

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Handwritten signature or initials.

October 12, 2006

ENVIRONMENTAL HEALTH SERVICES

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

Mr. Martin Samuels
Green City Lofts
4048 Adeline St., Emeryville, CA 94608

Mr. Terry Turner
Dunne Quality Paints
707 Glenside Circle
Lafayette, CA 94599

Dear Messrs. Samuels and Turner:

Subject: Fuel Leak Case No. RO0000073, Former Dunne Quality Paints, 1007 41st. St., Oakland, CA 94608

Alameda County Environmental Health staff has reviewed reports prepared by Clayton Group Services and reports for the neighboring properties; Oakland National Engravers (ONE) located at 1001 42nd St. Oakland and the Oak Walk Property, located between 40th, 41st Streets and San Pablo Ave, Emeryville. These reports indicate that releases of mineral spirits from both the former Dunne Quality Paints and 1001 42nd Street (ONE) have commingled and impacted down-gradient properties including the Ennis Property at 1069 41st St., Emeryville and the Oak Walk property. It appears that mineral spirits releases from underground tank releases from both former Dunne Paints and Oakland National Engravers have migrated beneath these down-gradient properties via buried stream channels. Up to 4,900 ppm TPH as mineral spirits (TPHms) in soil and up to 49,000 ppb TPHms in groundwater was detected in borings on the Ennis property. Based upon these results, additional investigation/remediation is required on the Ennis properties. As you may be aware, the Oak Walk property has proposed to remediate and develop their site independently. Though no further action is required on your site, additional work is needed to address off-site contamination. We request that you address the following technical comments and submit the technical reports requested below.

TECHNICAL COMMENTS

1. **Off-site Plume Characterization-** We request that you and the property owner of the former ONE (by copy of this letter) work co-operatively together to further investigate the groundwater contaminant plume down gradient of your properties. Initially, the plume must be defined and monitored. We recommend that you examine existing data from off-site properties while preparing your work plan. Note that groundwater sampling beyond the Oak Walk property boundary appears necessary to delineate the releases. Please provide a work plan to determine the extent of the hydrocarbon plume as requested below. We request that you immediately pursue any off-site access agreements that you may need to complete your investigation activities.

Groundwater Monitoring- A groundwater monitoring program must be initiated to determine the extent and stability of the plume. Please submit a co-operative and

collaborative work plan for monitoring well(s) installation upon completion of plume delineation.

2. **Coordinated Groundwater Monitoring of All Sites-** We request that groundwater monitoring of your wells be coordinated with that of the ONE, Celis, and Oak Walk properties. This request is also made of the ONE, Celis, and Oak Walk properties by copy of this letter.
3. **Request for Corrective Action Plan (CAP)-** After you have completed plume delineation, we request that you provide a Corrective Action Plan for the off-site petroleum impacts from your sites. Your CAP shall include an assessment of impacts of the release to human health and the environment, a feasibility study which examines at least three alternatives besides natural attenuation, for restoring or protecting the beneficial uses and proposes applicable cleanup levels. A joint CAP will be required from Green City and ONE. In an effort to expedite your CAP, please provide a list of properties with their APN, property owner name, mailing address and map showing the location of each property which is or may be affected by the petroleum release from your sites and which might have direct or indirect impacts from the proposed corrective actions

TECHNICAL REPORT REQUEST

- **November 13, 2006-** Work plan for off-site plume characterization (joint submittal with ONE).
- **60 days after approval of Work Plan for Evaluation of Neighboring Properties-** Work Plan for monitoring well installation and CAP for off-site impacts due to mineral spirits releases, (joint submittal with ONE).
- **60 days after approval of Work Plan for Evaluation of Neighboring Properties-** List of neighboring properties, owners, addresses and parcel map for public notification for CAP for off-site impacts.

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Please do not submit reports as attachments to electronic mail. Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of

monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information at (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at barney.chan@acgov.org.

We note your reports have not been submitted electronically to the Geotracker database. Please submit all reports to date since the compliance date of July 1, 2005 immediately.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

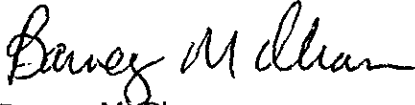
If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement

Messrs. Samuels and Turner
October 12, 2006
Page 4 of 4

including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: files, D. Drogos

Mr. Jon Rosso, Clayton Group Services, A Bureau Veritas Company, 6920 Koll Center Parkway, Suite 216, Pleasanton, CA 94566

Mr. Edward Kozel, 20 Oak Knoll Drive, Healdsburg, CA, 95448-3108

Mr. David Russell, The Grow Group, Pan American Building, 200 Park Ave., New York, NY 10166

Ms. Deborah Castles, AEGIS, 130 Webster St., Suite 200, Oakland, CA 94607

Mr. Peter Schellinger, Bay Rock Residential, LLC, 5801 Christie Ave., Suite 455 Emeryville, CA 94608

Mr. John Tibbetts, 4097 San Pablo Ave., Emeryville, CA 94608

Mr. Ignacio Dayrit, City of Emeryville, 1333 Park Ave., Emeryville, CA 94608

Mr. Constantino Cellis, c/o Mr. Ignacio Dayrit, City of Emeryville, 1333 Park Ave., Emeryville, CA 94608

Mr. John Cavanaugh, ERM, 1777 Botelho Drive, Suite 260, Walnut Creek, CA, 94596

Mr. George Muehleck, URS Corporation, 1333 Broadway, Suite 800, Oakland, 94612

Mr. Dave Ennis, P.O. Box 10985, South Lake Tahoe, CA 96158-3985

Mr. Dai Watkins, The San Joaquin Co. Inc., 1120 Hollywood Ave., Suite 3, Oakland, CA 94602

Mr. Xingang Tong, 464 19th St., Suite 206, Oakland, CA 94612

Mr. Robert Kitay, ASE, 208 W. El Pintado Road, Danville, CA, 94526

Mr. John Wolfenden, SFRWQCB



2073

Alameda County
NOV - 8 2005
Environmental Health

November 7, 2005

Mr. Barney Chan
Hazardous Materials Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Clayton Project No. 70-03365.04

**Subject: Meeting on September 8, 2005
Former Dunne Paints
Emeryville, California**

Dear Mr. Chan:

Green City Lofts LLC (GCL) and Clayton Group Services, Inc., a Bureau Veritas Company (Clayton) appreciated the opportunity to meet with you, Donna, and the representatives of the Oakland National Engravers (ONE) site on September 8, 2005 to discuss your letter dated July 26, 2005. As you know, GCL has completed all required on-site investigation and remediation at its property and is in the final stages of redevelopment of the property as a residential condominium project. On the other hand, the adjacent ONE site, which was a similar paint factory with similar types of contamination, continues to investigate its property and has not completed delineation of contamination or remediation.

As we discussed during our meeting with you, the July 26th letter requests that GCL submit an evaluation of existing data and submittal of a workplan for additional off-site characterization, remediation and groundwater monitoring. However, because of the current disparity in completeness of site characterization and cleanup efforts between GCL and ONE (as well as other nearby sites), we believe it is neither reasonable nor appropriate for Alameda County Health Care Services (ACHCS) to make these further requests of GCL alone at this time.

To reiterate our discussion, ACHCS will allow GCL to defer responding to your letter until, at the least, the investigations at the adjacent ONE Site (former Boysen Paint facility) have been completed. Once the nature and extent of contamination at and emanating from the ONE site is sufficiently characterized, ACHCS may request both GCL and ONE (and perhaps other nearby regional site owner/operators) to jointly respond to the requested items in your letter of July 26, 2005. In the meantime, GCL will not seek final closure from

Clayton Group Services, Inc.

A Bureau Veritas Company
6920 Koll Center Parkway, Suite 216
Pleasanton, California 94566

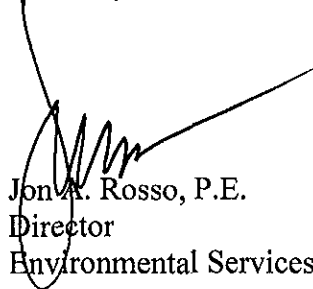
Main: (925) 426-2600
Fax: (925) 426-0106
www.us.bureauveritas.com



ACHCS with respect to off-site issues associated with the now-remediated on-site issues at the GCL site until ONE, and possibly other necessary sites in the regional area, have completed necessary investigative and/or remedial work.

We appreciate your continued assistance in this matter. If you have any questions or comments, please do hesitate to contact us at (925) 426-2600.

Sincerely,



Jon A. Rosso, P.E.
Director
Environmental Services

Enclosures

cc: Martin Samuels, Green City Lofts, LLC
Matt Oliver, Green City Lofts, LLC
Jon Benjamin, Esq., Farella Braun & Martel, LLP
Tom Trapp, Esq.
Robert Kitay, ASE

**Alameda County Department of Environmental Health
Hazardous Materials Division**

Meeting Attendees

Subject Green City / Dunne Paint / ONE
 Date 9/8/05
 Location Ro 73 1007 4th St St
 Ro 79 1001 42nd St

	<u>Name</u>	<u>Affiliation</u>	<u>Phone # / FAX #</u>
1	<u>Barney Chan</u>	<u>ACEH 1007 42nd St</u>	<u>567-6765 / 510-337-9335</u>
2	<u>Donna Drogas</u>		<u>567-6721 / "</u>
3	<u>MARTIN JAMES GCL</u>		<u>510-59711360</u>
4	<u>Jon Benjamin</u>	<u>GCL (PARELLA BLAUN & MARTEL)</u>	<u>415-954 / 4971</u>
5	<u>Jon Rosso</u>	<u>Clayton</u>	<u>925 426 / 2600</u>
6	<u>TIM BODKIN</u>	<u>"</u>	<u>925 426 / 2600</u>
7	<u>Robert Kitay</u>	<u>ASE</u>	<u>925 820 / 9391</u>
8	<u>Tom Trapp</u>	<u>Bong Offin Louis Trapp (Kozel)</u>	<u>415 228 / 5400</u>
9			<u>/</u>
10			<u>/</u>
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9/8/05 Green City / Dunne Point

NOTES ON 9/8/05 meeting w/ Green City & ONE

- All sites requested to work cooperatively & share info
- All sites have been requested to characterize, define their site & are at varying stages
- OakWalk & Celis will be generating data down gradient of Ennis property & can augment the requested data of Green City.
- Recommended the use of a SCAM and offer hypothesis and work to confirm the hypothesis
- J. Rosso offered his hypothesis of contaminant migration
- Imminent closure for Green City not seen w/i 60-90 days, therefore, they chose to wait for ONE to "catch up" w/ their investigation & then collaborate w/ defining work offsite (Ennis property).
- Cal Linen not ID'ed or currently suspected as contributor to offsite releases to preferential pathways
- CAP process would include evaluation of cleanup standards / risk assessment & would be open for public (Mr Ennis et al) comment.
- ONE "likely" a RP for down-gradient investigation

Mr. Samuels correct address: 3675 Delmont Ave., Oakland 94605

- Additional RPs will be identified to be included in NORs
- Reminded that all data SIB on Geotracker (7/1/05) on & also to County web site
- clarification: letter requesting all sites to cooperate should be issued in the future & all letters cc to interested parties (besides RPs)

From: Jon Rosso [JRosso@claytongrp.com]
Sent: Friday, August 12, 2005 12:05 PM
To: Chan, Barney, Env. Health
Cc: Drogos, Donna, Env. Health; JBenjamin@fbm.com; martin@greencitygroup.com
Subject: RE: Meeting Former Dunne Paint

Dear Barney,
Clayton, on behalf of GreenCity Lofts LLC, again requests a meeting with your office to discuss your letter dated July 26, 2005. As requested, the purpose of the meeting would be to cover the following agenda items:

Clarification of your technical comments and conceptual model.

Duration of requested groundwater monitoring.

Alameda County's position on the role of other potentially responsible parties in responding to these technical comments.

Identification of a clear path for closure of the Former Dunne Paint UST case.

Identification of appropriate risk based criteria for evaluation of soil and groundwater data.

Assistance from Alameda County in gaining access to private property for the investigations and for installation of wells.

Time frame for case closure.

We believe that this meeting is very important. During our last meeting, Alameda County agreed to raise the case closure issues with the RWQCB and to have a follow-up meeting with GreenCity Lofts before any letter was issued. GreenCity Lofts very much appreciated your efforts with RWQCB to try resolve the closure issues; however, they were dismayed to receive your letter dated July 26, 2005, particularly given that the other potentially responsible parties were not given the same directive. GreenCity Lofts is not prepared to respond to your letter without a meeting with your office (including Donna and Ariu) and, if necessary, the RWQCB caseworker. At this point, we are available to meet on August 26th or the following week.

I look forward to hearing from you. If you have any questions, please call me at 925-426-2676. Sincerely, Jon Rosso

>>> "Chan, Barney, Env. Health" <barney.chan@acgov.org> 8/9/2005

>>> 11:18:10 AM >>>

Gentlemen:

I have spoke with Donna Drogos, my supervisor, regarding your request for a meeting. She is hesitant to meet without a specific agenda. She feels that our 7/26/05 letter was specific in its request and was written after County discussion with Mr. John Wolfenden of the Water Board where we presented your position and accomplishments on the former Dunne Paint site. We did not and have not rule out that the former Boysen Paint (now ONE) site is also a source of the off-site contamination. However, ONE is still in the investigation phase of their release and will be given the time to complete this work before our agency renders an opinion as to their responsibility for impacts to the Ennis, Oak Walk et al properties. If you would like to discuss the matter, you may contact me at 510-567-6765 or I can arrange a convenient time to teleconference with Donna. FYI, Ariu Levi, our Chief is currently on vacation and returns on August 22, 2005.

Sincerely,

Barney Chan

-----Original Message-----

From: Jon Rosso [mailto:JRosso@claytongrp.com]
Sent: Monday, August 08, 2005 12:39 PM
To: Chan, Barney, Env. Health
Cc: JBenjamin@fbm.com; martin@greencitygroup.com
Subject: Meeting Former Dunne Paint

Barney.

GreenCity Lofts would like to have a meeting with your office on either August 24, 25, or 26th to discuss your letter dated July 26, 2005 regarding Case R00000073. Please confirm as soon as possible. Thanks, Jon (925) 426-2676.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

July 26, 2005

Mr. Martin Samuels
Green City Lofts
~~4048 Adeline St., Emeryville, CA 94608~~

Mr. Terry Turner
Dunne Quality Paints
707 Glenside Circle
Lafayette, CA 94599

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

Dear Messrs. Samuels and Turner :

Subject: Toxics Case RO0000073, Former Dunne Quality Paints, 1007 41st. St.,
Oakland, CA 94608

Alameda County Environmental Health staff has received and reviewed the *April 19, 2005 Investigation at Ennis Property* report for the subject site prepared by Clayton Group Services. As you are aware, this report is a soil and groundwater investigation performed on the Ennis Property, 1069-1073 41st St., Emeryville. It attempts to evaluate the extent of mineral spirits contamination on this site and determine the likelihood of this contamination coming from up-gradient properties, such as the former Dunne Quality Paints. A site conceptual model of the release from the former Dunne Paints property has mineral spirits releases from this site impacting and following a buried gravel channel which travels across Adeline St., beneath the Ennis property and perhaps beyond. Borings up-gradient and adjacent to the original boring on the Ennis property observed a permeable sandy-gravel zone at approximately 11-13' below ground surface (bgs) impacted with varying concentrations of mineral spirits. Up to 4,900 ppm TPH as mineral spirits (TPHms) was detected in soil samples and up to 49,000 ppb TPHms was detected in groundwater. These results are consistent with the described site conceptual model. Based upon these results, additional investigation is required. Our office requests that you address the following technical comments and submit the technical reports requested below.

TECHNICAL COMMENTS

1. Free product and highly contaminated soil and groundwater should be considered for remediation to the extent possible.
2. The groundwater contaminant plume must be defined and monitored. Because it appears that contamination is moving through narrow lenses of permeable material additional investigation is needed to determine the flow path of the plume and estimate potential impact to receptors. We recommend that you examine existing data from off-site properties in making this determination.
3. A monitoring program must be initiated to determine the stability of the plume. Please submit a work plan for monitoring well(s) installation.

July 26, 2005
Messrs. Samuels and Turner
RO0000073
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TECHNICAL REPORT REQUEST

- August 29, 2005- Evaluation report for existing data.
- August 29, 2005- Work plan for additional off-site characterization, remediation and groundwater monitoring.

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. Title 23, CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from petroleum UST system, and require your compliance with this request.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

July 26, 2005
Messrs. Samuels and Turner
RO0000073
Page 3

Please contact me at 510-567-6765 with questions.

Sincerely,



Barney M.Chan
Hazardous Materials Specialist

C: files, D. Drogos, A. Levi

Mr. Jon Rosso, Clayton Group Services, 6920 Koll Center Parkway, Suite 216,
Pleasanton, CA 94566

Mr. Edward Kozel, 20 Oak Knoll Drive, Healdsburg, CA, 95448-3108

Mr. Peter Schellinger, Bay Rock Residential, LLC, 5801 Christie Ave., Suite 455
Emeryville, CA 94608

Mr. John Tibbetts, 4097 San Pablo Ave., Emeryville, CA 94608

Mr. Ignacio Dayrit, City of Emeryville, 1333 Park Ave., Emeryville, CA 94608

Mr. Dave Ennis, P.O. Box 10985, South Lake Tahoe, CA 96158-3985

Mr. Dai Watkins, The San Joaquin Co. Inc., 1120 Hollywood Ave., Suite 3,
Oakland, CA 94602

Mr. Xingang Tong, 464 19th St., Suite 206, Oakland, CA 94612

Mr. Robert Kitay, ASE, 208 W. El Pintado Road, Danville, CA, 94526

Mr. John Wolfenden, SFRWQCB

7_25_05 1007 41st

RO 73

6920 Koll Center Parkway
Suite 216
Pleasanton, CA 94566
925.426.2600
Fax 925.426.0106



May 16, 2005

Barney Chan
ALAMEDA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Clayton Project No. 70-03365.04

Subject: Meeting Request
Former Dunne Paint Facility
1007 41st Street in Oakland/Emeryville and
4050 Adeline Street in Emeryville, California

Dear Mr. Chan:

Clayton Group Services, Inc. (Clayton) and Green City Lofts, LLC (GCL) are requesting a meeting with the Alameda County Environmental Health, Local Oversight Program (LOP) to discuss regulatory closure for the above referenced subject property. We appreciate your help in this matter and look forward to our meeting. Please contact me at (925) 426-2676 to identify a convenient time for this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Rosso", written over a horizontal line.

Jon A. Rosso, P.E.
Director
Environmental Services

cc: Matt Oliver, Green City Lofts, LLC
Martin Samuels, Green City Lofts, LLC
Jon Benjamin, Farella, Braun + Martell

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

January 28, 2005

Mr. Martin Samuel
Green City Corp.
3675 Del Monte Ave.
Oakland, CA 94605

Dear Mr. Samuel:

Subject: Fuel Leak Case RO0000073, Dunne Quality Paints, 1007 41st St., Oakland,
CA 94608

Alameda County Environmental Health, (ACEH) (LOP) staff has reviewed the January 27, 2005 Workplan Addendum for Offsite Investigation at Ennis Property, prepared by Clayton Group Services. The work plan responds to the County's December 29, 2004 letter. This investigation proposes the drilling of two transects of three (3) borings each, one adjacent to the Ennis boring and one half way between Adeline St. and the Ennis boring. Sampling conditions remain the same as stated in the November 22, 2004 Clayton report. Soil samples will be collected at four-foot intervals until groundwater is encountered for logging, screening and potential chemical analysis. Both soil and groundwater samples will be analyzed for TPH as mineral spirits. However, the locations of the borings will now be on approximate 10-12' centers and the transect nearest the former Ennis boring will be west of this boring because of physical constraints.

Our office approves the work plan. Please notify our office 72 working hours prior to performing this investigation.

You may contact me at 510-567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos
Mr. Timothy Bodkin, Clayton Group Services, 6920 Koll Center Parkway, Suite 216,
Pleasanton, CA 94566
Mr. David Ennis, P.O. Box 10985, So. Lake Tahoe, CA 96158-3985
Mr. Peter Schellinger, Bay Rock Residential LLC, 5801 Christie Ave., Suite 455,
Emeryville, CA 94608
Mr. Dai Watkins, The San Joaquin Company, 1120 Hollywood Ave., Suite 3,
Oakland, CA 94602-1459
Mr. Edward Kozel, 20 Oak Knoll Drive, Healdsburg, CA 95448
Mr. Robert Kitay, ASE, 208 W. El Pintado Road, Danville, CA 94526
Mr. Donald Miller, California Linen, 989 41st St., Oakland, CA 94608

1_28_05 1007 41st

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

December 29, 2004

Mr. Martin Samuel
Green City Corp.
3675 Del Monte Ave.
Oakland, CA 94605

ENVIRONMENTAL HEALTH SERVICES

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

Dear Mr. Samuel:

Subject: Fuel Leak Case RO0000073, Dunne Quality Paints, 1007 41st St., Oakland,
CA 94608

Alameda County Environmental Health, (ACEH) (LOP) staff has reviewed the November 22, 2004 Request for Regulatory Case Closure prepared by Clayton Group Services including the work plan for investigation on the Ennis property, 1069 41st St.. This investigation proposes the drilling of two transects of three (3) borings each, one adjacent to the Ennis boring and one half way between Adeline St. and the Ennis boring. Soil samples will be collected at four-foot intervals until groundwater is encountered for logging, screening and potential chemical analysis. Both soil and groundwater samples will be analyzed for TPH as mineral spirits.

Our office approves the work plan, with the following technical comments.

- To determine whether the preferential pathway identified, ie gravel channel, is the source of contamination reported on the Ennis property and to validate the initial contamination reported there, our office recommends that the distance between borings be no larger than the smallest observed width of the channel found beneath the Dunne Paints property. The width of the transect (ie the number of borings) must account for a potential meandering streambed. In addition, a boring should be located close enough to the Ennis boring so as to replicate the initial findings. The requested investigation is necessary to support a reasonable conclusion to the off-site contamination question. Please have your revision of boring locations approved prior to performing this work.
- By copy of this letter, Mr. Ennis is requested to allow reasonable access to your consultant to perform the approved work. Please notify our office of any access problems.

You may contact me at 510-567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

December 29, 2004
Mr. Martin Samuel
RO0000073, Dunne Quality Paints, 1007 41st St., Oakland
Page 2

C: B. Chan, D. Drogos

Mr. Jon Rosso, Clayton Group Services, 6920 Koll Center Parkway, Suite 216,
Pleasanton, CA 94566

Mr. David Ennis, P.O. Box 10985, So. Lake Tahoe, CA 96158-3985

Mr. Peter Schellinger, Bay Rock Residential LLC, 5801 Christie Ave., Suite 455,
Emeryville, CA 94608

Mr. Dai Watkins, The San Joaquin Company, 1120 Hollywood Ave., Suite 3,
Oakland, CA 94602-1459

Mr. Edward Kozel, 20 Oak Knoll Drive, Healdsburg, CA 95448

Mr. Robert Kitay, ASE, 208 W. El Pintado Road, Danville, CA 94526

Mr. Donald Miller, California Linen, 989 41st St., Oakland, CA 94608

12_28_04 1007 41st

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

December 21, 2004

Mr. Martin Samuel
Green City Corp.
3675 Del Monte Ave.
Oakland, CA 94605

Dear Mr. Samuel:

Subject: Fuel Leak Case RO0000073, Dunne Quality Paints, 1007 41st Street,
Oakland, CA 94608

Alameda County Environmental Health (ACEH) staff has reviewed the November 22, 2004 Third Quarter 2004 Groundwater Monitoring Results and the November 22, 2004 Request for Regulatory Case Closure prepared by Clayton Group Services. Based upon the groundwater monitoring results, no further work on the referenced site will be required by our office.

It appears that petroleum releases from the Oakland National Engravers (ONE) fuel leak site at 1001 42nd Street have commingled with that of Dunne Quality Paints. To determine the potential impact on yours and other down-gradient sites from the petroleum release from ONE, we request that you continue to take groundwater elevation readings from your wells until a reliable gradient is determined. We are aware that the gradient determined in your Third Quarter 2004 monitoring report is the first gradient measurement since discontinuing groundwater extraction at your site.

As discussed, an additional off-site investigation on the Ennis property (1069 41st Street) is necessary to determine the source of reported petroleum contamination at that site. In addition, the investigation will help determine if up-gradient sources (Dunne Paints, ONE et. al.) are the sources of contamination found on the Ennis property. A work plan for off-site investigation on the Ennis property has been submitted by Clayton Group Services. Once your investigation work is complete and the off-site contamination issue resolved, case closure will be recommended for your site.

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

December 21, 2004
Mr. Martin Samuel
RO0000073
Page 2

C: B. Chan, D. Drogos

Mr. Jon Rosso, Clayton Group Services, 6920 Koll Center Parkway, Suite 216,
Pleasanton, CA 94566

Mr. David Ennis, P.O. Box 10985, So. Lake Tahoe, CA 96158-3985

Mr. Peter Schellinger, Bay Rock Residential LLC, 5801 Christie Ave., Suite 455,
Emeryville, CA 94608

Mr. Dai Watkins, The San Joaquin Company, 1120 Hollywood Ave., Suite 3,
Oakland, CA 94602-1459

Mr. Edward Kozel, 20 Oak Knoll Drive, Healdsburg, CA 95448

Mr. Donald Miller, California Linen, 989 41st St., Oakland, CA 94608

12_21_04 1007 41st

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
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October 14, 2004

Mr. Martin Samuel
Green City Corp.
3675 Del Monte Ave.
Oakland, CA 94605

Dear Mr. Samuel:

Subject: Fuel Leak Case RO0000073, 1007 41st St., Oakland, CA 94608

Alameda County Environmental, Local Oversight Program (LOP) staff has received and reviewed the May 18, 2004 Preferential Pathway/Utility Survey Former Dunne Paint Facility prepared by Clayton Group Services and determined that additional information is necessary to progress towards case closure. We have the following observations and technical comments, which we request you address.

TECHNICAL COMMENTS

1. It appears that the gravel zones and possibly the sanitary sewers have acted as preferential pathways for contaminant migration from this site. The width of the gravel zone varies from 6 to 10' and its depth varies from a few feet to >15 feet as observed in CW-2. Mineral spirits has been detected by chemical analysis and by odor in the gravelly soils on and off-site. In the other areas of the site with much less gravel and sand, contamination does not appear to migrate significantly. The dewatering activities and excavation at the site have removed contamination within the permeable zone and no further on-site remediation is anticipated.
2. The reported detection of petroleum contamination in a boring on the neighboring property, 1069-1073 41st St., owned by Mr. Dave Ennis is creditable. Clayton's Phase I Environmental Site Assessment did not identify any RECs (Recognized Environmental Concerns) on the Ennis property. Because of the boring's location relative to the identified gravel zone, is it reasonable that the observed petroleum contamination migrated from the former Dunne Paint facility. Therefore, prior to consideration of site closure of the former Dunne facility, the extent of contamination from this site must be determined. Please prepare a work plan to determine the lateral and vertical extent of this contamination. We recommend you contact Mr. Ennis and any others to arrange site access. We anticipate your work plan include a fairly tight transect of borings given the narrow width of the gravel zone and the collection of depth discrete soil and groundwater samples.

Please submit your soil and groundwater investigation work plan to our office by November 15, 2004.

1073 ✓

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925.426.2600
Fax 925.426.0106

Alameda County

NOV 23 2004



Barney Chan

November 22, 2004

Mr. Barney Chan
Hazardous Materials Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Clayton Project No. 70-03365.04

**Subject: Request for Regulatory Case Closure
Former Dunne Paint Facility
1007 41st Street in Oakland/Emeryville and
4050 Adeline Street, Emeryville, California**

Dear Mr. Chan:

On behalf of Green City Lofts (GCL), enclosed please find Clayton Group Services' (Clayton's) request for regulatory case closure, the groundwater monitoring report for Third Quarter 2004, and the workplan responding to your request for additional offsite investigation at the Ennis property, located at 1069-1073 41st Street in Emeryville, California. Clayton is requesting at this time regulatory case closure for the on-site issues regarding the Former Dunne Paint property, on the basis of the successful completion of the onsite remedial activities performed to date, as well as the non-detect analytical results observed in downgradient monitoring wells (CW-1 through CW-3) over the past several quarters. Non-detect analytical results for total petroleum hydrocarbons-mineral spirits (TPH-ms) were observed in Well CW-1 during the past three (3) quarterly groundwater monitoring events. Non detect analytical results for TPH-ms were also observed in Wells CW-2 and CW-3 during the past four (4) quarterly groundwater monitoring events. On-site closure by the ACHCS LOP is warranted at this time and is critical to facilitate the redevelopment of the Site by its current owner, GCL.

Based upon the Alameda County Environmental Health Services Local Oversight Program (LOP) October 14, 2004 letter, which provided technical comments regarding Clayton's Preferential Pathway/Utility Survey report dated May 18, 2004 for the Former Dunne Paint Facility, Clayton understands that the LOP requires additional information from the Ennis property in order for the Former Dunne Paint Facility to achieve complete case closure. Due to impacted conditions reportedly observed in the earlier Ennis boring and its location relative to identified gravel zones along Adeline Street, additional offsite investigation will be conducted within the Ennis property as you requested, subject to Clayton being reasonably able to arrange the necessary access with Mr. Ennis. In

Mr. Barney Chan
Alameda County Health Care Services
November 22, 2004

Page 2
Clayton Project No. 70-03365.04

undertaking this work, however, we reiterate our belief that, based on the results of site investigations and groundwater flow direction, this follow-up investigative work should be the shared responsibility of the current owners of the Dunne Paint Site and the adjacent One Color Site and we plan to seek cost recovery from One Color's owner as appropriate. GCL reserves all of its rights with respect to these issues.

The purpose of the additional offsite investigation will be to evaluate the extent of impacted soil and groundwater within the Ennis property that may have migrated from the Former Dunne Paint Facility or other facilities, such as One Color. The scope of work will consist of drilling two (2) transects of soil borings, which will include a total of six (6) soil borings within the Ennis property, as shown on the attached figure. The borings will be advanced for soil and grab groundwater sampling purposes. Each transect will be positioned in a north-south orientation. One transect will include three (3) soil borings and will be drilled adjacent to the Ennis boring. The other transect include three (3) soil borings and will be positioned at a location halfway between the Ennis boring and Adeline Street. The borings will be drilled to an approximate depth of 15 feet or terminated when first groundwater is encountered. Drilling of the soil borings will be accomplished with a truck-mounted and/or limited access drilling rig using direct push methods. Drilling activities will be performed by an experienced drilling company under subcontract to Clayton. Drilling operations will be supervised by experienced field personnel under the oversight of a CA-licensed Clayton geologist. Arrangements for site access will be made with Mr. David Ennis prior to conducting the investigation. We would appreciate it if you would let Mr. Ennis know that we are undertaking this work at your request and that you ask him to work with Clayton expeditiously to arrange reasonable access to do this work.

The soil borings will be drilled and sampled for chemical analytical and lithologic logging purposes. The borings will be continuously sampled throughout their entire depths. Soil samples will be obtained with a coring system for the purposes of soil classification, headspace testing, and laboratory analyses. Soil samples for chemical analyses will be obtained from each coring interval at approximate depths of 4, 8, 12, and 15 feet bgs. Selection of soil samples for chemical analyses will also be dependent on photoionization detector (PID) readings and field screening observations (i.e., discoloration, odor, sheen) noted during each coring interval. Recovered soil samples will be examined for soil classification and be described on detailed boring logs in general conformance with the Unified Soil Classification System. Additional lithologic descriptions and drilling information will also be recorded on the boring logs.

Upon sample recovery, the soil samples will be appropriately prepared for transport to the analytical laboratory. The ends of the sample tubes will be covered with Teflon tape and sealed with airtight plastic caps. The sample tubes will then be labeled with the project name, project number, boring number, sample depth, sampling date/time of sampling,

Mr. Barney Chan
Alameda County Health Care Services
November 22, 2004

Page 3
Clayton Project No. 70-03365.04

and sampler's initials. The sample tubes will be placed on crushed ice inside an insulated ice chest for transport to the laboratory. Chain-of-custody documentation will be completed and will accompany the soil samples to the analytical laboratory.

Headspace tests will be performed with the PID to detect the potential presence of VOCs in recovered soil samples. To initiate the headspace testing procedure, soil samples will be removed from the plastic liners, placed into labeled plastic bags, and sealed for conducting the tests. After sufficient time elapses for vapor buildup inside the bags, they will be punctured with the probe tip of the PID to allow measurement of the headspace. Qualitative measurements of the headspace will be obtained in the parts per million (ppm) range for total VOCs. The results of the headspace tests will be recorded on the boring logs.

Upon completion of the drilling of each boring, temporary well casings will be installed in each boring for the collection of grab groundwater samples. PVC casing will be used for the temporary well casing with the lower five feet of the well casing being slotted. Grab groundwater samples will be collected using a clean stainless steel bailer or disposable bailers for each well. Upon collection, the samples will be poured into appropriate laboratory-supplied containers. The sample containers will be capped/sealed, labeled with identifying project information, as previously described, and placed on crushed ice inside a chilled ice chest for transportation to the analytical laboratory. Chain of custody documentation will also accompany the groundwater samples to the laboratory.

Upon completion of grab groundwater sampling activities, the borings will be backfilled with a neat cement grout or other sealant materials that are acceptable to the ACHCS LOP and/or the local drilling permit agency. The grout will be placed using tremie methods, as necessary. Soil cuttings generated during drilling activities will be placed into plastic buckets or 55-gallon waste drums for temporary storage. Disposal of the soil cuttings will be contingent upon analytical laboratory results.

Soil and groundwater samples will be submitted to a California state-certified analytical laboratory. The samples will be analyzed for TPH-ms using EPA Method 8015M. Laboratory analyses will be performed over a standard turnaround time (between 5 and 10 business days).

The additional offsite investigation report will be prepared upon completion of the field activities and receipt of laboratory analyses. The report will include a summary of investigative methodologies, analytical results, findings, conclusions, and recommendations. The report will also include chemical analytical tables for soils and groundwater, a map showing the distribution and chemical concentrations in soils and

Mr. Barney Chan
Alameda County Health Care Services
November 22, 2004

Page 4
Clayton Project No. 70-03365.04

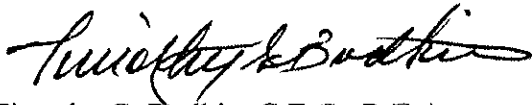
groundwater, and will include appendices containing the drilling permit, boring logs, and certified analytical reports.

The workplan presented to you herein is intended to respond to your request for limited additional investigative work at the Ennis property. We trust that the information provided herein and in the forthcoming report regarding the investigation at Mr. Ennis' property would then justify our request for complete regulatory case closure regarding the former Dunn Paint Site. In light of the non-detect TPH-ms concentrations over the past several quarterly groundwater monitoring events, we request that the five (5) monitoring wells (MW-D1, MW-D2, and CW-1 through CW-3) be abandoned in accordance with ACHCS LOP and/or local permitting regulatory agency guidelines.

In the meantime, as discussed above, Green City Lofts requests your prompt written confirmation that its request for on-site closure of the former Dunn Paints Site is approved, so that GCL can include this closure in the materials to be submitted to the DRE in anticipation of receiving its final Public Report. We will make arrangements to commence the additional investigation upon written confirmation of your workplan approval.

If you have any questions or comments regarding any of the information provided herein, please do hesitate to contact us at (925) 426-2600.

Sincerely,



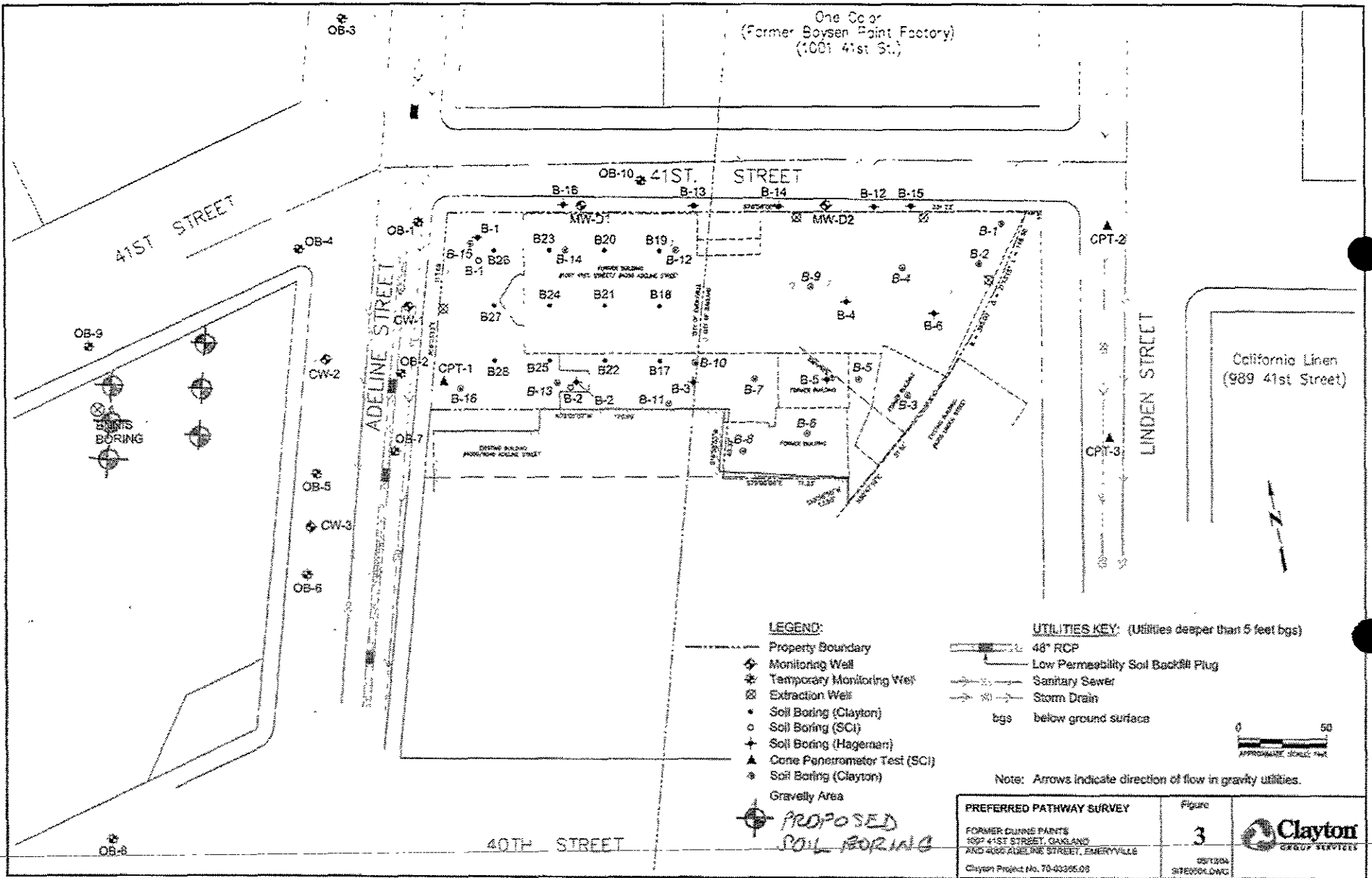
Timothy G. Budkin, C.E.G., R.E.A.
Senior Project Manager
Environmental Services



Jon A. Rosso, P.E.
Director
Environmental Services

Enclosures

cc: Matt Oliver, Green City Lofts, LLC
Martin Samuels, Green City Lofts, LLC
Jon Benjamin, Esq., Farella Braun & Martel, LLP



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION
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January 20, 2004

Mr. Martin Samuel
Green City Corp.
3675 Del Monte Ave.
Oakland, CA 94605

Dear Mr. Samuel:

Subject: Fuel Leak Case RO0000073, 1007 41st St., Oakland, CA 94608

Alameda County Environmental, Local Oversight Program (LOP) staff has received and reviewed the December 22, 2003 Case Closure Process letter for the referenced site prepared by Clayton Group Services. The intention of this letter is to outline the most likely next steps for this site and describe a pathway towards site closure. Although our office cannot guarantee that the steps outlined will be the sole prerequisite for site closure, nor can our office guarantee closure once these steps are complete, we can comment on the value and need of each of the proposed steps.

We have the following technical comments to the proposed steps in the Closure Process letter.

1. As previously requested in our October 30, 2003 letter, we concur with the proposal to perform a preferential pathway/utility survey. It is noted that a gravel channel was identified as passing beneath this site and may have been a conduit for offsite migration of contamination. In your survey, please provide an interpretation as to the impact of on and off-site releases to the preferential pathways identified.
2. As previously requested in our October 30, 2003 letter, we concur with the proposal to perform a Phase I ESA on 1069 41st St. As noted, the results of the Phase I investigation can be used to develop a Phase II investigation. Results may also influence the interpreted responsibility for the Phase II investigation. Please inform our office if you encounter any difficulties in gaining access to this property while performing your assessments.
3. We concur with proposal to perform a limited soil and groundwater investigation on 1069 41st St. Naturally, should evidence indicate that other parties are solely or partially responsible for the off-site hydrocarbon release, they will be required to either contribute to the on-going investigation or perform their own investigation. We acknowledge that Green City Lofts need for site closure has prompted proactive actions on your part even though other potential off-site properties may also be contributing to the petroleum release. The other properties are required to perform a complete investigation of their site and will be required to perform offsite investigation as their results dictate. The offsite data will be used in a human health and environmental risk assessment.
4. We concur with the preparation and submission of a summary report documenting all soil and groundwater remediation. Estimates for the mass of petroleum removed and residual should be included.
5. We concur with the proposal to prepare a Risk Management Plan to notify and protect future utility workers both on and offsite.

6920 Koll Center Parkway
Suite 216
Pleasanton, CA 94566
925.426.2600
Fax 925.426.0106

Rs 73



December 22, 2003

Barney Chan
ALAMEDA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Clayton Project No. 70-03365.04

Subject: Case Closure Process
Former Dunne Paint Facility
1007 41st Street in Oakland/Emeryville and
4050 Adeline Street in Emeryville, California

Dear Mr. Chan:

Clayton Group Services, Inc. (Clayton) and Green City Lofts, LLC (GCL) appreciated the opportunity to meet with you on November 19, 2003. As discussed, GCL desires to have the regulatory case (RO0000073) for the former Dunne Paint facility's leaking underground storage tank (UST) closed as soon as possible. Toward that end, GCL has completed requested subsurface investigations and is currently in the process of completing the approved on-site remedial activities as part of the construction of the redevelopment project. Although we explained at our meeting that GCL believes it has been responsive and has undertaken the necessary activities to secure case closure at this time, you indicated that the Alameda County Environmental Health, Local Oversight Program (LOP) will require several additional steps to support GCL's request for UST case closure. Based on our November 19th meeting, this follow-up letter presents our understanding of the additional steps that LOP will require to support UST case closure and our proposed timeframes for those steps.

These steps include the following:

- 1) As previously requested by the LOP, perform a preferential pathway/utility survey for portions of 41st and Adeline Streets that are adjacent to the former Dunne Paint property. The survey needs to include cross-sectional diagrams showing relevant utility inverts and surrounding subsurface data from borings and wells. We will need to contact various city agencies in Oakland and Emeryville to collect the as-built utility design information and would propose to have this activity completed in February 2004.

- 2) Also as previously requested, perform a Phase I Environmental Site Assessment of the property at 1069 41st Street. This activity will require access to the property and the cooperation of the property owner to provide relevant documents and interviews. Assuming access and cooperation of the property is readily available, we would propose to submit this information in February 2004.
- 3) Collect limited subsurface soil and groundwater data at the 1069 41st Street property, to enable GCL to submit a risk assessment addendum examining potential risks to human health and the environment at that location. This activity will also require access to the property at 1069 41st Street. GCL is considering the LOP's request that GCL implement these activities, but as we discussed during our meeting, GCL obviously is concerned that other potentially responsible parties, including One Color Communications, California Linen, and possibly others should rightfully participate in any off-site investigation activities at 1069 41st Street. Although GCL may decide to perform these off-site activities on its own in order to secure closure in a timely manner, that effort would not preclude GCL from seeking cost recovery from other parties and/or seeking the LOP's enforcement assistance with respect to them, as necessary. Nor should any agreement by GCL to proceed as requested by the LOP, without the participation by other parties, be deemed as an admission of liability by or on behalf of GCL. If these activities are performed by GCL, we would propose that they be completed after the results of the Phase I Environmental Site Assessment are known and can be considered as part of the investigation and risk assessment. *and not other affected.*
- 4) Prepare a remediation report that documents the remedial activities completed by GCL as part of the redevelopment. The dewatering system for the foundation construction will continue to operate for 60 to 90 days. GCL will submit the remediation report within 30 days after the completion of the on-site dewatering activities.
- 5) Prepare a Risk Management Plan for the former Dunne Paint property to provide proper notification to future utility workers who may encounter residual contamination if the pavement or concrete slabs are breached. We anticipate that this will be submitted in April 2004.
- 6) Continue groundwater monitoring of the five wells associated with the former Dunne Paint property for a total of four quarterly events. We understand that the LOP would like the monitoring to be coordinated with the neighboring chemical release sites (One Color Communications and California Linen). GCL will endeavor to coordinate these activities; however, GCL cannot compel those parties to cooperate. We note that our next quarterly sampling event is scheduled to occur in mid February 2004.

Barney Chan
Alameda County Environmental Health Department
December 22, 2003

Page 3
Clayton Project No. 70-03365.04

We trust that this summary of our discussion and the LOP's requested additional activities accurately reflect the needs of the LOP staff to approve regulatory case closure. We would appreciate your written confirmation of this so that GCL can consider its next steps and associated costs. In the meantime, if you have any questions, please contact me at (925) 426-2676.

Sincerely,



Jon A. Rosso, P.E.
Director
Environmental Services


Cc: Matt Oliver, Green City Lofts, LLC
Martin Samuels, Green City Lofts, LLC

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

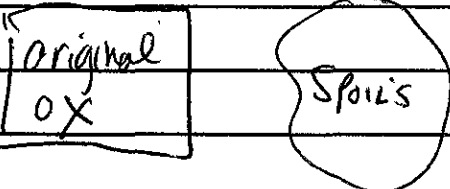
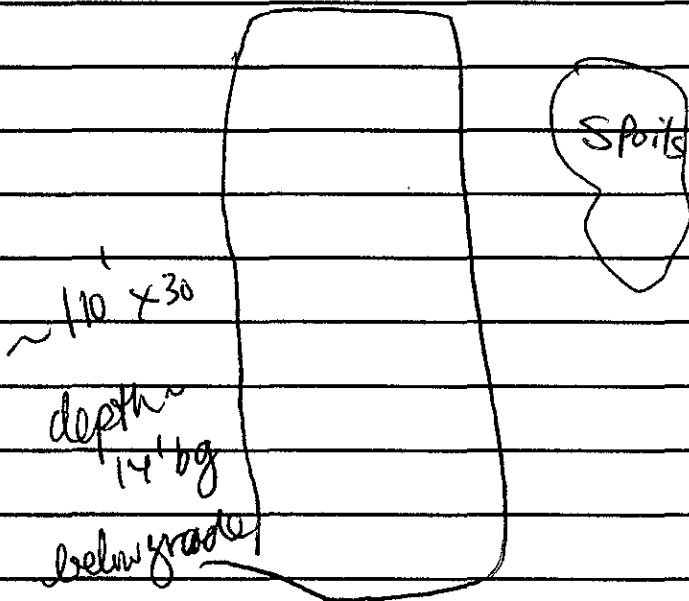
STID #: _____ FACILITY NAME: FORMER DUNNE PAINT - 1007 EAST ST PG. _____ OF _____

SUPPLEMENTAL FORM

Observe additional excavation of the gravel channel

Adeline St 

East Street



Site already excavated to a depth of ~10' below grade, the gravel channel taken down an additional ~4'. Can see either brown or black gravel mixed w/ clay & silt. Below channel (thin ~ several feet thick) no H2 odor observed. Photos taken -


PRINT NAME: _____ INSPECTED BY: BCHAN
 SIGNATURE: _____ DATE: 11/25/03

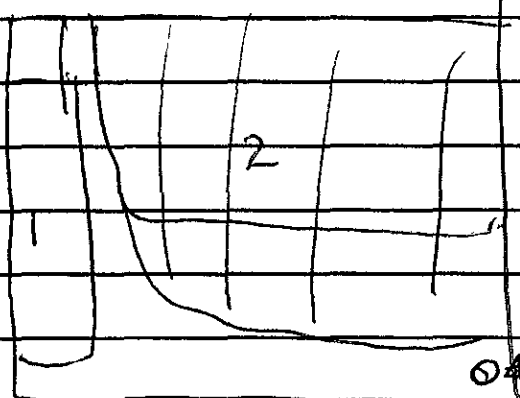
HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #: 13 FACILITY NAME: FORMER DUNNE PAINT PG. OF

SUPPLEMENTAL FORM

Entire site (all buildings) has been leveled
 3 excavation areas exist

Adelme  N →

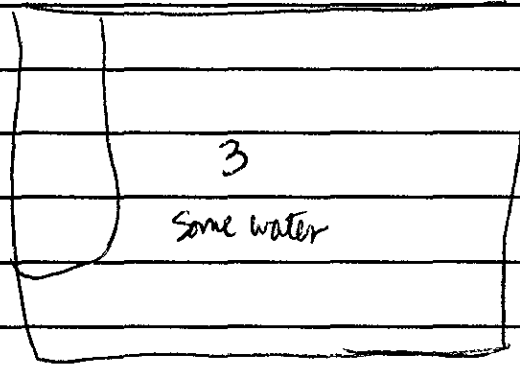


Area 2 exc to ~ 8¹ bgs

41st St

⊙* Excavated piling hole, also encountered SW + gravel

EMERYVILLE
OAKLAND




Soil from Area 3 - some pet odor

Area 3 exc to ~ 8¹ bgs

borings from well CW-3 encountered gravel from ~ 8-25, very moist w/ petroleum odor

⊙ CW-3


 * Adelme

PRINT NAME:

INSPECTED BY: BChan

SIGNATURE:

DATE: 10/30/03



11-25-03 16:28:15



11-25-03 16:44:41

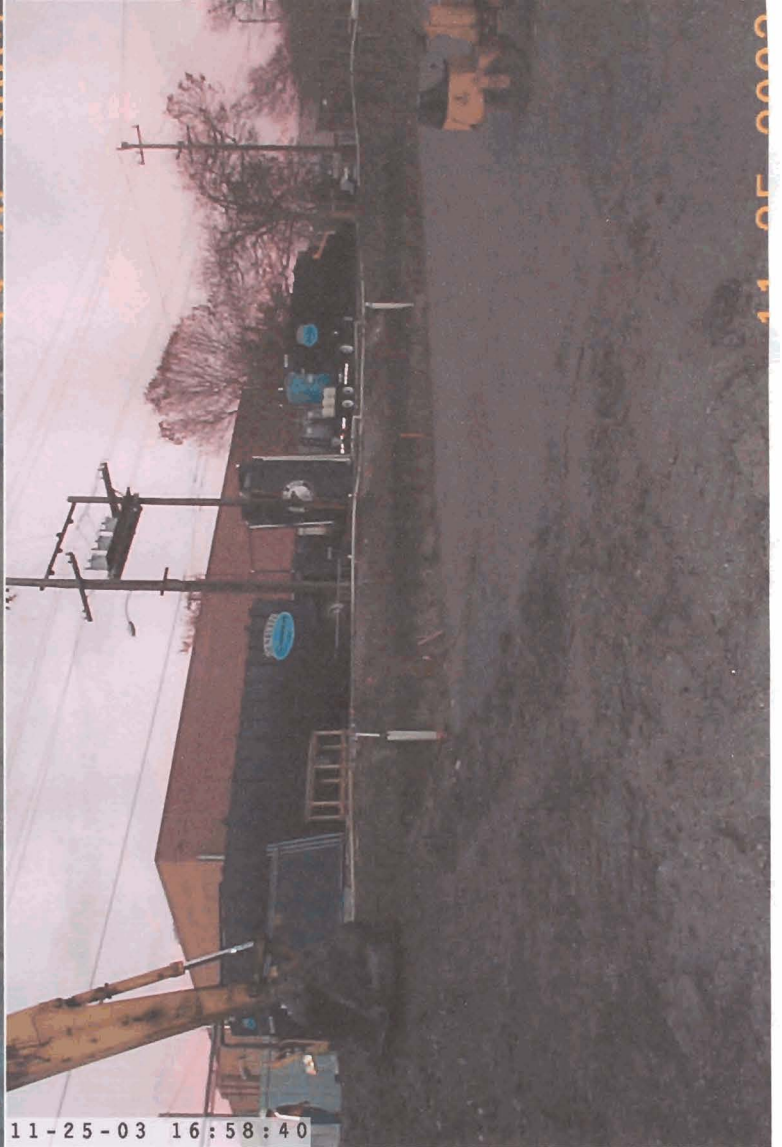


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← N

Green City
1007-41st St
Ro 000073
Excavation of gravel
channel

11 25 2003



Green City
1007-41st St
Ro 0000073
Excavation of gravel channel +
Dewatering System on 41st Ave

10/30/03
Piling hole

10-29-03 18:34:48



Excavation Area 3

10-29-03 18:36:13



R073 1007 41st St Oakland



10-29-03 17:54:29



10-29-03 17:54:48



10-29-03 18:16:55

← Boring Mr Ennis' Property

↑ vent? piping - Mr Ennis' property

Excavation Area 2

R073 1007 41st St Oakland 10/30/03

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION
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October 30, 2003

Mr. Martin Samuel
Green City Corp.
3675 Del Monte Ave.
Oakland, CA 94605

Dear Mr. Samuel:

Subject: Fuel Leak Case RO0000073, 1007 41st St., Oakland, CA 94608

Alameda County Environmental Health, Local Oversight Program (LOP) staff, has reviewed the case file for the referenced site including the September 29, 2003 Offsite Groundwater Investigation Report by Clayton Group Services. We request that you address the following technical comments when performing the proposed monitoring well installations.

TECHNICAL COMMENTS

1. We have discussed the locations of the proposed offsite well with your consultant and wells CW-2, CW-3 and CW-4 will be moved slightly to better capture the petroleum plume. Soil samples should be examined, screened and analyzed where appropriate in each of the well borings. Sample selection for chemical analysis shall be based upon borings exhibiting contamination and those consisting of permeable soil types. A minimum of one soil sample shall be collected for analysis. The soil and groundwater samples should be analyzed for TPH as mineral spirits and volatile organic compounds, by EPA Method 8260.
2. Please perform a preferential pathway/utilities survey, which minimally includes 41st and Adeline Streets in the neighborhood of this site. Please include a cross-sectional diagram indicating the utility invert, well and boring locations and depth to groundwater.
3. As you may be aware, Mr. David Ennis, the property owner of 1069 41st St. advanced a boring on his property. The location of this boring was approximately 30' southeast of Clayton's boring OB-9, on Mr. Ennis' property. Mr. Ennis reported that "mineral spirits" contamination was observed in soil and groundwater from within this boring. It is believed that this contamination may be related to the petroleum release from 1007 41st St. As an initial step in determining the validity of this belief, you are requested to perform a Phase I environmental assessment on Mr. Ennis' property.
4. The two wells, MW-D1 and MW-D2, installed within the former underground tank pits, should be included in the monitoring schedule for this site. In addition, the wells installed by the ONE (1001 42nd St.) should be sampled at the same time. Please coordinate this sampling and include analytical results and a groundwater contour map of both sites.

Mr. Martin Samuel
Fuel Leak Case RO0000073
1007 41st St., Oakland, CA 94608
October 30, 2003
Page 2

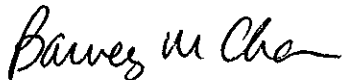
TECHNICAL REPORT REQUEST

Please provide the following technical reports according to the following schedule:

- November 30, 2003- Monitoring well installation and sampling report
- December 15, 2003- Utilities/Preferential Pathway study and Phase I report on 1069 41st St.

If you have any questions, please contact me at (510) 567-6765

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos

Mr. Jon Rosso, Clayton Group Services, 6920 Koll Center Parkway, Suite 216, Pleasanton,
CA 94566

Ms. Kim Craft, ONE Color Communications, 1001 42nd St., Oakland, CA 94608

Mr. Edward Kozel, 20 Oak Knoll Drive, Healdsburg, CA 95448

Mr. Donald Miller, California Linen, 989 41st St., Oakland, CA 94608

Wptechrep1007 41stSt

Chan, Barney, Env. Health

From: Warren Chamberlain [wchamberlain@claytongrp.com]
Sent: Wednesday, October 29, 2003 12:03 PM
To: bchan@co.alameda.ca.us
Subject: Green City Lofts: revised MW locations



PMW_locs Layout1
(1).pdf

Hi Barney,

The attached PDF file shows the revised locations for the 4 new monitoring wells. As discussed, we will shorten the screen length for MW from 20 to 15 feet such that the total length of each monitoring well will be 20 feet bgs, with screen intervals from 20 to 5 feet bgs.

Please, let us know as soon as possible if we need to make any other alterations, we plan to drill tomorrow (Thursday) morning.

Regards

Warren B. Chamberlain, R.G., C.HG., P.E
Project Manager
Clayton Group Services
San Francisco Regional Office
Tel: (925) 426-2665
Fax: (925) 426-0106

Chan, Barney, Env. Health

To: Jon Rosso (E-mail)

Subject: Former Dunne Paints, 1007 41st Ave., Oakland RO0000073

Jon: I realized why I didn't recognize the April 28, 2003 report you e mailed me. That report was sent to Martin Samuels. The same report sent to our office is buried in our June 10, 2003 Draft Engineering Evaluation/Cost Analysis

I am hesitant to talk with Donna Drogos without the following:

- complete reports which were recently e mailed, logs, analytical results
- the estimates of soil and gw (actual and anticipated) removal and corresponding estimate of HC removal
- utilities and preferential pathway investigation, including some discussion of the gravel channels. I don't think you can escape providing your observations and your theory of contaminant migration.(SCM)
- some comment on the significance of Ennis boring
- your recommendation for site closure after 1 year of consistently confirmation gw sampling.

I can comment, even concur with your theories, proposals and conclusions but I cannot interpret the data and make the conclusions myself (particularly if there is contestable points or outstanding questions)

Can you get this stuff to me ASAP?

Sincerely

Barney M. Chan
Hazardous Materials Specialist
Alameda County Environmental Health
510-567-6765

11/21/2003

Chan, Barney, Env. Health

From: Drogos, Donna, Env. Health
Sent: Wednesday, August 27, 2003 10:26 AM
To: Chan, Barney, Env. Health
Subject: Green City Lofts RO73

Barney, pls figure out where this location is in relation to Green City & its plumes & discuss w/me.

Phone call 08/27/03, 9:45a

Dave Ennis

530-573-1834

049-1025-011-00 Emerysville

his property at 41st & Adeline, 1069 41st st, landlord for 12 unit apts & 4 houses,

2 months ago he drilled boring to 15' installed pvc casing backfilled w/rock w/out permit, he is to grout w/well driller,

10,11,12' bgs soil had mineral spirits odor, 12.5' dtw, did not notice mineral spirits on water
no soil or gw samples collected had a foundation guy he saw in the area drill hole for Dave's own info in case he develops in the future.

Barney contact him re: map of boring location, well installed w/out permit,
Where is this in relation to Green City plume?

1007 - 41st St
012-1022-001-00
012-1022-002-00

94608

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

June 5, 2003

Mr. Martin Samuel
Green City Corporation
3675 Del Monte Ave.
Oakland, CA 94605

Dear Mr. Samuel:

Subject: Fuel Leak Case RO0000073, Former Dunne Paints, 1007 41st St., Oakland 94608

Alameda County Environmental Health, Local Oversight Program (LOP) staff has received and reviewed the May 29, 2003 Workplan for Offsite Groundwater Investigation for the referenced site as prepared by Clayton Group Services. The work plan is intended to define the extent of total petroleum hydrocarbons down-gradient of the site and help determine appropriate locations for permanent monitoring wells. Ten borings are proposed in up, cross and down-gradient locations.

Please observe the following technical comments when performing this work.

- We concur that soil cores from the borings should be logged and screened for evidence of contamination using an organic vapor analyzer (OVA or PID). Soils exhibiting a reading >100 ppm should be sampled and tested by a certified laboratory. Soil samples should be screened at a regular interval and at changes in lithology.
- We concur with the collection of groundwater samples from slotted PVC casing within a ten foot submerged section of the casing. All samples (soil and groundwater) shall be tested for TPH as mineral spirits and volatile organics via EPA Method 8260.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos

Mr. Jon Rosso, Clayton Group Services, 6920 Koll Center Parkway, Suite 216, Pleasanton,
CA 94566

2wpap1007 41st St

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

May 27, 2003

Mr. Martin Samuels
Green City Development Group, Inc.
3675 Del Monte Ave.
Oakland, CA 94605

Dear Mr. Samuels:

Subject: Fuel Leak Case, RO0000073, 1007 41st St., Oakland, CA 94608, former Dunne Paints

Alameda County Environmental Health, Local Oversight Program (LOP) staff has reviewed the May 23, 2003 Supplemental Investigation of the Former Dunne Paints Facility, prepared by Clayton Group Services. This report provides the results of supplemental soil sampling in the western portion of this site in an attempt to characterize residual soils that would be left after the proposed excavation of this area to a depth of 10.5'. Twelve boring locations were sampled at a frequency of 1 per every 1000 square feet. The results indicate that only one area, near boring B18, would likely encounter total petroleum hydrocarbons as mineral spirits exceeding 5000 ppm at the excavated depth. Since the sample 2' deeper in the same area reported only 99 ppm TPHms, Clayton proposes to excavate this area an additional 2' at the time of soil excavation.

Based upon the results of the supplemental investigation, our office concurs with the proposal to excavate an additional 2' beneath the area of B18 at the time of site excavation. With the exception of noticeable areas of contamination uncovered during excavation ie free product or obvious staining and odor as observed by your consultant, no additional excavation will be required by our office.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos
Mr. Jon Rosso, Clayton Group Services, Inc., 6920 Koll Center Parkway, Suite 216,
Pleasanton, CA 94566

SupsoIInv1007 41st St

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

April 9, 2003

Mr. Martin Samuels
Green City Development Group, Inc.
4048 Adeline St.
Emeryville, CA 94608

Dear Mr. Samuels:

Subject: Fuel Leak Case, RO0000073, 1007 41st St., Oakland CA 94608, former Dunne Paints

Alameda County Environmental Health Local Oversight staff has received and reviewed the April 7, 2003 Supplemental Soil Sampling Workplan for the subject site prepared by Clayton Group Services. This work has been proposed in lieu of the post-excavation sampling required by our office, in order to avoid delays in the construction program.

The work plan is approved with the following technical comments:

- Twelve borings (B-17 through B-28) are proposed for additional soil characterization in the areas of proposed excavation and anticipated petroleum impact. Three soil samples from each of the borings will be collected. Because the elevation of the surface across the site varies, the proposed sample depths also vary. Excavation is proposed to a depth of 10.5' relative to the western portion of the site. All samples collected at the elevation of 39 amsl (approximately 10.5' below ground surface in the western portion) will be analyzed for Total Petroleum Hydrocarbons as mineral spirits. In addition, all samples should be screened using an organic vapor analyzer with a FID detector. Samples with elevated screening results should also be considered for chemical analysis.
- In addition, all soil samples from borings B-17, B-23 and B-28 will be analyzed since there is prior evidence that these areas may be significantly impacted.
- Project oversight by your consultant during the excavation process is still essential. Groundwater removal and excavation of obviously contaminated soils is required regardless of your pre-excavation results.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos, files
Mr. Jon Rosso, Clayton Group Services, Inc., 6920 Koll Center Parkway, Suite 216,
Pleasanton, CA 94566

1001 41st St Sampling

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



March 21, 2003

Mr. Martin Samuels
Green City Development Group, Inc.
4048 Adeline St.
Emeryville, CA 94608

ENVIRONMENTAL HEALTH SERVICES

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

Dear Mr. Samuels:

Subject: Fuel Leak Case, RO0000073, 1007 41st St., Oakland CA 94608, former Dunne Paints

Alameda County Environmental Health Local Oversight staff has reviewed the case file for the subject site including the following reports:

- September 25, 2002 Phase I Environmental Site Assessment, Clayton Group Services
- December 23, 2002 Predevelopment Investigation, Clayton Group Services

We generally concur with the proposed development provided the following technical comments are addressed and requested reports are submitted to our office. On the condition that these technical issues are adequately addressed, no further active remediation will be required by our office.

Technical Comments

1. We concur with the proposed excavation of this site to an average depth of 10.5' and the removal of groundwater if encountered. Based upon previous results, post-excavation soil sampling is required in the west portion of the site, near the areas of borings B-11, B-12 and B14-B16. If post-excavation soil concentrations exceed 5000 ppm TPH in these areas, we request that additional soil excavation up to a maximum depth of 15.5' bgs be performed to remove the highly impacted soil.
2. A groundwater delineation and monitoring program is required after the project is completed. Please submit your proposal by the date specified below. You may want to consider performing an initial investigation to quickly define the location of the contaminant plume down-gradient from the release prior to installing the permanent monitoring network. We require that your monitoring be coordinated with the neighboring sites, ONE Color Communications (1001 42nd St., Oakland) and California Linen (989 41st St., Oakland).
3. An appropriate Health and Safety Plan must be observed by construction workers during the project and a Risk Management Plan is required for notification of future utilities workers.
4. A Risk Assessment Addendum reflecting the contaminants found after your remediation project is complete will be required prior to site closure.

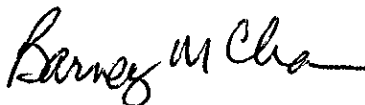
Technical Report Request

- Post-excavation sampling plan- 30 days prior to scheduled excavation
- Groundwater Delineation and Monitoring Work Plan- within 60 days of receipt of this letter.

Mr. Martin Samuels
RO0000073
1007 41st St., Oakland CA 94608, former Dunne Paints
March 21, 2003
Page 2

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos, files
Mr. Jon Rosso, Clayton Group Services, Inc., 6920 Koll Center Parkway, Suite 216,
Pleasanton, CA 94566

1001 41st St cond ltr

2073

MEETING

18 OCT. 2002

NAME	COMPANY	PHONE #
Donna Drogos	ALCH	510-567-6721
DON HWANG	✓	510/567-6746
Jesse Edmunds	Clayton PROPERTY OWNER	925.426.2626
CHAD J. MCNAMEE		510-339-2568
MARTIN SAMUELS	GreenCo	510-597-1360
DeWitt Brock	GL	415.543.2221
Jon Rosso	Clayton	925-426-2676



1. The first part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail.

2. The second part of the document outlines the various methods used to collect and analyze data. These methods include direct observation, interviews, and the use of specialized software tools. Each method has its own strengths and limitations, and it is important to choose the most appropriate one for the specific situation.

3. The third part of the document describes the process of identifying and measuring the variables of interest. This involves defining the variables in clear, measurable terms and then developing a plan to collect data on them. This process is often iterative and may require several rounds of testing and refinement.

4. The fourth part of the document discusses the importance of ensuring the reliability and validity of the data. This involves using appropriate sampling methods, controlling for confounding variables, and using standardized measurement tools. It is also important to document the procedures used to collect and analyze the data in detail.

white - env. health
yellow - facility
pink - files

ALAMEDA COUNTY, DEPARTMENT OF
ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

II, III

Site ID # R073 Site Name FORMER DUNN PAINTS Today's Date 9/11/02
Site Address 1007 41ST ST
City Oak / Emeryville Zip 94607 Phone _____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
- ____ III. Under ground Storage Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

MET L. Griffin @ site

FOR LEASE SIGN 510-339-2568

Drums (55 gal) - some completely, some partially full on side of bldg ~ 10 total, no labels in alley on south side of retail store

Rest of bldg abandoned w/ lease sign at (west side) looks like live/work on hidden side of prop where former solvent mixing occurred.

Questions:

- Are there any inside areas of contamination besides the small area around former varnish tanks
 - HP samples tested for TTHMs only in GW.
 - Dunne "wells" not actually monwells rather extraction casing
 - Gradient uncertain
 - No conduit / utilities survey
- I'd recommend onsite inspection prior to opening residential units.
- Question if lot site(s) can be closed as is.

Contact _____
Title _____
Signature _____

Inspector B. Chan
Signature B. Chan

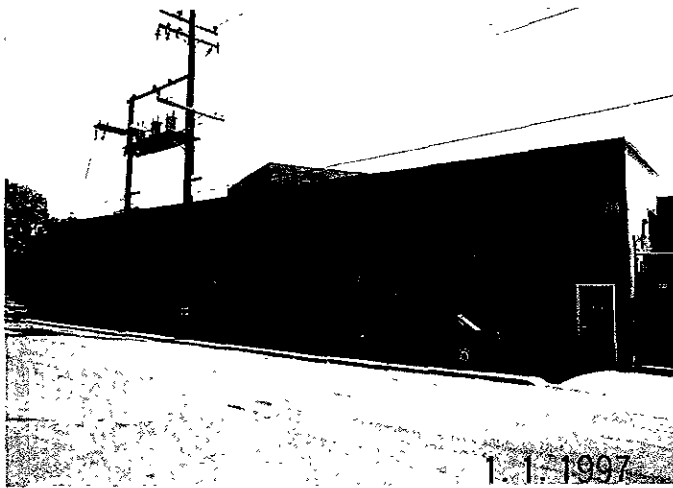
II, III

RO 73 DOWNS QUALITY PAINTS

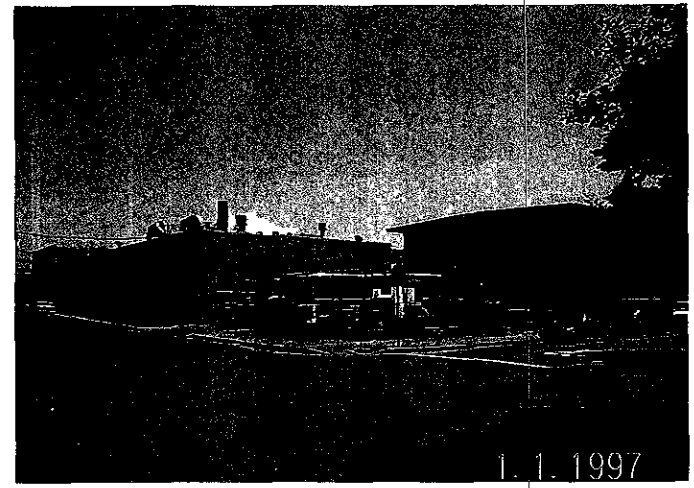
1607 41ST ST 94608



1.1.1997



1.1.1997



1.1.1997



EMERSONVILLE CITY LIMITS
MIDDLE OF THE STREET

McSHANE, SCHNACK & CHEITLIN

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

THE PERI EXECUTIVE CENTRE

2033 NORTH MAIN STREET, SUITE 700

WALNUT CREEK, CALIFORNIA 94596-3728

TELEPHONE: (925) 932-8500

FACSIMILE (925) 943-6178

December 21, 1999

KENNETH A. CHEITLIN

J. JAY SCHNACK

TERRY D. McSHANE
(1948 - 1994)

Attn: Susan Hugo, Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Protection
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Re: StID #608
Dunne Quality Paints
1007 - 41st Street
Oakland, CA 94608

Gentlemen:

We have been asked to respond to your Notice Of Responsibility dated December 7, 1999, addressed to FRANK W. DUNNE COMPANY, a California corporation formerly doing business as DUNNE QUALITY PAINTS.

Prior to receiving your Notice Of Responsibility, a Certificate Of Election To Wind Up And Dissolve the Frank W. Dunne Company was submitted to the California Secretary of State. That certificate was received by the California Secretary of State December 9, 1999, which is the date we anticipate this corporation's dissolution will become effective. In light of the corporation's dissolution, we ask that the site's current owner, Mr. Chad McNamee, be designated as the primary or active Responsible Party. Mr. McNamee is presently designated as Responsible Party #1 on your list of Responsible Parties.

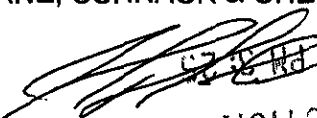
Frank W. Dunne Company has had no involvement in this site since it was sold to Mr. McNamee in 1992. Mr. McNamee acquired the site after conducting a thorough environmental investigation and becoming thoroughly familiar with the previous history and then current status of the site's environmental posture. It is therefore appropriate that Mr. McNamee be named the primary or active Responsible Party.

It is our understanding that Mr. McNamee (or possibly his company, West Mac Development) is currently the sole owner of the property, but that there is presently pending an escrow (which we understand is expected to close in approximately May 2000) by which the site would be sold to a partnership whose principal is Mr. Martin Samuels. We are informed Mr. Samuels' address is 3675 Delmont Avenue, Oakland, CA 94605.

Very truly yours,

McSHANE, SCHNACK & CHEITLIN

By


J. Jay Schnack
ENVIRONMENTAL PROTECTION
99 DEC 23 PM 3:25

JJS:jp

cc: Mr. Terry Turner
098.001/alameda.ltr

20P 608

CHAD J. MCNAMEE
WEST MAC BUILDERS

6820 Thornhill Drive
Oakland, CA 94611

Fax No. (510) 339-6142

FACSIMILE TRANSMITTAL SHEET

DATE: December 3, 1999

Number of Page(s) to follow: 1

TO: Susan Hugo

AT: (510) 337-9335

FROM: Chad J. McNamee
(510) 339-2568

CONFIDENTIAL COMMUNICATION

THIS TRANSMISSION IS INTENDED ONLY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS COMMUNICATION IS NOT THE INTENDED RECIPIENT, OR ITS EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE COMMUNICATION TO THE INTENDED RECIPIENT, YOU ARE NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY THE SENDER IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL COMMUNICATION TO US AT THE ABOVE ADDRESS BY THE U.S. POSTAL SERVICE. THANK YOU.

SPECIAL INSTRUCTIONS:

Mr. Jerry Sumner → *new address*
Dumie Quality Paints
~~7007 41st St~~
~~Oakland, CA 94608~~
707 Glenside Circle
Lafayette 94549

CHAD J. MCNAMEE
WEST MAC DEVELOPMENT
6820 Thornhill Drive
Oakland, CA 94611

LOP 6/08

December 3, 1999

Via Facsimile

Susan L. Hugo
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Re: Former Dunne's Paint Company - 1007 41st Street, Oakland, CA (STID #608)

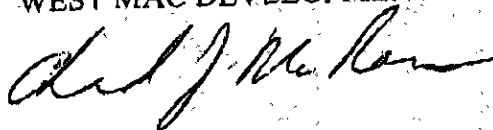
Dear Susan:

Per your correspondence of November 12 and our site meeting of November 15, 1999, please update your landowner records as follows. Currently, I, Chad J. McNamee, am the sole landowner of record for the property known as 1007 41st Street. This includes the adjacent property at 4050 Adeline Street. Mr. Terry Turner, former owner of Dunne's Paint Company, no longer holds any right to the property and, in short, for all purposes is out of the picture now. The property is currently in escrow and is scheduled to close on or before June 1, 2000, so it might be good for you to copy the future owners with any correspondence related to this property. The future owner's representative is Martin Samuels, 3675 Delmont Avenue, Oakland, CA 94601. Please update your mailing records to show landowner, Chad J. McNamee, 6820 Thornhill Drive, Oakland, CA 94611, as the correspondence address.

Thank you in advance for your help with this.

Sincerely,

WEST MAC DEVELOPMENT



Chad J. McNamee
President

cc: Martin Samuels

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

November 12, 1999

Mr. Terry Turner
Former Dunne's Paint Company
1007 41st Street
Oakland, California 94608

Mr. Chad McNamee
1007 41st Street
Oakland, California 94608

**RE: Former Dunne's Paint Company- 1007 41st Street, Oakland, California 94608
(STID # 608)**

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Messrs. Turner and McNamee:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site:

LANDOWNER NOTIFICATION
Re: 1007 41st Street, Oakland, CA
November 12, 1999
Page 2 of 2

In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6780 should you have any questions about the content of this letter.

Sincerely,


Susan L. Hugo
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
SH / files

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(*Site Name and Address*)

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

Hugo, Susan, Public Health, EH

From: Hugo, Susan, Public Health, EH
Sent: Wednesday, November 10, 1999 7:04 PM
To: 'Leroy Griffin'
Cc: Levi, Ariu, Public Health, EH; Peacock, Tom, Public Health, EH
Subject: The Top Coat - 4046 Adeline Street, Oakland

Hi Leroy,

I was conducting a site visit today at the Former Dunne's Paint located at 1007 41st Street, Oakland. This site is an active LOP case and going through property transfer. The entire site straddles between Emeryville and Oakland and occupied by different tenants. I was joined by Block Environmental, the consultant who is in the process of preparing a work plan to conduct additional site characterization to facilitate closure of the site. The property owner, Mr. Chad McNamee walked us through the entire site. One of the tenants, The Top Coat, an antique and fine furniture refinishing business appears to be discharging paint thinner and other liquid materials into a sump. The sump may be connected to the storm drain or the sanitary sewer. They also appear to be discharging VOCs in the air as part of their refinishing business. The business address is 4046 Adeline Street in Oakland. Mineral spirits has been detected in soil and groundwater in the general area. Can you please follow this up and keep me posted of your findings.


Thanks a lot.

Susan L. Hugo
Hazardous Materials Specialist
Environmental Health Services
(510) 567-6780

2451 Estand Way
Pleasant Hill, CA 94523-3911
(925) 682-7200 FAX 686-0399

LETTER OF TRANSMITTAL

To: Ms. Susan Hugo
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
Division of Environmental Protection
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

From: 
Jeffrey Kane
Block Environmental Services, Inc.

ENVIRONMENTAL
PROTECTION
99MAR-1 PM 4:50

**Subject: Evaluation of Site Contamination and Recent Groundwater Sampling at ONE,
Dunne Paints, and California Linen in Oakland/Emeryville, California**

Date: February 25, 1999

Dear Ms. Hugo:

Enclosed is the subject report for your review, along with a copy for forwarding to the San Francisco Bay Regional Water Quality Control Board. We look forward to your response and would be happy to meet and discuss the report. Please call us if you have any comments or questions.

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

07/21/98

UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000 SOURCE OF FUNDS: F-FEDERAL INSPECTOR: SH
 StID: 805 SUBSTANCE: 8006619 -Gasoline
 SITE NAME: Oakland National Engravers DATE REPORTED : 04/04/88
 ADDRESS : 1001 42nd St DATE CONFIRMED: 04/04/88
 CITY/ZIP : Oakland, CA 94608 MULTIPLE RP's : Y

CASE TYPE: O CONTRACT STATUS: 4 PRIOR:2B4 EMERGENCY RESPONSE: -0-

RP SEARCH	: S	DATE END:	09/18/92
PRELIM ASSESSMENT	: -	DATE BEGIN:	-0-
REMEDIAL INVESTIG	: -	DATE BEGIN:	-0-
REMEDIAL ACTION	: -	DATE BEGIN:	-0-
POST REMED MONITOR:	-	DATE BEGIN:	-0-

TYPE ENFORCEMENT ACTION TAKEN: 1 DATE OF ENFORC. ACTION: 09/18/92

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

LUFT FIELD MANUAL CONSIDERATION: 3HSCAWG CASE CLOSED: - on: -0-

DT EXC START: -0- REMEDIAL ACTIONS TAKEN: ED

RP #1: CONTACT: Edward Kozel RP COST: -0-
 RP COMPANY NAME: -0- Ph: -0-
 ADDRESS: 5116 Cochrane Avenue
 CITY/STATE: Oakland, California 94618

△ 6MENT:

SITE ID#: 805

ADDITIONAL RP'S

RP #2
 CONTACT NAME: David Russell, Eqs.
 COMPANY NAME: Grow Group, Inc., Law Dept. RP Ph: -0-
 ADDRESS: 200 Park Ave. Pan Am Bldg
 CITY/ST/ZIP: New York, Ny 10166

Listing all LOP DAILY activities since 1991 for StID 805
as of 07/21/98

Act91_4
Act92_1
Act92_2
Act92_3
Act92_4

ActivDat	Insp	ACT	Activ	StID	ActCostf	aComment
09/21/92	SH	200	1.	805	\$45.41	notification letter, RP search
09/21/92	SH	215	2.	805	\$90.83	reviewed case file, report 1/31/92
09/22/92	SH	215	3.	805	\$136.24	reviewed letter of 3/4/92 & workplan dated 7/14/92
09/23/92	SH	212	0.4	805	\$18.17	talked to Rich Freudenberger (Environmental Strategies Corp.) re: workplan 7/14/92.
09/23/92	SH	215	3.	805	\$136.24	draft letter/ letter mailed certified.
Act92_5						
10/22/92	SH	206	0.5	805	\$22.71	talked to Mark Thomson re: status of the site & if enforcement is needed.
Act93_1						
01/29/93	SH	212	0.3	805	\$13.90	talked to Tom Sparrow (consultant) re: status of site
02/04/93	SH	215	2.	805	\$92.65	review case file, 10/5/92 letter, 10/22/92 work plan
02/09/93	SH	212	0.3	805	\$13.90	talked to Rick Frudenburger re: up coming meeting
02/16/93	SH	210	1.5	805	\$75.99	met Rick Frudenburger on site, discuss work plan
03/16/93	SH	212	0.3	805	\$13.90	talked to Rick Frudenburger re: tank testing, letter out
03/19/93	SH	215	2.5	805	\$115.81	draft letter
03/22/93	SH	215	2.5	805	\$115.81	review file; revised work plan 11/10/92, 10/22/92, 10/16/92, 10/5/92
03/23/93	SH	215	1.5	805	\$69.49	draft letter
03/26/93	SH	215	2.5	805	\$115.81	review file, letter out for future work required
Act93_2						
04/09/93	SH	200	0.3	805	\$13.90	letter out to Emeryville Fire Dept. for closure in place
04/23/93	SH	212	0.4	805	\$18.53	talked to ESC (Jackie Thiell) re: letter from Grow Group, awaiting approval, will be starting work in 2 weeks
05/03/93	SH	215	0.5	805	\$23.16	review 4/21/93 report letter
05/04/93	SH	212	0.4	805	\$18.53	talked to Rick Frudenburger re: work at the site
05/10/93	SH	215	0.8	805	\$37.93	review 5/4/93 letter
05/11/93	SH	210	2.5	805	\$123.72	on site visit, UGT removal, exposed the tank, met Henry Jones & Mark Armstrong of Environmental Services
05/12/93	SH	210	1.	805	\$52.61	on site, talked to Mark Armstrong, found underground utilities, soil saturated with HC

05/12/93	SH	210	1.2	805	\$62.09	on site, exposed the entire part of tank, appeared to be 10,000 gallon & not 5,000 gallon as initially reported
05/13/93	SH	210	3.	805	\$147.42	on site, side wall soil samples collected; water sample collected in the piping trench
05/13/93	SH	212	1.2	805	\$62.09	on site to observe tank integrity test,
05/14/93	SH	210	1.2	805	\$62.09	on site, observed filling the tank with concrete
05/14/93	SH	215	0.5	805	\$23.70	reviewed data re: observation of the tank closure in place
05/19/93	SH	212	0.5	805	\$23.70	talked to Bob Beukowski/Rick Frudenburg re: updates
05/19/93	SH	215	0.3	805	\$14.22	review letter of 5/18/93
05/24/93	SH	210	1.5	805	\$76.31	on site for monitoring well installations
Act93_3						
07/22/93	SH	212	0.5	805	\$24.43	talked to Bob Beukowski re: status of site
07/26/93	SH	212	2.8	805	\$136.81	meeting with Bob Beukowski re: info on neighboring site, Cal Linen & Dunn's Paint, photo copy 189 pages
08/17/93	SH	212	0.2	805	\$9.77	talked to Rick Frudenburg re: report
08/17/93	SH	215	0.5	805	\$24.43	review report dated 8/16/93
Act93_4						
10/27/93	SH	212	0.5	805	\$24.43	talked to Ron Block re: status, sump closure
10/28/93	SH	215	0.5	805	\$24.43	discuss sump removal w/ BO
11/17/93	SH	210	1.5	805	\$77.19	on site visit, met Ron Block, & Brian Oliva re: sump closures
Act94_1						
03/04/94	SH	212	0.4	805	\$20.34	talked to Bob Beukowski re: report upcoming
03/07/94	SH	212	0.5	805	\$25.42	talked to Bob Beukowski re: report letter
Act94_2						
04/14/94	SH	73	1.5	805	\$81.46	on site for monitoring well installation
04/14/94	SH	215	1.	805	\$50.84	review report dated 3/7/94
04/29/94	SH	212	1.8	805	\$91.52	meeting with Bob Beukowski re: off site sources Dunnes Paints
Act94_3						
Act94_4						
Act95_1						
Act95_2						
06/15/95	SH	40	1.5	805	\$84.64	on site meeting with Ron Block & Gary Leach, inspect the abandoned tank, its location inside the building by Linden Street.
06/15/95	SH	74	1.5	805	\$79.96	letter out re: closure in place requirements
06/21/95	SH	47	1.	805	\$57.99	on site for soil borings
Act95_3						
07/06/95	SH	45	0.5	805	\$26.65	spoke with Ron Block re: rinsing the tank
07/06/95	SH	47	1.5	805	\$87.76	on site meeting with Ron Block &

Gary Leach re: Closing tank in place

Act95_4
 10/03/95 SH 40 1.5 805 \$83.52 on site for closure of the sump & ustmet Ron Block & Gary Leach

11/09/95 SH 73 2.5 805 \$147.00 on site for backfilling ther sump.

Act96_1
 Act96_2
 04/04/96 SH 75 3. 805 \$0.00 review closure of UST in place, letter out

Act96_3
 Act96_4
 Act97_1
 Act97_2
 05/01/98 SH 200 2.5 805 \$115.08 reviewed case file for meeting, met with Ron Block re: site status, closure, need to coordinate gw monitoring program with Dunn's Paints, & California Linen.

complete

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

07/21/98

UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000	SOURCE OF FUNDS: F-FEDERAL	INSPECTOR: SH
StID: 608	SUBSTANCE: 116 -Pet.#2,3,4 Solvent	
SITE NAME: Dunne Quality Paints	DATE REPORTED : 02/16/88	
ADDRESS : 1007 41st St	DATE CONFIRMED: 02/16/88	
CITY/ZIP : Oakland, CA 94608	MULTIPLE RP's : N	
CASE TYPE: O CONTRACT STATUS: 4 PRIOR:2B4 EMERGENCY RESPONSE: -0-		
RP SEARCH : S	DATE END: 03/22/93	
PRELIM ASSESSMENT : U	DATE BEGIN: -0-	DATE END: -0-
REMEDIAL INVESTIG : -	DATE BEGIN: -0-	DATE END: -0-
REMEDIAL ACTION : -	DATE BEGIN: -0-	DATE END: -0-
POST REMED MONITOR: -	DATE BEGIN: -0-	DATE END: -0-
TYPE ENFORCEMENT ACTION TAKEN: 1 DATE OF ENFORC. ACTION: 03/22/93		

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

LUFT FIELD MANUAL CONSIDERATION: 3HSCAWG	CASE CLOSED: - on: -0-
DT EXC START: -0-	REMEDIAL ACTIONS TAKEN: ED

RP #1: CONTACT: Mr. Terry Turner	RP COST: -0-
RP COMPANY NAME: Dunne Quality Paints	Ph: -0-
ADDRESS: 1007 41st Street	
CITY/STATE: Oakland, California 94608	

△EmMENT:

Listing all LOP DAILY activities since 1991 for StID 608
as of 07/21/98

Act91_4
Act92_1
Act92_2
Act92_3
Act92_4
Act92_5
Act93_1

ActivDat	Insp	ACT	Activ	StID	ActCostF	aComment
03/22/93	SH	200	0.8	608	\$37.06	RP search, notification letter out
03/22/93	SH	215	1.	608	\$46.33	review site for updates
Act93_2						
04/09/93	SH	215	0.3	608	\$13.90	update quarterly report
04/27/93	SH	215	0.4	608	\$18.53	review file for updates
06/28/93	SH	215	3.5	608	\$165.93	reviewed case file reports- 5/27/87, 2/1/88, 2/12/88, 2/17/88, 3/24/88, 10/3/88, 7/18-30/88, 7/19/88, 11/88, 12/21/88, 2/9/89, 2/8/89, 5/26/89
06/29/93	SH	212	0.3	608	\$14.22	talked to Terry Turner re: letter & further work required at the site
06/29/93	SH	215	0.4	608	\$18.96	discuss case with Blessie, cleanup fund, re: status of remediation, further work required
06/29/93	SH	215	1.5	608	\$71.11	letter out re: further work required at the site, submit within 45 days
06/30/93	SH	215	3.	608	\$142.22	review reports 6/12/89, 3/7/90, 5/8/91, letter out re: status of site remediation
Act93_3						
07/16/93	SH	212	1.8	608	\$87.95	meeting with Terry Turner, Gary Aquiar, Bruce Hageman re: work performed at the site, further work required for closure
07/16/93	SH	215	0.5	608	\$24.43	review fielfw for updates, prepare for meeting
07/26/93	SH	215	0.3	608	\$14.66	update info, review file
08/23/93	SH	212	0.3	608	\$14.66	talked to Terry Turner re: site status
08/24/93	SH	212	0.3	608	\$14.66	talked to Terry Turner re: Status of report
08/25/93	SH	212	0.3	608	\$14.66	talked to Terry Turner re: site visit
08/26/93	SH	210	1.8	608	\$93.15	on site visit, met w/ Terry Turner; discuss Grow Group results , extended deadline to 9/10/93
09/10/93	SH	212	0.2	608	\$9.77	talked to Terry Turner re: latest data
Act93_4						
11/10/93	SH	212	0.2	608	\$9.77	talked to Terry Turner re;status of site
12/10/93	SH	215	2.	608	\$97.72	review reports 6/22/92, 9/27/93 & 11/9/93
12/14/93	SH	215	1.5	608	\$73.29	review reports 9/27/93, 11/9/93, 6/22/92 & QMR 6/22/92

Act94_1
Act94_2
Act94_3
Act94_4
Act95_1
Act95_2
Act95_3
Act95_4
Act96_1
Act96_2
Act96_3
Act96_4
Act97_1
Act97_2

complete

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

07/21/98

UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000	SOURCE OF FUNDS: F-FEDERAL	INSPECTOR: SH
StID: 313	SUBSTANCE: 8006619 -Gasoline	
SITE NAME: California Linen Rental Co.	DATE REPORTED : 02/14/89	
ADDRESS : 989 41st St	DATE CONFIRMED: 02/14/89	
CITY/ZIP : Oakland, CA 94609	MULTIPLE RP's : N	
CASE TYPE: O CONTRACT STATUS: 4 PRIOR:-0- EMERGENCY RESPONSE: -0-		
RP SEARCH : S	DATE END: 10/13/92	
PRELIM ASSESSMENT : -	DATE BEGIN: -0-	DATE END: -0-
REMEDIAL INVESTIG : -	DATE BEGIN: -0-	DATE END: -0-
REMEDIAL ACTION : -	DATE BEGIN: -0-	DATE END: -0-
POST REMED MONITOR: -	DATE BEGIN: -0-	DATE END: -0-
TYPE ENFORCEMENT ACTION TAKEN: 1 DATE OF ENFORC. ACTION: 10/13/92		

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

LUFT FIELD MANUAL CONSIDERATION: -0-	CASE CLOSED: - on: -0-
DT EXC START: -0-	REMEDIAL ACTIONS TAKEN: -0-
RP #1: CONTACT: Mr. Alfred Miller	RP COST: -0-
RP COMPANY NAME: Miller Trust	Ph: -0-
ADDRESS: 989 41st Street	
CITY/STATE: Oakland, Ca 94608	
ΔWOMENT:	

Listing all LOP DAILY activities since 1991 for StID # 313
as of 07/21/98

Act91_4
Act92_1
Act92_2
Act92_3
Act92_4
Act92_5

ActivDat	Insp	ACT	Activ	StID	ActCostf	acomment
10/13/92	SH	200	0.8	313	\$36.33	RP search, notification letter
10/28/92	SH	212	0.3	313	\$13.62	talked to Joel Pitney (RP) re: notice of reimbursement
10/30/92	TP	212	0.1	313	\$5.76	return call, Joel Pitney, resolved
Act93_1						
01/04/93	SH	212	0.5	313	\$23.16	Talked to Joel Pitney re: status of site, schedule a meeting for 1/21/93
01/21/93	SH	210	2.	313	\$97.85	on site visit, met Joel Pitney & Donald Miller (RP) rer: status of the site
03/11/93	SH	215	1.5	313	\$69.49	review case file, reports- 2/23/89 3/23/89
03/12/93	SH	215	3.5	313	\$162.14	review file reports- 4/25/89,6/7/89 work plan, 6/13/89letter, 6/28/89 revised work plan, 11/3/89 report, 3/5/90, 8/21/90, 3/7/91, 4/2/91,4/15/916/25/91, 9/24/91, 1/2/92
03/15/93	SH	212	0.5	313	\$23.16	talked to Joel Pitney re: status
03/15/93	SH	215	1.5	313	\$69.49	review reports 4/17/92, 11/6/92
Act93_2						
04/27/93	SH	215	0.2	313	\$9.27	review file for updates
05/05/93	SH	215	0.4	313	\$18.53	review case file updates
05/27/93	SH	212	0.5	313	\$23.70	talked to Joel Pitney re: use of MWSby Grow Group neighboring site, sampling frequency, work plan for characterization of soil/groundwater contamination
06/04/93	SH	212	0.3	313	\$14.22	talked to Joel Pitney re: frequency of sampling
Act93_3						
07/26/93	SH	215	0.3	313	\$14.66	update information
Act93_4						
Act94_1						
Act94_2						
Act94_3						
Act94_4						
Act95_1						
Act95_2						
Act95_3						
Act95_4						
10/02/95	SH	215	0.3	313	\$16.70	review latest data
Act96_1						
Act96_2						
Act96_3						
Act96_4						

Act97_1
Act97_2

complete

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS
 2014 T STREET, SUITE 130
 P.O. BOX 944212
 SACRAMENTO, CALIFORNIA 94244-2120
 (916) 227-4413
 (916) 227-4530 (FAX)



JAN 10 1994

Mr. William Turner, President
 Frank W. Dunne Company
 1007 - 41st Street
 Oakland, CA 94608

Site: Dunne Quality Paints
 1007 - 41st Street
 Oakland, CA 94608

Dear Mr. Turner:

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 1567

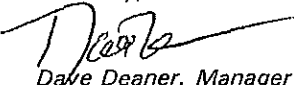
The State Water Resources Control Board (State Board) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed \$83,000. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on January 17, 1992 and may be modified by the State Board in writing by an amended Letter of Commitment.

The State Board will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort. This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements. We constantly review the status of all active claims, and failure to proceed with due diligence will be grounds for withdrawal of this Letter of Commitment. You should read the terms and conditions listed in the Letter of Commitment. Also attached you will find:

- A "Reimbursement Request Instructions" package. You should retain this package for future reimbursement request. Among other information, the package includes instructions for completion of the "Reimbursement Request" form and the "spreadsheet". These instructions must be followed when seeking reimbursements for corrective action costs incurred after January 1, 1988. Included in these instructions are samples of Reimbursement Request forms and complete Spreadsheets. Within the package also included are:
 - Recommended Minimum Invoice Cost Breakdown.
 - A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.
 - A "Bid Summary Sheet" to document data on bids received.
- Three "Reimbursement Request-Underground Storage Tank Cleanup Fund" forms which you must use to request reimbursement of costs incurred.
- Two "Spreadsheets" which you must use in conjunction with your Reimbursement Request.
- "Vendor Data Record" (Std. form 204) which must be completed and returned with your first Reimbursement Request.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Blessy Torres at (916) 227-4535.

Sincerely,


 Dave Deaner, Manager
 Underground Storage Tank
 Cleanup Fund Program

Attachments

cc: Tom Peacock
 Alameda County Health Agency
 Div of Hazardous Materials
 80 Swan Way
 Oakland, CA 94621

Don Dalke
 Regional Water Quality Control Board
 San Francisco Bay Region
 2101 Webster Street, Suite 500
 Oakland, CA 94612

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 001567

AMENDMENT NO: 0

CLAIMANT: Frank W. Dunne Company

BALANCE FORWARD: \$0

JOINT-CLAIMANT:

THIS AMOUNT: \$83,000

CLAIMANT ADDRESS: 1007 - 41st Street
Oakland, CA 94608

NEW BALANCE: \$83,000


TAX ID / SSA NO. 94-0442100

Subject to availability of funds, the State Water Resources Control Board (State Board) agrees to reimburse Frank W. Dunne Company (claimant) for eligible corrective action costs at 1007 - 41st Street, Oakland, CA 94608 (site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$83,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the State Board, the State Board shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. Unless modified in writing by the State Board, this Letter of Commitment covers work through Phase IV of corrective action work.
4. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
5. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
6. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
7. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
8. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the State Board. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the State Board's consent.
9. This Letter of Commitment may be withdrawn at any time by the State Board if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the State Board this 27th day of December, 1993.

STATE WATER RESOURCES CONTROL BOARD

BY 
Manager, Underground Storage Tank Cleanup Fund Program

BY 
Chief, Division Administrative Services

STATE USE :
CALSTARS CODING :
0550 - 569.02 - 30530

\$

STATE WATER RESOURCES CONTROL BOARD
DIVISION OF CLEAN WATER PROGRAMS
2014 T STREET, SUITE 130
P.O. BOX 944212
SACRAMENTO, CALIFORNIA 04244-2120
(916) 227-4307
(916) 227-4530 (FAX)



July 18, 1994

F. W. Dunne Co.
Attn: Wm. T. Turner
1007 - 41st St.
Oakland, CA 94608

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NO RESPONSE TO LETTER OF COMMITMENT (LOC): CLAIM NUMBER 001567; FOR SITE ADDRESS: 1007 - 41st St., Oakland

It has come to my attention that the LOC issued to you on December 27th, 1993 in the amount of \$83,000 has not been responded to with a request for reimbursement.

Please submit your reimbursement request with all of the required supporting documentation, or a written explanation as to the status of the cleanup and why you have not requested reimbursement to date. If a request or adequate explanation is not received within thirty (30) calendar days from the date of this letter, I will take steps to begin the withdrawal process of your LOC.

Please send your reimbursement request or explanation to:

State Water Resources Control Board
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund Program
Attention: Francine Aguirre, Claim No. 001567
P. O. Box 944212
Sacramento, CA 94244-2120

If you have any questions, please contact Donna L. Turcotte at (916) 227-4532.

Sincerely,

A handwritten signature in cursive script, appearing to read "Francine Aguirre".

Francine Aguirre
Team Leader, Regions 1 and 2
Underground Storage Tank Cleanup Fund

cc: California Regional Water Quality
Control Board, San Francisco Bay Region
Attn: Steve Morse
2101 Webster Street, Suite 500
Oakland, CA 94612

✓ Alameda County EHD
Attn: Ed Howell
80 Swan Way, Room 200
Oakland, CA 94621

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS
2014 T STREET, SUITE 130
P.O. BOX 944212
SACRAMENTO, CALIFORNIA 94244-2120
(916) 227-4413
(916) 227-4530 (FAX)



TRANSMITTAL OF FAX MATERIAL

Date: 11-9-93

To: Susan Hugo

Fax # (510) 569-4757

From: **Blessy Torres**
Division of Clean Water Programs
(916) 227-4535

No. of pages 2 (including this sheet)

Claim No. 1567

- For your information
- Per your request
- For your review and comments

REMARKS:

Per our conversation on 11/2/93, our claimant has
submitted the reports/information you requested in
your 6/30/93 letter. Therefore, please sign the
attached and return to me by us mail.
Thanks!

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

June 30, 1993
STID# 608

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Mr. Terry Turner
Dunne Quality Paints
1007 41st Street
Oakland, California 94608

**RE: Investigation / Remediation Related to the Former
Underground Storage Tanks at Dunne Quality Paints -
1007 41st Street, Oakland, California 94608**

Dear Mr. Turner:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the removal of six underground storage tanks in July 18-19, 1988 at the referenced site. Soil samples collected at the sidewall of the excavation pit showed elevated levels of total petroleum hydrocarbon (stoddard solvent) as high as 14,000 ppm. We are in receipt of the following reports:

- * Soil Report (1/25/88) prepared by Environmental Services, Inc.
- * Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report (2/16/88)
- * Underground Tank Removal Report (November, 1988) prepared by Hunter/ Gregg and submitted by Semco
- * Quarterly Well Monitoring Results (May 26, 1989) prepared by Hunter Environmental Services, Inc.
- * Groundwater Sampling Report (March 7, 1990) prepared by Environmental Science & Engineering, Inc.

Based upon the review process of all the reports submitted to this office for the referenced site, the following issues needed clarification and must be addressed:

- 1) Elevated levels of TPH stoddard (14,000 ppm) were detected in the soil samples collected at the sidewall of the excavation. Please clarify if any overexcavation of contaminated soil was performed and provide this office with the results of verification soil samples.
- 2) Soil investigation conducted in January, 1988 revealed the following levels of TPH contaminations : borings #2 (10,080 ppm), #7 (27,362 ppm), #12 (15,140 ppm) were at the edge of the sidewalk curb; borings #8 (27,391 ppm), #9 (3,472 ppm), #10 (6,491 ppm), #12 (15,140 ppm) were at the sidewalk in the area between the tank and the building. Please clarify if all the soil contamination had been addressed and provide this office with all the analytical results as supporting documents including the disposal

Mr. Terry Turner
RE: 1007 41st Street, Oakland, CA 94608
June 30, 1993
Page 2 of 3

of the stockpiled soil.

- 3) Please explain the rationale for the installation of MW-1 and MW-2 in the excavation pits. As per the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank site (August 10, 1990), one monitoring well must be installed within ten feet of the tank in the verified downgradient direction. Construction and placement of monitoring wells must adhere to RWQCB's guidelines.
- 4) Monitoring well construction diagrams for these two wells have not been submitted to this office. Please provide this office with copies of the boring logs and monitoring well installation diagrams for MW-1 and MW-2 including data for the placement of the screens. Monitoring wells must be screened to intercept free floating product and accommodate seasonal water table fluctuations.
- 5) Please clarify if the extent of the soil and groundwater contamination at the referenced site had been fully defined. If not, a work plan must be submitted to this office to delineate the extent of the soil and groundwater contamination.
- ✓ 6) The practical quantitation reporting limits used for TPH analysis of groundwater samples collected during the monitoring events conducted on 2/21/90, 4/24/89 and 1/18/89 was either 1 ppm or 0.1 ppm. The detection limits of 50 ppb TPH in groundwater must be used.
- ✓ 7) The downgradient direction of groundwater must be determined at the referenced site. Please clarify if verified downgradient direction has been established and provide this office with the groundwater elevation data.

Response to the items mentioned above must be provided to this office **no later than August 6, 1993.**

Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or work plan

Mr. Terry Turner
RE: 1007 41st Street, Oakland, CA 94608
June 30, 1993
Page 3 of 3

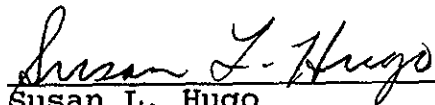
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department or the RWQCB of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiatt, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files

STID# 608

DATE: 3/22/93
TO : Local Oversight Program
FROM: SUSAN
SUBJ: Transfer of Eligible Oversight Case

Site name: DUNNE QUALITY PAINTS
Address: 1007 - 41st Street city Oakland zip 94608

Closure plan attached? Y N DepRef remaining \$ _____

DepRef Project # _____ STID #(if any) _____

Number of Tanks: 6 removed? Y N Date of removal 1988/7/26/19

Leak Report filed? Y N Date of Discovery 1/25/88 Date reported 2/16/88

Samples received? Y N Contamination: Soil / Groundwater

Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents

Monitoring wells on site 2 Monitoring schedule? Y N

LUFT category 1 2 3 * H S C A R W G O

Briefly describe the following:

Preliminary Assessment _____

Remedial Action _____

Post Remedial Action Monitoring _____

Enforcement Action _____

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY

DRUG AWARENESS PROGRAM FOR ALAMEDA COUNTY EMPLOYEES

DESCRIPTION: This one hour presentation covers the dangers of alcohol and other drug abuse and the Alameda County policy for maintaining a drug-free workplace.

PURPOSE: To maintain Alameda County as a Drug-Free Workplace, all employees will be informed about the following:

1. The dangers of drug abuse in the workplace;
2. The County's policy of maintaining a drug-free workplace; available drug counseling, rehabilitation, and employee assistance programs;
3. Penalties that may be imposed upon employees for drug abuse violations occurring in the workplace following the Civil Service procedures.

AUDIENCE: HCSA Non-management Staff (MANDATED)

PRESENTERS: Denise Stokes, Highland Hospital Training Coordinator
Georgia Williams, Nursing Clinical Instructor

CONTENT: Alcohol & other drug related problems
● Alameda County's Drug-Free Workplace Policy
● Resources for counseling, rehabilitation, e.g., employee assistance, community resources

REGISTRATION: Pre-registration is not required.

LOCATION: Highland Hospital Auditorium, or
5th Floor Conference Room/Acute Building

DATES/TIMES: Select one of the sessions as indicated on attached.

NOTE: Mandatory one-and-one-half-hour sessions for all Management staff will be scheduled at a later date.

ALAMEDA COUNTY HEALTH CARE SERVICES
HAZARDOUS MATERIALS DIVISION/ENVIRONMENTAL HEALTH SERVICES

SERVICE REQUESTED: Removal
 NAME OF SITE: Frank W. Dunne
 ADDRESS: 1007 - 41st St, DAK 94608
Oakland, CA
 CONTRACTOR: SEMAZ
 ADDRESS: 1806 Leisler St.
San Mateo, 94402 TELEPHONE # 209-524-9653
 CONTACT PERSON: Kerry Hamilton/Chuck Kiper TELEPHONE # 572-8033
 DEPOSIT AMOUNT: \$9,035 DATE OF DEPOSIT: 6/29/88

DATE:	ACTION TAKEN	IN	OUT	x \$53	SUB/TOT	BALANCE
<u>7/1</u>	<u>Initial Review + Discussion</u>	<u>0930</u>	<u>1000</u>	<u>.5</u>	<u>26.50</u>	<u>1008.50</u>
<u>7/8</u>	<u>Plan Approved</u>	<u>1330</u>	<u>1400</u>	<u>.5</u>	<u>26.50</u>	<u>982.00</u>
<u>7/18</u>	<u>5 tanks Pulled</u>	<u>1000</u>	<u>1600</u>	<u>6</u>	<u>318.00</u>	<u>664.00</u>
<u>7/19</u>	<u>1 tank Pulled</u>	<u>0900</u>	<u>1200</u>	<u>3</u>	<u>159.00</u>	<u>505.00</u>
<u>2/1</u>	<u>Discussion w/ T. Turner and J. Redding concerning sign-off</u>	<u>0900</u>	<u>1030</u>	<u>1.5</u>	<u>89.00</u>	<u>421.00</u>
<u>* 2/1</u>	<u>Billing</u>	<u>2.13.90</u>				
<u>2/1</u>	<u>review</u>					
<u>3/22/83</u>	<u>Transfer to LOP</u>					

PROJECT COMPLETED BY: _____
 DATE OF COMPLETION: _____ DATE SENT TO BILLING: _____
 TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____

TO BE REPORTED WEEKLY TO THE ACCOUNTING DEPARTMENT FOR CASHFLOW ADJUSTMENT

DEPARTMENT OF ENVIRONMENTAL HEALTH

APPLICATION FORM

MFR Sent _____ (date)

PURPOSE: Permit Application Service Renewal

Computer No. _____

TYPE OF ACTION: New Premises Change of Owner Change of Name Change of Status Change of Mailing Address Inactivate Delete Unincorp.

Premises Name Dunne Quality Paints
A. Premises Address 4050 Adeline Emeryville 94608
Number Street City Zip Code Phone

Owner/Applicant _____
If corporation, also show name of corporation president _____ Phone _____

B. Mailing Address 1990 North California Blvd #400 Walnut Creek 94597
Number Street City Zip Code

SEND BILLING TO ADDRESS: A, (B circle one)

Business Name OHM Corporation Name Rachel Hess

Property Owner _____
If corporation, also show name of corporation president _____ Phone 256-6100

Address _____
Number Street City Zip Code

E.U. NO. _____ C.P. CODE _____

FOOD CATEGORIES

- Bakery**
- ___ Under 2,000 sq. ft. (130)
- ___ 2,000 - 6,000 sq. ft. (131)
- ___ Over 6,000 sq. ft. (132)
- Food Market, Retail**
- ___ Under 3,000 sq. ft. (120)
- ___ 3,000 - 10,000 sq. ft. (121)
- ___ Over 10,000 sq. ft. (122)
- ___ Confectionary (125)
- Restaurant**
- ___ Tavern, Cocktail lounge (104)
- ___ Snack Bar (105)
- ___ Drive-In, Take Out (110)
- ___ Catering Commissary (111)
- ___ Under 26 seats (100)
- ___ 26 - 50 seats (101)
- ___ 51 - 75 seats (102)
- ___ Over 75 seats (103)
- ___ In Plant Feeding (114)
- ___ Bed & Breakfast (Cont.) (115)
- ___ Bed & Breakfast (Reg.) (116)

- Temporary Food Operation**
- ___ Special Event Facility (113) (not to exceed 3 days)
- ___ Temporary Food Facility (108) (not to exceed 21 days)
- ___ Seasonal Food Facility (129) (not to exceed 45 days)
- Food Vehicle**
- ___ Vehicle Application Fee
- ___ Mobile Food Prep. Unit (107)
- ___ Stationary M.F.P.U. (117)
- ___ Retail Food Vehicle (112)
- ___ Itinerant Vehicle (128)

- Private Waste Disposal**
- ___ Site Evaluation
- ___ Percolation Test
- ___ Plan Review
- ___ Installation
- Holding Tank**
- ___ Site Evaluation
- ___ Installation
- ___ Inspection
- Water Supply-Utility**
- ___ Community System
- ___ Non-Community System
- ___ State Small Water System
- ___ Local Small Water System
- Drinking Water Analysis**
- ___ Flow, Bact. & Chem. Anal.
- Drinking Water Analysis**
- ___ Bacterial
- ___ Chemical
- ___ Flow Rate

GENERAL CATEGORIES

- ___ Vending Machine
- ___ Other Food
- ___ Plan Review
- ___ Special Service
- ___ Public Swimming Area
- ___ Commercial Spa
- ___ Mobilehome Park
- No. Spaces _____

Other Site Search

Number of Units/Hrs. 1 / 24 copies Fee Per Unit/Hr. \$ 67.00 Total Fee \$ 91.00

REMARKS: Review files for Dunne Quality Paints at 4050 Adeline, Emeryville. Please Bill OHM Corporation. Ma Hess reviewed files at office. HAD us copy 24 pages.

You will receive a BILL in accordance with Article 11 of Chapter 6, Title 3 of the Ordinance Code of Alameda County.

Applicant Richard Bless Date 8/15/91
Specialist F. Young Jong Phone 271-4320 Date 8/15/91



Grow Group, Inc.

91 MAY 16 AM 10: 53

Law Department

Pan Am Building
200 Park Avenue
New York, NY 10166
(212) 599-4400
TWX: 710-581-3686
Telecopier: (212) 286-0940

P.O. Box 7600
4000 Dupont Circle
Louisville, KY 40207
(502) 897-9861
TWX: 810-535-3332
Telecopier: (502) 897-9861

Please Reply to:
 New York Office
 Louisville Office

May 8, 1991

Alameda County Health Care Services Agency
Environmental Health Services
Hazardous Material Management
80 Fwan Way, Rm. 200
Oakland, CA 94621

Re: Dunne Quality Paints
1007 41st Street
Oakland, CA 94608

TO WHOM IT MAY CONCERN:

Please provide within ten (10) working days copies of all records and documents involving or related to underground storage tank projects relating to the captioned property. The records and documents requested include, but are not limited to, the following:

1. All environmental, geological, hydrological, technical and engineering reports, studies, evaluations and analyses, including all raw data related to any pollution or contamination at, near, or arising from the above site.
2. Any records and documents related to the named company's involvement at the above site, including any documents related to the amount, nature, toxicity or volume or any contamination or hazardous materials contributed to or allegedly contributed to the site by such company or other Potentially Responsible Parties and any documents and records related to the method, manner or operations of such company related to the use, storage, receipt, disposal, discharge, disbursal, transportation, manufacture, sale or distribution of any hazardous materials which are alleged or claimed to be involved at or about the site.
3. Any evaluations, reports, records or studies, including any RI/FS, ROD's, work plans, or other records related to the site.

Alameda County Health Care Services Agency
May 8, 1991
Page 2

4. Any estimates, lists or evaluations related to the relative volume, quantity or toxicity of hazardous materials alleged to have been contributed to the site by such company and any other Potentially Responsible Parties.

5. Any letters, correspondence, memoranda, orders, requests for information, response to request for information, opinions, intra-agency letters or memoranda or other investigatory materials related to the above site.

The above request is made pursuant to the Freedom of Information Act, 5 U.S.C. §552, and Environmental Protection Agency Records 40 CFR §2.100 et. seq., and applicable California statutes and regulations regarding the release of governmental records.

If you determine that any documents subject to this request should be withheld pursuant to any exemption, or if you deny this request in whole or in part, we request that you state the particular and specific justification for denying the request or withholding a record in whole or part.

Any notice of denial of any requests should set forth the name, and title of the position of each person responsible for the denial of the request.

If any portion of any records you determine is entitled to be withheld, pursuant to an exemption in the Freedom of Information Act or applicable California statutes or regulations, is not subject to the exemption, please produce any segregable portions of the records which are not subject to the exemption. If you determine that circumstances are exceptional requiring additional time beyond ten (10) working days to provide a response to this request, please provide a reason for your need for additional time.

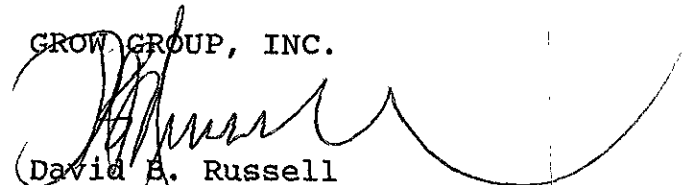
We agree to pay reasonable copying charges for the records requested herein.

Alameda County Health Care Services Agency
May 8, 1991
Page 3

If you have any questions, please do not hesitate to call me collect, Monday through Friday from 9:00 a.m. to 5:00 p.m. Eastern daylight savings time at (212) 599-4400.

Very truly yours,

GROW GROUP, INC.



David E. Russell
Associate General Counsel

DBR:mw



Grow Group, Inc.

Pan Am Building
200 Park Avenue
New York, NY 10166
(212) 599-4400
TWX: 710-581-3686
Telecopier: (212) 286-0940

P.O. Box 7600
4000 Dupont Circle
Louisville, KY 40207
(502) 897-9861
TWX: 810-535-3332
Telecopier: (502) 897-9861

Law Department

Please Reply to:
 New York Office
 Louisville Office

May 8, 1991

Alameda County Health Care Services Agency
Environmental Health Services
Hazardous Material Management
80 Fwan Way, Rm. 200
Oakland, CA 94621

Re: Oakland National Engraving Company
42nd & Linden Streets
Oakland, CA 94608

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Alameda County Health Care Services Agency

May 8, 1991

Page 2

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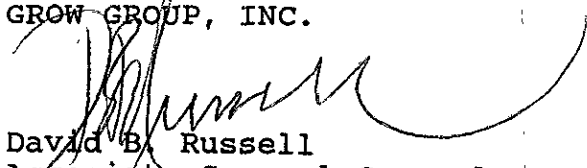
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Alameda County Health Care Services Agency
May 8, 1991
Page 3

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Very truly yours,

GROW GROUP, INC.



David B. Russell
Associate General Counsel

DBR:mw

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 HAZARDOUS MATERIALS DIVISION

ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH
 HAZARDOUS MATERIAL DIVISION
 ROOM 200
 946 27th Street, Third Floor
 Oakland, CA 946 2
 Telephone: (415) 374-7237

~~490-4500~~
 7-4320
 ACCEPTED

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local laws. Changes to your plans indicated by this Auditor to assure compliance with State and local laws are proposed herein. A new revision for issuance of any required building permits for construction. These accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any change or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspection Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 48 hours prior to the following required inspections:

Removal of Tank and Piping
 Sampling
 Final Inspection

Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THESE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

- Business Name Frank W. Dunne Company, dba. DUNNE QUALITY PAINTS
 Business Owner TERRY TURNER
- Site Address 1007 41ST
 City OAKLAND Zip 94608 Phone 652-1200
- Mailing Address P.O. Box 8006
 City EMERYVILLE Zip 94662 Phone 652-1200
- Land Owner DUNNE QUALITY PAINTS
 Address 1007 41ST - OAKLAND City, State CA Zip 94608
- EPA I.D. No. LAC 000 9118597
- Contractor SEMCO
 Address 431 W. HATCH Rd.
 City Modesto, CA Phone 209-524-9653
 License Type A, B, C61-D40 ID# 449864
- Other (Specify) _____
 Address _____
 City _____ Phone _____

8. Contact Person for Investigation

Name Terry Hamilton, Chuck Kiper Title _____

Phone 572-8033, 860-8221

9. Total No. of Tanks at facility 6

10. Have permit applications for all tanks been submitted to this office? Yes [] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name ERICSON EPA I.D. No. CAD009466392

Address 255 PARR Blvd.

city Richmond State CA zip 94801

b) Rinsate Transporter

Name ERICSON EPA I.D. No. CAD009466392

Address 255 PARR Blvd.

city Richmond State CA zip 94801

c) Tank Transporter

Name ERICSON EPA I.D. No. CAD009466392

Address 255 PARR Blvd.

city Richmond State CA zip 94801

d) Contaminated Soil Transporter

Name SORGDRAGER EPA I.D. No. CAT00619007

Address P.O. 5124

city SAN MATEO State CA zip 94402

12. Sample Collector

Name Chuck Kiper - Vice President

Company SEMCO

Address 1806 Leslie St.

city SAN MATEO State CA zip 94402 Phone 572-8033

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
6K	PAINT THINNERS Chevron 350-410		
3K			
3K			
2K			
2K			
2K			

14. Have tanks or pipes leaked in the past? Yes [] No []

If yes, describe. Possible upper piping leakage -
Report Filed on 2-16-88 - Tanks were pumped and
TAKEN OUT OF SERVICE

15. NFPA methods used for rendering tank inert? Yes [] No []

If yes, describe. Triple Rinse - Purge with 2 lbs deg
ice per 100 gallon capacity

16. Laboratories

Name Sequoia Lab
 Address 2549 Middlefield Rd.
 City Redwood City State CA zip 94063
 State Certification No. #145

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
PAINT THINNERS Hydrocarbons VOC BTX+E	Modified Method 8015	SW 846 8240 8020

18. Site Safety Plan submitted? Yes [] No []

19. Workman's Compensation: Yes [] No []

Copy of Certificate enclosed? Yes [] No []

Name of Insurer ON File

20. Plot Plan submitted? Yes [] No []

21. Deposit enclosed? Yes [] No []

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor

Name (please type) CHARLES A. Kiper
Signature C. A. Kiper
Date 6-27-88

Signature of Site Owner or Operator

Name (please type) ^{FRANCO W. DUNN Co.} WILLIAM T. TURNER, PRESIDENT
Signature William Turner President
Date 6/27/88

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. A copy of your approved plan must be sent to the landowner.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A
SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)

INSTRUCTIONS

2. SITE ADDRESS

Address at which closure or modification is taking place.

5. EPA I.D. NO.

This number may be obtained from the State Department of Health Services, 916/324-1781.

6. CONTRACTOR

Prime contractor for the project.

7. OTHER

List professional consultants here.

12. SAMPLE COLLECTOR

Persons who are collecting samples.

13. SAMPLING INFORMATION

Historic contents - the principal product(s) used in the last 5 years.

Material sampled - i.e., water, oil, sludge, soil, etc.

16. LABORATORIES

Laboratories used for chemical and geotechnical analyses.

17. CHEMICAL METHODS:

All sample collection methods and analyses should conform to EPA or DHS methods.

Contaminant - Specify the chemical to be analyzed.

Sample Preparation Method Number - The means used to prepare the sample prior to analyses - i.e., digestion techniques, solvent extraction, etc. Specify number of method and reference if not an EPA or DHS method.

Analysis Method Number - The means used to analyze the sample - i.e., GC, GC-MS, AA, etc. Specify number of method and reference if not a DHS or EPA method.

NOTE:

Method Numbers are available from certified laboratories.

18. SITE SAFETY PLAN

A plan outlining protective equipment and additional specialized personnel in the event that significant amount of hazardous materials are found. The plan should consider the availability of respirators, respirator cartridges, self-contained breathing apparatus (SCBA) and industrial hygienists.

19. ATTACH COPY OF WORKMAN'S COMPENSATION

20. PLOT PLAN

The plan should consists of a scaled view of the facility at which the tank(s) are located and should include the following information:

- a) Scale
- b) North Arrow
- c) Property Line
- d) Location of all Structures
- e) Location of all relevant existing equipment including tanks and piping to be removed
- f) Streets
- g) Underground conduits, sewers, water lines, utilities
- h) Existing wells (drinking, monitoring, etc.)
- i) Depth to ground water
- j) All existing tanks in addition to the ones being pulled

Need permit/Variance
from DOHS Toxics
940-2043

5. Triple rinse means that:

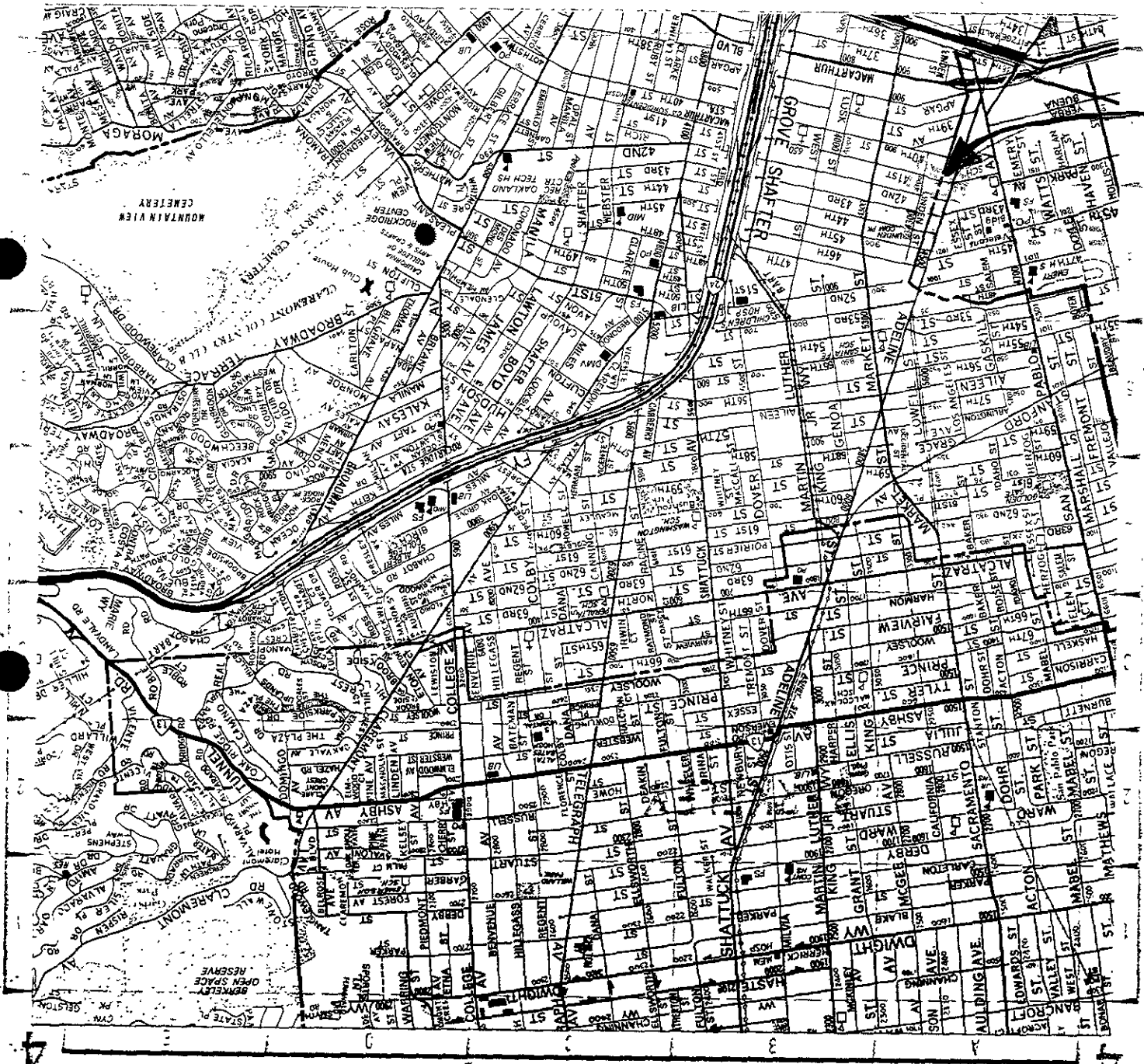
- a) final rinse must contain less than 100 ppm of Gasoline (EPA method 8020 for soil, or EPA method 602 for water) or Diesel (EPA method 418.1) Other methods for halogenated volatile organics (EPA method 8010 for soil, EPA method 601 for water) may be required. The composition of the final rinse must demonstrated by an original or facsimile report from a laboratory certified for the above analyses.
- b) tank interior is shown to be free from deposits or residues upon a visual examination of tank interior.
- c) tank should be labelled as "tripled rinsed; laboratory certified analysis available upon request" with the name and address of the contractor.

If all the above requirements cannot be met, the tank must be transported as a hazardous waste.

6. Any cutting into tanks requires local fire department approval.

Dunne Quality Paints
1007 41st Street
Oakland, Ca. 94608

Jobsite

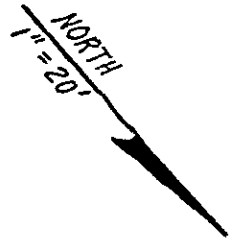
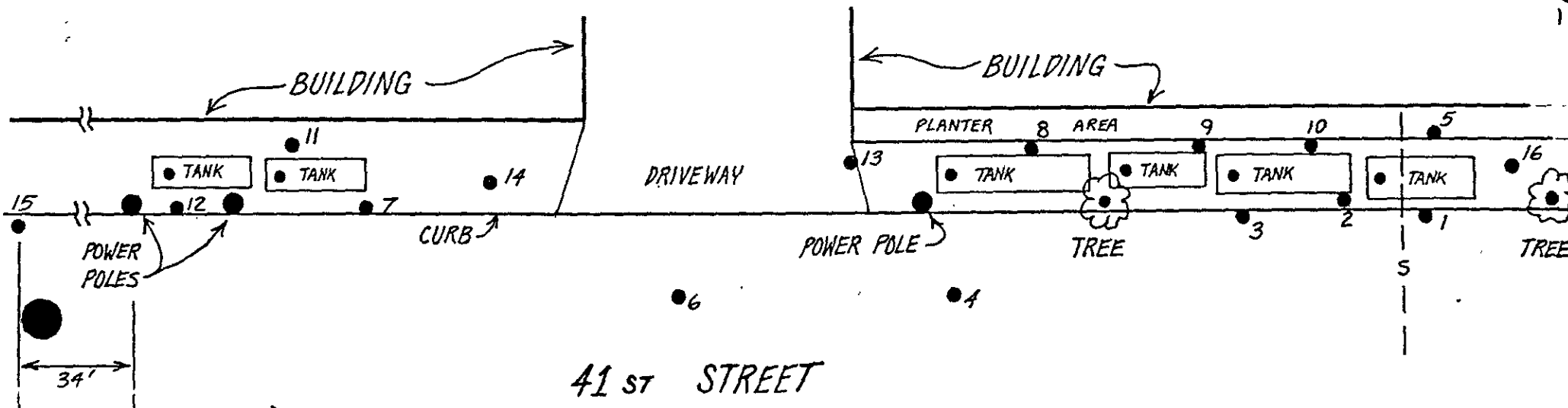


FOR CONTINUATION SEE MAP 2

-10-



COPYRIGHT © 1986 BY Thomas Essee Maps



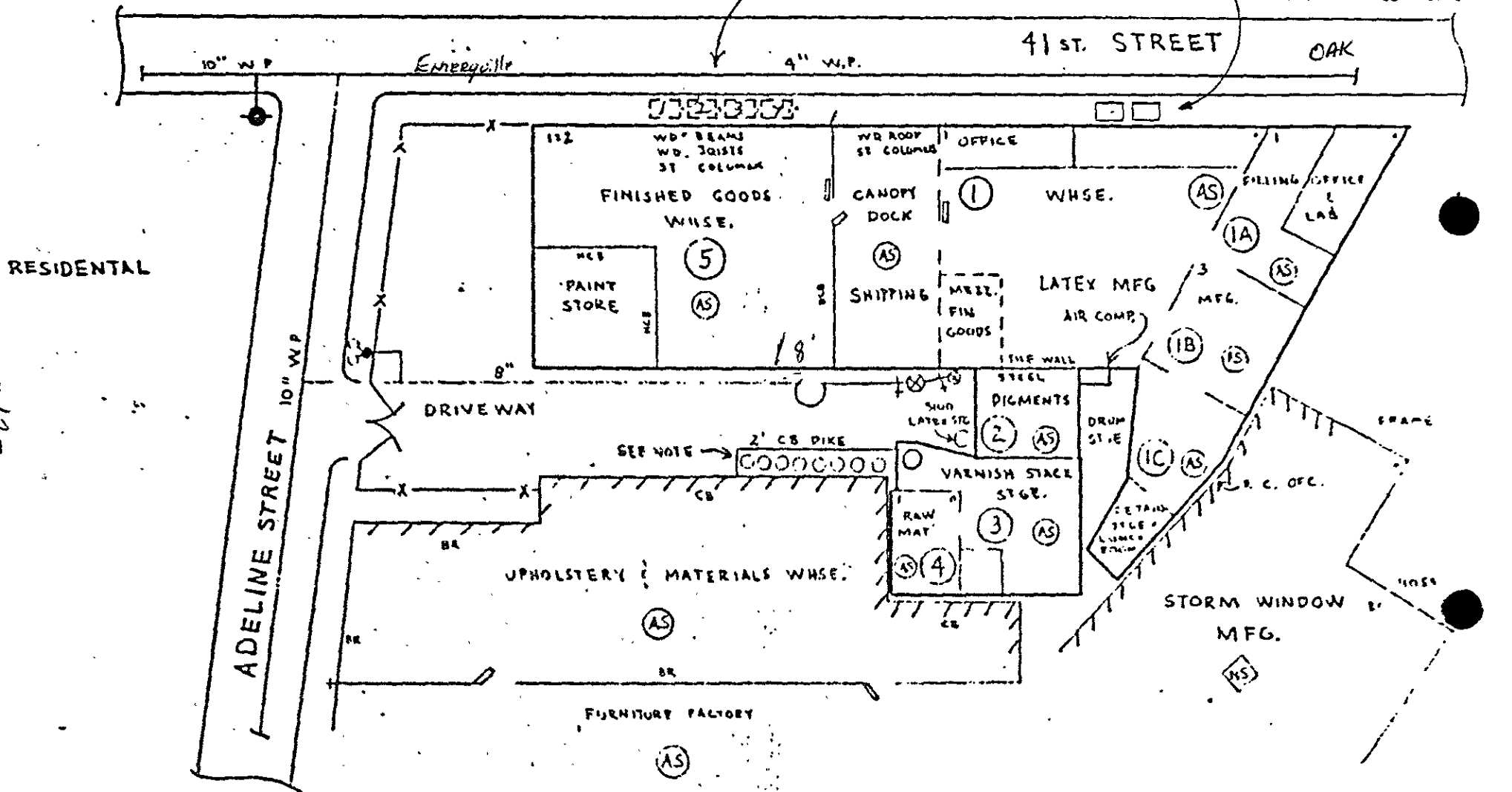
SITE MAP
 Dunne Quality Paints
 1007-41st Street
 Oakland, California

DUNNE QUALITY PAINT
 1007 41ST STREET
 OAKLAND, CA RESIDENTIAL
 94608

PRINTING & PLATE MAKING

- #1 - 1-6000 GAL 3-M.S.
- #2+3 - 1-3000 GAL 1-EMPTY
- #4 - 1-2000 GAL

2-1500 GAL
 Abandoned Solvent Tank



-12-

4KS

HAZARDOUS MATERIALS/
WASTE PROGRAM

RECEIVED
JUL 8 1988

DUNNE PAINT

LPA

CA 000 9118597

SORDRAGER

CAT 00619007

HEALTH AND SAFETY EQUIPMENT
FOR HAZARDOUS MATERIALS SAMPLING

<u>Description</u>	<u>Replacement Cost</u>	<u>Use Rate</u>
X Hardhat/Goggles/Face Shield	\$ 70.00	Items 1 thru 4
X Boots	45.00	and 5 or 6
Gloves: Vyton	60.00	\$15 per use
Neoprene	10.00	
X Respirator/1/2 face	30.00	
X Respirator/fullface	165.00	
Cartridges	25.00	
X Suit: Tyvek Polyam (yellow)	15.00	\$15 per use
Tyvek Saran (white)	30.00	\$30 per use



PROJECT NO. 91C0050A-5000	PROJECT NAME ADELINE INTERCEPTOR
PROJECT LOCATION 41 ST & ADELINE, EMERYVILLE, CA	

DATE 1/31/91
TIME ON JOB
AM TO AM 13:00 14:45
FIELD REPRESENTATIVE S. HUNTSMAN

COMMENTS

ARRIVED ON-SITE. MET JOHN PAYTON WITH SAMPLING SUPPLIES - JOHN COLLECTED SAMPLES. NO MEASURABLE RESPONSE TO CGM IN BOTTOM OF TRENCH

SAMPLE #1

VOA BOTTLE - FIELD BLANK OF DI. H₂O COLLECTED IN BOTTOM OF TRENCH - N. END - APPROX STA. 43+34 - 13:25 HRS

SAMPLE #2

VOA BOTTLE - TRIP BLANK PUT IN COOLER

SAMPLE #3

VOA BOTTLE - WATER SEEPING INTO TRENCH NEAR DIGGING FACE - STA 43+34 - 16 1/2' DEEP (BELOW PAVEMENT SURFACE) - 13:37 HRS

SAMPLE #4

VOA BOTTLE - DUPLICATE OF #3 - 13:40 HRS

SAMPLE #5A

SOIL SAMPLE IN JAR - STA 43+40 - CENTER OF TRENCH - DIGGING FACE - 8' DEEP - BENEATH EXISTING CONCRETE PIPE - GRAY CLAYEY MATERIAL UNDER DARKER SURFACE SOIL (FILL?) - 13:43 HRS

SAMPLE #5B

SOIL SAMPLE IN JAR - STA 43+40 - CENTER OF TRENCH - DIGGING FACE - 13 1/2' DEEP - BENEATH EXISTING CONCRETE PIPE - ORANGISH MATERIAL - NOTICEBLE ODOR WHEN SAMPLED - 13:54 HRS

SAMPLE #5C

SOIL SAMPLE IN JAR - STA 43+34 - LEFT WALL OF TRENCH (LOOKING NORTH OR UP STATION) - APPROX 6" BENEATH INFLOW OF WATER. DEPTH = 16 FEET - 13:59 HRS

SAMPLE #6

VOA BOTTLE - SAMPLED FROM POOL APPROX 1' NORTH OF END OF CONCRETE PIPE. WATER LEVEL AT INVERT ELEV. OF PIPE - STA 42+76.5 - 14:10 HRS

SAMPLE #7

VOA BOTTLE - DUPLICATE OF #6 - 14:11 HRS

Woodward-Clyde Consultants

SHEET 2 OF 2
FIELD RECORD

PROJECT NO. 91C0050A-5000	PROJECT NAME ADEUNE INTERCEPTOR
PROJECT LOCATION 41 ST & ADEUNE, EMERYVILLE, CA	

DATE 1/31/91
TIME ON JOB
AM TO AM
PM PM
FIELD REPRESENTATIVE S. HUNTSWIT

COMMENTS

SAMPLE #8

SOIL SAMPLE INJAR - SUSPECTED SOURCE OF CONTAMINATION
STA 42+01, 5'-9" DEPTH, SAMPLED BEHIND LEFT WALL
OF TRENCH APPROX 1', 200ppm READING ON C&M,
NOTICIBLE ODOR - 14:19 HRS

SAMPLE #9

WATER BOTTLE SAMPLE - SAME PLACE AS #6 - 14:30 HRS

SAMPLE #10

WATER BOTTLE SAMPLE - DUPLICATE OF #9 - 14:31 HRS

SAMPLE #11

WATER BOTTLE SAMPLE - SAME PLACE AS #3 - 14:36 HRS

LEFT SITE @ 14:45 HRS AND DROVE TO LAB

ANALYSES ORDERED:

SAMPLE NO.	EPA-8240	EPA-8270 - EPA-624
5B	X	
8	X	X
3		X
6		X

TURNED CUSTODY OF SAMPLES OVER AT 15:30 HRS TO LAB

860-8221 Mobile

Hydraulic Lifts
Tank Installation & Removal
Tank Monitoring Systems

Petroleum Equipment
Precision Tank Testing
Environmental Services

SEMCO - OIL HEAT ENG. DIVISION

JAMES C. BATEMAN PETROLEUM SERVICES, INC.

1806 Leslie St San Mateo, Calif 94402
General & Engineering Contractors
(800) 533-9293

Chuck Kiper
Vice-President

License No. 449864
A, B, & C-61

Bus (415) 572-8033
Res (415) 851-0508

LOG NO: R91-01-707

Received: 31 JAN 91

Reported: 01 FEB 91

Mr. George Ford
Woodward-Clyde Consultants
500 12th Street, Suite 100
Oakland, California 94607-4014

Project: 91C0050A-5000

PARTIAL
REPORT OF ANALYTICAL RESULTS

Page 9

LOG NO	SAMPLE DESCRIPTION, AQUEOUS SAMPLES	DATE SAMPLED
01-707-4	Sample #6	31 JAN 91
PARAMETER	01-707-4	
Chloroform, ug/L	<1	
Chloromethane, ug/L	<1	
Carbon Disulfide, ug/L	<1	
Dibromochloromethane, ug/L	<1	
Ethylbenzene, ug/L	<1	
Freon 113, ug/L	<1	
Methyl ethyl ketone, ug/L	<20	
Methylene chloride, ug/L	<5	
Styrene, ug/L	<1	
Trichloroethene, ug/L	1	
Trichlorofluoromethane, ug/L	<1	
Toluene, ug/L	<1	
Tetrachloroethene, ug/L	<1	
Vinyl acetate, ug/L	<1	
Vinyl chloride, ug/L	<1	
Total Xylene Isomers, ug/L	<1	
cis-1,2-Dichloroethene, ug/L	<1	
cis-1,3-Dichloropropene, ug/L	<1	
trans-1,2-Dichloroethene, ug/L	<1	
trans-1,3-Dichloropropene, ug/L	<1	

Semi-Quantified Results **
C9-C11 Hydrocarbon Matrix, ug/L 800

** Quantification based upon comparison of total ion count of the compound with that of the nearest internal standard.

Sim D. Lessley, Ph.D., Laboratory Director

JAMES C. SOPER, INC.
PHILIP M. JELLEY, INC.
JOHN L. McDONNELL, JR.
GERALD C. SMITH
LAWRENCE R. SHEPP
LLEWELLYN E. THOMPSON II
RICHARD T. WHITE
JAMES R. LAMBDEN
MICHAEL P. WALSH
ALFRED PAUL PALADINO
VIRGINIA PALMER
STEPHEN M. JUDSON
STEPHEN M. WILLIAMS
BETTY J. ORVELL
JONATHAN W. REDDING
TIMOTHY W. MOPPIN

FITZGERALD, ABBOTT & BEARDSLEY

ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

1221 BROADWAY, 21ST FLOOR

OAKLAND, CALIFORNIA 94612-1837

TELEPHONE: (415) 451-3300

R. M. FITZGERALD 1858-1934
CARL H. ABBOTT 1867-1933
CHARLES A. BEARDSLEY 1882-1983

STACY H. DOBRZENSKY
OF COUNSEL

TELECOPIER: (415) 451-1527

June 12, 1989

Mr. Dennis Byrne
Hazardous Materials Specialist
Alameda County Department of Environmental
Health
80 Swan Way, Room 200
Oakland, California 94621

Re: Monitoring Well Results for Dunne Quality Paints, 1007 41st Street,
Oakland

Dear Mr. Byrne:

This letter is in follow up to your letter of December 21, 1988, and our several discussions during February, 1989, concerning the scope of monitoring activities at Dunne Quality Paints' Oakland plant.

As we have discussed, Dunne Quality Paints has followed your instructions with regard to placement of the monitoring wells and sampling of these monitoring wells. The data from these wells, have been verified as representative of the groundwater in the vicinity, and it indicates that the removal of the underground tanks and the adjacent contaminated soils have been completely successful in remediating the contamination caused by the underground storage tanks. See attached letter dated May 26, 1989, from Hunter Environmental Services, Inc.

In our discussions and your letter of December 21, 1988, you indicated that prior to making a decision that the site could be formally closed -- with a closure report forwarded to the San Francisco Bay Regional Water Quality Control Board -- you would require additional sampling in April, after the rainy season. The April monitoring well data (after a very wet March) does not show any increase in groundwater contaminants; indeed, toluene is no longer present in the groundwater and other contaminants are present only in greatly reduced quantities from the January, 1989, data, nearly non-detectable. For this reason, we believe that there is no present threat to groundwater and that this site should now be considered closed. Accordingly, we propose to do no further testing of the monitoring wells. To set the record straight, we would appreciate your concurrence in this proposal.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY

By *Jonathan W. Redding*
Jonathan W. Redding

JWR:mhs
Enclosure
cc: Mr. Terry Turner
Lester Feldman

ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS

Hunter

ENVIRONMENTAL SERVICES, INC.

Northern California Office
Gregg & Associates, Inc.
597 Center Avenue, Suite 350
Martinez, California 94553
415-372-3637 • 800-321-3637

May 26, 1989

Project No. 02-349-001

Mr. Rafat A. Shahid, Chief
Hazardous Materials Division
Alameda County Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Subject: Quarterly Well Monitoring Results for Dunne Quality Paints, 1007 41st Street,
Oakland

Dear Mr. Shahid:

As requested by your December 21, 1988, letter, we are forwarding the quarterly well monitoring sample analyses results for the water samples taken by Hunter Environmental Services, Inc. on January 18, 1989, and April 24, 1989 from the monitoring wells placed in the former underground tank excavations. The samples were analyzed by Superior Analytical Laboratory, Inc., a State certified hazardous materials testing laboratory.

A minimum of three well volumes was pumped from each well before a grab sample was taken using a teflon bailer. Three forty milliliter containers were filled for each sample. Each sample was capped so that no air remained in the sample container. The samples were labeled and placed on ice in a portable cooler for transport to the laboratory.

Hunter has evaluated the results of this quarters sampling and is recommending that sampling stop and the site be declared closed. This recommendation is based on information presented in the following tables which provide a comparison of the maximum allowable levels in a worst-case situation from the State Water Resources Control Board Leaking Underground Fuel Tank (LUFT) Field manual and the levels in the samples taken from the Dunne Quality Paints monitoring wells in January and April. Table 1-1 of the Manual (page 7) was developed to estimate the concentration of Total Petroleum Hydrocarbons (TPH) and Benzene, Toluene, Ethyl Benzene and Xylenes (BTEX) that can be left in place without threatening ground water. It does not appear that the present levels present a hazard to ground water.

5/30/89

Mr. Rafat Shahid
Page 2
May 26, 1989

None of the values from the ground-water samples taken from the wells exceed the state maximum allowable levels. The total amounts of Xylenes in each well has decreased more than 35 percent from January to April. Toluene has decreased beyond the point of detection. The April results for Xylenes are at least eighty times less than the state action levels.

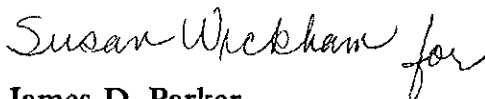
There has been a question concerning the validity of the monitoring results because of the method of well construction. Hunter Environmental Services, Inc. is of the opinion that the samples taken and analyzed were representative of the ground water found in the former tank excavations, and that surface runoff is adequately prevented from entering the wells due to the concrete sidewalks, water-tight caps, and concrete around each well pipe.

The wells were constructed by suspending a four inch slotted PVC pipe over the tank excavation prior to back filling the hole. The pipe was suspended over the "low" end of each excavation as determined by the standing water in the bottom of the hole. The pipes were slotted to within 15" and 18" of the well head and were capped with water-tight screw on brass caps that have locks to prevent vandalism. The excavation was back filled with pea gravel to just below grade, and the surface was finished with concrete to replace the sidewalk. An at-grade well box was installed to bring the well assembly to grade with the concrete sidewalk. Concrete was used to form an impermeable barrier in the well box preventing surface water from entering the well and excavation.

Depth to ground water measurements taken and depth to well bottom indicate approximately 6 to 7 feet of water in the excavation. During well purging of approximately 40 gallons, the depth to ground water was unchanged. This shows that water flowed freely into the well during the purge cycle.

If you have any additional concerns or questions, please contact me at (415) 372-3637.

Sincerely,



James D. Parker
Senior Environmental Auditor

JDP:ls

cc: Terry Turner, Dunne Quality Paints

<u>ACTION LEVELS</u> <u>(LUFT MANUAL)</u> (ppm)		<u>DUNNE QUALITY PAINTS</u> <u>1/18/89</u>	
		<u>MW-1</u> (ppm)	<u>MW-2</u> (ppm)
TPH	N/A	ND <1	ND <1
Benzene	0.0007	ND <0.0003	ND <0.0003
Toluene	0.100	0.0020	0.0063
Ethyl Benzene	0.680	ND <0.0003	ND <0.0003
Xylenes	0.620	0.0018	0.0120

<u>ACTION LEVELS</u> <u>(LUFT MANUAL)</u> (ppm)		<u>DUNNE QUALITY PAINTS</u> <u>4/24/89</u>	
		<u>MW-1</u> (ppm)	<u>MW-2</u> (ppm)
TPH	N/A	ND <1	ND <1
Benzene	0.0007	ND <0.0003	ND <0.0003
Toluene	0.100	ND <0.0003	ND <0.0003
Ethyl Benzene	0.680	ND <0.0003	ND <0.0003
Xylenes	0.620	0.0011	0.0077

Note: All values converted to parts per million (ppm) for comparison.
 ND = Non Detectable

February 8, 1989

Mr. Terry Turner

Re: Underground Tank Removal at 1007 - 41st Street, Oakland

Dear Mr. Turner:

We have received a report from Hunter Environmental Services, Inc., dated January 26, 1989, and accompanying laboratory analyses of water samples taken from the two monitoring wells on the site. A review of this data and the data previously submitted leads us to conclude ~~that cleanup of the site has been satisfactorily completed. More specifically, we conclude that:~~

1. The physical removal of the tank and associated piping, coupled with the extraction and aeration of contaminated soil has been conducted in a sufficiently thorough manner. It is the opinion of the Alameda County Department of Environmental Health, Hazardous Materials Division, that no hazardous waste requiring treatment or disposal remains at this site.

2. The laboratory analyses of groundwater samples taken from the two monitoring wells on the sites indicate that there is no contamination of Stoddard solvent, benzene or ethyl benzene in the groundwater at the site. Although the tests do show minor contamination of toluene (two parts

per billion and 6.3 parts per billion) and xylenes (1.8 parts per billion and 12 parts per billion), these minor amounts of contamination are well below the Department of Health Services' action levels for safe drinking water, which have set levels of contamination which may cause public health problems at 100 parts per billion for toluene and 620 parts per billion for xylene. Accordingly, we do not anticipate requiring you to perform any groundwater remediation at this site.

If you have any questions or require further clarification concerning this matter, please feel free to contact Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,



City of Berkeley

Health and Human Services Department
Environmental Health Division
Martin Luther King, Jr.
Civic Center Building
2180 Milvia Street, Third Floor
Berkeley, California 94704
Telecommunications Device for the Deaf (415) 644-6915



(415) 644-6510

February 7, 1989

2/9/89
ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS

Terry Hamilton
Chuck Kiper
SEMCO
1806 Leslie Street
San Mateo, CA 94402

Gentlemen:

Enclosed please find the San Francisco Bay Regional Water Quality Control Board (RWQCB) "Guidelines for Addressing Fuel Leak - September 1985", and the "Recommendations for Initial Evaluation and Investigation of Underground Tanks - 2 June 1988". The City of Berkeley Division of Environmental Health supports these guidelines and requires that they be followed for all underground tank work in Berkeley.

We understand that there may be some confusion about the practice of placing monitoring well casing(s) in the excavation of a removed underground tank. There is NO confusion on our part - any monitoring well must adhere strictly to RWQCB Guidelines and be installed by a State Contractors' Board Licensed Well Driller and logged by a Registered Engineering Geologist or Registered Geologist.

On July 1, 1988 at an underground tank removal at a University of California facility at 2000 Carleton Street, Mr. Hamilton stated to me that he wished to install a monitoring well in the excavation. I responded that this would have to be done according to Regional Board Guidelines. I further indicated that this sort of work should be done as a part of a subsurface investigation by a Registered Engineer or Geologist.

We have since learned that a "well" was installed in the backfill/excavation and that the State is having to properly abandon this well as a part of a subsurface investigation. We also understand that representations have been made to other regulatory agencies that Berkeley approved of this well installation and this was going to result in a "sign-off" for this site.

Nothing could be further from the truth - this site is undergoing an extensive site investigation and may require remediation.

Sincerely yours,


BRITT JOHNSON

BJ:es

Enclosure

cc: Lisa McCann, RWQCB
Dennis Byrne, Alameda County ✓

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS, AGENCY

~~CARLYN X LESTER X~~



Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

21 December, 1988

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

(415) 271-4320

Terry Turner
Dunne Quality Paint
1007 41st Street
Oakland, Ca. 94608

Subject: Underground Tank Removal at 1007 41st St Oakland

Dear Mr. Turner;

Thank you for the Hunter/Gregg report concerning the underground storage tank removal conducted at your facility. A review of the submitted material leads our agency to the following conclusions concerning this project.

1) The physical removal of the tank and associated piping, coupled with the extraction and aeration of contaminated soil has been conducted in a sufficiently thorough manner. ✓ It is the opinion of the Alameda County Department of Environmental Health, Hazardous Materials Division, that no hazardous waste requiring treatment or disposal remains at this site. ✓

2) The data derived from the monitoring wells associated with this project indicate that a groundwater quality problem exists at your facility. A situation such as this is a common occurrence in underground tank removal projects where contained material has been released to the soil. Further monitoring must be conducted to gauge the extent of groundwater contamination and to determine if remedial action will be required to address this problem.

In consultation with the San Francisco Bay Regional Water Quality Control Board we recommend that quarterly sampling of groundwater monitoring wells be conducted. Analysis should measure the concentrations of High Boiling Point Hydrocarbons, Benzene, Toluene, Xylene and Ethylbenzene. We request that these samples be collected in January and April of 1989, and that the data be submitted to our office for review. A decision regarding future monitoring and/or remediation measures required at this site will be based upon the information derived from the quarterly monitoring program.

Terry Turner
Dunne Quality Paint
1007 41st Street
Oakland, Ca. 94608
21 December, 1988
Page 2 of 2

If you have any questions or require further clarification concerning the measures which need to be taken to address this groundwater quality problem, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:DB

cc: Lester Feldman and Lisa McCann, RWQCB

RECEIVED
OCT 03 1988

HAZARDOUS MATERIALS/
WASTE DISPOSAL

CARBONLESS

INVOICE

Sender
431 Hatch
Mudstone
(204) 576-8500

ALLIED PETROLEUM
P.O. Box 193
Hilmar, CA 95324
EPA# CAD980675128
(204) 576-3500 manifest#

87950080

INVOICE NO.
1420

SOLD TO Dunne Quality Paints			SHIPPED TO DE MENNO KERDOON		
STREET & NO. 1007 41st			STREET & NO. 2000 NORTH ALAMEDA		
CITY Oakland	STATE CA	ZIP 94608	CITY COMPTON, CA	STATE CA	ZIP 90222

CUSTOMER'S ORDER	SALESMAN Cohn	TERMS E5 fuel	F.O. EPA# CAT080013352	DATE 7-20-88
------------------	------------------	------------------	------------------------	-----------------

750 gal of waste water (Tank Ruse)					\$ 511.00
(Tank Removal)					

Dunne
Henry Hamilton

REDIFORM
7L721/01723

Compton

Please print or type. (Form designed for use on elite (12 pin typewriter).

4266

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. **CA1C1009118591** Manifest Document No. **87724029** Page 1 of 1 Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
FRANK W. DUNNE CO.
1007 MISSION
OAKLAND, CA

4. Generator's Phone () **52-1200**

5. Transporter 1 Company Name **ERICKSON TRUCKING, INC** 6. US EPA ID Number **CA1D10094663912**

7. Transporter 2 Company Name **TOM'S BARREL CO.** 8. US EPA ID Number **CA1T101016112110**

9. Designated Facility Name and Site Address
ERICKSON TRUCKING, INC
255 PARR BLVD
RICHMOND, CA 94801 10. US EPA ID Number **CA1D10094663912**

A. State Manifest Document Number **87724029**

B. State Generator's ID

C. State Transporter's ID **902766**

D. Transporter's Phone **415-235-1393**

E. State Transporter's ID

F. Transporter's Phone **423-5012**

G. State Facility's ID

H. Facility's Phone **415-235-1393**

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers		13. Total Quantity	14. Unit Wt/Vol	1. Waste No.
	No.	Type			
a. WASTE EMPTY STORAGE TANKS CALIFORNIA REGULATED WASTE ONLY	001	TIP	1311810		State 512 EPA/Other NONE
b.					State EPA/Other
c.					State EPA/Other
d.					State EPA/Other

J. Additional Descriptions for Materials Listed Above
EMPTY 350 THINNER STORAGE TANK
DRY ICE W/30# DRY ICE PER 1000 GAL
CAPACITY

K. Handling Codes for Wastes Listed Above
a. **01** b.
c. d.

16. Special Handling Instructions and Additional Information

16. **GENERATOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name **CATHERINE DELOU** Signature *Catherine DeLou* Month Day Year **07/19/88**

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name **TOM ROSE JR** Signature *Tom Rose Jr* Month Day Year **07/19/88**

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name _____ Signature _____ Month Day Year _____

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 9.
Printed/Typed Name **Shannon Lowry** Signature *Shannon Lowry* Month Day Year **07/19/88**

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7550

GENERATOR

TRANSPORTER

FACILITY

4266

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.	Manifest Document No.	2. Page 1 of 1	Information in the shaded areas is not required by Federal law.	
3. Generator's Name and Mailing Address FRANK W. DUNNIVE CO. 1007 4th ST. OAKLAND, CA 94608		CA D10091185917081001		A. State Manifest Document Number 87505070		
4. Generator's Phone () 652-1200		5. Transporter 1 Company Name ERICKSON TRUCKING, INC.		6. US EPA ID Number CA D100914160392		B. State Generator's ID
7. Transporter 2 Company Name		8. US EPA ID Number		C. State Transporter's ID 901485		D. Transporter's Phone 415-235-1393
9. Designated Facility Name and Site Address ERICKSON TRUCKING, INC. 255 PARK BLVD. RICHMOND, CA 94801		10. US EPA ID Number CA D100914160392		E. State Transporter's ID		F. Transporter's Phone
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)		12. Containers No. Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste No.	
a. Waste Empty Storage TANKS CALIFORNIA Regulated Waste Only		010X TIP	119100 P		State 512	EPA/Other NONE
b. WASTE Empty STORAGE TANKS CALIFORNIA Regulated Waste Only		010X TIP	125610 P		State 512	EPA/Other NONE
c. WASTE Empty Storage TANKS CALIFORNIA Regulated Waste Only		010X TIP	159420 P		State 512	EPA/Other NONE
d.					State	EPA/Other
J. Additional Descriptions for Materials Listed Above Empty 350 THINNER Storage TANKS DRY ICED w/30% dry ICE per 100 gal capacity		K. Handling Codes for Wastes Listed Above a. 01		b. c. d.		
15. Special Handling Instructions and Additional Information						
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.						
Printed/Typed Name RODNEY E. O'NEAL		Signature <i>Rodney E. O'Neal</i>		Month Day Year 17/8/88		
17. Transporter 1 Acknowledgement of Receipt of Materials						
Printed/Typed Name JOHN DOUGLASS		Signature <i>John Douglass</i>		Month Day Year 10/2/88		
18. Transporter 2 Acknowledgement of Receipt of Materials						
Printed/Typed Name		Signature		Month Day Year		
19. Discrepancy Indication Space 12a.) 1 12b.) 1 12c.) 1						
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.						
Printed/Typed Name Shaunan Lowry		Signature <i>Shaunan Lowry</i>		Month Day Year 10/7/18/88		

GENERATOR

TRANSPORTER

FACILITY

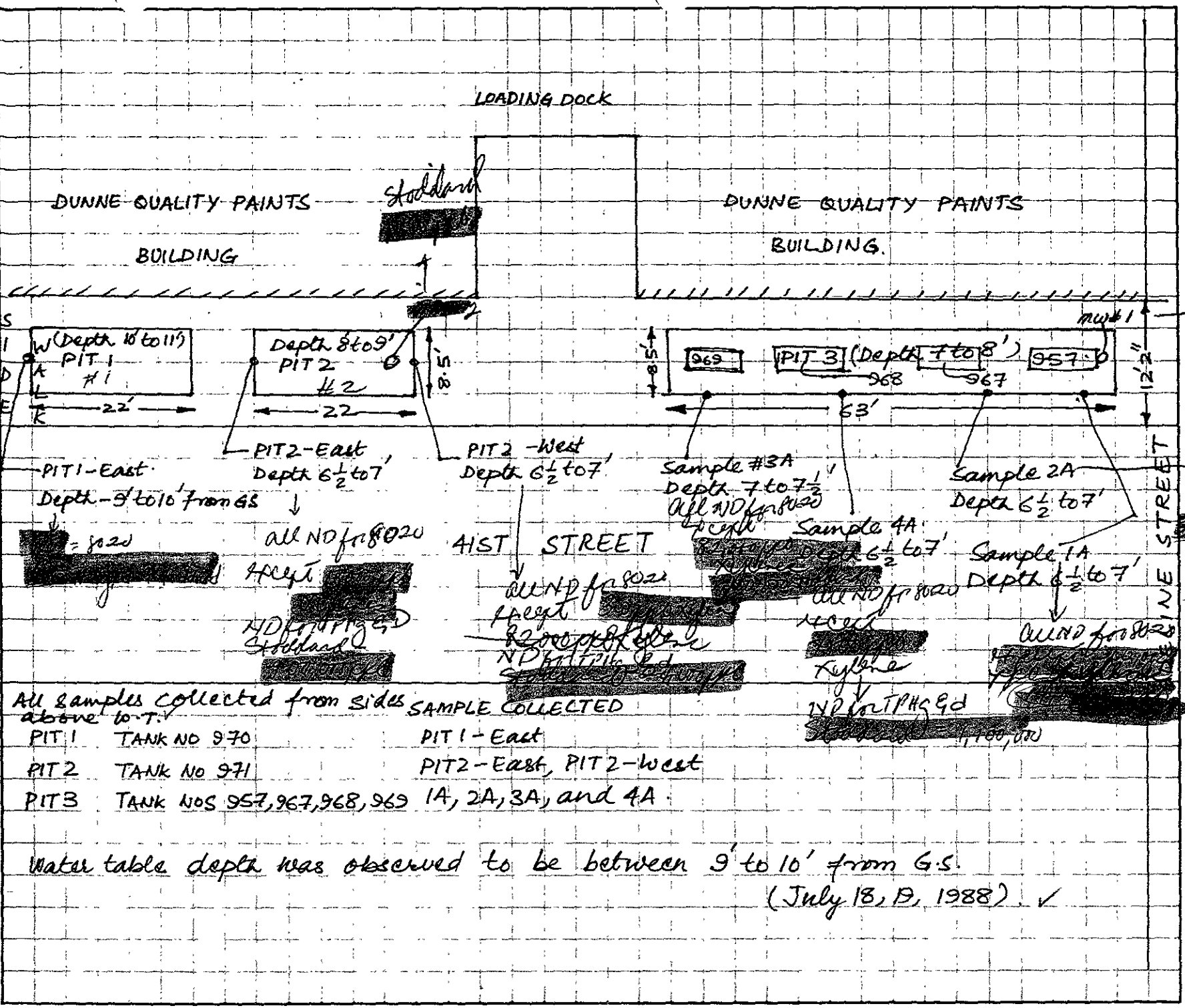
4266

UNIFORM HAZARDOUS WASTE MANIFEST		Generator's US EPA ID No. <u>CA010911185917</u>		Manifest Document No.	Page 1 of	Information in the shaded areas is not required by Federal law.		
3. Generator's Name and Mailing Address <u>FRANK W. DUNNE CO</u> <u>1007 HHS</u> <u>OAKLAND, CA</u>				A. State Manifest Document Number <u>87505119</u>		B. State Generator's ID		
4. Generator's Phone () <u>52-1200</u>				C. State Transporter's ID <u>901495</u>		D. Transporter's Phone <u>415-235-1393</u>		
5. Transporter 1 Company Name <u>ERICKSON TRUCKING, INC</u>				6. US EPA ID Number <u>CA01091466392</u>		E. State Transporter's ID		
7. Transporter 2 Company Name				8. US EPA ID Number		F. Transporter's Phone		
9. Designated Facility Name and Site Address <u>ERICKSON TRUCKING, INC</u> <u>255 PARR BLVD.</u> <u>RICHMOND, CA 94801</u>				10. US EPA ID Number <u>CA01091466392</u>		G. State Facility's ID		
						H. Facility's Phone <u>415-235-1393</u>		
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)					12. Containers of	13. Total Quantity	14. Unit Wt/Vol	15. Waste No.
a. <u>WASTE Empty STORAGE TANKS</u> <u>CALIFORNIA Regulated WASTE Only</u>					<u>001</u>	<u>TIP</u>	<u>125610</u>	State <u>512</u> EPA/Other <u>NONE</u>
b. <u>WASTE Empty STORAGE TANKS</u> <u>CALIFORNIA Regulated WASTE Only</u>					<u>001</u>	<u>TIP</u>	<u>31510</u>	State <u>512</u> EPA/Other <u>NONE</u>
c.								EPA/Other
d.								State EPA/Other
J. Additional Descriptions for Materials Listed Above <u>Empty 350 THINNER STORAGE TANKS</u> <u>DRY ICED W/30# DRY ICE per 1000 gal</u> <u>Capacity</u>						K. Handling Codes for Wastes Listed Above a. <u>01</u> b. c. d.		
16. Special Handling Instructions and Additional Information								
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.								
Printed/Typed Name <u>William T. Turner</u>				Signature <u>X William T. Turner</u>		Month Day Year <u>1 7 11 8 18 8</u>		
17. Transporter 1 Acknowledgement of Receipt of Materials				Signature <u>John Douglass</u>		Month Day Year <u>1 0 21 8 18 8</u>		
18. Transporter 2 Acknowledgement of Receipt of Materials				Signature		Month Day Year		
19. Discrepancy Indication Space								
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19								
Printed/Typed Name <u>Shannan Lowry</u>				Signature <u>Shannan Lowry</u>		Month Day Year <u>10 7 11 8 8 8</u>		

GENERATOR

TRANSPORTER

FACILITY



All samples collected from sides above to T.V.

SAMPLE COLLECTED	
PIT 1 TANK NO 970	PIT 1 - East
PIT 2 TANK NO 971	PIT 2 - East, PIT 2 - West
PIT 3 TANK NOS 957, 967, 968, 969	1A, 2A, 3A, and 4A

Water table depth was observed to be between 9' to 10' from G.S. (July 18, 19, 1988). ✓

Client Senco
Subject U.S.T. Removal

Job No. N.A. Available
By A. Gary Snygh
Checked _____
Date July 19, 88
Rev. _____

TANK NO	1-957	2-967	3-968	4-969	5-970	6-971
CAPACITY (G)	6000	3000	3000	2000	4000	4000
DIAMETER (Inches)	96	76.5	75.5	75.5	79"	79
LENGTH	17' 4"	13' 1"	13' 1"	9'	16' 9"	16' 9"
STEEL/GLASS	STEEL	STEEL	STEEL	STEEL	STEEL	STEEL
LAST CONTAINED	PAIN THINNER (PT)	PT	PT	PT	PT	PT
CONDITION	SMALL LEAK	INTACT	INTACT	INTACT	BADLY DAMAGED	DAMAGED.
DATE PULLED.	July 18, 88	July 18, 88	July 18, 88	July 18, 88	July 18, 88	July 19, 88

ES-COR-8 (5/88)

WHITE — ENV. HEALTH
 YELLOW — FACILITY
 PINK — FILES

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

County Use Only
 [] Daily

Hazardous Material Inspection Form

Site ID# _____ Site Name Dunne Paints Date: 7/19/88
 Site Address 1000 46st St EPA ID# CAC 000 9118597
 City, Zip Oakland 94608 Phone _____

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

The marked items represent violations of the Calif. Administrative Code (CAC) or the Health & Safety Code (HS&C)

		Comments:
1a. GENERATOR (Title 22)		
___ 1. Waste ID	66471	<u>Removal of final tank on site.</u>
___ 2. EPA ID	66472	
___ 3. > 90 days	66508	
___ 4. Labels	66493	
___ 5. Biennial	66492	
Manifest		<u>4,000 gal - Paint Thinner</u>
___ 6. Records	66480	
___ 7. Correct	66484	
___ 8. Copy sent	66492	
___ 9. Exception	66484	<u>contaminated water within tank and in excavation pumped out for disposal</u>
___ 10. Copies Rec'd	66492	
Misc.		<u>Holes obvious in tank upon removal</u>
___ 11. Treatment	66371	
___ 12. On-site Disp. (H.S.&C.)	25189.5	
___ 13. Ex Haz. Waste	66570	<u>15 drums of rinseate + excavation water to be disposed of by Allied Petroleum.</u>
Prevention		
___ 14. Communication	67121	
___ 15. Aisle Space	67124	
___ 16. Local Authority	67126	
___ 17. Maintenance	67120	<u>2 soil samples taken from either end of the tank (9')</u>
___ 18. Training	67105	
Contin. Agency		
___ 19. Prepared	67140	
___ 20. Name List	67141	<u>2 soil samples from either end of 6,000 gal. (7')</u>
___ 21. Copies	67141	
___ 22. Emg. Coord. Tmg.	67144	<u>2 soil sample from the west end of trench 1.</u>
Containers, Tanks		
___ 23. Condition	67241	
___ 24. Compatibility	67242	
___ 25. Maintenance	67243	
___ 26. Inspection	67244	
___ 27. Buffer Zone	67246	
___ 28. Tank Inspection	67259	
___ 29. Containment	67245	
___ 30. Safe Storage	67261	
___ 31. Freeboard	67257	<u>clean backfill at Adeline St end of 6,000 gal tank.</u>
1b. TRANSPORTER (Title 22)		
___ 32. Application	66426	
___ 33. Insurance	66428	
___ 34. Comp. Cert.	66448	
___ 35. CHP Insp.	66448	
___ 36. Containers	66465	
Manifest		<u>Monitoring wells to be sank</u>
___ 37. Vehicles	66465	
___ 38. EPA ID #s	66531	
___ 39. Correct	66541	
___ 40. HW Delivery	66543	<u>1) 6,000 gal tank west end (Adeline)</u>
___ 41. Records	66544	
Cont'rs		<u>2) 4,000 gal excavation (Adeline St end)</u>
___ 42. Name	66545	
___ 43. Covers	66545	
___ 44. Recyclables	66800	

Contact: Terry Hamilton Applied Time: _____
 209

Title: Seneca, President 534-9653 Inspector: D Byrne

Signature: Terry Hamilton Signature: D Byrne

WHITE - ENV. HEALTH
 YELLOW - FACILITY
 PINK - FILES

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

County Use Only
 [] Daily

Hazardous Material Inspection Form

Site ID# _____ Site Name Dunwo Parats Date: 7/18/88
 Site Address 1000 41st St EPA ID# CAC 000 9118597
 City, Zip Oakland 94608 Phone _____

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

The marked items represent violations of the Calif. Administrative Code (CAC) or the Health & Safety Code (HS&C)

1a. GENERATOR	___ 1. Waste ID	66471
	___ 2. EPA ID	66472
	___ 3. >90 days	66508
	___ 4. Labels	66493
	___ 5. Biennial	66492
Manifest	___ 6. Records	66480
	___ 7. Correct	66484
	___ 8. Copy sent	66492
	___ 9. Exception	66484
Misc.	___ 10. Copies Rec'd	66492
	___ 11. Treatment	66371
	___ 12. On-site Disp. (H.S.&C.)	25189.5
Prevention	___ 13. Ex Haz. Waste	66570
	___ 14. Communication	67121
	___ 15. Aisle Space	67124
	___ 16. Local Authority	67126
Contin. gency	___ 17. Maintenance	67120
	___ 18. Training	67105
	___ 19. Prepared	67140
	___ 20. Name List	67141
	___ 21. Copies	67141
	___ 22. Emg. Coord. Tmg.	67144
Containers, Tanks	___ 23. Condition	67241
	___ 24. Compatibility	67242
	___ 25. Maintenance	67243
	___ 26. Inspection	67244
	___ 27. Buffer Zone	67246
	___ 28. Tank Inspection	67259
	___ 29. Containment	67245
	___ 30. Safe Storage	67261
	___ 31. Freeboard	67257
	1b. TRANSPORTER	___ 32. Application
___ 33. Insurance		66428
___ 34. Comp. Cert.		66448
___ 35. CHP Insp.		66448
___ 36. Containers		66465
Manifest		___ 37. Vehicles
	___ 38. EPA ID #s	66531
	___ 39. Correct	66541
	___ 40. HW Delivery	66543
	___ 41. Records	66544
Cont'r's	___ 42. Name	66545
	___ 43. Covers	66545
	___ 44. Recyclables	66800

Comments: Emeryville F.D.
 (1) 2,000 gal tank removed on arrival
 (2) 3,000 gal tanks exposed + ready for removal
 tanks iced 30 lbs/1,000 gal. LEL measured with Gas Tech prior to removal.
 (1) 6,000 gal tank
 No obvious holes in tanks

Oakland F.D.
 (2) 4,000 gal tanks
 Numerous holes observed in west tank. water spilled from tanks as removed. Excavation backfilled w/ clean fill removed on this date, the other to be removed on 7/19

Contact: Terry Hamilton Applied Time: 1630
 Title: President Sinco 524-9653 Inspector: D Byrne
 Signature: Terry Hamilton Signature: D Byrne

~~ALAMEDA COUNTY~~
HEALTH CARE SERVICES

DAVID J. KEARS, AGENCY
~~XXXXXXXXXXXX~~ Agency Director



470-27th Street, Third Floor
Oakland, California 94612
(415) 271-4320

March 24, 1988

William Turner
Dunne Quality Paints
P.O. Box 8006
Emeryville, CA 94608

SUBJECT: DUNNE QUALITY PAINTS, 1007 - 41ST ST., OAKLAND

Dear Mr. Turner:

On February 17, 1988, our office received a contaminated soils report prepared by Environmental Services, Inc. and an Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report prepared by you.

The California Administrative Code, Title 23, requires all unauthorized releases to be reported. Section 2652(b) requires within five (5) working days of detecting the release, the operator or permittee shall submit to the local agency (Alameda County Hazardous Materials Division) a full written report to include all of the following information which is known at the time of filing the report:

1. List of type and quantity of hazardous substances released.
2. The results of all investigations completed at that time to determine the extent of soil or groundwater or surface water contamination due to the release.
3. Method of clean-up implemented to date, proposed clean-up actions, and approximate cost of actions taken to date.
4. Method and location of disposal of the released hazardous substance and any contaminated soils or groundwater or surface water (indicate whether a hazardous waste manifest(s) is utilized).

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
MEMORANDUM

TO file FROM J. Rose DATE 2/17/88

SUBJECT 1007 41st St. Dunne Paint

Met with William Turner & Robert Miller on 2/16/88 at their request. Purpose of meeting was to discuss results of soils testing included in report dated 1/25/88. Mr. Dunne had the following concerns:

- 1.) Are mineral spirits thinner to be treated as a fuel leak? (ie - RWQCB Guideline)
- 2.) Clean up level for Cont. soils
- 3.) Aeration on site & off site

I suggested Mr. Turner contact The RWQCB regarding #1, #2.

Aeration needs permit from BAAQMD
variance from DOTB - approval of F.D.'s -
~~the~~. If in residential area we would
probably not approve aeration.

Spoke to J. Miller - he ~~to~~ said case should be
handled as fuel leak (i.e. RWQCB Guidelines)
no aeration in residential areas - Soil
can not be hauled off to other site for
aeration

Meeting time a 60 minutes to be charged
against closure plan deposit.

FILE

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.
----------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

REPORT DATE 0 M / 2 M / 1 D / 6 D / 8 Y / 8 Y	CASE #	SIGNED	DATE
--------------------------------------------------	--------	--------	------

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT William T. Turner	PHONE (415) 652-1200	SIGNATURE <i>William T. Turner</i>
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME Frank W. Dunne Co.	
	ADDRESS 1007 41st Street Oakland CA 94608		

RESPONSIBLE PARTY	NAME Frank W. Dunne Co. <input type="checkbox"/> UNKNOWN	CONTACT PERSON William T. (Terry) Turner	PHONE (415) 652-1200
	ADDRESS 1007 41st Street Oakland CA 94608		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) Dunne Quality Paints	OPERATOR William T. Turner	PHONE (415) 652-1200
	ADDRESS 1007 41st Street Oakland Alameda 94608		
	CROSS STREET Adeline Street	TYPE OF AREA <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER	TYPE OF BUSINESS <input type="checkbox"/> RETAIL FUEL STATION <input checked="" type="checkbox"/> FARM <input checked="" type="checkbox"/> OTHER Paint Manufacturer

IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda Co. Health Agency Dept. of Environmental Health	AGENCY NAME	CONTACT PERSON Lizabeth Rose	PHONE (415) 874-7237
	REGIONAL BOARD San Francisco Bay Region State Water Quality Control Board		Greg Zentner	PHONE (415) 464-1235

SUBSTANCES INVOLVED	(1) NAME Chevron 350 H Thinner (Mineral Spirits)	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2) NAME Chevron 410 H Thinner (Mineral Spirits)	<input checked="" type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 0 M / 1 M / 2 D / 5 D / 8 Y / 8 Y	HOW DISCOVERED <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> INVENTORY CONTROL <input checked="" type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS
	DATE DISCHARGE BEGAN M / M / D / D / Y / Y <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 0 M / 2 M / 1 D / 9 D / 8 Y / 8 Y	<input checked="" type="checkbox"/> OTHER Filing to close/remove tanks

SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	TANKS ONLY/CAPACITY 6 tanks. total of 18,000 GAL. AGE 25+ YRS <input type="checkbox"/> UNKNOWN	MATERIAL <input type="checkbox"/> FIBERGLASS <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER
--------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
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CURRENT STATUS	CHECK ONE ONLY <input checked="" type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES
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REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input checked="" type="checkbox"/> OTHER (OT) Empty all tanks; company is filing for closure/removal
-----------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

COMMENTS
Preparatory to closing the six underground tanks on our property (1-6,000 gal, 2-3,000 gal, 1-2,000 gal, and 2-2,000 gal (estimated), we hired L.W. Environmental Services, Inc. to perform a soils report. This report showed some soils contamination. The completed report has previously been forwarded to the above implementing agencies to determine recommended remedial action including removal of tanks.

INSTRUCTIONS

EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety Code Section 25180.7, a designated government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

SITE LOCATION

Enter information regarding the tank facility and surrounding area. At a minimum, you must provide the facility name and full address.

IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE

Indicate source(s) of leak. Provide details on tank age; capacity and material if known. Check box(es) indicating cause of leak.

CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

REMEDIAL ACTION

Indicate which actions have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.

Containment Barrier - install vertical dike to block horizontal movement of contaminant.

Excavate and Dispose - remove contaminated soil and dispose in approved site.

Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).

Remove Free Product - remove floating product from water table.

Pump and Treat Groundwater - generally employed to remove dissolved contaminants.

Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.

Replace Supply - provide alternative water supply to affected parties.

Treatment at Hookup - install water treatment devices at each dwelling or other place of use.

No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies in tact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Water Quality, Underground Tank Program, P. O. Box 100, Sacramento, CA 95801
3. Regional Water Quality Control Board
4. County Board of Supervisors or designee to receive Proposition 65 notifications.
5. Owner/responsible party.

DUNNE

quality paints

FILE

February 1, 1988

Ms. Rose
Environmental Health Department
Health Care Services Agency
Alameda County
470 - 27th Street
Oakland, CA 94612

*info picked
up by company
rep. last week
2/8/88
JWR*

Dear Ms. Rose:

We are requesting Alameda County Health Department regulations, permit requirements and County fee schedule for closure/removal of our liquid underground storage tanks.

As of the date of this letter we have installed Fire Department-approved aboveground storage tanks for those solvents used in manufacturing paints. Consequently, we intend to close/remove our underground storage tanks following the guidelines outlined in your regulations and permit requirements. Please send the necessary information to my attention at P.O. Box 8006, Emeryville, CA 94662.

Sincerely,

William T. Turner

DUNNE
quality paints

William T. Turner
President

WTT:vt

TERRY TURNER
PRESIDENT

1007 41st Street
Oakland, CA 94608
(415) 652-1200



RECEIVED
FEB 3 1988
DUNNE PAINTS

DUNNIE

quality paints



May 27, 1987

Alameda County Healthcare Services
478 - 27th Street, 3rd floor
Oakland, CA 94612

Gentlemen:

We are returning the completed permit forms to operate underground storage tanks. We have noted on Tank #2 that reclaimed paint thinner is currently stored in this tank. All other information on the forms appears to be correct as submitted.

Feel free to contact us if you need additional information.

Very truly yours,

Robert Miller
Vice President/Manufacturing

RM:jm

APPLICATION FOR PERMIT TO OPERATE UNDERGROUND STORAGE TANK

01 NEW PERMIT 05 RENEWED PERMIT 07 TANK CLOSED 09 DELETE FROM FILE (NO FEE)
 02 CONDITIONAL PERMIT 06 AMENDED PERMIT 08 MINOR CHANGE (NO SURCHARGE)

I OWNER

NAME (CORPORATION, INDIVIDUAL OR PUBLIC AGENCY) FRANK W. DUNNE COMPANY		PUBLIC AGENCY ONLY <input type="checkbox"/> 01 FED <input type="checkbox"/> 02 STATE <input type="checkbox"/> 03 LOCAL	
STREET ADDRESS 1007 - 41ST STREET	CITY OAKLAND	STATE CA	ZIP 94608

II FACILITY

FACILITY NAME FRANK W. DUNNE COMPANY		DEALER/FOREMAN/SUPERVISOR R. T. MILLER	
STREET ADDRESS 1007 - 41ST STREET		NEAREST CROSS STREET ADELINE	
CITY OAKLAND		COUNTY ALAMEDA	ZIP 94608
MAILING ADDRESS P.O. BOX 8006		CITY EMERYVILLE	STATE CA ZIP 94662
PHONE W/AREA CODE 415-652-1200	TYPE OF BUSINESS <input type="checkbox"/> 01 GASOLINE STATION <input checked="" type="checkbox"/> 02 OTHER PAINT MANUFACTURER		
NUMBER OF CONTAINERS 4	RURAL AREAS ONLY :	TOWNSHIP	RANGE SECTION

III 24 HOUR EMERGENCY CONTACT PERSON

DAYS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE R.T. MILLER 415-652-1200	NIGHTS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE R.T. MILLER 415-689-9125
-------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV DESCRIPTION

A. <input checked="" type="checkbox"/> 01 TANK <input type="checkbox"/> 04 OTHER:	CONTAINER NUMBER #2
B. MANUFACTURER (IF APPROPRIATE):	YEAR MFG: C. YEAR INSTALLED <input checked="" type="checkbox"/> UNKNOWN
D. CONTAINER CAPACITY: 3000 GALLONS <input type="checkbox"/> UNKNOWN	E. DOES THE CONTAINER STORE: <input type="checkbox"/> 01 WASTE <input checked="" type="checkbox"/> 02 PRODUCT
F. DOES THE CONTAINER STORE MOTOR VEHICLE FUEL OR WASTE OIL ? <input type="checkbox"/> 01 YES <input checked="" type="checkbox"/> 02 NO IF YES CHECK APPROPRIATE BOX(ES): <input type="checkbox"/> 01 UNLEADED <input type="checkbox"/> 02 REGULAR <input type="checkbox"/> 03 PREMIUM <input type="checkbox"/> 04 DIESEL <input type="checkbox"/> 05 WASTE OIL <input type="checkbox"/> 06 OTHER	

V CONTAINER CONSTRUCTION

A. THICKNESS OF PRIMARY CONTAINMENT: <input type="checkbox"/> GAUGE <input type="checkbox"/> INCHES <input type="checkbox"/> CM <input checked="" type="checkbox"/> UNKNOWN
B. <input type="checkbox"/> 01 VAULTED (LOCATED IN AN UNDERGROUND VAULT) <input checked="" type="checkbox"/> 02 NON-VAULTED <input type="checkbox"/> 03 UNKNOWN
C. <input type="checkbox"/> 01 DOUBLE WALLED <input checked="" type="checkbox"/> 02 SINGLE WALLED <input type="checkbox"/> 03 LINED
D. <input checked="" type="checkbox"/> 01 CARBON STEEL <input type="checkbox"/> 02 STAINLESS STEEL <input type="checkbox"/> 03 FIBERGLASS <input type="checkbox"/> 04 POLYVINYL CHLORIDE <input type="checkbox"/> 05 CONCRETE <input type="checkbox"/> 06 ALUMINUM <input type="checkbox"/> 07 STEEL CLAD <input type="checkbox"/> 08 BRONZE <input type="checkbox"/> 09 COMPOSITE <input type="checkbox"/> 10 NON-METALLIC <input type="checkbox"/> 12 UNKNOWN <input type="checkbox"/> 13 OTHER:

CONTAINER CONSTRUCTION

E. 01 RUBBER LINED 02 ALKYD LINING 03 EPOXY LINING 04 PHENOLIC LINING 05 GLASS LINING
 07 UNLINED 08 UNKNOWN 09 OTHER:

F. 01 POLYETHYLENE WRAP 02 VINYL WRAPPING 03 CATHODIC PROTECTION 04 UNKNOWN 05 NONE
 06 TAR OR ASPHALT 09 OTHER:

VI PIPING

A. ABOVEGROUND PIPING: 01 DOUBLE-WALLED PIPE 02 CONCRETE-LINED TRENCH 03 GRAVITY
 (CHECK APPROPRIATE BOX(ES)) 04 PRESSURE 05 SUCTION 06 UNKNOWN 07 NONE

B. UNDERGROUND PIPING: 01 DOUBLE-WALLED PIPE 02 CONCRETE-LINED TRENCH 03 GRAVITY
 (CHECK APPROPRIATE BOX(ES)) 04 PRESSURE 05 SUCTION 06 UNKNOWN 07 NONE

VII LEAK DETECTION

01 VISUAL 02 STOCK INVENTORY 04 VAPOR SNIFF WELLS 05 SENSOR INSTRUMENT
 06 GROUND WATER MONITORING WELLS 07 PRESSURE TEST 09 NONE 10 OTHER:

VIII CHEMICAL COMPOSITION OF MATERIALS STORED IN UNDERGROUND CONTAINERS
 IF YOU CHECKED YES TO IV-F YOU ARE NOT REQUIRED TO COMPLETE THIS SECTION

CURRENTLY STORED	PREVIOUSLY STORED	DELETE	CASH (IF KNOWN)	CHEMICAL (DO NOT USE COMMERCIAL NAME)
<input checked="" type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		PAINT THINNER - RECLAIMED
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		

* CHECK STATE BOARD CHEMICAL CODE LISTING FOR POSSIBLE SYNONYMS

IS CONTAINER LOCATED ON AN AGRICULTURAL FARM? 01 YES 02 NO

THIS FORM HAS BEEN COMPLETED UNDER THE PENALTY OF PERJURY AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

PERSON FILING (SIGNATURE) *Robert J. Miller* PHONE W/AREA CODE (415) 652-1200

FOR LOCAL AGENCY USE ONLY

ADMINISTRATING AGENCY		CITY CODE		COUNTY CODE
CONTACT PERSON			PHONE W/AREA CODE	
DATE OF LAST INSPECTION	IN COMPLIANCE <input type="checkbox"/> 01 YES <input type="checkbox"/> 02 NO	PERMIT APPROVAL DATE	TRANSACTION DATE	LOCAL PERMIT ID #

APPLICATION FOR PERMIT TO OPERATE UNDERGROUND STORAGE TANK

() 01 NEW PERMIT () 05 RENEWED PERMIT () 07 TANK CLOSED () 09 DELETE FROM FILE (NO FEE)
 () 02 CONDITIONAL PERMIT () 06 AMENDED PERMIT () 08 MINOR CHANGE (NO SURCHARGE)

I OWNER

NAME(CORPORATION,INDIVIDUAL OR PUBLIC AGENCY) FRANK W. DUNNE COMPANY		PUBLIC AGENCY ONLY () 01 FED () 02 STATE () 03 LOCAL	
STREET ADDRESS 1007 - 41ST STREET	CITY OAKLAND	STATE CA	ZIP 94608

II FACILITY

FACILITY NAME FRANK W. DUNNE COMPANY		DEALER/FOREMAN/SUPERVISOR R. T. MILLER	
STREET ADDRESS 1007 - 41ST STREET		NEAREST CROSS STREET ADELINE	
CITY OAKLAND		COUNTY ALAMEDA	ZIP 94608
MAILING ADDRESS P.O. BOX 8006		CITY EMERYVILLE	STATE CA ZIP 94662
PHONE W/AREA CODE 415-652-1200	TYPE OF BUSINESS () 01 GASOLINE STATION (X) 02 OTHER PAINT MANUFACTURER		
NUMBER OF CONTAINERS 4	RURAL AREAS ONLY :	TOWNSHIP	RANGE SECTION

III 24 HOUR EMERGENCY CONTACT PERSON

DAYS: NAME(LAST NAME FIRST) AND PHONE W/AREA CODE R.T. MILLER 415-652-1200	NIGHTS: NAME(LAST NAME FIRST) AND PHONE W/AREA CODE R.T. MILLER 415-689-9125
-------------------------------------------------------------------------------	---------------------------------------------------------------------------------

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV DESCRIPTION

A. (X) 01 TANK () 04 OTHER:	CONTAINER NUMBER #1
B. MANUFACTURER (IF APPROPRIATE):	YEAR MFG: C. YEAR INSTALLED (X) UNKNOWN
D. CONTAINER CAPACITY: 6000 GALLONS () UNKNOWN	E. DOES THE CONTAINER STORE: () 01 WASTE (X) 02 PRODUCT
F. DOES THE CONTAINER STORE MOTOR VEHICLE FUEL OR WASTE OIL ? () 01 YES (X) 02 NO IF YES CHECK APPROPRIATE BOX(ES): () 01 UNLEADED () 02 REGULAR () 03 PREMIUM () 04 DIESEL () 05 WASTE OIL () 06 OTHER	

V CONTAINER CONSTRUCTION

A. THICKNESS OF PRIMARY CONTAINMENT: () GAUGE () INCHES () CM (X) UNKNOWN
B. () 01 VAULTED (LOCATED IN AN UNDERGROUND VAULT) (X) 02 NON-VAULTED () 03 UNKNOWN
C. () 01 DOUBLE WALLED (X) 02 SINGLE WALLED () 03 LINED
D. (X) 01 CARBON STEEL () 02 STAINLESS STEEL () 03 FIBERGLASS () 04 POLYVINYL CHLORIDE () 05 CONCRETE () 06 ALUMINUM () 07 STEEL CLAD () 08 BRONZE () 09 COMPOSITE () 10 NON-METALLIC () 12 UNKNOWN () 13 OTHER:

CONTAINER CONSTRUCTION

E. 01 RUBBER LINED 02 ALKYD LINING 03 EPOXY LINING 04 PHENOLIC LINING 05 GLASS LINING
 07 UNLINED 08 UNKNOWN 09 OTHER:

F. 01 POLYETHYLENE WRAP 02 VINYL WRAPPING 03 CATHODIC PROTECTION 04 UNKNOWN 05 NONE
 06 TAR OR ASPHALT 09 OTHER:

VI PIPING

A. ABOVEGROUND PIPING: 01 DOUBLE-WALLED PIPE 02 CONCRETE-LINED TRENCH 03 GRAVITY
 (CHECK APPROPRIATE BOX(ES)) 04 PRESSURE 05 SUCTION 06 UNKNOWN 07 NONE

B. UNDERGROUND PIPING: 01 DOUBLE-WALLED PIPE 02 CONCRETE-LINED TRENCH 03 GRAVITY
 (CHECK APPROPRIATE BOX(ES)) 04 PRESSURE 05 SUCTION 06 UNKNOWN 07 NONE

VII LEAK DETECTION

01 VISUAL 02 STOCK INVENTORY 04 VAPOR SNIFF WELLS 05 SENSOR INSTRUMENT
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VIII CHEMICAL COMPOSITION OF MATERIALS STORED IN UNDERGROUND CONTAINERS

IF YOU CHECKED YES TO IV-F YOU ARE NOT REQUIRED TO COMPLETE THIS SECTION

CURRENTLY STORED	PREVIOUSLY STORED	DELETE	CASH (IF KNOWN)	CHEMICAL (DO NOT USE COMMERCIAL NAME)
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		

* CHECK STATE BOARD CHEMICAL CODE LISTING FOR POSSIBLE SYNONYMS

IS CONTAINER LOCATED ON AN AGRICULTURAL FARM? 01 YES 02 NO

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CONTACT PERSON			PHONE W/AREA CODE		
DATE OF LAST INSPECTION	IN COMPLIANCE <input type="checkbox"/> 01 YES <input type="checkbox"/> 02 NO	PERMIT APPROVAL DATE	TRANSACTION DATE	LOCAL PERMIT ID #	

APPLICATION FOR PERMIT TO OPERATE UNDERGROUND STORAGE TANK

01 NEW PERMIT 05 RENEWED PERMIT 07 TANK CLOSED 09 DELETE FROM FILE (NO FEE)
 02 CONDITIONAL PERMIT 06 AMENDED PERMIT 08 MINOR CHANGE (NO SURCHARGE)

I OWNER

NAME (CORPORATION, INDIVIDUAL OR PUBLIC AGENCY) FRANK W. DUNNE COMPANY			PUBLIC AGENCY ONLY <input type="checkbox"/> 01 FED <input type="checkbox"/> 02 STATE <input type="checkbox"/> 03 LOCAL	
STREET ADDRESS 1007 - 41ST STREET		CITY OAKLAND	STATE CA	ZIP 94608

II FACILITY

FACILITY NAME FRANK W. DUNNE COMPANY		DEALER/FOREMAN/SUPERVISOR R. T. MILLER		
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CITY OAKLAND		COUNTY ALAMEDA	ZIP 94608	
MAILING ADDRESS P.O. BOX 8006		CITY EMERYVILLE	STATE CA	ZIP 94662
PHONE W/AREA CODE 415-652-1200		TYPE OF BUSINESS <input type="checkbox"/> 01 GASOLINE STATION <input checked="" type="checkbox"/> 02 OTHER PAINT MANUFACTURER		
NUMBER OF CONTAINERS 4	RURAL AREAS ONLY :	TOWNSHIP	RANGE	SECTION

III 24 HOUR EMERGENCY CONTACT PERSON

DAYS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE R.T. MILLER 415-652-1200		NIGHTS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE R.T. MILLER 415-689-9125	
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COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV DESCRIPTION

A. <input checked="" type="checkbox"/> 01 TANK <input type="checkbox"/> 04 OTHER:		CONTAINER NUMBER #3
B. MANUFACTURER (IF APPROPRIATE):		YEAR MFG: C. YEAR INSTALLED <input checked="" type="checkbox"/> UNKNOWN
D. CONTAINER CAPACITY: 3000 GALLONS <input type="checkbox"/> UNKNOWN	E. DOES THE CONTAINER STORE: <input type="checkbox"/> 01 WASTE <input checked="" type="checkbox"/> 02 PRODUCT	
F. DOES THE CONTAINER STORE MOTOR VEHICLE FUEL OR WASTE OIL ? <input type="checkbox"/> 01 YES <input checked="" type="checkbox"/> 02 NO IF YES CHECK APPROPRIATE BOX(ES): <input type="checkbox"/> 01 UNLEADED <input type="checkbox"/> 02 REGULAR <input type="checkbox"/> 03 PREMIUM <input type="checkbox"/> 04 DIESEL <input type="checkbox"/> 05 WASTE OIL <input type="checkbox"/> 06 OTHER		

V CONTAINER CONSTRUCTION

A. THICKNESS OF PRIMARY CONTAINMENT: <input type="checkbox"/> GAUGE <input type="checkbox"/> INCHES <input type="checkbox"/> CM <input checked="" type="checkbox"/> UNKNOWN	
B. <input type="checkbox"/> 01 VAULTED (LOCATED IN AN UNDERGROUND VAULT) <input checked="" type="checkbox"/> 02 NON-VAULTED <input type="checkbox"/> 03 UNKNOWN	
C. <input type="checkbox"/> 01 DOUBLE WALLED <input checked="" type="checkbox"/> 02 SINGLE WALLED <input type="checkbox"/> 03 LINED	
D. <input checked="" type="checkbox"/> 01 CARBON STEEL <input type="checkbox"/> 02 STAINLESS STEEL <input type="checkbox"/> 03 FIBERGLASS <input type="checkbox"/> 04 POLYVINYL CHLORIDE <input type="checkbox"/> 05 CONCRETE <input type="checkbox"/> 06 ALUMINUM <input type="checkbox"/> 07 STEEL CLAD <input type="checkbox"/> 08 BRONZE <input type="checkbox"/> 09 COMPOSITE <input type="checkbox"/> 10 NON-METALLIC <input type="checkbox"/> 12 UNKNOWN <input type="checkbox"/> 13 OTHER:	

CONTAINER CONSTRUCTION

E. 01 RUBBER LINED 02 ALKYD LINING 03 EPOXY LINING 04 PHENOLIC LINING 05 GLASS LINING
 07 UNLINED 08 UNKNOWN 09 OTHER:

F. 01 POLYETHYLENE WRAP 02 VINYL WRAPPING 03 CATHODIC PROTECTION 04 UNKNOWN 05 NONE
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A. ABOVEGROUND PIPING: 01 DOUBLE-WALLED PIPE 02 CONCRETE-LINED TRENCH 03 GRAVITY
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<input checked="" type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		PAINT THINNER
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
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--------------------------------------------------------------------------------	----------------------------------------------------------------------------------

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV DESCRIPTION

A. (X) 01 TANK () 04 OTHER:		CONTAINER NUMBER #4
B. MANUFACTURER (IF APPROPRIATE):		YEAR MFG: C. YEAR INSTALLED (X) UNKNOWN
D. CONTAINER CAPACITY: 2000 GALLONS () UNKNOWN	E. DOES THE CONTAINER STORE: () 01 WASTE (X) 02 PRODUCT	
F. DOES THE CONTAINER STORE MOTOR VEHICLE FUEL OR WASTE OIL ? () 01 YES (X) 02 NO IF YES CHECK APPROPRIATE BOX(ES): () 01 UNLEADED () 02 REGULAR () 03 PREMIUM () 04 DIESEL () 05 WASTE OIL () 06 OTHER		

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<input checked="" type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		PAINT THINNER
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		

* CHECK STATE BOARD CHEMICAL CODE LISTING FOR POSSIBLE SYNONYMS

IS CONTAINER LOCATED ON AN AGRICULTURAL FARM? 01 YES 02 NO

THIS FORM HAS BEEN COMPLETED UNDER THE PENALTY OF PERJURY AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

PERSON FILING (SIGNATURE)

Robert J. Miller

PHONE W/AREA CODE

(415) 652-1200

FOR LOCAL AGENCY USE ONLY

ADMINISTRATING AGENCY		CITY CODE		COUNTY CODE	
CONTACT PERSON			PHONE W/AREA CODE		
DATE OF LAST INSPECTION	IN COMPLIANCE <input type="checkbox"/> 01 YES <input type="checkbox"/> 02 NO	PERMIT APPROVAL DATE	TRANSACTION DATE	LOCAL PERMIT ID #	

DETAILED REVIEW CHECKLIST

CLAIM NO.: 15167	REGION: 2	COUNTY: Alameda	CODE: 01
PRIORITY ASSIGNED: B	LEAD AGENCY AND CONTACT PERSON: Alameda County Health		
CURRENT RANK: 566	CONTACT PERSON: Dennis Byrne		
DATE REVIEWED:	PHONE NO.: (510) 874-7237		
REVIEWER: Bessy Torres			

SITE NAME: Dunne Quality Paints

SITE ADDRESS: 1007-41st St., Oakland, CA 94608

CLAIMANT INFORMATION	ACC.	REJ.	HOW INFORMATION WAS VERIFIED
I. Claimant Identification			
1. Claimant is/was the owner and/or operator of the leaking UST?	✓		both - operator permit app.
2. Have all applicable past and current UST owners/operators been identified?	✓		
3. All required tax ID numbers provided?	✓		
4. Date site/tanks acquired verified?	✓		
II. Statement of Costs			
1. Valid third party claim?	n/a		
2. Claimed corrective action costs exceed \$10,000?	n/a		
III. Joint Claimant			
1. Joint Claimant is an owner and/or operator?	n/a		
2. Tax ID number provided?	n/a		
3. Joint Claimant's priority class verified?	n/a		
IV. Co-Payee			
1. Tax ID No. provided?	n/a		
2. Mailing address/phone no. provided?	n/a		
V. Contamination Site/Occurrence Description*			
1. Description of tank and use verified?	n/a		
2. Registered farm tank?	n/a	(Yes) No	
3. Leaking tank contained eligible substance?	n/a		
4. Is there any evidence that the UAR was the result of a spill, overfill or gross negligence?	✓		none indicated in County file.
5. If claimant submitted more than one claim for the site, each claim is for a separate occurrence?	✓		n/a
6. Site map provided?	✓		
VII. Priority Class Worksheet			
1. Claimant's priority verified?			
2. Claimant was both the owner and operator at time of leak discovery?	(Yes) No		app., removal permit tanks removed
3. Claimant is the current owner and operator?	(Yes) No/NA		
4. If either question = No, other party(s) priority class was verified?	✓		
VIII. Priority Class Designation			
A. Priority Class A			
Residential Motor Fuel Tanks			
1. UST located at the residence of a person and property zoned residential use only at time of leak discovery?			- Need 90-day ltr
2. UST located at property improved by an owner-occupied single family dwelling or duplex at time of leak discovery?			
3. UST was not used for agricultural purposes or for resale on or after 1/1/85?			
OR			
Residential Small Home Heating Oil Tanks			
4. UST located at the residence of a person at time of leak discovery?			- last sampling submitted 3/7/90
5. UST located at property improved by an owner-occupied single family dwelling or duplex at time of leak discovery?			
6. UST has a capacity of 1,100 gallons or less?			- Ready for case closure?
7. UST is used only to store home heating oil for consumptive use on property?			
8. UST was not located on agricultural property on or after 1/1/85?			

