

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SCWT
1-31-05

January 28, 2005

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 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



3051
12-30-04

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



SENT
12-22-04

December 21, 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 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



SENT
10-18-04

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

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.

October 14, 2004
Mr. Martin Samuel
R00000073, 1007 41st St., Oakland, CA 94608
Page 2

Please 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

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

10_14_04 1007 41st

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



01-20-07

ENVIRONMENTAL HEALTH SERVICES

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

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.

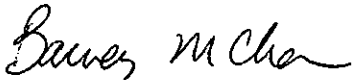
January 20, 2004
Mr. Martin Samuel
RO0000073, 1007 41st St., Oakland 94608
Page 2

6. We concur with the monitoring of the five wells for a total of four quarterly events. After conclusion of this monitoring, the site closure may be evaluated based upon the plume stability and concentration trend. Groundwater monitoring would benefit with the inclusion of wells installed by ONE (1001 42nd St.) and California Linen (989 41st St.) since groundwater gradient and plume migration are key to understanding offsite impacts. We understand that coordinated monitoring may not be feasible.

As previously stated, Clayton's December 22, 2003 accurately states conditions required for completion of your site investigation. However, because we cannot assume what might be found in future investigations and groundwater monitoring, we cannot predict with certainty, the timetable and elements (steps) for closure.

Please 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

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

1007 41st Stl_16_04

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



10-31-03

October 30, 2003

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, 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

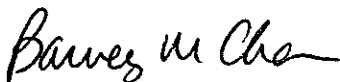
TECHNICAL REPORT REQUEST

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

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



05-28-03
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,

A handwritten signature in cursive script that reads "Barney M. Chan".

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

Supso11nv1007 41st St

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



09-09-03

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.~~ 3675 Del Monte Ave.
~~Emeryville, CA 94608~~ 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 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



03-24-03

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,

A handwritten signature in black ink that reads "Barney M. Chan". The signature is written in a cursive, flowing style.

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 11-15-99
Including cc's

2093

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

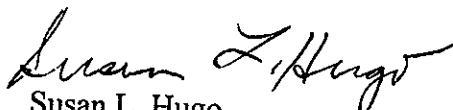
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R073

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

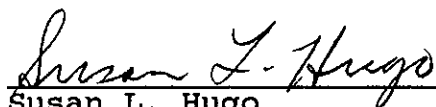
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department or the 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R073

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

July 22, 1991

Mr. Micheal Katz
Environmental Specialist
Blymer Engineers, Inc.
1829 Clement Street
Alameda, CA 94501

Re: Site Search on the vicinity of 4050 Adeline Street,
Emeryville, CA 94608.

Dear Mr. Katz:

I have researched our files, for information pertinent to the 4050 Adeline site. You requested this in your letter dated May 15, 1991 drafted by Man-Li Lin. The inquiry was for information regarding hazardous materials storage and/or hazardous materials releases at the subject site and in adjacent areas. The following is a summary of my findings.

(R0337) (1) California Linen Supply
989-41st. Street
Oakland, CA 94608

Two underground storage tanks, chemicals on site: Ecolo-Fluor, sodium thiosulfate, alkaline cleaner.

(2) Rockridge Antiques
1010-41st. Street
Emeryville, CA 94608

No underground tanks on site, chemicals on site: oxalic acid, paint varnish remover, oil stains, lacquers & thinners. 50 gallon total.

(R073) (3) Frank Dunne Company
1007-41st. Street
Oakland, CA 94608

Four underground storage tanks removed July 17-19, 1988
Chemicals on site: wash solvent, acetone, tints, ester
alcohol, propylene, glycol & thinners. A September 12,
1989 report revealed chemical spill on sidewalk, our
office responded.

(4) National Upholstering
4000 Adeline Street
Emeryville, CA 94608

No underground storage tanks. Chemicals on site:
Lacquer, thinners, sanding sealers, acetone & gasoline
(for fuel).

(5) Carlos Body Shop
3969 Adeline Street
Emeryville, CA 94608

No underground storage tanks. Chemicals on site: paint
& thinners.

(6) MAZ Repair Shop
3906 Adeline Street
Emeryville, CA 94608

No hazardous materials stored or generated.

(7) All Weather Aluminum
4055 Linden Street
Oakland, CA 94608

No tanks on site. Chemicals on site: TEK

(R0186) (8) Fidelity Roofing
1075-40th Street
Oakland, CA 94608

Two underground storage tanks. Chemicals on site:
propane, acetylene, argon, transmission oil, thinners,
cleaning solvents & paints.

(R0171) (9) San Francisco French Bread
4070 San Pablo Avenue
Emeryville, CA 94608

Two underground tanks removed in 1989. Chemicals on site: cleaning solvent, zep alkaline cleaner. Both soil and groundwater contamination found. Remediation proceedings still pending.

(R0453) (10) Tony Celis Exxon
4000 San Pablo Avenue
Emeryville, CA 94608

Six underground tanks, chemicals on site: gasoline, diesel, waste oil, cleaning solvents.

(11) Emergency Response
41st and San Pablo Avenue
Emeryville, CA 94608

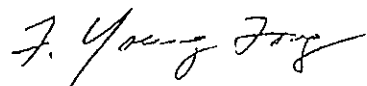
June 18, 1990, Paul Smith of our office visited this site when a P.G. & E. excavation pit showed signs of soil contamination containing heavy oil & tar compounds. City of Emeryville Public Works Department is addressing remediation of site.

This letter is limited to information currently available to this department and does not reflect any other information which may be accessible from other local agencies involved with this business.

You will be billed for the provision of this service. Please find enclosed a copy of the invoice sent to our billing unit.

If you have any questions concerning his matter, please contact me at (415) 271-4320.

Very truly yours



F. Young Fong
Environmental Health Specialist

FYF:sms

66

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS, AGENCY

~~COPY XXXXXXXXXXXXXXXXXXXX~~



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

R073

21 December, 1988

~~XXXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXXX~~
(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

ALAMEDA COUNTY
HEALTH CARE SERVICES



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

R073

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).

William T. Turner
Dunne Quality Paints
March 24, 1988
Page 2 of 2

5. Proposed method of repair or replacement of the primary and secondary containers.
6. Facility operator's name and telephone number.

Until clean-up is complete, the operator or permittee shall submit reports to the County and the Regional Water Quality Control Board (RWQCB) every three (3) months or at a more frequent interval if specified by either agency. The reports shall include the information requested in 2, 3 and 4 of the above. The report requested above shall be prepared in accordance with the San Francisco Regional Water Quality Control Board's "Guidelines for Addressing Fuel Leaks," September 1985. The initial investigation report shall be submitted within 30 days and shall include a site safety plan.

Soils contaminated at hazardous waste concentrations shall be transported by a licensed hazardous hauler and disposed of or treated at a California Department of Health Services approved facility. Soils contaminated below hazardous waste concentrations may be managed as non-hazardous but are subject to waste discharge requirements of the Regional Board.

Should you have any questions regarding this letter, please contact Lizabeth Rose, Hazardous Materials Specialist at 271-4320.

Sincerely,

Rafat A. Shahid
Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:LR:lr

cc: RWQCB
City of Oakland Fire Dept.