

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

April 30, 2003

Mr. Barney Chan
 Alameda County Health Care Services
 1131 Harbor Bay Parkway, Suite 250
 Alameda, CA 94502

Alameda County
 MAY 05 2003
 Environmental Health

**Subject: Response to Technical Comments, March 24, 2003, for
 Fuel Leak Case RO0000079, 1001 42nd St., Oakland, CA 94608
 Oakland National Engravers (ONE)**

1.

COMMENT

Though the release from former Dunne Paints and ONE have likely commingled, Dunne Paints and ONE are independently responsible for the characterization, delineation and potential remediation of their releases. Dunne Paints site will be providing a groundwater delineation and monitoring work plan.

RESPONSE

ONE has pro-actively worked with Susan Hugo of the Alameda County Health Services Agency since 1988 to achieve No Further Action on the site. Since 1993, only TPH as mineral spirits have been detected in groundwater at the site and has been considered the only chemical of concern. With the exception of the levels at MW-LD4, TPH and mineral spirits concentrations have been decreasing since 1998. This is the only well that floating product was found.

2.

COMMENT

Our office (ACHCA) does not concur with the prior BES February 2002 Risk Management Plan ONE Color Communication and Green City Lofts conclusion that the health risks at these sites cannot be determined. The SFRWQCB RBSL document offers guidance for evaluation risk of releases from various petroleum fractions.

RESPONSE

The SFRWQCB RBSL document has been reviewed. The health risks at these sites cannot be determined because of the following:

- The RBSL's provided in the SFRWQCB RBSL document are not applicable for TPH byproducts found at the ONE site.
- Groundwater at the site is not a drinking water source.
- There are no active wells within a half mile at the site. — PPP owned?
- There are no surface water pathways within the site vicinity. — well covered vicinity
- The site is paved with concrete. (with residential?)
- The groundwater plume at the ONE site has not migrated based on historical data.

Mr. Barney Chan
Alameda County Health Care Services
Page 2

- A deed restriction that notes the groundwater is contaminated will be used . This was initially agreed upon at a meeting with the Regional Water Quality Control Board with Ms. Susan Hugo and Mr. Chuck Headley
- The soil and groundwater pathway represent incomplete exposure pathways and therefore no health risk. This was stated in the Risk Management Plan. Therefore, health risk from exposure to ground water and soil on the ONE site will not represent a health risk because of the incomplete exposure pathways.
- Indoor air quality was evaluated at the ONE facility and determined not to be of a health risk based on the chemicals detected at the laboratory.
- It is ONE's intent to revise the Risk Management Plan and address only the ONE site if acceptable to the County. The former Dunne Paint site will be omitted from the ONE request for a NFA.

3.

COMMENT

Please provide a table of all historic soil and groundwater concentrations. This data should be from tank removals, sump closures, monitoring well installations, etc. Please indicate data that has since been over-excavated and removed or that which was from a grab groundwater sample.

RESPONSE

Refer to:

Attachment A - Historic Monitoring Well Groundwater Concentrations:

Groundwater samples collected from all Monitoring Well locations were purged and collected with a Teflon bailer and transferred to vials for lab analysis.

Groundwater samples collected from HP-1, HP-2, and HP-3 were hydro-punched and collected with Teflon bailers and transferred to vials for lab analysis.

Attachment B - Soil and Well Water Samples for 1987 UST Removal located at the truck loading area:

The 1987 4M Construction report describing the activities conducted during the UST removal located by the truck loading dock cannot be found either in BES files or the County files. However, attached (Attachment H) is a copy of the ACEHS approval letter dated August 10, 1987 to ONE for the UST removal

Attachment C - Preliminary Soil and Groundwater Samples for the 1993 UST Removal:

Groundwater samples were collected using Teflon Bailer and transferred to vials for lab analysis. Composite soil sample (MW-B1 installation) was collected in an 8-oz glass jar, labeled, and placed on ice for delivery to the laboratory.

Attachment D - Soil Samples for 1993 UST Removal-In Place Closure:

Soil samples collected from hand auguring and split-spoon samplers.

Mr. Barney Chan
Alameda County Health Care Services
Page 3

Attachment E-1993 Soil Samples from Sump Area:
Soil samples collected from hand auguring and split-spoon samplers.

Attachment F-Soil Samples from 1995 Sump Closure Report-In Place Closure:
Soil samples were collected from adjacent boring locations.

Attachment G - Soil Samples from 1995 UST Closure - In Place Closure:
Soil samples collected from drive sampler.

4.

COMMENT

Please provide a site map indicating the locations of all former underground tanks and sumps, be they removed or closed in-place and monitoring wells, either existing or properly decommissioned. Please note when the wells were destroyed and provide the all names the well was known as. Please include the construction diagram for well LD-4, the well reportedly constructed within a tank backfill. Please also include the location of existing or former piping, drains or conveyances.

RESPONSE

Refer to Attachment H:
Figure 2: Site Map With Historic Property Use

UST A: removed in 1987

UST B: closed in place in 1993

UST C: closed in place in 1995

Two Former Sumps: closed in place in 1995

Well B1 was apparently destroyed when the tank was closed in place. We could never locate it.

The 1987 4M Construction report describing the activities conducted during the UST removal located by the truck loading dock cannot be found either in BES files or the County files.

However, attached is a copy of the ACEHS approval letter dated August 10, 1987 to ONE for the UST removal.

5.

COMMENT

Please provide figures indicating the iso-concentration contours for both soil and groundwater on and off-site. Using the estimated solubility of mineral spirits plus prior observations, also include the estimated area of free product on the figure.

RESPONSE

Refer to Attachment I:
Figure 3: Iso-Concentration Map for TPH Mineral Spirits

Mr. Barney Chan
Alameda County Health Care Services
Page 4

RESPONSE

Refer to Attachment I:

Figure 3: Iso-Concentration Map for TPH Mineral Spirits in groundwater

No data is available for producing iso-concentration contours for soil on the ONE site. To produce such data would be disruptive to the ONE Color Communications business. Soils in the area are generally contaminated with TPH mineral spirits.

6.

COMMENT

Please provide a preferential pathway and sensitive receptor survey, including utilities, wells, basements, etc.

RESPONSE

Preferential pathway and sensitive receptor survey were included in the Environmental Site Assessment for the Former Dunne Paints, 1007 42nd Street, Oakland, CA (BES, December 2000).

7.

COMMENT

Please restart groundwater monitoring from the existing wells. The wells should be analyzed for TPHg, TPHd, TPHms, BTEX and volatile organics by EPA Method 8260. At least one future monitoring event should be coordinated with Dunne paints, when their new monitoring well have been installed and with the California Linen site. Your monitoring program should determine groundwater gradient using only those wells where the data is deemed reliable and representative.

RESPONSE

The results from the groundwater sample event on December 14, 1999, indicate that the mineral spirit concentrations at MW-LD4 were 440,000 µg/L. Groundwater generally flows in a northwest direction. Northwest of MW-LD4 is MW-B2, MW-B4, and MW-B3. On December 14, 2003, the monitoring well sample results show mineral spirit levels ranging from non-detect (MW-B3) to 5,100 µg/L (MW-B4). The lower levels of mineral spirits in the down gradient MW-B2, MW-B4, and MW-B3 show that the contamination is localized to the ONE site.

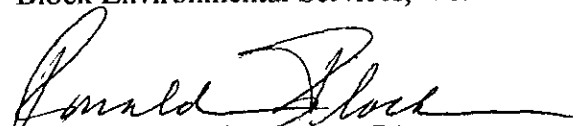
Additional groundwater sampling was conducted to determine if contamination migrated down gradient from Adeline St. On December 14, 1999 a hydro punch sample was collected from HP-1, located down gradient from MW-B2, MW-B4, and MW-B3. The soil sample revealed mineral spirits up to a concentration of 21,000 µg/L. A few weeks later on January 13, 2000 additional hydro punch samples were collected from HP-2, HP-3, HP-4 and again from HP-1. The results from the sampling event reveal mineral spirit concentrations up to 570µg/L at HP-4, 67 µg/L at HP-2, and below detection limits at HP-1.

Mr. Barney Chan
Alameda County Health Care Services
Page 5

The results from past soil and groundwater monitoring events indicate that the contamination is localized to the ONE site and the mineral spirit concentration is decreasing down gradient from the site. The mineral spirits concentrations at monitoring well locations down gradient from ONE are at steady decreasing state and do not warrant a need for ONE to conduct additional groundwater investigations.

In agreement with ACHS, BES prepared a work plan for sampling the groundwater wells in 1998 for the same chemicals you are requesting which also included MTBE. At ACHS request we re-sampled the wells in 1999 as well as added the hydro punch samples. No VOCs, TPH-gas, TPH-diesel or MTBE was found in any of the wells sampled. There has been no chemical use activity on the ONE site to alter the chemicals found in the wells. It was also agreed with ACHS that the only chemical of concern was TPH-ms. We are quite willing to collect another round of ground water samples from the ONE site to confirm the historical data per your request. However, to establish a groundwater monitoring program with the list of chemicals you are requesting is unreasonable in light of historical information from the site. ONE Color Communications is suffering from the turn down in the economy and has only limited resources to expend. Again, it is our request to do what has to be done to obtain a NFA for the property. ONE is concerned that the underground parking garage dewatering proposed for the former Dunne property will alter the plume characteristics for the entire area. Therefore, groundwater characteristics as they are known today will be a mute point when construction is implemented for the Green City Development project.

Very truly yours,
Block Environmental Services, Inc.


Ronald M. Block, Ph.D., REA
Principal Toxicologist

cc: Kim Croft- ONE Color Communication
cc: Randy Harris – Harris & Harris Attorneys

**Attachment A:
Historic Groundwater Monitoring Well Analytical Results
1001 42nd Street, Oakland, CA 94608**

TABLE A1: Summary of Groundwater Sampling Analyses
ONE, California Linen, and Dunne Quality Paints, Oakland/Emeryville, California
 All Concentrations in ug/L

Well No.	Date	TPH-d	TEPH (non-diesel)*	TPH-g	TPPH (non-gasoline)**	Kerosene	Mineral Spirits	Benzene	Ethylbenzene	Toluene	Total Xylenes	MTBE	Tetrachloroethylene (PCE)	Trichloroethylene (TCE)	1,1-Dichloroethylene (DCE)	Methylene Chloride
MW-B1	9/30/1991	ND < 50	-	18,000	-	29,000	-	5	250	6	980	-	ND	ND	ND	ND
	6/10/1993	-	27,000	-	57,000	-	-	ND	ND	ND	ND	-	ND	ND	ND	ND
	9/29/1993	-	-	-	-	-	43,000	ND	ND	ND	ND	-	ND	ND	ND	ND
MW-B2	6/10/1993	-	3,800	-	1,400	-	-	ND	ND	ND	ND	-	ND	ND	ND	ND
	9/29/1993	-	-	-	-	-	290,000	ND	ND	ND	ND	-	ND	ND	ND	ND
	12/10/1998	ND < 1,000	-	ND	2,400	ND < 1,000	150,000	ND	ND	ND	ND	ND < 250	ND	ND	ND	ND
	12/14/1999	-	-	-	-	-	630	-	-	-	-	-	-	-	-	-
MW-B3	6/10/1993	-	1,700	-	510	-	-	ND	ND	ND	ND	-	ND	ND	ND	ND
	9/29/1993	-	-	-	-	-	2,400	ND	ND	ND	ND	-	ND	ND	ND	ND
	12/10/1998	ND	-	ND	830	ND	120	ND	ND	ND	ND	ND < 5.0	ND	ND	ND	ND
	12/14/1999	-	-	-	-	-	ND < 50	-	-	-	-	-	-	-	-	-
MW-B4	6/10/1993	-	36,000	-	36,000	-	-	ND	ND	ND	ND	-	ND	ND	ND	ND
	9/29/1993	-	-	-	-	-	1,400	ND	ND	ND	ND	-	ND	ND	ND	ND
	12/10/1998	1,000	-	ND	2,700	ND	7,500	ND	ND	ND	ND	ND < 50	ND	ND	ND	ND
	12/14/1999	-	-	-	-	-	5,100	-	-	-	-	-	-	-	-	-
BES-1	4/21/1994	18,000	-	-	-	-	12,000	ND	ND	ND	ND	-	ND	ND	ND	ND
	12/10/1998	ND < 1,000	-	***	-	ND < 1,000	78,000	ND	ND	ND	ND	ND < 250	ND	ND	ND	ND
	12/14/1999	-	-	-	-	-	72,000	-	-	-	-	-	-	-	-	-
MW-LD4	9/30/1991	-	-	-	-	-	-	2.0	9.0	3.1	24	-	-	-	-	-
	6/10/1993	-	21,000	-	1,100	-	-	ND	ND	ND	ND	-	ND	ND	ND	ND
	9/29/1993	-	-	-	-	-	700	ND	ND	ND	ND	-	ND	ND	ND	ND
	12/10/1998	170	-	ND	83	ND	130	ND	ND	ND	ND	ND < 5.0	ND	ND	ND	ND
	12/14/1999	-	-	-	-	-	440,000	-	-	-	-	-	-	-	-	-
	1/13/2000(g)	-	-	-	-	-	630,000	-	-	-	-	-	-	-	-	-
MW-D1	8/26/1988	-	-	-	-	-	1,000	-	-	-	-	-	-	-	-	-
	1/18/1989	-	-	-	-	-	ND < 1,000	ND	ND	2.0	1.8	-	-	-	-	-
	4/24/1989	-	-	-	-	-	ND < 1,000	ND	ND	ND	1.1	-	-	-	-	-
	2/21/1990	ND	-	ND	-	ND	ND < 100	ND	0.4	ND	1.3	-	-	-	-	-
	6/10/1992	ND	-	ND	-	ND	ND < 50	ND	ND	ND	ND	-	-	-	-	-
	6/10/1993	-	220	-	230	-	-	ND	ND	ND	ND	-	ND	ND	ND	ND
	9/24/1993	ND	-	ND	-	-	ND < 50	ND	ND	ND	ND	-	-	-	-	-
	9/29/1993	-	-	-	-	-	110	ND	ND	ND	ND	-	ND	ND	ND	ND
	12/14/1999	-	-	-	-	-	ND < 50	-	-	-	-	-	-	-	-	-
MW-D2	8/26/1988	-	-	-	-	-	1,600	-	-	-	-	-	-	-	-	-
	1/18/1989	-	-	-	-	-	ND < 1,000	ND	ND	6.3	12	-	-	-	-	-
	4/24/1989	-	-	-	-	-	ND < 1,000	ND	ND	ND	7.7	-	-	-	-	-
	2/21/1990	-	-	-	-	-	300	ND	0.3	ND	1.5	-	-	-	-	-
	6/10/1992	ND	-	ND	-	-	76	ND	ND	ND	ND	-	-	-	-	-
	6/10/1993	-	9,100	-	6,200	-	-	ND	ND	ND	ND	-	ND	ND	ND	ND
	9/24/1993	ND	-	ND	-	-	ND < 50	ND	ND	ND	ND	-	-	-	-	-
	9/29/1993	-	-	-	-	-	220	ND	ND	ND	ND	-	-	-	-	-
	12/10/1998	ND	-	ND	95	ND	180	ND	ND	ND	ND	ND < 5.0	ND	ND	ND	ND
	12/14/1999	-	-	-	-	-	100	-	-	-	-	-	-	-	-	-
	HP-1	12/14/1999(g)	-	-	-	-	-	21,000	-	-	-	-	-	-	-	-
HP-1	1/13/2000(g)	-	-	-	-	-	ND < 50	-	-	-	-	-	-	-	-	-
HP-2	1/13/2000(g)	-	-	-	-	-	67	-	-	-	-	-	-	-	-	-
HP-3	12/15/1999(g)	-	-	-	-	-	ND < 56	-	-	-	-	-	-	-	-	-
HP-4	1/13/2000(g)	-	-	-	-	-	570	-	-	-	-	-	-	-	-	-

* - Not Tested
 ND - Non Detectable

* TPH chromatogram pattern indicated a mix of TPH carbon chains not typical of the diesel range
 ** TPH chromatogram pattern indicated a mix of TPH carbon chains not typical of the gasoline range
 *** Insufficient quantity of sample for analysis
 **** Discrepancy in elevation surveys
 g Grab Sample

TABLE A: Summary of Groundwater Sampling Analyses
ONE, California Linen, and Dunne Quality Paints, Oakland/Emeryville, California
 All Concentrations in ug/L

Well No.	Date	TPH-d	TEPH (non-diesel)*	TPH-g	TPPH (non-gasoline)**	Kerosene	Mineral Spirits	Benzene	Ethylbenzene	Toluene	Total Xylenes	MTBE	Tetrachloroethylene (PCE)	Trichloroethylene (TCE)	1,1-Dichloroethylene (DCE)	Methylene Chloride	
MW-1	10/2/89	610	-	70,000	-	-	-	2,800	2,300	2,400	4,800	-	-	-	-	-	
	2/20/90	2,200	-	73,000	-	-	-	7,500	680	5,900	5,300	-	-	-	-	-	
	7/25/90	ND	-	34,000	-	-	-	2,000	120	670	1,500	-	-	-	-	-	
	10/23/90	1,100	-	50,000	-	-	-	3,300	4,200	4,000	4,700	-	-	-	-	-	
	1/28/91	1,700	-	99,000	-	-	-	4,400	1,800	7,400	8,600	-	-	-	-	-	
	6/5/91	560	-	23,000	-	-	-	2,000	640	1,200	2,500	-	-	-	-	-	
	8/15/91	3,500	-	59,000	-	-	-	3,800	1,100	5,500	4,800	-	-	-	-	-	
	11/21/91	9,800	-	47,000	-	-	-	6,000	2,200	7,200	1,000	-	-	-	-	-	
	3/18/92	14,000	-	77,000	-	-	-	17,000	2,300	18,000	1,300	-	-	-	-	-	
	10/17/92	ND	-	83,000	-	-	-	11,000	13,000	18,000	2,800	-	-	-	-	-	
	6/10/93	-	11,000	38,000	-	-	-	6,700	1,600	3,700	6,500	-	ND	ND	ND	ND	ND
	9/29/93	-	-	-	-	-	59,000	7,100	1,800	5,700	7,900	-	ND	ND	ND	ND	ND
12/10/98	ND	-	***	-	-	ND	4,700	5,300	1,600	1,700	3,500	ND<250	ND	ND	ND	ND	
MW-2	10/2/89	ND	-	ND	-	-	-	ND	ND	ND	ND	-	-	-	-	-	
	2/20/90	ND	-	ND	-	-	-	ND	ND	ND	ND	-	-	-	-	-	
	7/25/90	ND	-	ND	-	-	-	ND	ND	ND	ND	-	-	-	-	-	
	10/23/90	ND	-	ND	-	-	-	ND	ND	ND	ND	-	-	-	-	-	
	1/28/91	ND	-	ND	-	-	-	ND	ND	ND	ND	-	-	-	-	-	
	6/5/91	ND	-	ND	-	-	-	ND	ND	ND	ND	-	-	-	-	-	
	8/15/91	50	-	ND	-	-	-	ND	ND	ND	ND	-	-	-	-	-	
	11/21/91	ND	-	ND	-	-	-	ND	ND	ND	ND	-	-	-	-	-	
	3/18/92	ND	-	ND	-	-	-	ND	ND	1.1	3.3	-	-	-	-	-	
	10/17/92	ND	-	ND	-	-	-	ND	ND	ND	ND	-	-	-	-	-	
	6/10/93	ND	-	ND	-	-	-	ND	ND	ND	ND	-	ND	ND	ND	ND	
	9/29/93	-	-	-	-	-	ND < 50	ND	ND	ND	ND	-	ND	ND	ND	ND	
12/10/98	ND	-	***	-	-	ND	250	75	47	33	100	ND<5.0	ND	ND	ND	ND	

* - Not Tested
 ND - Non Detectable

* TPH chromatogram pattern indicated a mix of TPH carbon chains not typical of the diesel range
 ** TPH chromatogram pattern indicated a mix of TPH carbon chains not typical of the gasoline range
 *** Insufficient quantity of sample for analysis
 **** Discrepancy in elevation surveys

**Attachment B:
Soil and Well Water Samples for
1987 Underground Storage Tank Removal
located at the truck loading area on
1001 42nd Street, Oakland, CA 94608**

Soil Samples from 1987 UST removal 4M CONSTRUCTION REPORT					
Location	total hydrocarbons (mg/kg)	benzene (mg/kg)	toluene (mg/kg)	xylenes (mg/kg)	VOCs
confirmation sample	6.5	0.07	0.6	17.6	n/d
confirmation sample	43.5	n/d	0.6	4.3	n/d

Well Water Sample from 1987 UST removal 4M CONSTRUCTION REPORT					
Location	total hydrocarbons (mg/L)	benzene (ug/L)	toluene (ug/L)	xylenes (ug/L)	ethyl benzene (ug/L)
unknown location	2.0	22.0	270.0	1540.0	140.0

**Attachment C:
Preliminary Soil and Groundwater Samples
for the
1993 Underground Storage Tank Removal
located under the sidewalk on the north side of 41st Street
1001 42nd Street, Oakland, CA 94608**

Groundwater Sampling Event from 1990 OHM Report			
Location	TPH (mg/L)	Methylene Chloride (mg/L)	VOCs (mg/L)
MW-B1	57	0.0114	<2.5

Soil Sampling Event from 1990 OHM Report			
Location	TPH (mg/kg)	Methylene Chloride	VOCs (mg/L)
Composite soil from cuttings removed from the borehole at MW-B1	250	na	na

**Attachment D:
Soil Samples for
1993 Underground Storage Tank Removal
located under the sidewalk on the north side of 41st Street
1001 42nd Street, Oakland, CA 94608**

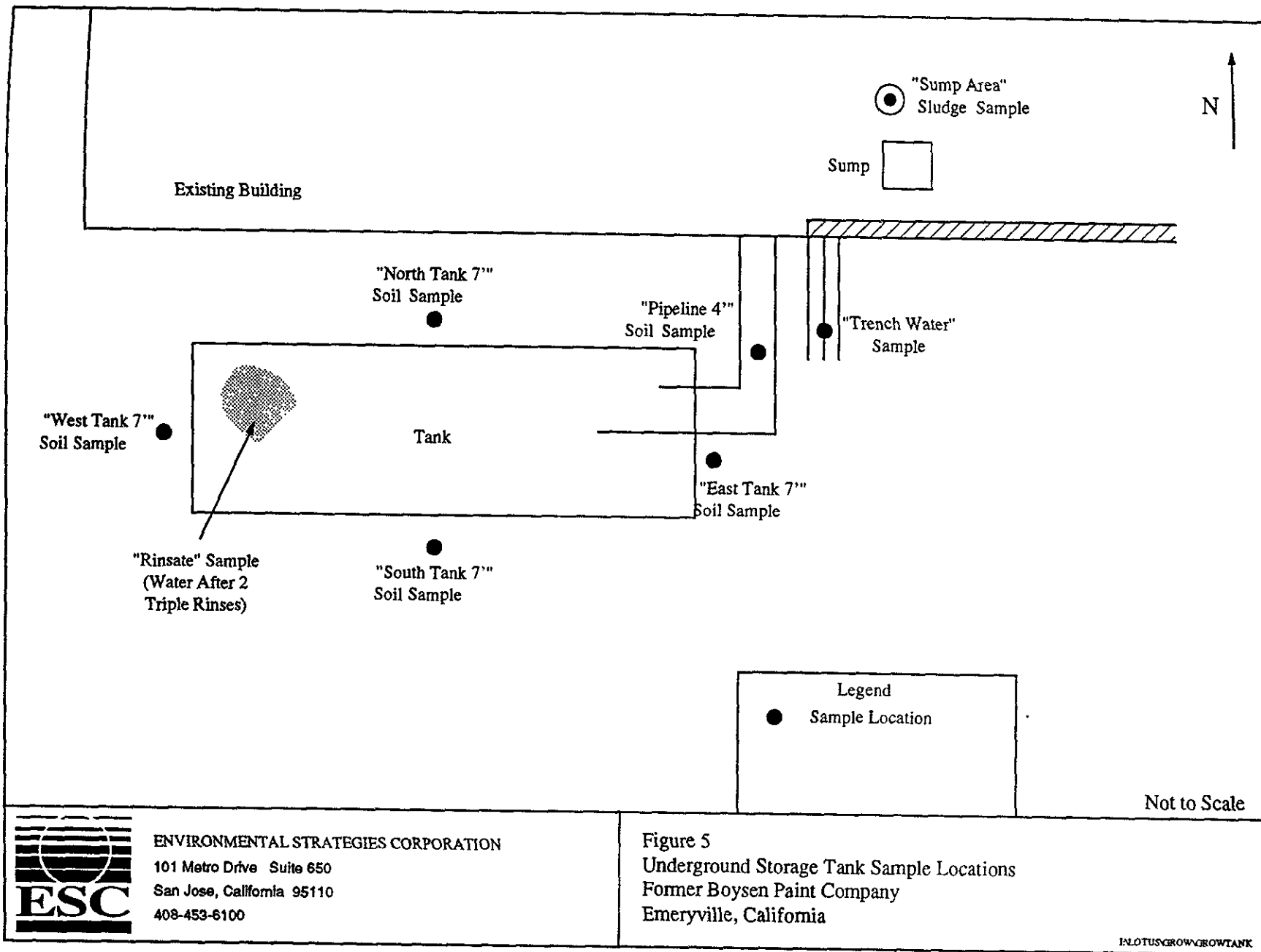


Table 1

Former Grow Group Facility
Underground Storage Tank Closure
Emeryville, California
May 13, 1993 (ug/kg) (a)

Analyte	West Tank 7 Feet		North Tank 7 Feet	
	Results	Detection Limit	Results	Detection Limits
Total Purgable Hydrocarbons (mg/kg)	610	50	420	200
Total Extractable Hydrocarbons (mg/kg)	1,700	100	330	50
BTEX				
Benzene	ND	250	ND	1,000
Toluene	ND	250	ND	1,000
Ethylbenzene	ND	250	ND	1,000
Total xylenes	400	250	ND	1,000
VOCs				
Acetone	ND	10,000	ND	1,300
Benzene	ND	2,000	ND	250
Bromodichloromethane	ND	2,000	ND	250
Bromoform	ND	2,000	ND	250
Bromomethane	ND	2,000	ND	250
2-Butanone	ND	10,000	ND	1,300
Carbon Disulfide	ND	2,000	ND	250
Carbon Tetrachloride	ND	2,000	ND	250
Chlorobenzene	ND	2,000	ND	250
Chloroethane	ND	2,000	ND	250
2-Chloroethyl vinyl ether	ND	10,000	ND	1,300
Chloroform	ND	2,000	ND	250
Chloromethane	ND	2,000	ND	250
Dibromochloromethane	ND	2,000	ND	250
1,1-Dichloroethane	ND	2,000	ND	250
1,2-Dichloroethane	ND	2,000	ND	250
1,1-Dichloroethene	ND	2,000	ND	250
cis-1,2-Dichloroethene	ND	2,000	ND	250
trans-1,2-Dichloroethene	ND	2,000	ND	250
1,2-Dichloropropane	ND	2,000	ND	250
cis-1,3-Dichloropropene	ND	2,000	ND	250
trans-1,3-Dichloropropene	ND	2,000	ND	250
Ethylbenzene	ND	2,000	ND	250
2-Hexanone	ND	10,000	ND	1,300
Methylene chloride	ND	5,000	ND	630
4-Methyl-2-pentanone	ND	10,000	ND	1,300
Styrene	ND	2,000	ND	250
1,1,2,2-Tetrachloroethane	ND	2,000	ND	250
Tetrachloroethene	ND	2,000	ND	250
Toluene	ND	2,000	ND	250
1,1,1-Trichloroethane	ND	2,000	ND	250
1,1,2-Trichloroethane	ND	2,000	ND	250
Trichloroethene	ND	2,000	ND	250
Trichlorofluoromethane	ND	2,000	ND	250
Vinyl acetate	ND	2,000	ND	250
Vinyl chloride	ND	2,000	ND	250
Total xylenes (total)	ND	2,000	ND	250

Table 1 (continued)

**Former Grow Group Facility
Underground Storage Tank Closure
Emeryville, California
May 13, 1993 (ug/kg) (a)**

<u>Analyte</u>	<u>East Tank 7 Foot</u>		<u>South Tank 7 Foot</u>	
	<u>Results</u>	<u>Detection Limit</u>	<u>Results</u>	<u>Detection Limits</u>
Total Purgable Hydrocarbons (mg/kg)	740	100	ND	1.0
Total Extractable Hydrocarbons (mg/kg)	740	10	8.3	1.0
BTEX				
Benzene	ND	500	ND	5
Toluene	ND	500	ND	5
Ethylbenzene	ND	500	ND	5
Total xylenes	800	500	ND	5
VOCs				
Acetone	ND	5,000	ND	500
Benzene	ND	1,000	ND	100
Bromodichloromethane	ND	1,000	ND	100
Bromoform	ND	1,000	ND	100
Bromomethane	ND	1,000	ND	100
2-Butanone	ND	5,000	ND	500
Carbon Disulfide	ND	1,000	ND	100
Carbon Tetrachloride	ND	1,000	ND	100
Chlorobenzene	ND	1,000	ND	100
Chloroethane	ND	1,000	ND	100
2-Chloroethyl vinyl ether	ND	5,000	ND	500
Chloroform	ND	1,000	ND	100
Chloromethane	ND	1,000	ND	100
Dibromochloromethane	ND	1,000	ND	100
1,1-Dichloroethane	ND	1,000	ND	100
1,2-Dichloroethane	ND	1,000	ND	100
1,1-Dichloroethene	ND	1,000	ND	100
cis-1,2-Dichloroethene	ND	1,000	ND	100
trans-1,2-Dichloroethene	ND	1,000	ND	100
1,2-Dichloropropane	ND	1,000	ND	100
cis-1,3-Dichloropropene	ND	1,000	ND	100
trans-1,3-Dichloropropene	ND	1,000	ND	100
Ethylbenzene	ND	1,000	ND	100
2-Hexanone	ND	5,000	ND	500
Methylene chloride	ND	2,500	ND	250
4-Methyl-2-pentanone	ND	5,000	ND	500
Styrene	ND	1,000	ND	100
1,1,2,2-Tetrachloroethane	ND	1,000	ND	100
Tetrachloroethene	ND	1,000	ND	100
Toluene	ND	1,000	ND	100
1,1,1-Trichloroethane	ND	1,000	ND	100
1,1,2-Trichloroethane	ND	1,000	ND	100
Trichloroethene	ND	1,000	ND	100
Trichlorofluoromethane	ND	1,000	ND	100
Vinyl acetate	ND	1,000	ND	100
Vinyl chloride	ND	1,000	ND	100
Total xylenes (total)	ND	1,000	ND	100

Table 1 (continued)

Former Grow Group Facility
 Underground Storage Tank Closure
 Emeryville, California
 May 13, 1993 (ug/kg) (a)

Analyte	Pipeline 4 Foot		Sump Area	
	Results	Detection Limit	Results	Detection Limit
Total Purgable Hydrocarbons (mg/kg)	910	1.0	130	100
Total Extractable Hydrocarbons (mg/kg)	550	50	10,000	500
BTEX				
Benzene	ND	5	ND	500
Toluene	ND	5	1,000	500
Ethylbenzene	ND	5	1,300	500
Total xylenes	600	5	7,900	500
			} ?	
VOCs				
Acetone	ND	10,000	ND	1,000
Benzene	ND	2,000	ND	200
Bromodichloromethane	ND	2,000	ND	200
Bromoform	ND	2,000	ND	200
Bromomethane	ND	2,000	ND	200
2-Butanone	ND	10,000	ND	1,000
Carbon Disulfide	ND	2,000	ND	200
Carbon Tetrachloride	ND	2,000	ND	200
Chlorobenzene	ND	2,000	ND	200
Chloroethane	ND	2,000	ND	200
2-Chloroethyl vinyl ether	ND	10,000	ND	1,000
Chloroform	ND	2,000	ND	200
Chloromethane	ND	2,000	ND	200
Dibromochloromethane	ND	2,000	ND	200
1,1-Dichloroethane	ND	2,000	ND	200
1,2-Dichloroethane	ND	2,000	ND	200
1,1-Dichloroethene	ND	2,000	ND	200
cis-1,2-Dichloroethene	ND	2,000	ND	200
trans-1,2-Dichloroethene	ND	2,000	ND	200
1,2-Dichloropropane	ND	2,000	ND	200
cis-1,3-Dichloropropene	ND	2,000	ND	200
trans-1,3-Dichloropropene	ND	2,000	ND	200
Ethylbenzene	ND	2,000	1,400	200
2-Hexanone	ND	10,000	ND	1,000
Methylene chloride	ND	5,000	17,000	500
4-Methyl-2-pentanone	ND	10,000	ND	1,000
Styrene	ND	2,000	ND	200
1,1,2,2-Tetrachloroethane	ND	2,000	ND	200
Tetrachloroethene	ND	2,000	ND	200
Toluene	ND	2,000	1,100	200
1,1,1-Trichloroethane	ND	2,000	ND	200
1,1,2-Trichloroethane	ND	2,000	ND	200
Trichloroethene	ND	2,000	460	200
Trichlorofluoromethane	ND	2,000	ND	200
Vinyl acetate	ND	2,000	ND	200
Vinyl chloride	ND	2,000	ND	200
Total xylenes (total)	ND	2,000	14,000	200

Table 1 (continued)

Grow Group
UST Tank Closure - Emeryville, California
Samples Taken May 13, 1993 (ug/kg) (a)

<u>Analyte</u>	<u>Rinsate</u>		<u>Trench Water</u>	
	<u>Results</u>	<u>Detection Limit</u>	<u>Results</u>	<u>Detection Limit</u>
Total Purgable Hydrocarbons (mg/kg)	23,000	10,000	24,000	10,000
Total Extractable Hydrocarbons (mg/kg)	150,000	50,000	12,000	400
BTEX				
Benzene	ND	100	ND	100
Toluene	ND	100	ND	100
Ethylbenzene	130	100	ND	100
Total xylenes	380	100	300	100
VOCs				
Acetone	ND	100	ND	500
Benzene	ND	20	ND	100
Bromodichloromethane	ND	20	ND	100
Bromoform	ND	20	ND	100
Bromomethane	ND	20	ND	100
2-Butanone	ND	100	ND	500
Carbon Disulfide	ND	20	ND	100
Carbon Tetrachloride	ND	20	ND	100
Chlorobenzene	ND	20	ND	100
Chloroethane	ND	20	ND	100
2-Chloroethyl vinyl ether	ND	100	ND	500
Chloroform	41	20	ND	100
Chloromethane	ND	20	ND	100
Dibromochloromethane	ND	20	ND	100
1,1-Dichloroethane	ND	20	ND	100
1,2-Dichloroethane	ND	20	ND	100
1,1-Dichloroethene	ND	20	ND	100
cis-1,2-Dichloroethene	ND	20	ND	100
trans-1,2-Dichloroethene	ND	20	ND	100
1,2-Dichloropropane	ND	20	ND	100
cis-1,3-Dichloropropene	ND	20	ND	100
trans-1,3-Dichloropropene	ND	20	ND	100
Ethylbenzene	ND	20	ND	100
2-Hexanone	ND	100	ND	500
Methylene chloride	ND	50	ND	250
4-Methyl-2-pentanone	ND	100	ND	500
Styrene	ND	20	ND	100
1,1,2,2-Tetrachloroethane	ND	20	ND	100
Tetrachloroethene	ND	20	ND	100
Toluene	ND	20	ND	100
1,1,1-Trichloroethane	ND	20	ND	100
1,1,2-Trichloroethane	ND	20	ND	100
Trichloroethene	ND	20	ND	100
Trichlorofluoromethane	ND	20	ND	100
Vinyl acetate	ND	20	ND	100
Vinyl chloride	ND	20	ND	100
Total xylenes (total)	ND	20	130	100

Table 1 (continued)

Grow Group
 UST Tank Closure - Emeryville, California
 Samples Taken May 13, 1993 (ug/kg) (a)

Analyte	Travel Blank	
	Results	Detection Limit
Total Purgable Hydrocarbons (mg/kg)	NA	
Total Extractable Hydrocarbons (mg/kg)	NA	
BTEX		
Benzene	NA	
Toluene	NA	
Ethylbenzene	NA	
Total xylenes	NA	
VOCs		
Acetone	ND	10
Benzene	ND	2
Bromodichloromethane	ND	2
Bromoform	ND	2
Bromomethane	ND	2
2-Butanone	ND	10
Carbon Disulfide	ND	2
Carbon Tetrachloride	ND	2
Chlorobenzene	ND	2
Chloroethane	ND	2
2-Chloroethyl vinyl ether	ND	2
Chloroform	ND	10
Chloromethane	ND	2
Dibromochloromethane	ND	2
1,1-Dichloroethane	ND	2
1,2-Dichloroethane	ND	2
1,1-Dichloroethene	ND	2
cis-1,2-Dichloroethene	ND	2
trans-1,2-Dichloroethene	ND	2
1,2-Dichloropropane	ND	2
cis-1,3-Dichloropropene	ND	2
trans-1,3-Dichloropropene	ND	2
Ethylbenzene	ND	2
2-Hexanone	ND	10
Methylene chloride	ND	5
4-Methyl-2-pentanone	ND	10
Styrene	ND	2
1,1,2,2-Tetrachloroethane	ND	2
Tetrachloroethene	ND	2
Toluene	ND	2
1,1,1-Trichloroethane	ND	2
1,1,2-Trichloroethane	ND	2
Trichloroethene	ND	2
Trichlorofluoromethane	ND	2
Vinyl acetate	ND	2
Vinyl chloride	ND	2
Total xylenes (total)	ND	2

a/NA = not analyzed; ND = not detected

**Attachment E:
1993 Soil Samples from
Sump Area
1001 42nd Street, Oakland, CA 94608**

Soil Samples from Sump Area
Environmental Strategies Corporation, 1993

Locations	Total Petroleum Hydrocarbons (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Xylenes (mg/kg)	Ethyl Benzene (mg/kg)	Trichloroethene
Sump Area	130	n/d	1.1	14	1.4	0.46

**Attachment F:
Soil Samples from
1995 Sump Closure Report
1001 42nd Street, Oakland, CA 94608**

Soil Samples from Sump Closure
Block Environmental Services, 1995

Locations	Total Petroleum Hydrocarbons (mg/kg)	Mineral Spirits	Benzene (mg/kg)	Toluene (mg/kg)	Xylenes (mg/kg)	Methylene Chloride	Trichloroethene (mg/kg)
Adjacent to Sump - 3 ft bgs	found	found	n/d	n/d	n/d	n/d	0.0095
Adjacent to Sump - 8 ft bgs	found	found	n/d	n/d	n/d	n/d	0.013

**Attachment G:
Soil Samples from
1995 Underground Storage Tank Closure
located adjacent to the north wall of the neutralization room at
1001 42nd Street, Oakland, CA 94608**

Soil Samples from Underground Storage Tank Closure
Block Environmental Services, 1995

Locations	Total Petroleum Hydrocarbons (mg/kg)	Benzene (mg/kg)	All other VOCs (mg/kg)
Adjacent to UST - 4.5 bgs	n/d	0.007	n/d

**Attachment H:
Site Map With Historic Property Use**

ALAMEDA COUNTY
HEALTH CARE SERVICES

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



470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

August 10, 1987

Oakland National Engraving
P. O. Box 8277
Emeryville, CA 94662
Attention: Mr. John Waldichuck

Dear Mr. Waldichuck:

We are in receipt of lab analysis from APPL, Inc. of soils and water samples taken on June 25, 1987 of the area under the tank removed from your site at 42nd and Linden Sts., Oakland.

The results submitted to us indicated that the soil is relatively free of contaminants and the pit can be filled with clean soil as the area in question is flushed by tidal action. After consultation with Mr. Kazemi, RWQCB, it is required that you install a water monitoring well. The results of lab analysis of water from the well will give information to evaluate whether or not remedial action for cleaning of the underground water strata is required. Lab analysis from a certified lab must be sent to both this office and RWQCB.

If you have any questions, please contact Edgar B. Howell, Senior Hazardous Materials Specialist at 874-7237.

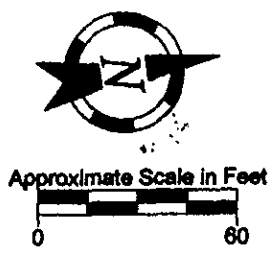
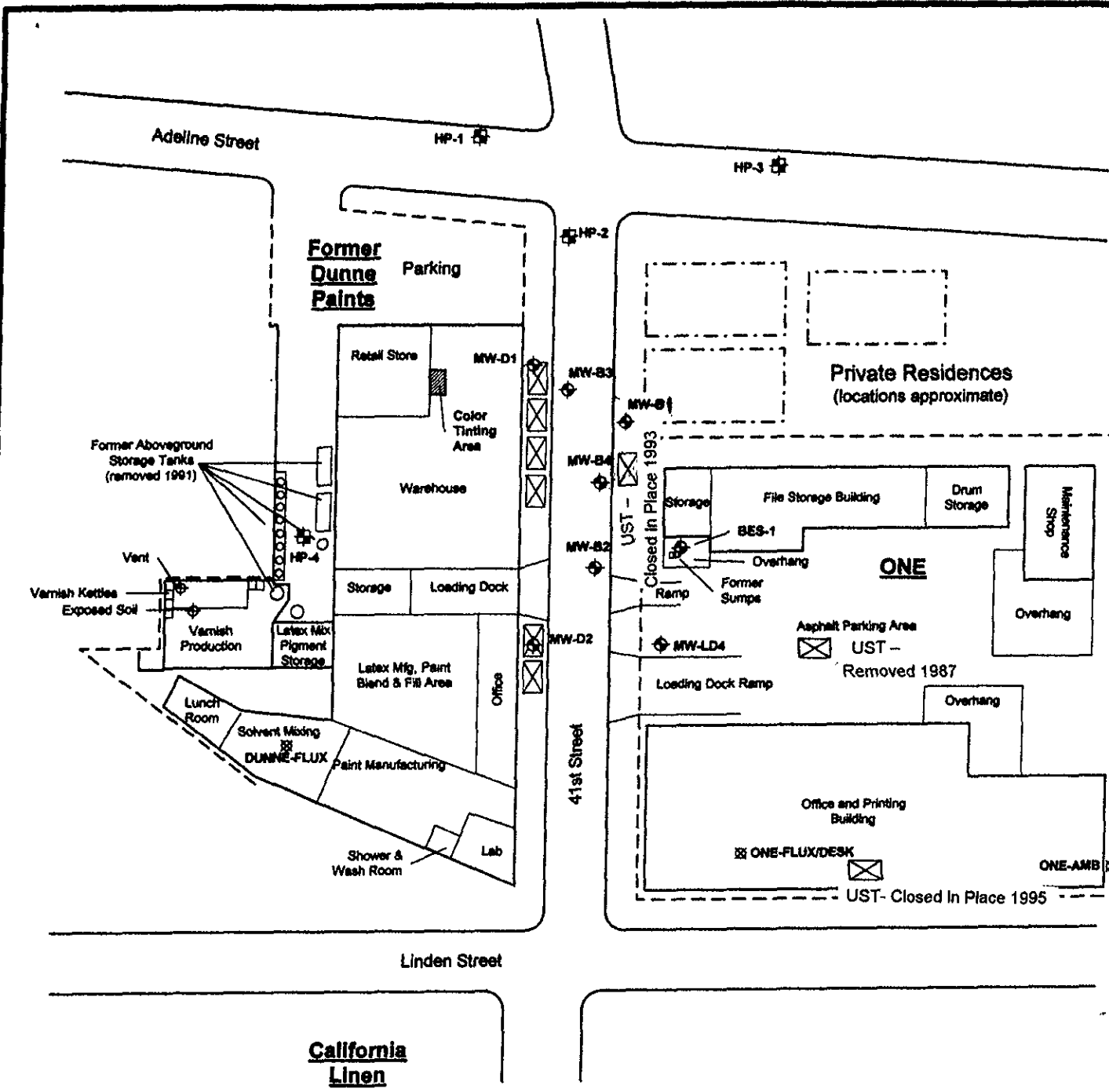
Sincerely,

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:mam

cc: Dwight Hoenig, DOHS
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
M. H. Kazemi, RWQCE
4-M Construction, 11855 Road 29, Madera CA 93637

Attachment I:
Iso-Concentration Map for Mineral Spirits
1001 42nd Street, Oakland, CA 94608



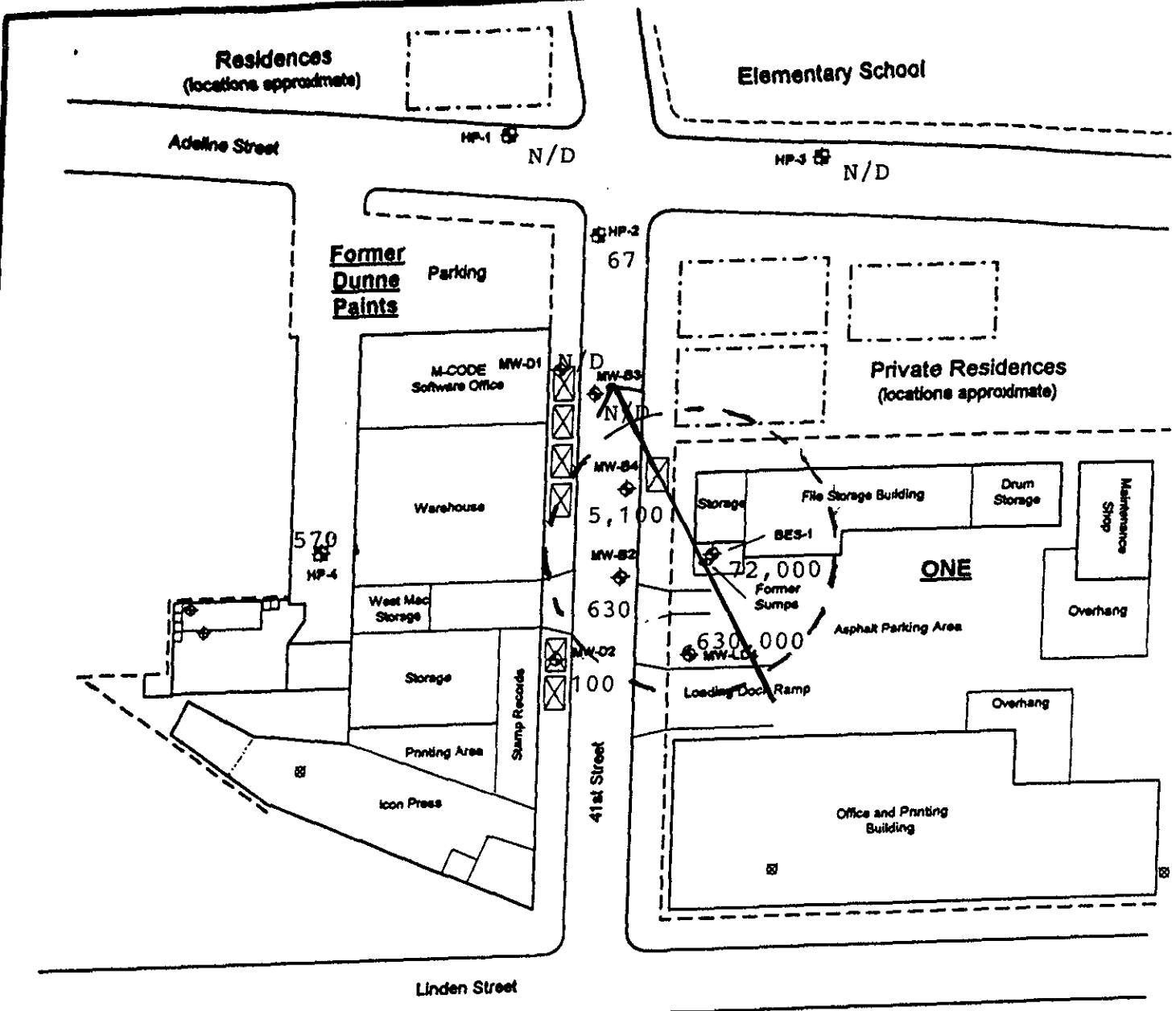
- ⊠ Former UST
- ⊕ Monitoring Well
- ⊕ Temporary Well Location
- ⊕ Soil Boring Location
- ⊠ Air Sampling Location

BES
 Block Environmental Services, Inc.
 2451 Estand Way
 Pleasant Hill, CA 94523
 (925) 682-7200 Fax: 686-0399

**Figure 2: Site Map
 With Historic Property Use**

ONE/Former Dunne Paints
 41st Street at Adeline and Linden
 Oakland/Emerville, California

Project No. 9813 March, 2000



**California
Linen**

--- Area of Contamination
 ↑ Direction of Groundwater Flow



- ⊠ Former UST
- ◆ Monitoring Well
- ⊕ Temporary Well Location
- ◇ Soil Boring Location
- ⊙ Air Sampling Location

BES

Block Environmental Services, Inc.
 2451 Estand Way
 Pleasant Hill, CA 94523
 (925) 682-7200 Fax: 686-0399

**Figure 3: Iso-concentration
 Map for Mineral Spirits (µg/L)**

Former Dunne Paints
 41st Street at Adeline and Linden
 Oakland/Emerville, California

April 2003

**ALAMEDA COUNTY
HEALTH CARE SERVICES**

AGENCY

DAVID J. KEARS, Agency Director

March 24, 2003

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

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-8577
(510) 567-6700
FAX (510) 337-9335

Dear Mr. Kozel:

Subject: Fuel Leak Case RO0000079, 1001 42nd St., Oakland, CA 94608, Oakland National Engravers (ONE)

Alameda County Environmental Health, Local Oversight Program staff has reviewed the case file for the subject site and determined that additional information is required to progress to site closure. We have also reviewed the files for the neighboring sites, former Dunne Paints at 1007 41st St. and California Linen at 989 41st St., Oakland. We have determined that the release from California Linen has not commingled with either of the other two sites, however, it is likely that the releases from ONE and the former Dunne Paints have commingled. We request that you address the following technical comments when performing the requested work at your site and submit the technical reports requested below.

Technical Comments

1. Though the releases from former Dunne Paints and ONE have likely commingled, Dunne Paints and ONE are independently responsible for the characterization, delineation and potential remediation of their releases. Dunne Paints site will be providing a groundwater delineation and monitoring work plan.
2. Our office does not concur with the prior BES February 2002 Risk Management Plan ONE Color Communications and Green City Lofts conclusion that the health risk at these sites cannot be determined. The SFRWQCB RBSL document offers guidance for evaluation risk of releases from various petroleum fractions.
3. Please provide a table of all ~~historic soil and groundwater concentrations~~. This data should be from tank removals, sump closures, monitoring well installations, etc. Please indicate data that has since been over-excavated and removed or that which was from a grab groundwater sample.
4. Please provide a site map indicating the locations of all former underground tanks and sumps, be they removed or closed-in-place and monitoring wells, either existing or properly decommissioned. Please note when the well(s) were destroyed and provide all names the well was known as. Please include the construction diagram for well LD-4, the well reportedly constructed within a tank backfill. Please also include the location of existing or former piping, drains or conveyances.
5. Please provide figures indicating the iso-concentration contours for both soil and groundwater on and off-site. Using the estimated solubility of mineral spirits plus prior observations, also include the estimated area of free product on the figure.
6. Please provide a preferential pathway and sensitive receptor survey, including utilities, wells, basements etc.

Mr. Edward Kozel
RO0000079
1001 42nd St., Oakland, CA 94608
March 24, 2003
Page 2

7. Please restart groundwater monitoring from the existing wells. The wells should be analyzed for TPHg, TPHd, TPH ms, BTEX and volatile organics by EPA Method 8260. At least one future monitoring event should be coordinated with Dunne Paints, when their new monitoring well have been installed and with the California Linen site. Your monitoring program should determine groundwater gradient using only those wells where the data is deemed reliable and representative.
8. It is believed that upon review of the cumulative data and figures, additional site investigation will be necessary. At a minimum, data evaluating the potential impact to the adjacent residences to the west of this site and potential free product remediation should be considered. Please include a recommendation for additional work in your report.

Technical Report Request

Please submit the following technical report to our office according to the following schedule:

- April 30, 2003- Provide the requested tables, site map, well construction diagram, iso-concentration figures.
- May 30, 2003- Provide monitoring report, preferential pathway survey and work plan for additional site 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, files
Ms. Kim Craft, ONE Color Communications, 1001 42nd St., Oakland, CA 94608
Mr. Martin Samuels, Green City Development Group, 4048 Adeline St., Oakland, 94608
Mr. Donald Miller, California Linen, 989 41st St., Oakland, CA 94608

ONE tech request 1001 42nd St