mr. Lokken:

The Alameda County Department of Environmental Health, Environmental Protection Division has completed the review of "Additional Site Characterization and Risk Assessment Report", dated June 18, 1997, prepared and submitted by McLaren Hart for the above referenced site. The report recommends closure or no further action status for the site.

The Department concurs that the site does not pose a risk to human health or the environment, based on a risk evaluation conducted for a *commercial scenario*. No further remedial activities (soil or groundwater remediation) is required at the site. However, due to the presence of residual soil and groundwater contamination on-site, a comprehensive risk management plan is required.

A draft copy of the risk management plan including the condition that the existing UST will be closed as per Title 23 requirements was submitted today via fax to this Department. This management plan is still pending final approval by this office. Information in the risk management plan must be included as part of the property deed and proof of recording this information should be submitted to this Department.

Also, this Department requires that groundwater sampling of monitoring well, MW3 be conducted at a quarterly frequency for a minimum of one year. The groundwater samples should be analyzed for TPH, naphthalene, and for VOC's. At the end of one year, if the concentrations remain stable or show a decrease, then this Department will recommend closure for the referenced site.

If you have any questions, you may reach me at (510) 567-6764

Sincerely,

Susan Hugo FOR

Susan Hugo

Hazardous Material Specialist

C: Cliff Davenport, McLaren/Hart, Inc. 1135 Altantic Avenue, Alameda, CA - 94501