

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: San Francisco Bay Regional Water Quality Control Board	Address: 1515 Clay Street, Suite 1400 Oakland, California 94612
Agency Caseworkers: Mark Johnson, Sherry Gamboa	Case No.: 01-1827

Case Information

UST Cleanup Fund (Fund) Claim No.: NA	Global ID: T0600101693
Site Name: Dunne Quality Paints	Site Address: 1007 41st Street Oakland, California 94608 (Site)
Responsible Parties: GreenCity Lofts LLC Attention: Martin Samuels	Address: 2715 Porter Street #207 Soquel, California 95073
Frank Dunne Company Attention: Frank Dunne and William Turner	P.O. Box 8006 Emeryville, California 94662
Dunne Quality Paints Attention: Terry Turner	707 Glenside Circle Lafayette, California 94549
Green City Lofts Homeowners Association	1007 41 st Street Emeryville, California 94608
Fund Expenditures to Date: NA	Number of Years Case Open: 34

[GeoTracker Case Record:](http://geotracker.waterboards.ca.gov/?gid=T0600101693) <http://geotracker.waterboards.ca.gov/?gid=T0600101693>

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the San Francisco Bay Regional Water Quality Control Board, which concurs with closure.

The Low-Threat Underground Storage Tank Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Policy because they pose a low threat to human health, safety, and the environment. The Site meets all of the required criteria of the Policy and therefore, is subject to closure.

The site currently operates as a residential apartment building with a below ground parking structure. The release was discovered in July 1988 during the removal of six underground storage tanks (USTs) when elevated levels of petroleum constituents were encountered in site soil. In July 1988, 60 cubic yards of impacted site soil were over-excavated during UST removal activities and disposed of offsite. From 2003 to 2005, approximately 14,000 cubic yards of impacted soil were excavated to an average depth of approximately 10.5 feet below ground surface (bgs) and 2,900,000 gallons of groundwater were removed during site redevelopment activities.

Site excavation and groundwater extraction has removed the majority of onsite residual petroleum contamination. The current below-ground parking structure additionally minimizes risk via the petroleum vapor intrusion pathway and prevents direct contact to site soil. Groundwater monitoring has consistently indicated petroleum constituents below laboratory detection limits at both onsite and offsite locations. Offsite soil investigation activities have indicated residual petroleum concentrations pose low risk to human health and the environment.

Remaining petroleum constituents are limited, stable, and decreasing. Additional assessment would be unnecessary and will not likely change the conceptual model. Any remaining petroleum constituents do not pose significant risk to human health, safety, or the environment under current conditions.

Rationale for Closure Under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – Site **meets the criteria in Class 1**. The contaminant plume that exceeds water quality objectives is less than 100 feet in length. There is no free product. The nearest existing water supply well or surface water body is greater than 250 feet from the defined plume boundary.
- Petroleum Vapor Intrusion to Indoor Air – Site **meets Criteria 2 (b)**. A Site-specific risk assessment for the vapor intrusion pathway was conducted under the policy and demonstrates that human health is protected to the satisfaction of the regulatory agency.
- Direct Contact and Outdoor Air Exposure – Site **meets Criteria 3 (c)**. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, the regulatory agency determines that the concentrations of petroleum constituents in soil will have no significant risk of adversely affecting human health.

Dunne Quality Paints, T0600101693
1007 41st Street, Oakland

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, and the environment. The corrective action performed at this Site is consistent with chapter 6.7 of division 20 of the Health and Safety Code, implementing regulations, applicable state policies for water quality control and applicable water quality control plans. Case closure is recommended.

Reviewed By:



3/23/2022

Matthew Cohen, P.G. No. 9077
Senior Engineering Geologist

Date

