

Chan, Barney, Env. Health

From: Dawn Zemo [dazemo@zemoassociates.com]
Sent: Tuesday, February 13, 2007 1:00 PM
To: cheadlee@waterboards.ca.gov; Drogos, Donna, Env. Health; Chan, Barney, Env. Health
Cc: Tom Graf; pdking0000@aol.com
Subject: Gravity Settling Procedure - CA Linen Site
Attachments: SFRWQCB Use of Silica Gel Cleanup Memorandum 2-16-99.pdf

Chuck, Donna and Barney.....I wanted to contact you three directly to clarify the background and purpose of the "gravity settling procedure" that has been proposed for groundwater samples to be collected from the California Linen site. I understand that Chuck and Barney have approved the use of this procedure for the subject site. However, based on an email I received from Paul King after he spoke with Barney, I am concerned that the purpose of the procedure may have been mis-communicated to you, and I think a quick explanation from me will help us all stay on the same page.

The purpose of the gravity settling procedure is very simple. It is an attempt to mitigate the non-dissolved petroleum component associated with either *petroleum-affected soil particles* or *sheen* that is entrained as turbidity within groundwater samples. When turbid groundwater samples are analyzed, this non-dissolved component causes the reported "groundwater" concentrations to be biased high because the reported concentrations represent more than just the dissolved phase. This procedure is not a "substitute" or "alternative" method of analysis as Paul may have suggested, but rather a mechanism to isolate the water phase within relatively turbid samples prior to analysis.

Based on my experience and on research published by others, this problem is endemic in groundwater samples collected within impacted soil near petroleum source areas, and is particularly significant with grab-groundwater samples because of their very high turbidity. In the "early days" of site characterization (early 1990s and before) groundwater samples were typically only collected from fully-developed monitoring wells with very low turbidity (usually less than 5 NTU), and wells with sheen were not sampled. Since then, the environmental community's approach to site characterization has evolved and grab-groundwater sampling from borings or direct-push has become very common in site investigations. This can save time and money over installing monitoring wells for "site screening", but it can also result in unrepresentative groundwater data due to this bias from non-dissolved petroleum if precautions are not taken. (Remember that once the "groundwater" sample is at the lab, the lab personnel shake up EVERYTHING in the sample container to "homogenize" it prior to analysis unless the lab is specifically instructed to analyze only the water phase. The homogenization step is typical because the lab methods for water matrices were originally written for samples consisting of the water phase only, not for turbid groundwater samples that contain multiple phases.) This bias from non-dissolved petroleum was discussed on page 3 of the RWQCB's 1999 guidance document authored by Ravi A. (attached). As discussed in the guidance document, for years we have attempted to mitigate the non-dissolved component in groundwater samples when necessary by filtering the groundwater sample through a 0.7-micron glass-fiber filter prior to extraction. This solution has been only moderately successful because (1) the filter size is so large that it lets particles pass and (2) many regulators are still uncomfortable with filtering groundwater samples. So, to try something different to isolate the water phase of the sample prior to analysis, I recently developed the "gravity settling" procedure. This procedure is based on routine laboratory techniques using gravity for phase separation, instead of centrifuging or filtering. This procedure has proven to be very effective based on my work at several sites and is very simple. The field sample settles out in the laboratory via gravity over a 24 to 48-hour period; the solids fall to the bottom of the container, the water remains in the middle and the sheen floats to the top. The laboratory then collects only the water phase and then handles the water sample using conventional laboratory procedures. Because we are not going to go back to the days of requiring that samples only be collected from monitoring wells with less than 5 NTU, this is the best procedure I am aware of that results in a sample of the water phase that best replicates actual groundwater conditions and the associated dissolved phase concentrations.

Based on results from several field sites that I am working on, it appears that this procedure will enable us to produce more representative groundwater data from turbid samples (either from monitoring wells or grab-groundwater screening samples), and may also allow us to evaluate the concentrations of the dissolved phase beneath a sheen.

Please contact me if you have any questions regarding this email. I understand that the RWQCB is trying to arrange for a technical brownbag in the near future where I can present this procedure, provide data from several case studies, and answer questions in person.

Dawn A. Zemo, P.G., C.E.G.
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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

July 13, 2006

Messrs. Joel Pitney and Donald Miller
California Linen Rental Company
989 41st Street
Oakland, CA 94608

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

SUBJECT: Fuel Leak Case, [REDACTED] California Linen Rental Company,
989 41st Street, Oakland, CA 94607

Dear Messrs. Pitney and Miller:

Alameda County Environmental Health staff has reviewed the case file for the subject site including the June 26, 2006 Subsurface Investigation Work Plan (B18 through B32) and the July 12, 2006 Addendum. The work plan was requested in the County's April 26, 2006 letter. We generally concur with the work plan, however, we request you address the following technical comments when performing this work.

TECHNICAL COMMENTS

- 1) Numerous borings are proposed for the collection of soil and groundwater samples to define the extent of releases both laterally and vertically near source areas, investigate potential up-gradient source areas and determine the presence of preferential pathways of migration (permeable channels). Soil conductivity logging is proposed in three of the borings, B24, B27 and B28, to determine the lithology below the initial water-bearing zone. Groundwater sampling is then proposed for sampling in the identified deep B-zone in borings next to these, if present. We recommend this logging and deeper sampling be done in areas of suspected contamination and down gradient of these areas. Therefore, we recommend soil conductivity logging be done and deep groundwater samples taken adjacent to borings B26, E3 and B32, and not from proposed borings B24, B27 and B28.
- 2) An air sparge/groundwater-vapor extraction pilot test is also proposed in addition to the soil and groundwater investigation. Three injection wells and seven extraction wells are proposed for the pilot test. A sixty (60) day remediation feasibility test was proposed in the June 26, 2006 work plan. Our office was concerned that this length of test may be excessive. The work plan addendum provides rationale to verify air sparge/vapor extraction feasibility during an initial 15 day pilot test and potential extension to up to 60 days. This is approved by our office.
- 3) After the installation of extraction wells, please take groundwater elevations from these wells and the existing two wells to determine site specific gradient.

TECHNICAL REPORT REQUEST

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

- 60 days after completion of soil and groundwater investigation- SWI Report.
- 60 days after air sparge extraction test- remediation feasibility report

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is to be used for all public information requests, regulatory review, and compliance/enforcement activities. 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. 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 monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board at ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic%20reporting)) for more information on these requirements.

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

Messrs. Pitney and Miller
July 7, 2006
Page 3 of 3

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: files, D. Drogos
Mr. Paul King, RGA Environmental, Inc., 1466 66th Street, Emeryville, CA 94608
7_13_06 989 41st St

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

April 26, 2006

Messrs. Joel Pitney and Donald Miller
California Linen Rental Company
989 41st Street
Oakland, CA 94608

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

SUBJECT: Fuel Leak Case [REDACTED] California Linen Rental Company,
989 41st Street, Oakland, CA 94607

Dear Messrs. Pitney and Miller:

Alameda County Environmental Health staff has reviewed the case file for the subject site including the Meeting Agenda of the April 18, 2006 meeting at the County offices. As you may recall, Mr. Pitney, representatives from the County, potential buyer and realtor and environmental consultants were present at this meeting. The intention of the meeting was to discuss the investigation, remediation and closure of the subject site and determine the likely time frame for this to occur. Based upon the results of RGA's Subsurface Investigation Report (B4 through B12) dated November 16, 2005, additional work was proposed. We have the following technical comments for you to address and request you submit the technical reports requested below.

TECHNICAL COMMENTS

- 1) We concur with the proposal to perform a Phase I evaluation for the site including review of Sanborn maps, aerial photos, title search etc. This evaluation should also include the identification of nearby environmental sites and their potential to impact this site.
- 2) The proposed well survey is likely available from an investigation of nearby environmental sites, therefore, this is likely the easiest source of this information. We understand that your consultant will review the files of nearby sites for regional geologic setting data.
- 3) The data from the referenced report (RGA Report B4-B12) identified several areas of environmental concern. These were identified and addressed in the agenda for the April 18, 2006 meeting. Numerous borings are proposed for the collection of soil and groundwater samples to define the extent of releases both laterally and vertically, investigate potential up-gradient source areas and determine the presence of preferential pathways of migration (permeable channels). Soil conductivity logging is proposed to determine the lithology below the initial water-bearing zone. Groundwater sampling may be done in deeper water-bearing zones if identified. In general, we concur with the proposed investigation, however before approval is given, we request you provide a specific work plan, which provides the details and justification of each investigative proposal. Include figure(s) clearly indicating the location of the proposed borings.
- 4) An air sparge/vapor extraction pilot test is also proposed along with the soil and groundwater investigation. Please include a feasibility study and justification for this proposal. Please identify appropriate soil and groundwater clean-up level and their exceeds of these in tabular and illustrative format.

TECHNICAL REPORT REQUEST

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

- May 31, 2006- Phase I report, well survey information, work plan for soil and groundwater investigation, feasibility study and pilot test proposal.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is to be used for all public information requests, regulatory review, and compliance/enforcement activities. 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. 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 monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board at ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic%20reporting)) for more information on these requirements.

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

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: files, D. Drogos
Mr. Paul King, RGA Environmental, Inc., 1466 66th Street, Emeryville, CA 94608

4_26_06 989 41st St

4/18/06

Mtg Notes

RO337

989 - 41st St

- Additional borings proposed for further lateral + vertical soil & SW characterization
- Suspect either for gas sources from bunker C tank or upgradient sources.
- Suspect gravel channels might act as preferential pathways
- Like to expedite closure - anticipate realistically 1 1/2 - 2 yrs including verification monitoring
- Would like to perform pilot DPE Test concurrently w/ investigation
- Would like to install appropriate wells ASAP - concerned about length of verification monitoring
- Cleanup levels - combination of ESLs & existing values @ similar developments / sites
- Inv. should develop & expand on SCM
- More data we get the larger "risk" we can assume & the more confidence in closure we can be
- Next steps ~~is~~ ^{is} a formal work plan.
- Few errors / omissions noted in agenda's w/p. Probably need a larger figure
- If upgradient sources exist, not req to remediate but ^{risk} manage ^{or} engineer
- Closure of off site migration must include delineation of ^{pref} pathways ~~is~~ until they no longer exist or are of no significant env or Htt impacts.

Meeting Attendees

Subject California Linen 989 41st St Oakland RO 337
 Date 4/18/06
 Location ACEH

Name	Affiliation	Phone # / FAX # / Email
1 <u>Barney Chan</u>	<u>ACEH</u>	<u>510-561-6165 / Barney.Chan@acgov.org</u>
2 <u>Anita Levi</u>	<u>ACEH</u>	<u>510-567-6862 / Anita.Levi@acgov.org</u>
3 <u>Jim Clark</u>	<u>Cornish & Carey</u>	<u>(510) 923-6247 /</u>
4 <u>Bill Norik</u>	<u>CORNISH & CAREY</u>	<u>(510) 923-6200 / (510) 923-6260</u>
5 <u>Joe Pitney</u>	<u>California Linen</u>	<u>510-658-1630</u>
6 <u>Don Klingbeil</u>	<u>Pocket Development, LLC</u>	<u>415-956-1227 / 415-362-5805</u>
7 <u>Paul King</u>	<u>RGA Environmental, Inc</u>	<u>510-658-4889 / 510-834-0152</u>
8		/
9		/
10		/
11		/
12		/
13		/
14		/
15		/
16		/
17		/

Environmental and Geotechnical Project Management

G
GrafCon



415 956-1227 f 415 362-5805 dek@attglobal.net Donald Klingbeil
Pocket Development, LLC 615 Front Street San Francisco, CA 94111

Tom Graf, P.E.
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FAX: 650.638.1190
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California Linen Rental Co.

Joel C. Pitney

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ONCOR INTERNATIONAL

ONCOR INTERNATIONAL

Chan, Barney, Env. Health

From: PDKing0000@aol.com
Sent: Monday, April 17, 2006 4:06 PM
To: tegraf@hotmail.com; donaldmiller@californialinen.com; cmiller@cov.com;
Mandmlaw@aol.com; lmnparalegal@att.net; belzer@bhmattoorneys.com; bnork@ccarey.com;
jclark@ccarey.com; jcp@californialinen.com; dek@attglobal.net; Karin@RGAEV.com;
Wakaluk1@aol.com; Paul.King@rgaenv.com; Chan, Barney, Env. Health;
jeanninepitney@yahoo.com
Subject: Cal Linen Mtg Confirmed for 3:30 PM 4/18/06
Attachments: 0304.M5.pdf

Hi Everyone,

I am writing to ciform that the Cal Linen meeting is confirmed for Tuesday 4/18/06 at 3:30 PM at the County Offices at 1131 Harbor Bay Parkway, Suite 250, Alameda, CA (near the Oakland airport). Please sign in downstairs when you arrive.

A pdf copy of the meeting agenda is attached with this e-mail.

In attendance will be the following.

Barney Chan - Alameda County
Don Klingbeil - Buyer
TOM Graf - Consultant to buyer
Joel Pitney - California Linen representative
Paul King - consultant to California Linen
Bill Nork - Broker for the purchase/sale

Please let me know if you have any questions.

Best Regards,
RGA Environmental, Inc.
Paul King
510-658-4363

MEETING AGENDA

April 18, 2006 1:30PM

At Alameda County Offices (1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502)

County Case # RO 337

California Linen Rental Company Site

989 41st Street

Oakland, CA

Meeting Objective: To identify actions necessary to obtain county case closure within

~~one year.~~ *1-2 yrs. more realistic*

- 1) Review of known subsurface materials and groundwater flow direction at and near the site.
 - a. Green City site.
 - b. Kozel Property (1001 42nd Street, former Boysen Paint Company site). *a ka ONE*
 - c. Western Fidelity Roof site.
 - d. California Linen site.
- 2) Review of known distribution of contamination in soil and groundwater at and near the site.
 - a. Green City site.
 - b. Kozel Property (1001 42nd Street, former Boysen Paint Company site).
 - c. Western Fidelity Roof site.
 - d. California Linen site.
 - e. Possible conduits for offsite sources to California Linen.
- 3) Phase I evaluation for California Linen site with emphasis on historical property use (title search, Sanborn Map review, aerial photo review).
- 4) Sensitive receptor survey (well search) to be performed (a conduit study has already been performed).
- 5) Review of files at county offices for the Western Fidelity Roof site, the Kozel Property site, and the Green City site. Additional regional geologic setting information may be available in reports for these sites that would help to substantiate or support or augment the current site conceptual model for the California Linen site.
- 6) Proposed locations of additional investigation at California Linen site (see Figure 1). All locations to be continuously cored to a minimum depth of 30 feet, with at least two soil and one groundwater sample collected at each location. All samples to be analyzed for TPH-G/MBTEX by 8021B/TPH-D/TPH-MO. Access to proposed boring locations inside the California Linen site building need to be verified as viable.
 - a. B18 through B21 to achieve objectives as follows:
 - i. define horizontal extent of groundwater impact in vicinity of B13,
 - ii. evaluate potential offsite upgradient sources,
 - iii. further define subsurface lithology in the vicinity of B13 and the UST located adjacent to MW3.
 - b. B22 through B24 located near the former UST located adjacent to well MW2 to evaluate the presence of petroleum hydrocarbons in soil and

- groundwater (potential residual source area contamination if the UST was a source) and lithology as follows:
- i. B22 located to the east of the former UST pit,
 - ii. B23 located to the south of the former UST pit,
 - iii. B24 located approximately one half the distance between the former UST and well MW1.
- c. B25 through B27 located near the former UST located adjacent to former well MW3 to evaluate the presence of petroleum hydrocarbons in soil and groundwater (potential residual source area contamination if the UST was a source) and lithology as follows:
- i. B25 located to the west of the former UST pit,
 - ii. B26 located to the south of the former UST pit,
 - iii. B27 located to the east of the former UST pit.
 - iv. If contamination is encountered in B25 through B27, two additional soil borings, each one located approximately one half the distance between each end of the former UST pit and B13.
- d. B28 through B30 located in the vicinity of B15 to evaluate the extent of oily contamination detected in groundwater at B15 and lithology as follows:
- i. B28 located approximately 25 feet to the east of B15,
 - ii. B29 located approximately 25 feet to the north of B15 (at the midpoint between B15 and B14),
 - iii. ~~B30 located approximately one half the distance between the former UST and well MW1.~~ *B15 & B16* ? ~~don't see the logic~~
- e. Possible soil borings (3) around the UST located adjacent to well MW1.
- f. Based on the nature of the narrow channels that appear to be located where contamination is encountered at and near the site, it is possible that the relatively high concentrations of contaminants encountered at B6 could extend across Linden Street to the west. ~~Recommend~~ **considering** two soil borings between B9 and B10 to evaluate this possibility. Similarly, it is also possible that contaminants extend southeastward from B6 (between B7 and B16), however, such a southeastward trend is not consistent with the southwestward trend observed at the California Linen site and reported by others at the Green City and Kozel Property sites.
- g. Soil conductivity logging at locations B24, B27 and B28 to a depth of 60 feet to evaluate lithology below the total depths explored to date of approximately 32 feet.
- h. Hydropunch groundwater grab samples collected at locations B24, B27 and B28 in B-Zone water-bearing units defined by the soil conductivity logging at a depth greater than 40 feet to define the vertical extent of groundwater impact.
- i. Possible additional investigation, as warranted by the findings of the Phase I and the proposed soil borings.
 - j. Possible additional investigation of utilities in Linden Street as conduits for contaminants from upgradient sources to the B6 vicinity.

- 7) Proposed remedial objectives of residential ESLs for soil and water at California Linen.
- 8) Proposed locations of remediation/evaluation for a 30-day air sparging and vapor extraction feasibility pilot test.
 - a. Air sparging wells as follows:
 - i. I1 through I4 as shown on Figure 1, - ~~where I4 on Fig 1~~ ^{I3}
 - ii. Screened interval to be determined following additional geologic cross-section review.
 - iii. Additional air sparging wells as warranted based on the findings of the subsurface investigation soil borings and remediation system design parameters developed during the feasibility study.
 - b. Extraction wells as follows:
 - i. Proposed locations E1, E2, E3, E4 as shown on Figure 1,
 - ii. E5 at a location of 5 feet or less to the east of B6,
 - iii. E6 at a location approximately 15 feet northwest of well MW1,
 - iv. E7 at a location approximately 15 feet east of B17,
 - v. Screened interval to be determined following additional geologic cross section review.
 - vi. Additional extraction wells as warranted based on the findings of the subsurface investigation soil borings and remediation system design parameters developed during the feasibility study.
- 9) Post-remediation verification sampling.
 - a. Sampling locations.
 - i. Soil,
 - ii. Water.
 - iii. Soil gas.
 - b. Monitoring duration.
 - i. Soil,
 - ii. Water.
 - iii. Soil gas.

Attachments: Figure 1 - Site Vicinity Map
Figure 2 - Geologic Cross Sections A-A' and B-B'

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

December 5, 2005

Messrs. Joel Pitney and Donald Miller
California Linen Rental Company
989 41st Street
Oakland, CA 94608

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

SUBJECT: Fuel Leak Case [REDACTED], California Linen Rental Company,
989 41st Street, Oakland, CA 94607

Dear Messrs. Pitney and Miller:

Alameda County Environmental Health staff has reviewed the case file for the subject site including the following documents prepared by RGA Environmental, Inc. (RGA):

- Subsurface Investigation Work Plan Addendum dated October 5, 2005. This addendum is for RGA's Subsurface Investigation Work Plan (B4 to B9), dated May 25, 2005.
- Subsurface Investigation Report (B4 through B12) dated November 16, 2005.

TECHNICAL COMMENTS

- 1) As discussed on the telephone, the scope of work in the October 5, 2005 Work Plan Addendum was verbally approved following discussions of the proposed boring locations.
- 2) The proposed boring locations, methods, sampling frequency and sample analysis proposed in the Subsurface Investigation Report dated November 16, 2005 are conditionally approved with the provision that one additional boring be drilled and sampled using the same methods and procedures as the other proposed boreholes. The additional boring should be located approximately 30 feet south of well MW1.

TECHNICAL REPORT REQUEST

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

- 45 days after completion of subsurface investigation – Soil and Groundwater Investigation report.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is to be used for all public information requests, regulatory review, and compliance/enforcement activities. 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. 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 monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all

December 5, 2005

reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board at ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)) for more information on these requirements.

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

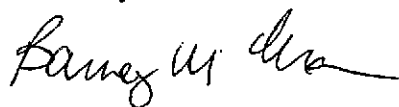
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

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

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: files, D. Drogos
Mr. Paul King, RGA Environmental, Inc., 1466 66th Street, Emeryville, CA 94608

12_2_05 989 41st St

Messrs. Pitney and Miller

October 7, 2005

Page 3 of 3

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.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

C: files, D. Drogos

Mr. Paul King, RGA Environmental, 4701 Doyle St., Suite 14, Emeryville, CA 94608

10_7_05 989 41st St

Chan, Barney, Env. Health

From: PDKing0000@aol.com
Sent: Thursday, October 06, 2005 2:11 PM
To: jcp@californialinen.com
Cc: Chan, Barney, Env. Health; Karin@RGAEnv.com; Wakaluk1@aol.com
Subject: Steps for residential case closure at California Linen

In a message dated 10/6/2005 7:05:13 AM Pacific Standard Time, jcp@californialinen.com writes:

I just met with Don and he asked me if we have communicated to Barney that there are 2 offers on the property. I told him that you have advised Barney. Don says that the offers are contingent on the property having a "no further action required letter" to accompany the sale.

Paul, do you think that you could work up a simple flow chart to explain how we will achieve that status? I think it would help Don understand what the process will be, and approximately how long it will take.

Hi Joel,

Here are the steps to get a No Further Action (NFA) letter from the county for residential development.

- o The extent of impact by petroleum hydrocarbons must be defined horizontally and vertically in soil and groundwater. To that end, here is our status.
 - o We have drilled boreholes B1 through B6. We received verification this morning from the driller that the driller is available to drill boreholes B7 through B12. Drilling will occur next Monday and Tuesday 10/10 and 10/11.
 - o The drilling next week is to investigate the extent and hopefully the origin of Stoddard solvent detected in borehole B6, and to hopefully define the downgradient extent of gasoline that appears to originate in the vicinity of well MW1 (the former UST under the loading dock).
 - o The extent of petroleum hydrocarbons will still need to be defined to the east and southeast of the former UST.
- o Following delineation of the extent of petroleum hydrocarbons and identification of the Stoddard solvent source, it will be necessary to assess the degree of risk posed by petroleum to sensitive receptors. This will be accomplished by drilling holes in the ground and collecting air samples at locations over the highest concentrations of the plumes where people would be routinely exposed (in buildings).
- o If the risk is found to be unacceptable, remedial efforts will be required to reduce the risk to acceptable levels. If you are seeking residential land use, risk will need to be reduced to below acceptable levels for residential land use.
- o A sensitive receptor survey will need to be performed. This will entail identification of any wells in the site vicinity, typically a 2,000-foot radius. In addition, sometimes there is a request to identify schools, hospitals and day care centers in the site vicinity.
- o Depending on where the plume is identified to be, it may be necessary to expand the area of investigation of the conduit study that has already been performed.
- o Site-specific conditions may require some other form of evaluation of conditions or risk in addition to the activities identified above.
- o Following satisfactory review and approval of the delineation of contaminants and acceptable risk levels, two documents will need to be processed. The first is a deed restriction that will be prepared using a county template. Following county review and approval of the deed restriction, the deed restriction will be notarized ~~and recorded~~ at the county environmental health department. The deed restriction will then be recorded at the county recorder's office. A copy of the recorded deed restriction will need to go back to the county health department. The second document (to be processed at the same time as the deed restriction) is the county environmental health department recommendation for case closure. The recommendation is sent to the RWQCB. If the RWQCB agrees, the RWQCB signs the recommendation and returns it to the county environmental health department. Once the county has both the certified copy of the recorded deed restriction and the RWQCB-approved recommendation for case closure, the two documents are stapled together and

10/6/2005

attached to a NFA letter. The NFA letter is then mailed out.

- o Celebrate.

How long does it take?

- o The time necessary for delineation of extent of contamination is variable, but ultimately depends on how big the plume is and many iterations of field investigation are necessary to define the extent of contamination. Each iteration requires work plan preparation, work plan approval, proposal approval, permitting, driller availability, drilling, sample analysis, and report preparation. In some cases obtaining site access might be necessary for offsite properties. Assuming ideal conditions, each iteration will take several months.

- o If remediation is necessary to reduce risk, there is usually a feasibility test, sometimes a pilot test for design puposes, design, agency review and approval of each of these steps, followed by remediation system installation and operation. The effectiveness and progress of remediation systems depends on system design and type of subsurface conditions. Typically this process is measured in years.

- o Following determination of satisfactory risk levels, the time necessary for processing the deed restriction and the recommendation for case closure, and issuing the NFA letter requires a couple-three months.

I hope that helps.

Barney, please feel free to amend, clarify or add to anything that I may have missed or not identified accurately.

Best Regards,
RGA Environmental, Inc.
Paul King
510-658-4363

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

July 18, 2005

Messrs. Joel Pitney and Donald Miller
California Linen Rental Co.
989 41st St.
Oakland, 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 Messrs. Pitney and Miller:

Subject: Fuel Leak Case: [REDACTED] 937, California Linen Rental Co., 989 41st St.,
Oakland, CA 94608

Alameda County Environmental Health staff has reviewed the case file for the referenced site including the May 25, 2005 *Subsurface Investigation Work Plan (B4 to B9)* from RGA Environmental Inc. This work was proposed to assess the extent of the petroleum release to soil and groundwater from the former 550 gallon gasoline tank at this site. In addition, the quality control of prior soil vapor samples was discussed. We request that you address the following technical comments and submit the technical reports requested below.

TECHNICAL COMMENTS

1. Quality control results for prior soil vapor samples could not be provided because the analytical method used, TO3, could not detect the tracer leak compound, isopropanol. The sample should have been run by TO14 or TO15. Future soil vapor samples should be run using an analytical method, which detects the tracer compound.
2. The referenced work plan proposes to install a total of (6) borings in two sets of three borings to determine the extent of the gasoline release from the former UST. Soil vapor sampling may be proposed after this investigation. We request that the locations of the borings be "tightened". For the first set of borings, the distance between the borings should be approximately halved, with boring B4 closer to B3, B5 closer to B4, et al. Similarly, the second set of borings should be moved approximately 30' north and the distances between B7 and B8 halved. This recommendation is based upon the narrow plumes encountered in the neighboring sites.

TECHNICAL REPORT REQUEST

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

- 45 days after completion of subsurface investigation- Soil and Groundwater Investigation report.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: files, D. Drogos
Mr. Paul King, RGA Environmental, 4701 Doyle St., Suite 14, Emeryville, CA 94608
7_18_05 989 41st St

C&C

R0337

EXCLUSIVE AUTHORIZATION TO SELL

DATE: July 31, 2005

Alameda County

AUG 22 2005

AGENTS: Bill Nork
Jim Clark

SUBJECT PROPERTY: 989 41st Street
Oakland, California

Environmental Health

SELLER: The Miller Trust

1. Term:

The undersigned Trustees of the Miller Trust, acting on behalf of the Trust (hereinafter referred to as "Owner") hereby authorizes Cornish & Carey Commercial (Broker) to sell the real property situated in the City of Oakland, County of Alameda State of California and located at 989 41st Street (Property) on an exclusive basis for the period commencing at 12:00 A.M. on July 31, 2005 and ending at 12:00 P.M. on December 31, 2005. If Owner enters into a letter of intent, agreement in principle, option or similar contract concerning a sale of the Property during the time period identified above, Broker's exclusive right to negotiate the sale of the Property is automatically extended by the number of days that the letter of intent, agreement in principle, option or similar contract is in effect. The period of Broker's exclusive right to negotiate the sale of the Property, including any extensions thereof, shall be referred to as the "Exclusive Period."

2. Purchase Price And Terms:

The purchase price for the Property shall be such amount as Owner may accept upon terms and conditions as Owner may approve in writing in its sole discretion.

3. Agreement To Pay Commissions:

Owner agrees to pay Broker a commission (Commission) in accordance with Broker's Schedule of Sale and Lease Commissions specified in Paragraph 10, agrees that the Commission will be paid to Broker for services rendered during the Term if, prior to the expiration of the Term: (a) the Property is sold or joint ventured by or through Broker; (b) an agreement to sell or joint venture the Property is made directly or indirectly by Owner. This commission shall be the sole compensation to Broker, who will not be entitled to reimbursement for any expense or other outlays relating to its performance under this contract. Notwithstanding anything to the contrary hereinabove provided, Broker acknowledges that Owner is in the process of selling the business being operated on the Property known as California Linen Supply Co. Seller is of the opinion that any purchaser of the business will not also wish to purchase the Property, but instead will move the operation of the business to another location. However, the parties acknowledge that it may be possible that a purchaser of the business may desire to operate the business on the Property and therefore may desire to purchase the Property along with the business. In the event that a purchaser of the business also purchases the Property, then Seller shall be entitled to terminate this Agreement without penalty; provided however that a Commission of Twenty-Five Thousand Dollars (\$25,000.00) shall be payable to Broker as a result of that sale at the close of escrow for the sale, and in addition thereto Seller will pay to Broker the amount necessary to reimburse Broker for any documented out of pocket costs incurred by Broker in the marketing of the Property. Broker shall deliver to Seller a written statement detailing such costs along with the supporting documentation and Seller will reimburse said costs within fifteen (15) days after Seller's approval thereof.

4. Payments Upon Expiration Or Termination:

Owner also agrees that the Commission will be paid to Broker for services rendered during the Term if, within 180 days after the expiration of the Term: (a) the Property is sold by or through Broker; or (b) negotiations commenced with any person or entity with whom Broker negotiated or to whom Broker submitted the Property during the Term lead to the execution of a purchase agreement for

5980 HORTON STREET, SUITE 100, EMERYVILLE, CA 94608 • (510) 923 6200 FAX (510) 923 6260



E X C L U S I V E A U T H O R I Z A T I O N T O S E L L

the Property. For the purposes of this paragraph, Broker is conclusively presumed to have negotiated with or submitted the Property to any person or entity who submitted an offer to purchase the Property during the Term or whose name appears on a list delivered to Owner by Broker within ten business days immediately following the expiration of the Term; provided however, that any name on the list provided by Broker must be a person with whom Broker has had direct in person contact during the term of the listing and may not be a prospect to whom Broker only mailed or otherwise transmitted information during the term of the listing.

5. Dual Agency:

Owner agrees that Broker may be the agent of both Owner and any prospective purchaser. Owner hereby consents to such dual representation and waives any possible conflict of interest arising out of such dual representation provided that Broker notifies Seller of any such dual representation when submitting an offer to the Owner on behalf of a prospective purchaser, and provided further that the Broker extends full cooperation to other licensed real estate brokers that may request information regarding the property on behalf of clients or prospective clients other than those previously contacted by Broker with respect to the property.

6. Obligations/Authorizations of the Parties:

(a) Owner agrees to cooperate with Broker to sell the Property during the Term. During the term, except as provided in Paragraph 3 above, Owner shall immediately refer to Broker all inquiries of any person or entity interested in the Property who has been procured by or referred to Broker, and Owner shall conduct all negotiations concerning such parties through Broker. Without limiting Broker's rights hereunder, during the Term Broker is authorized to accept a deposit from any prospective purchaser. In the event a deposit is placed on the Property by a prospective purchaser procured by or referred to Broker, and such deposit is forfeited for any reason whatsoever, Broker shall be entitled to receive, within ten days after such forfeiture, one-half of the deposit up to five percent of the contracted purchase price.

(b) Notwithstanding the foregoing, Broker shall not have authority to bind Owner to any contract or purchase agreement.

(c) Broker shall use its best efforts to obtain a buyer for the property, and in pursuance of that goal shall, at its own expense, market the property in accordance with the standard professional methods and procedures customarily employed by brokerage firms in the Bay Area in connection with the marketing of similar properties. Broker acknowledges that Seller is attempting to sell its business which it operates on the Property and that Seller's employees are not aware of the potential sale of the business. Broker agrees, therefore, that it will not place any "For Sale" signs on the Property and that Broker will obtain Seller's prior approval to any advertising intended to be utilized by Broker in connection with the sale of the Property. Broker will also refrain from discussions with any of Seller's employees concerning the sale of the Property or the potential sale of the business with the exception of the President of California Linen Supply Co., Inc., Donald J. Miller.

7. Non-Discrimination:

It is understood that it is illegal for either Owner or Broker to refuse to display or sell the Property to any person because of race, color, religion, national origin, sex, sexual orientation, marital status or disability.

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E X C L U S I V E A U T H O R I Z A T I O N T O S E L L

8. Broker's Disclaimer:

Owner acknowledges that Broker has no specific expertise with respect to the environmental assessment or physical condition of the Property, including, but not limited to, matters relating to: (i) problems which may be posed by the presence or disposal of hazardous or toxic substances on or from the Property, (ii) problems which may be posed by the Property being within the Special Studies Zone as designated under the Alquist-Priolo Special Studies Zone Act (Earthquake Zones), Section 2621-2630, inclusive of California Public Resources Code, and (iii) problems which may be posed by the Property being within a HUD Flood Zone as set forth in the U.S. Department of Housing and Urban Development "Special Flood Zone Area Maps," as applicable.

Owner acknowledges that Broker has not made an independent investigation or determination of the physical or environmental condition of the Property, including, but not limited to, the size of the Property, the existence or nonexistence of any underground tanks, sumps, piping, toxic or hazardous substances on the Property. Owner agrees that it will rely solely upon its own investigation and/or the investigation of professionals retained by Owner, at Owner's sole expense, and Owner shall not rely upon Broker to determine the physical and environmental condition of the Property or to determine whether, to what extent or in what manner, such condition must be disclosed to potential purchasers or other interested parties.

9. Mutual Releases and Indemnification:

(a) Owner releases Broker of and from any and all losses, claims, causes of action, liabilities and damages arising out of or connected with the physical or environmental condition, size of the Property, conditions of title, zoning, accuracy or completeness of reports or permitted uses. Owner shall defend, indemnify, and hold Broker harmless from and against any and all losses, claims, causes of action, liabilities and damages (including, but not limited to, reasonable attorneys' fees and costs), arising out of or in connection with information about the Property which is supplied by Owner or Owner's agents or representatives or any material fact about the Property which is known by Owner or Owner's agents or representatives and which Owner fails to disclose to Broker or prospective purchasers except to the extent attributable to Broker's negligence or willful misconduct.

(b) Broker releases Owner of and from any and all losses, claims, causes of action, liabilities and damages arising out of or connected with (i) any misrepresentation by Broker relating to the property (except to the extent made on the basis of material or information furnished by Owner) or (ii) Broker's failure to comply with its obligations under this Agreement or any applicable laws or regulations. Broker shall defend, indemnify, and hold Owner harmless from and against any and all losses, claims, causes of action, liabilities and damages (including, but not limited to, reasonable attorneys' fees and costs) arising out of or in connection with Broker's marketing of the property, except to the extent attributable to Owner's negligence or willful misconduct, including providing false or misleading information concerning the property.

10. Commission Schedule:

Except as set forth below, the Commission for the Sale of the Subject Property shall be equal to 5% of the total sales price of the Subject Property, without any deductions or set-offs.

Joint Venture Agreement: In the event a joint venture agreement is effected in lieu of a sale of the Subject Property, the Commission due hereunder shall be 5% of the aggregate value of the property being conveyed to the joint venture entity.

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E X C L U S I V E A U T H O R I Z A T I O N T O S E L L

Time of Payment: The Sales Commission shall be due and owing upon the earliest to occur of the following: (i) the close of escrow; (ii) the recordation of the deed; (iii) the execution of the contract deed; (iv) the execution of the joint venture agreement if a joint venture agreement is executed in lieu of a sale.

11. Interest On Payments:

Any amounts due and unpaid hereunder shall bear interest at the rate of 12% per annum, simple interest, or the maximum amount then allowed by law, whichever is lower, from the date the amounts became due.

12. Attorney's Fees:

Except in the case of arbitration, as provided below, if any party files any action or brings any proceedings against the other arising out of this Agreement or arising out of any transaction resulting from this Agreement, or to enforce an arbitration award, then the prevailing party shall be entitled to recover, as an element of its cost of suit and not as damages, reasonable attorneys' fees in addition to any other relief to which it is entitled. This Agreement shall be governed by and construed in accordance with the laws of the State of California, without giving effect to the conflict of law principles thereof.

13. Requirement To Arbitrate:

Any dispute or claim in law or equity arising out of this Agreement or any transaction resulting from this Agreement shall be decided by neutral binding arbitration in accordance with the California Code of Civil Procedure, Part III, Title 9. If the parties cannot agree on the selection of an arbitrator, the Presiding Judge of the Superior Court having jurisdiction to enforce the arbitrator's award shall select the arbitrator. A judgment may be entered on such arbitrator's award in any court with jurisdiction to enforce such arbitrator's award.

Notwithstanding anything to the contrary contained in this Agreement, the parties shall have the right to discovery pursuant to California Code of Civil Procedure, Section 1283.05.

Any arbitrator's fees incurred by the prevailing party in such arbitration shall be borne entirely by the losing party therein. Notwithstanding the foregoing, each party shall bear its own costs relating to counsel or attorneys' fees

NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION DECIDED BY NEUTRAL BINDING ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW, YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL UNLESS SUCH RIGHTS ARE SPECIFICALLY PRESERVED IN THE "ARBITRATION OF DISPUTES" PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE PURSUANT TO THE PROVISIONS OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO ARBITRATE IS VOLUNTARY.

WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION OF DISPUTES" INCLUDING DUAL REPRESENTATION ARBITRATION.

INITIALS: _____ INITIALS: BN

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4



EXCLUSIVE AUTHORIZATION TO SELL

The undersigned Trustees, hereby acknowledge receipt of a copy of this Exclusive Authorization To Sell and agree that it shall be binding upon the trust beneficiaries and their heirs, successors and assigns. The undersigned Trustees hereby authorize Donald J. Miller to negotiate terms and conditions of any sale on behalf of Owner but the signature of the trustees of Owner, following consent of the trust beneficiaries, shall be required on any contract binding Owner to sell.

Seller: **THE MILLER TRUST**

CORNISH & CAREY COMMERCIAL

By:

By:

8/8/05 Baron Miller
Name(s) Printed

BILL NORK Jim Clark
Name(s) Printed

By Charles A. Miller, Trustee

By Baron L. Miller, Trustee

Date: 8/10/05

Date: 8/1/05

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

April 22, 2005

Messrs. Joel Pitney and Donald Miller
California Linen Rental Co.
989 41st St.
Oakland, 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 Messrs. Pitney and Miller:

Subject: Fuel Leak Case # 05-0000057, California Linen Rental Co., 989 41st St.,
Oakland, CA 94608

Alameda County Environmental Health staff has reviewed the case file for the referenced site including the February 22, 2005 *Subsurface Investigation and Preferential Pathway Evaluation Report* from RGA Environmental Inc. This work was performed to assess the extent of the petroleum release and the potential for soil vapor exposure from the former 550 gallon gasoline tank at this site. In addition, subsurface utilities were identified and evaluated for their potential to act as preferential pathways for contamination migration. We request that you address the following technical comments and submit the technical reports requested below.

TECHNICAL COMMENTS

1. Groundwater monitoring should be continued in MW-1, which has historically shown elevated TPHg and BTEX concentrations. Please sample this well for TPHg, TPHd and BTEX and submit the report requested below.
2. We concur with the report that the petroleum release from the former 550 gallon gasoline tank has not yet been defined and that there appears to be a groundwater gradient in the southwest direction, similar to neighboring sites. In addition, the results of the soil vapor sample SG1 indicate a potential vapor risk to indoor air. Therefore, additional investigation is requested to define the limits of soil and groundwater contamination in this area. Please submit the report requested below.
3. Sample results for the QC check of your soil vapor samples was not included in the report. Please submit these results as requested below.

TECHNICAL REPORT REQUEST

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

- May 23, 2005- Groundwater monitoring report for MW-1, work plan for further soil and groundwater characterization of the 550 gallon gasoline tank and QC data for soil vapor sampling.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: files, D. Drogos
Mr. Paul King, RGA Environmental, 4701 Doyle St., Suite 14, Emeryville, CA 94608
4_21_05 989 41st St

Donald J. Miller

From: <PDKing0000@aol.com>
To: <jcp@californialinen.com>; <donaldmiller@californialinen.com>
Cc: <Karin@RGAEnv.com>; <Wakaluk1@aol.com>
Sent: Saturday, February 19, 2005 7:17 AM
Subject: Subsurface Investigation Report Status

Hi Joel,

We are incorporating new regulatory guidelines into the report, resulting in much more favorable conditions for obtaining case closure. And I mean new, as in received by e-mail from the person who develops the guidelines at 4:49PM Friday 2/19/05 and not to be released to the public until next week.

In a nutshell, we collected 3 soil gas samples from under the loading dock where the UST used to be. Soil gas results are the cutting edge issue right now in determining if a case can be closed, and the guidelines are being developed even now. The soil gas sample results we got during our investigation showed concentrations that exceeded acceptable levels, meaning further work to reduce the associated risk of the high concentrations ie. remediation.

The guidelines have been under consideration for revision. We have been waiting for those revisions. On Friday at the end of the day we got an e-mail from the person who is responsible for those guidelines. He said that he had just gotten out of a meeting on the subject, and that next week new guidelines will be issued. Those new guidelines will result in your site not exceeding the acceptable levels. That's good news. However, to get case closure the new guidelines require that verification sampling be performed to verify that the results being used are accurate. That will mean getting one more set of soil gas samples from under the loading dock before we can ask for closure.

I am working to incorporate these new developments into the report to finish your report for your meeting today. You can call me on my cell phone any time this weekend at 510-387-6834 if you have any questions.

Best Regards,
RGA Environmental, Inc.
Paul King
510-658-4363



Winston H. Hickox
Secretary for
Environmental
Protection

State Water Resources Control Board

Division of Financial Assistance

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5757 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf



Gray Davis
Governor

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

September 16, 2003

Alameda County

SEP 23 2003

California Linen Rental Co, Inc.
989 41st St
Oakland, CA 94608

Environmental Health

**REQUEST FOR ADDITIONAL INFORMATION FOR PRE-APPROVAL OF
CORRECTIVE ACTION COSTS, CLAIM NO. 003000, PA # 1
SITE ADDRESS: 989 41ST ST, OAKLAND, CA 94608**

I have reviewed your request, received on August 20, 2003, for pre-approval of corrective action costs.

Your pre-approval request submittal is incomplete and cannot be processed at this time. The following marked items were not included in your submittal and must be submitted before Fund staff can review and determine the reasonableness and necessity of the costs. I will place these documents in your claim file for future reference.

- A minimum of three competitive bids is required for the proposed scope of work.** The proposed corrective action activity in your Pre-Approval Request requires a minimum of three competitive bids. If the prime consultant or the prime contractor identified in the Pre-Approval Request has not been selected utilizing a competitive bid process, then a minimum of three bids must be received for their services. Three bids are required for all corrective action work. However, we typically only require the project to demonstrate compliance at the soil and groundwater investigation phase and the remediation phase. At least one competitive bid process must occur at each of these two phases.
- A completed "Cost Pre-Approval Request" form; signed by the claimant or an authorized representative.** I have enclosed with this letter a copy of the "Cost Pre-Approval Request" form; please use this form in the future to request pre-approval of corrective action costs. If an authorized representative signs the pre-approval request form, then an authorized representative form must be on file for this claim or submitted with your request.
- A complete and signed copy of the proposed investigative work plan, corrective action plan, or other work plan, including copies of all work plan addenda.**
- A signed copy of the appropriate lead regulatory oversight agency approval letter for the proposed plan and all addenda.**

California Environmental Protection Agency

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 16, 2003

Messrs. Joel Pitney and Donald Miller
California Linen
989 41st St.
Oakland, CA 94608

Dear Messrs. Pitney and Miller:

Subject: Fuel Leak Case RO0000337, California Linen Rental Co., 989 41st St., Oakland, 94608

Alameda County Environmental Health, Local Oversight Program (LOP), has received and reviewed the June 9, 2003 Work Plan Addendum for the referenced site prepared by RGA Environmental Inc. This work plan adequately addresses technical comments in my May 9, 2003 and also proposes to collect three (3) soil gas samples in the vicinity of the former 550 gallon gasoline UST at the site to evaluate potential risk from residual petroleum contamination. The soil gas samples will be taken during the other proposed subsurface investigation that consists of three off-site borings.

The work plan addendum is approved. Please keep our office advised of the status of Fund pre-approval and the scheduling for this work.

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. Paul King, RGA Environmental, 4701 Doyle St., Suite 14, Emeryville, CA 94608

Wpapaddendum989 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 9, 2003

Messrs. Joel Pitney and Donald Miller
California Linen
989 41st St.
Oakland, CA 94608

Dear Messrs. Pitney and Miller:

Subject: Fuel Leak Case RO0000337, California Linen Rental Co., 989 41st St., Oakland, 94608

Alameda County Environmental Health, Local Oversight Program (LOP), has received and reviewed the May 1, 2003 Groundwater Monitoring and Sampling Report and the On- and Off-Site Utilities Investigation and Off-site Groundwater Investigation Work Plan by RGA Environmental for the referenced site. We generally approve of the work plan for on-site and off-site utility surveys and the drilling of three down-gradient borings, but request that you address the following technical comments below when performing this work.

Technical Comments

1. In all future reports of groundwater analytical data, please provide a cumulative table of monitoring results, plus additional information including depth to water and groundwater gradient. Please include all data that has been generated by other consultants.
2. Please include TPH as diesel in addition to TPHg and BTEX as analytes for all samples collected for chemical analysis.
3. Soil samples from the proposed borings (B1 through B3) should be screened at 2-4' intervals using a PID instrument. If any soil sample indicates significant PID reading, please submit this sample for chemical analysis. PID readings should be noted on your boring logs.
4. The area around the former 550 gallon gasoline tank will require additional investigation. Residual soil and groundwater contamination in this area may potentially present a human health risk above risk based screening levels (RBSLs). Additional soil, water and/or soil vapor sampling is necessary before site closure can be considered. You should consider performing this type investigation while performing the originally proposed work.

Technical Report Request

- June 9, 2003- Work plan addendum to investigate former 550 gallon tank
- August 15, 2003- Utilities survey, borings and investigation of 550 gallon tank report

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. Paul King, RGA Environmental, 4701 Doyle St., Suite 14, Emeryville, CA 94608

Wpap989 41st St

Chan, Barney, Env. Health

From: PDKing0000@aol.com
Sent: Friday, May 02, 2003 12:07 PM
To: bchan@co.alameda.ca.us
Cc: jcp@californialinen.com; Karin@rgaenv.com; Wakaluk1@aol.com
Subject: California Linen Rental - Oakland, Fuel Leak Case RO0000337

Barney,

This transmittal is a follow up to our discussion on the phone two days ago. As we discussed, prior to considering a request for conditional closure you'll need to see the following items, and based on the results, possibly additional items.

- o The extent of the plume in the vicinity of well MW1 is limited and is not expanding,
- o A sensitive receptor survey.
- o A risk assessment to show that no sensitive receptors are exposed to unacceptable levels of risk.

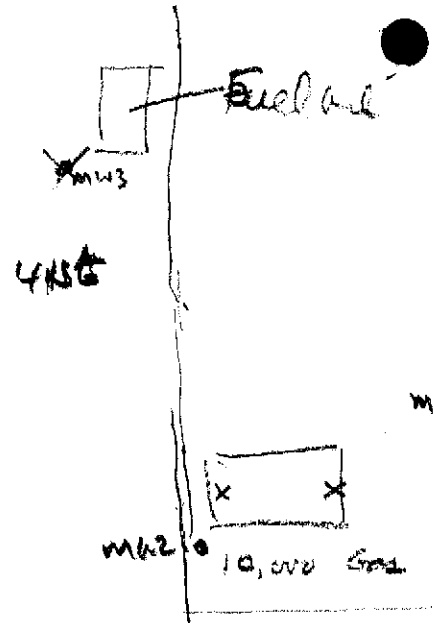
The report documenting sampling of the two wells at the site and the work plan for on- and off-site utility survey and off-site groundwater investigation were sent to California Linen yesterday. Joel Pitney indicated to me during a telephone conversation that he would send the documents to you in the first part of next week.

We appreciate your having granted us extensions to complete the review of documents and preparation of the work plan, in response to your January 2, 2003 letter.

Should you have any questions, please do not hesitate to call me.

Best Regards,
RGA Environemtnal, Inc.
Paul King
510-658-4363

STU Gas UST
 T4g, B TGV
 1 310 5.3, 24, 7.6, 45
 2 78, 1.3, 6, 2.3, 15



STU Gas
 2 []
 m11 • 9 0 TGV pm
 m11, 4' 140 5.3, 2.2, 2.9, 16

Linden

* Should have cumulative monitoring data

WE RENT TABLE LINENS, APRONS,
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January 20, 2003

Alameda County

Alameda County

JAN 32 2003

JAN 23 2003

Environmental Health

Mr. Barney Chan
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA. 94502-6577

Environmental Health

Re: Fuel leak case RO0000337, California Linen Rental Co., 989 41st St., Oakland 94608

Dear Barney:

I am in receipt of your letter dated January 20, 2003 and understand your request regarding the sampling MW-1 followed by a work plan. I am currently working with Mr. Tom Crosby of Secor International, and will be contacting other contractors to obtain comparative bids. As you are aware, these are difficult financial times for many businesses that are operating in the San Francisco Bay Area, and we are not immune from the impact. In order to assure that we have made a prudent decision regarding this expenditure, we must first fully understand all of the technicalities involved. After I have all of the bids in my possession I will then make a recommendation to our Board of Directors regarding the work to be done at this site.

Barney, I do not think that I can accomplish everything that you have asked us to do before February 18, 2003. Please consider a 60-day extension.

Cordially,

California Linen Supply Co.



Joel C. Pitney
General Manager

JCP/jp

C: Donald J. Miller

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



January 2, 2003

The Miller Trust c/o
Mr. Donald Miller
California Linen
989 41st St.
Oakland, 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. Miller:

Subject: Fuel Leak Case RO0000337, California Linen Rental Co., 989 41st St., Oakland 94608

Alameda County Environmental Health, Local Oversight Program (LOP), has recently reviewed the case file for the subject site including the December 23, 2002 Predevelopment Investigation for Former Dunne Paints prepared by Clayton Group Services. We have determined that additional information is required to progress toward site closure. As you may be aware, the Dunne Paints investigation advanced a number of borings in advance of proposed future residential development of this site. Among their boring, three were advanced on the eastern edge of their existing building, down-gradient of California Linen. Unfortunately, no groundwater samples were collected from the borings and the extent of the plume from California Linen cannot be determined.

In addition, the cumulative groundwater sampling for Dunne Paints, ONE and California Linen done by Block Environmental Services (BES) in 1998 reported elevated Total Petroleum Hydrocarbons (TPH) and BTEX (benzene, toluene, ethyl benzene and xylenes) in well MW-1 on California Linen. Unfortunately, insufficient quantity of samples was obtained to run the water sample for TPH as gasoline, therefore, only TPH as mineral spirits was reported. Our office concurs with the BES report conclusion that the reported TPH as mineral spirits in MW-1 is likely from TPH as gasoline. There is no evidence of a mineral spirits use, presence or release from the California Linen site, though groundwater has been analyzed for this compound for a long time.

Please address the following comments when performing the requested work at your site:

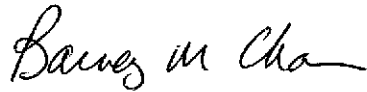
- Please perform an additional monitoring event at your site. Please analyze the groundwater samples for TPHg, and by EPA Method 8260 for BTEX, MTBE, TAME, ETBE, DIPE, TBA, EDB and EDC (the ether oxygenates and lead scavengers).
- Please submit a work plan to perform an on and off-site utilities investigation and an off-site groundwater investigation. Once the plume has been defined, it appears that remediation may be required in the area of MW-1.

Please submit your monitoring report and work plan within 45 days or no later than February 18, 2003.

Mr. Donald Miller
California Linen, 989 41st St.
RO0000337
January 2, 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, files

Mr. M. Samuels, Green City Lofts, 4050 Adeline St., Emeryville, CA 94608

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

Mr. R. Block, BES, 2451 Estand Way, Pleasant Hill, CA 94523-3911

989 41st reprq

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STID#313

November 19, 1999

Mr. Susan L. Hugo
Hazardous Materials Specialist
ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Re: California Linen Rental Company (STID#313)
989 41st Street, Oakland, CA 94608

Dear Ms. Hugo,

Please note that the sole owner of the property referenced above is THE MILLER TRUST whose official address is 989 41st Street, Oakland, CA 94608, and which receives its mail at this location.

In accordance with Section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, Donald J. Miller, President of California Linen Supply Co., Inc., as the primary responsible party and leasee of the above-referenced property, certify that THE MILLER TRUST is the only current fee title owner.

I further certify that I have notified THE MILLER TRUST of the various proposed actions. We await further instructions from you.

Cordially,

CALIFORNIA LINEN SUPPLY CO.


Donald J. Miller
President

DJM:dm

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. Joel Pitney
California Linen Rental Co.
989 41st Street
Oakland, California 94608

**RE: California Linen Rental Company (STID# 313)
989 41st Street, Oakland, California 94608**

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Pitney:

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: 989 41st Street, Oakland

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



ENVIRONMENTAL HEALTH SERVICES

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

November 9, 1998

Mr. Donald Miller
California Linen Rental Co.
989 41st Street
Oakland, CA 94608

**SUBJECT: Underground Storage Tank Removals at California Linen Rental Co.
989 41st Street, Oakland, CA 94609 (STID #313)**

Dear Mr. Miller:

This agency has recently reviewed the case file regarding the three underground storage tanks (USTs) removed at the above referenced site. The former tanks were removed in February 1989. Soil samples collected during tank removal activities showed petroleum hydrocarbon contamination up to 310 parts per million (ppm) Total Petroleum Hydrocarbon (TPH) as gasoline, 900 ppm TPH as diesel, 5.3 ppm benzene, 24 ppm toluene, 45 ppm xylenes and 7.6 ppm ethyl benzene. Grab water samples found up to 1,200 ppb TPH gasoline, 520,000 ppb TPH diesel, 240 ppb benzene, 76 ppb toluene, 200 ppb xylenes and 40 ppb ethyl benzene.

In October 1989, three ground water monitoring wells (MW-1 to MW-3) were installed at the site. Monitoring wells MW-2 and MW-3 showed no detectable concentration of petroleum hydrocarbon contamination. Monitoring well MW-1 found up to 70,000 ppb TPH gasoline, 610 ppb TPH diesel, 2800 ppb benzene, 2400 ppb toluene, 4800 ppb xylene and 2300 ppb ethylbenzene. The last sampling event was conducted in 1992 and found up to 83,000 ppb TPH gasoline, 11,000 ppb benzene, 18,000 ppb toluene, 13,000 ppb ethyl benzene, and 2,800 ppb xylene in well MW-1.

This agency is in receipt of a work plan proposal submitted by Block Environmental Services (BES) for One Color Communications located at 1001 42nd Street, Oakland, which is a neighboring site. The BES proposal includes sampling nine existing groundwater monitoring wells in the nearby area. Two of the wells to be sampled are MW-1 and MW-2 at your property. The groundwater data to be collected at three sites (1007 41st Street, 1001 42nd Street and 989 41st Street) will be used to evaluate if the releases associated with the tanks at the sites can be considered as low risk soil and groundwater cases.

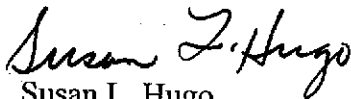
Mr. Donald Miller
RE: 989 41st Street, Oakland, CA 94609
November 9, 1998
Page 2 of 2

Based on the last sampling data collected for the site, elevated concentrations of petroleum hydrocarbon contamination is present at the subject site. Monitoring wells MW-1 and MW-2 must be sampled to determine the current extent of the petroleum hydrocarbon contamination in groundwater beneath the site. A coordinated ground water monitoring program for the three sites mentioned above should be considered because of the close proximity of the three sites to each other.

It is my understanding that you have not granted access to monitoring wells MW-1 and MW-2 to conduct the coordinated ground water monitoring program for the three sites. Please consider the BES proposal (June 8, 1998) or submit your work plan to this agency to determine the extent of the groundwater contamination found at your property no later than December 9, 1998.

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

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

c: Chuck Headlee, San Francisco Bay RWQCB
Ronald Block, BES, 2451 Estand Way, Pleasant Hill, CA 94523
SH / files

Hugo, Susan, Public Health, EH

From: Ronald M. Block [rblock@blockenviron.com]
Sent: Tuesday, August 10, 1999 3:15 PM
To: shugo@co.alameda.ca.us
Subject: Re: ONE Color Communications

Dear Susan:

Here is the information and contacts you requested yesterday.

1. ONE Color Communications (805)
Ms. Kim Fogerty
1001 42nd Street
Oakland, CA 94608
(510) 450-7224

2. Dunne Paints (608)
Mr. Chad Macnamee
1007 41st Street
Emeryville, CA 94608
(510) 655-2424
(510) 918-8055

*GreenCity lofts c/o
Mr. Martin Samuels
4050 Adeline St
Oakland 94608*

3. California Linens STD 313
Joel C. Pitney
989 41st Street
Oakland, CA 94608
(510) 653-6305

Thank you.

Ron Block

FAX

Block Environmental Services
2451 Estand Way
Pleasant Hill, CA 94523-3911
Tel: (925) 682-7200
Fax: (925) 686-0399

Date: November 13, 1998

To: Susan Hugo

From: Ron Block

Fax Number: 510/337-9335

Pages: 1

Comments: Thank you for getting the letter ff to California Linens. The other contacts that you inquired about are:

For ONE:

Ms. Kim Fogarty
ONE Color Communications
1001 42nd Street
Oakland, CA 94608

For Dunne Paints:

Mr. Chad MacNamee
Westmac Development
6820 Thornhill Dr.
Oakland, CA 94611

If I can get you any additional information on this matter, do not hesitate to contact me.



Cal/EPA

**State Water
Resources
Control Board**

**Division of
Clean Water
Programs**

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4307
FAX (916) 227-4530

World Wide Web
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

313
SH



Pete Wilson
Governor

JUL 17 1997

Mr. Donald J. Miller, President
California Linen Rental Company Inc
989 41st Street
Oakland, CA 94608

**UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF
PROPOSED WITHDRAWAL OF LETTER OF COMMITMENT AND CLAIM CLOSURE:
CLAIM NUMBER 3000; FOR SITE ADDRESS 989 41ST ST, OAKLAND 94609**

Our letter dated May 23, 1997 requested that you submit a reimbursement request with the supporting documentation for payment of corrective action costs at your site. You were given thirty (30) days from the date of the letter to respond.

This letter is to notify you that the Underground Storage Tank Cleanup Fund (Fund) is proposing to withdraw your LOC and close your claim from the Fund for the following reason:

You must submit a reimbursement request with all supporting documentation as requested in our May 23, 1997 letter. If you do not submit a reimbursement request or adequate explanation within 30 calendar days, the Fund will proceed with the closure of your claim.

If you are not in agreement with this decision, you may request a review of the decision by the Manager of the Underground Storage Tank Cleanup Fund Program within thirty (30) days from the date of this letter. Please send any request for review to:

Mr. Dave Deaner, Manager Claim No. 3000
State Water Resources Control Board
Division of Clean Water Programs
P. O. Box 944212
Sacramento, CA 94244-2120

If a request for review of this decision is not received within thirty (30) days from the date of this letter, your LOC will be withdrawn and your claim will be closed. This action will become final and conclusive and you will not be able to request any additional funds.

If you have any questions, please contact Nancy Camacho at (916) 227-4387.

Sincerely,

Nancy Camacho
for Steve Parada

Payments Unit
Underground Storage Tank Cleanup Fund

cc: Susan Hugo, Alameda County EHS
Alameda, CA



Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

SITE INFORMATION

California Linen Rental
 989 41st St
 Oakland 94608
 Site Contact:
 Site Phone :

StID: 313	Site#: 416
PROJECT#: 416B	
PROJECT TYPE: *** A ***	
INSP: Gil Wistar	
ACCT. SHEET PG #: _____	

PROPERTY OWNER INFORMATION

Owner Contact:
 Owner Phone :

PAYOR INFORMATION

California Linen Rental
 P O Box 8623
 Oakland CA 94608 # 192
 Payor Contact:
 Payor Phone :

Date	Action Taken	Insp Init	Hours Spent/ Depstd	Hour Balnce	Money Spent/ Depositd	Money Balance
	Rcpt# 528885					
	Balance from Prev. Page					223.60
	-496.30 ^{NEGATIVE} BALANCE FROM PROJECT A (416A) AMIA 5/1/97			-496.30	-223.60 =	<272.70>

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : AMIA ATTACH: State Forms A,B & C
 Billing Adjustment*
 DATE OF COMPLETION : 5/1/97 DATE SENT TO BILLING: 5/1/97
 TOTAL COST OF PROJECT: 1435.70 REFUND AMOUNT: 0 Rev. 7/96

* Billing adjustment forms needed when site is in our UST program. REPORT: WrkShtC (Continued balance



Ca/EPA

State Water Resources Control Board

Division of Clean Water Programs

Mailing Address: P.O. Box 944212 Sacramento, CA 94244-2120

2014 T Street, Suite 130 Sacramento, CA 95814 (916) 227-4307 FAX (916) 227-4530

World Wide Web: http://www.swrcb.ca.gov/~cwphome/fundhome.htm

Sta # 313

SH



Pete Wilson Governor

ENVIRONMENTAL PROTECTION 97 APR 15 AM 8:17

APR 13 1997

DONALD MILLER CALIFORNIA LINEN RENTAL COMPANY INC 989 41ST ST OAKLAND, CA 94608

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 003000, FOR SITE ADDRESS: 989 41ST ST, OAKLAND 94608

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$60,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions in the LOC. The State Board will take steps to withdraw this LOC after 90 calendar days from the date of this letter unless you proceed with due diligence with your cleanup effort.

NOTE: You must also submit your first reimbursement request for the costs that you reported to have incurred within 90 calendar days from the date of this letter or submit a written explanation as to the status of the cleanup and when a reimbursement request can be expected. Failure to submit a request or an approved explanation may result in the removal of committed funds. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is important that you make use of the funding that has been committed to your cleanup in a timely manner.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs required by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work (form enclosed). If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Steve Marquez, our engineer assigned to claims in your Region, at (916) 227-0746. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.

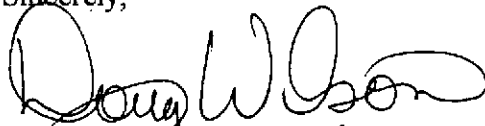
The following documents needed to submit your reimbursement request are enclosed:

- "Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.
- "Bid Summary Sheet" to list information on bids received which **must be completed and returned.**
- "Certification of Non-Recovery From Other Sources" which **must be returned before any reimbursements can be made.**
- "Reimbursement Request" forms which you **must use to request reimbursement of costs incurred.**
- "Spreadsheet" forms which you **must use in conjunction with your reimbursement request.**
- "Claimant Data Record" (Std. Form 204) which **must be completed and returned with your first reimbursement request.**

We continuously review the status of all active claims. If you do not submit a reimbursement request or fail to proceed with due diligence with the cleanup, we will take steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,



Dave Deane, Manager
UST Cleanup Fund Program

Enclosures

cc: Mr. Steve Morse
RWQCB, Region 2
2101 Webster St., Ste. 500
Oakland, CA 94612

Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 003000

AMENDMENT NO: 0

CLAIMANT: CALIFORNIA LINEN RENTAL COMPANY INC

BALANCE FORWARD: \$0

CO-PAYEE: NONE

THIS AMOUNT: \$60,000

JOINT CLAIMANT: NONE

NEW BALANCE: \$60,000

ATTN: DONALD MILLER

CLAIMANT ADDRESS: 989 41ST ST
OAKLAND, CA 94608

TAX ID/SSA NO: 94-0359030

Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse CALIFORNIA LINEN RENTAL COMPANY INC (Claimant) for eligible corrective action costs at CALIFORNIA LINEN RENTAL CO 989 41ST ST, 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 \$60,000 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 SWRCB, the SWRCB 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. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. 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.
5. 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.
6. 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.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. 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 SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 27th day of March, 1997.

STATE WATER RESOURCES CONTROL BOARD

BY Donald Miller
Manager, Underground Storage Tank Cleanup Fund Program

BY Poni Poni
Chief, Division Administrative Services

STATE USE: CALSTARS CODING: 0550 - 569.02 - 30530 \$ _____

DETAILED REVIEW CHECK LIST

Page 3

989-41st St., Oakland

Claim No:

003000

Claimant Name:

CA Linen Rental Co.

COMPLIANCE DOCUMENTATION

DATE	ACTION/RESPONSE
1989	UST closure plan submitted. Three USTs removed. One tank had holes. Four soil samples were taken. Significant soil staining and some product in GW. County rec'd analytical results of soil and GW samples. Hydrocarbon contamination above 100 ppm. Water samples contained 14,000 ppm and 1.2 ppm total petroleum hydrocarbons. County requested site assessment. County received and approved work plan for site assessment. Three mws were installed. Three borings were drilled. mws bored to depths ranging from 21.5 - 23 Ft. below ground level.
1990 - 1992	Quarterly monitoring occurred. Consultant recommended initiating a GW remediation program in the vicinity of mw-1. Work plan to be submitted prior to initiating.
1993	Client requested closure of mw-2 and re-scheduling for the sampling frequency of mw1 - mw3 twice yearly for well mw1 and a yearly for mw2.
5/9/95	No response from County in re: Alameda County hasn't responded to request for initiation of GW remediation program above.
9/18/95	Spoke with Susan Hugo w/ Alameda County. She stated that this site was placed on the black burner list and that the contamination was contained at the site. She is going to write them a letter issuing a new directive.

Post-It® Fax Note 7671

Date	10/1	# of pages	1
To	Susan Hugo	From	Cheryl Gordon
Attn	Alameda Health	City	Water Bond
Phone #	(510) 567-6780	Phone #	(916) 227-4539
Fax #	337-9335	Fax #	(916) 227-4530

CONFIRMATION OF CORRECTIVE ACTION COMPLIANCE

- Claimant in Corrective Action Compliance
- Claimant NOT in Corrective Action Comp
- Claimant NOT in Corrective Action Compliance - Recommend Rejection

Susan S. Hugo
LEAD AGENCY SIGNATURE

10/2/95
DATE

Cheryl Gordon
CLAIMS REVIEWER SIGNATURE

9/18/95
DATE

WE RENT TABLE LINENS,
TOWELS AND WASHABLE
GARMENTS FOR ALL BUSINESSES
AND PROFESSIONS.

ESTABLISHED OVER 60 YEARS • PROMPT, ECONOMICAL SERVICE

93 AUG 18 PH 3:38

August 9, 1993

Susan L. Hugo
Senior Hazardous Materials Specialist
ALAMEDA COUNTY HEALTH AGENCY
Dept. of Environmental Health
80 Swan Way, Rm. 350
Oakland, CA 94621

Dear Susan,

This letter follows up our conversation regarding the closure of MW2 and the rescheduling for the sampling frequency of MW1 and MW2.

Please note Gil Wistar's letter dated April 15, 1991, in which he states "The situation is fairly stable and contained, since well MW#2 appears to be directly downgradient from the contaminated groundwater, and has shown 'non-detect' levels of hydrocarbons throughout the monitoring period."

As you know, MW1 had shown a rise in benzene, toluene, ethylbenzene and xylenes since November 1991; however, MW2 was still non-detect.

California Linen Supply Co. believes that the rise in hydrocarbons can be explained by referring to Miller Environmental's quarterly report dated November 6, 1992. They state the following referring to MW1: "TPH as Gasoline in this well has not exhibited a significant increase in concentrations. Total Oil and Grease (TOG) was detected in monitoring well MW1 at 20 ppm. This increase in TOG may be attributable, in part, to the abrupt increase in other hydrocarbon fractions and may be related to the mineralization of the lighter fractions. When lighter hydrocarbon fractions are mineralized the longer chain and more recalcitrant fractions remain and are detected in the TOG analysis. The small amounts of Toluene and Xylene(s) detected in well MW2 for the first time in March of 1992, have disappeared and were probably anomalous."

WE RENT TABLE LINENS,
TOWELS AND WASHABLE
GARMENTS FOR ALL BUSINESSES
AND PROFESSIONS.

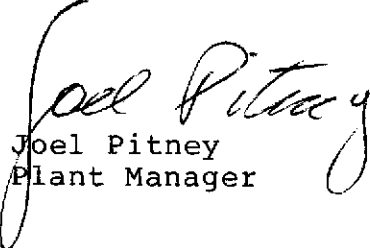
ESTABLISHED OVER 60 YEARS • PROMPT ECONOMICAL SERVICE

We believe that the contamination around the area of MW1 is contained and is not spreading.

Please reconsider our request to close these wells. Also, let us know about rescheduling your sampling frequencies for well MW1 to twice yearly and well MW2 to yearly.

Cordially,

CALIFORNIA LINEN SUPPLY CO., INC.


Joel Pitney
Plant Manager

JP:djm
enc.

1/21/93

STID 313

89 41 St Street
California Linen Rental

met Joel Pitney & Donald Miller

3 tanks removed

3-MW's installed. MW3 abandoned w/ approval
from ACHD after a year worth of monitoring

MW-1 close to the 550 gal tank exhibited considerable
amount of TPHg, E, BTKE.

There may still be a source.

MW2 - ND downgradient well

- discuss options: goal is local closure

- 1) identify the source
- 2) remediation options
- 3) drop some analytes from the
quarterly monitoring plan
- 4) business had been in the red last
year & if in the red this year will
go bankrupt.
- 5) letter of recommendations



We Rent and Launder Linens
For All Classifications of Business

Established Over 65 Years

Service Available to Entire
East Bay, West Bay & Peninsula Areas
Reasonable/Prompt/Dependable

989 - 41st Street, Oakland, California 94608 (415) 653-6300

Represented by:

Donald J. Miller



We Rent and Launder Linens
For All Classifications of Business

Established Over 65 Years

Service Available to Entire
East Bay, West Bay & Peninsula Areas
Reasonable/Prompt/Dependable

Represented by:

Joel Pitney

989 - 41st Street, Oakland, California 94608 (415) 653-6300

California Linen Rental Co.

(989 41st Street, Oakland CA 94609)

10/9/91 (1 hr)

10/10/91 (1 hr)

3 UGI's at the site

Removal - 2/18/89 { 550 gal UL gasoline } 310 ppm TPHg / 5.3 ppm B

2/18/89 { 3,000 gal #5 fuel oil } 900 ppm TPHd, 650 ppm DEG

10,000 gal R gasoline } 38 ppm TPHg, 2 ppm B

2/18/89 - ULR filed } Ground H₂O Samples: 520 ppm TPHd
1.2 ppm TPHg
2 ppm B
14,000 ppm DEG

10/10/91 10:00 - P 10:30 meeting with Reinhard Kuhnke

3 wells at the site

→ UG done

→

MW3 - ND for 5 quarters - Gil Wister approve abandonment of this well (close to fuel tank).

{ MW2 - ND, down gradient

{ MW1 - contaminated, fluctuating level

Requesting semi-annual monitoring

2/7/91

California Liner Rental
989 41st St.
Oakland 94608

3 UGT removed 1989, 1 tank is fuel
HW, 2 NW2 - continued monitoring

4 G of monitoring
only one well w/
contamination.

Address 989 41st St
 Phone 94608
 Contractor R. S. Miller
 Address
 Phone
 OTHER (Specify)
 Address
 Phone
 CONTACT FOR INVESTIGATION

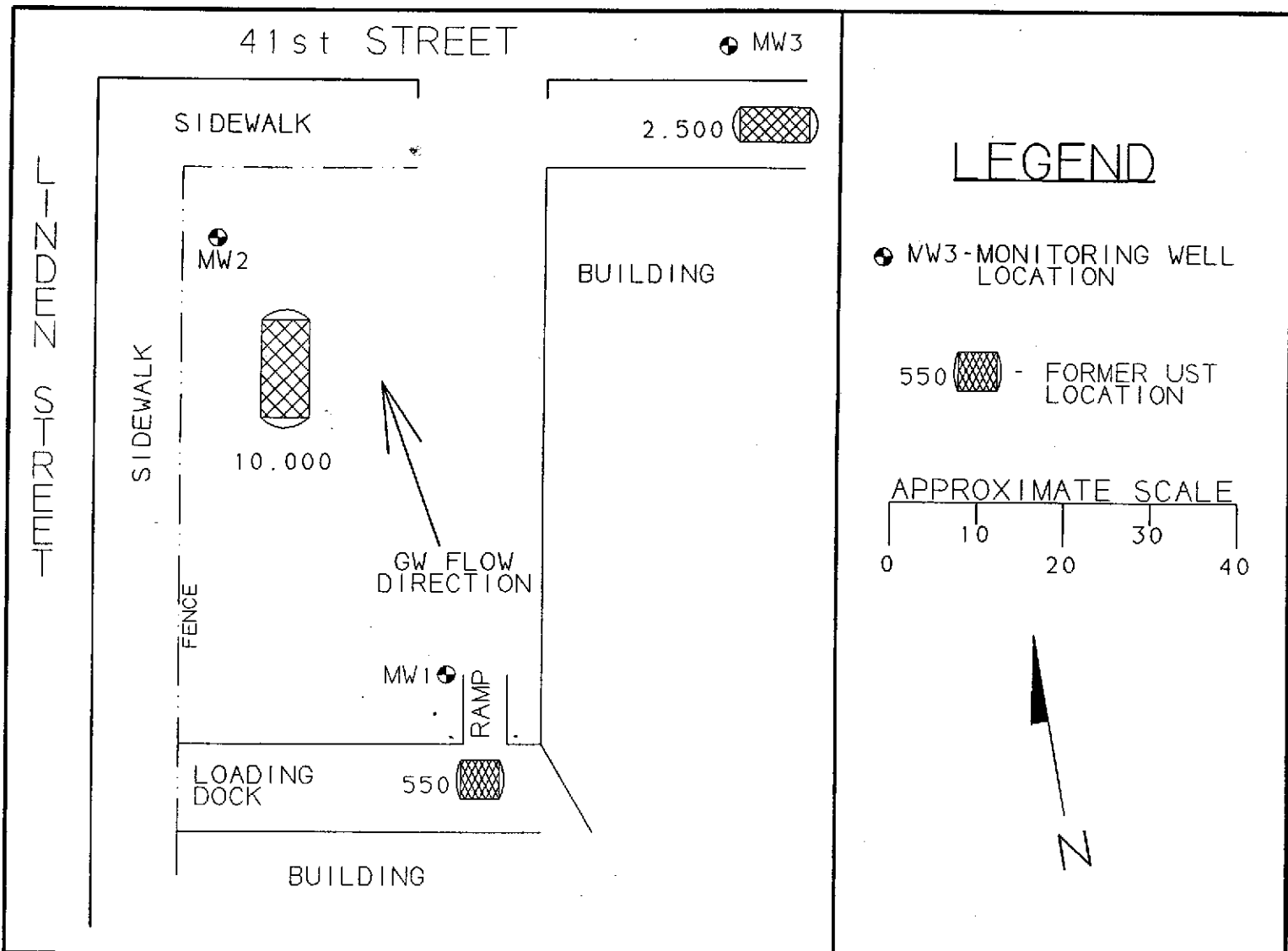
Plans Approved
 Layout Made
 Rejected
 Applicant Notified
 Plans Returned
 Permit Issued
 CONSTRUCTION PROGRESS ACCEPTANCE
 Pre-Plaster/drywall
 Pre-Final
 Final

Final
 ECAVATION
 Septic Tank
 Absorption Field
 Absorption Bed
 House Sewer
 FINAL
 Septic Tank
 Absorption Field
 Absorption Bed
 OTHER

XR		REMARKS			LOCATION
Date	By	REMARKS	Date	By	REMARKS
			4/11	GW	Dave Lato called - intends to sample aerating excavation pits and send samples to new lab, Acculabs of Petaluma
1/27/89	GW	review closure plan			
2/1	GW	approve plan - pull scheduled for 2/3	5/12	GW	Contractor to be clean 5/15 - workplan to be delivered by 5/31
2/6	GW	Tank pull of small gasoline tank (it was not able to be done)	7/19		Results of work to be submitted by 9/18
2/8	GW	Removal of remaining tank; was fuel oil tank leaking badly - unauthorized release form filled out	9/5	GW	Reverse report due date to 10/27
			2/6/90		Sample were collected 10/2/89 - high levels found in MW-1. Quarterly samples should have been taken last month, but Joel P. Perry called to say that he's been instructed to get "other estimates"
2/23	GW	Send copy letter requesting preliminary assessment			

REMARKS			REMARKS		
Date	By		Date	By	
7/5/90		Look over Q rpts prepared. 100 samples were collected 2/20/90 and show similar high levels of non dissolved gasoline in MW-1 where are 5/90 sampling results.	10/9/91	JH	Review file 9
9/6		"2 ND quarterly" sampling results. MW-1 levels of ACs are less than 1/2 what they were 5 months earlier. Other wells still ND.			
12/19		Plume still contained, levels in MW-1 remain consistent.			
4/12/91		Review quarterly report - MW-1 contamination levels above 90 ppm. After phone call from Ca Liner Rental, prepare letter to company describing closure requirements. OK to destruction of well MW-3, but the other 2 wells still require Q sampling, and remediation should be initiated.			

FIGURE 1 SITE PLAN - CALIFORNIA LINEN



989 41st STREET, OAKLAND, CA
 BY MILLER ENVIRONMENTAL COMPANY
 RICHMOND, CA

RECEIVED

JUL 19 1991

MILLER ENVIRONMENTAL CO.



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE

PLEASANTON, CALIFORNIA 94588

(415) 484-2600

18 July 1991

Miller Environmental Company
385 Pittsburg Avenue
Richmond, CA 94801

Gentlemen:

Enclosed is Drilling permit 91397 for the destruction of well 1S/4W 23E1 at 989 - 41st Street in Oakland for California Linen Rental.

Please note that permit condition A-2 requires that a well destruction report be submitted after completion of the work. The report should include a description of methods and materials used to destroy the well, location sketch, date of destruction, and permit number.

If you have any questions, please contact Wyman Hong or me at 484-2600.

Very truly yours,

Craig A. Mayfield

Craig A. Mayfield
Water Resources Engineer

WH:mm
Enc.

RECEIVED

JUL 19 1991

MILLER ENVIRONMENTAL CO. 18 July 1991

ZONE 7
WATER RESOURCES ENGINEERING
GROUNDWATER PROTECTION ORDINANCE

CALIFORNIA LINEN RENTAL
989 - 41ST STREET
OAKLAND
WELL 1S/4W 23E1
PERMIT 91397

Destruction Requirements

1. Drill out the well so that the inner casing, seal, and gravel pack are removed to the bottom of the well.
2. Using a tremie pipe, fill the hole to 2 feet below the lower of finished grade or original ground with neat cement.
3. After seal has set, backfill the remaining hole with compacted material.

These destruction requirements as proposed by Reinhard Ruhmke of Miller Environmental meet or exceed the Zone 7 minimum requirements.

**PERMIT TO EXCAVATE IN STREETS
OR OTHER WORK AS SPECIFIED**

LOCATION OF WORK: 989 41st Street BETWEEN 40 AND 42nd
(Street or Address) (Street/Ave.) (Specify)

PERMISSION TO EXCAVATE IN THE PUBLIC RIGHT-OF-WAY IS HEREBY GRANTED TO:

APPLICANT HEW drilling
ADDRESS P.O. Box 110, Park Hill PHONE #: 415-322-2851

TYPE OF WORK: GAS _____ ELECTRIC _____ WATER _____ TELEPHONE _____ CABLE TV _____ SEWER _____ OTHER X
(Specify)

NATURE OF WORK: Destruction of ground water monitoring well

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than \$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 70044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

I, as owner of the property, am exempt from the sale requirements of the above due to: (1) I am improving my principal place of residence or appurtenances thereto, (2) the work will be performed prior to sale, (3) I have resided in the residence for the 12 months prior to completion of the work, and (4) I have not claimed exemption in this subdivision on more than two structures more than once during any three-year period. (Sec. 7044, Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. _____, B&P.C. for this reason _____

Signature _____ Date _____

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C).

Policy # PC995515 Company Name HEW

Certified copy is hereby furnished.

Certified copy is filed with the city building inspection dept.

Signature [Signature] Date 7/18/91

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Signature _____ Date _____

NOTICE TO APPLICANT. If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

PERMIT VOID 90 DAYS FROM DATE OF ISSUE UNLESS EXTENSION GRANTED BY DIRECTOR OF PUBLIC WORKS.

Approximate Starting Date DATE 7/18/91

Approximate Completion Date DATE 7/18/91

HOLIDAY RESTRICTION (1 NOV - 1 JAN) YES _____ NO X

LIMITED OPERATION AREA (7AM - 9AM/4PM - 6PM) YES _____ NO X

DATE STREET LAST RESURFACED DATE 7/18/91

SPECIAL PAVING DETAIL REQUIRED YES _____ NO X

24-HOUR EMERGENCY PHONE NUMBER 415-233-9000

PERMIT NOT VALID WITHOUT 24 HOUR NUMBER. Telephone 273-3668 Forty-eight (48) HOURS BEFORE ACTUAL CONSTRUCTION.

ATTENTION

State law requires that contractor/owner call Underground Service Alert two working days before excavating to have below-ground utilities located. This permit is not valid unless applicant has secured an inquiry identification number issued by Underground Service Alert.

Call Toll Free: 800-642-2444 USA ID Number 201908

This permit issued pursuant to all provisions of Chapter 6, Article 2 of the Oakland Municipal Code.

This permit is granted upon the express condition that the permittee shall be responsible for all claims and liabilities arising out of work performed under the permit or arising out of permittee's failure to perform the obligations with respect to street maintenance. The permittee shall, and by acceptance of the permit agrees to defend, indemnify, save and hold harmless the City, its officers and employees, from and against any and all suits, claims or actions brought by any person for or on account of any bodily injuries, disease or illness or damage to persons and/or property sustained or arising in the construction of the work performed under the permit or in consequence of permittee's failure to perform the obligations with respect to street maintenance.

CONTRACTOR

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

LICENSE # AND CLASS A 104487 CITY BUSINESS TAX # 832596

Signature of Contractor Owner or Agent [Signature] Date 7/18/91

Agent for. Contractor Owner

EXC 125.00
App Fee 30.00
EXC 165.00 335.00
APPL 30.00
SURTL 165.00
X FUTURE 465.00

OFFICIAL USE ONLY
UTILITY COMPANY REPORT

Supervisor _____ Completion Date _____

CITY INSPECTOR'S REPORT

BACKFILL _____ PAVI _____

Initials _____ Hours _____ Date _____

Concrete _____ Asphalt _____ Sidewalk _____

Size of Cut: Sq. Ft. _____ Inches _____

Paved by _____ Type _____

Bill No. _____

Charges Backfill _____ Paving _____ Paving Insp. _____

Traffic Striping Replaced _____ Date _____

APPROVED JWO Date 7-18-91

Engineering Services _____ Planning _____ Field Services _____ Construction _____ Traffic Engineering _____ Electrical Engineering _____

DIRECTOR OF PUBLIC WORKS

APPROVED BY: [Signature] DATE: 7-18-91

EXTENSION GRANTED BY: _____ DATE: _____

OWNER/BUILDER

WORKER'S COMPENSATION



RECEIVED

DEC - 6 1989

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE PLEASANTON, CALIFORNIA 94566 (415) 484-2600

GROUNDWATER PROTECTION ORDINANCE PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

(1) LOCATION OF PROJECT California Linen Rental
989 41st Street
Oakland, CA

PERMIT NUMBER 91397
LOCATION NUMBER 1S/4W 23E1

(2) CLIENT
Name California Linen Rental
Address 989 41st Street Phone 653-8300
City Oakland, CA Zip 94608

PERMIT CONDITIONS

Circled Permit Requirements Apply

(3) APPLICANT
Name Miller Environmental Company
Address 385 Pittsburg Avenue Phone 233-9068
City Richmond, CA Zip 94801

A. GENERAL

- 1. A permit application should be submitted so as to arrive at the Zone 7 office five days prior to proposed starting date.
2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or drilling log and location sketch for geotechnical projects.
3. Permit is void if project not begun within 90 days of approval date.

(4) DESCRIPTION OF PROJECT
Water Well Construction ___ Geotechnical Investigation ___
Cathodic Protection ___ General ___
Well Destruction MW3 X Contamination ___

B. WATER WELLS, INCLUDING PIEZOMETERS

- 1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic, irrigation, and monitoring wells unless a lesser depth is specially approved.

(5) PROPOSED WATER WELL USE
Domestic ___ Industrial ___ Irrigation ___
Municipal ___ Monitoring ___ Other ___

C. GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

(6) PROPOSED CONSTRUCTION
Drilling Method:
Mud Rotary ___ Air Rotary ___ Auger X
Cable ___ Other ___

D. CATHODIC. Fill hole above anode zone with concrete placed by tremie.

DRILLER'S LICENSE NO. 604987

E. WELL DESTRUCTION. See attached.

WELL PROJECTS
Drill Hole Diameter 12 in. Maximum Depth 20 ft.
Casing Diameter 4 in. Number 1
Surface Seal Depth ___ ft.
1 monitoring well - MW3

GEOTECHNICAL PROJECTS
Number of Borings ___ Maximum Hole Diameter ___ in. Depth ___ ft.

(7) ESTIMATED STARTING DATE 7/19/91
ESTIMATED COMPLETION DATE 7/19/91

(8) I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

Approved Wyman Hong Date 16 Jul 91
Wyman Hong

APPLICANT'S SIGNATURE Reinhard Rubimb Date 7/16/91

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



~~April 15, 1991~~

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

Mr. Joel Pitney
California Linen Rental Co.
989 - 41st St.
Oakland, CA 94608

RE: Request for site closure at California Linen Rental Co., based
on quarterly monitoring results

Dear Mr. Pitney:

After our discussion on the phone last week, I had a chance to review the most recent quarterly sampling report for the three groundwater monitoring wells at 989 - 41st St. You had requested site closure based on the fact that your consultant has now completed a year's worth of quarterly monitoring. However, the analytical data submitted does not warrant closure at this time. This is because water from monitoring well MW-1 has shown consistently high dissolved hydrocarbons, particularly TPH-gasoline; if anything, this contamination shows a rising trend over ~~the~~, indicating that treatment of some sort should probably be initiated to remove the contaminated water from the ground. The situation is fairly stable and contained, since well MW-2 appears to be directly downgradient from the contaminated groundwater, and it has shown "non-detect" levels of hydrocarbons throughout the monitoring period.

We concur with Miller Environmental's recommendation that MW-3 be closed according to requirements of the Alameda County Flood Control and Water Conservation District, since this well has never picked up any hydrocarbons from the former fuel oil tank. Quarterly monitoring of the other two wells must continue, however, with samples analyzed for the same constituents as in previous monitoring.

As indicated above, ~~removal and treatment/disposal of groundwater in the vicinity of MW-1 may be the only way to move your case towards closure.~~ Prior to such treatment, removal of contaminated soil, to the extent that this is possible, may speed the remediation process along. Back in early 1989 when the three tanks were removed from the site, I was unable to witness the removal of the 550-gallon gasoline tank and therefore did not see the extent of soil contamination associated with it. It is possible that residual soil contamination is acting as an ongoing source of groundwater degradation. With respect to eventual closure and signoff of the site, only the Regional Water Quality Control Board has this authority; you or your consultant must first complete the information in the enclosed attachment, and submit this information, along with a formal closure

Mr. Joel Pitney
April 15, 1991
Page 2 of 2

request, to our office. Based on this information and our knowledge of the site's history, we will then recommend to the Water Board that they consider the site for closure (assuming, of course, that such a recommendation is warranted).

If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,



Gil Wistar
Hazardous Materials Specialist

enc.

cc: Reinhard Ruhmke, Miller Environmental Co. (631 Marina Way South,
Richmond, CA 94804)
Lester Feldman, RWQCB
Rafat A. Shahid, Asst. Agency Director, Environmental Health
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

July 27, 1989

Mr. John H. Sammons
The Traverse Group, Inc.
1620 Grant Ave., Suite 2
Novato, CA 94945

Re: Revised work plan for California Linen Rental site, 989 - 41st
St., Oakland

Dear Mr. Sammons:

The Alameda County Department of Environmental Health, Hazardous Materials Division, has reviewed your resubmitted work plan for the site shown above. With its additions, the plan is adequate as a preliminary assessment for both soil and groundwater contamination that may have resulted from the leaking underground tanks. We are eager for the work described in the plan to begin at this site; please submit to this office a report detailing findings and any recommendations for further investigation or remediation no later than August 12, 1989.

If you have any questions about this letter or about remediation requirements at the site, please contact Gil Wistar, Hazardous Materials Specialist, at 271-4320.

Sincerely,

Rafat A. Shahid, Chief
Hazardous Materials Division

c: Joel Pitney, California Linen Rental
Scott Hugenberg, San Francisco Bay RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



file

June 13, 1989

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

Mr. John H. Sammons
The Traverse Group, Inc.
1620 Grant Ave., Suite 2
Novato, CA 94945

Re: Work plan for California Linen Rental site, 989 - 41st St.,
Oakland

Dear Mr. Sammons:

The Alameda County Department of Environmental Health, Hazardous Materials Division, has reviewed your work plan for the site shown above. Although the plan appears adequate to characterize soil contamination that may have resulted from the leaking underground tanks, it is insufficient to address potential groundwater impacts at the site. Therefore, we are requiring that you revise the work plan according to the guidelines discussed below.

As you know, three underground tanks were removed from the premises in February 1989, and contaminants were discovered in all three excavations. Soil from the ~~550-gallon gasoline tank~~ pit was found to contain 310 ppm TPH-G, as well as high levels of BTEX components. In the ~~2,500-gallon #5 oil tank~~ excavation, soil contained 900 ppm TPH-D and water had 14,000 ppm oil and grease. Finally, water from the largest tank's excavation was analyzed at 1.2 ppm TPH-G and 240 ppb benzene. Each of these analytical results exceeds Regional Water Quality Control Board (RWQCB) thresholds for the initiation of preliminary assessments, so that each of the three former tank locations should be considered as separate cases. RWQCB requirements call for three monitoring wells to be installed in each location where a release has been documented, unless you can demonstrate a local groundwater gradient, in which case only one well would be required in each location.

Because Alameda County Flood Control District information on ~~regional groundwater flow patterns~~ is too general to permit ~~site-specific evaluations of groundwater flow~~, you will need to demonstrate flow direction by initially installing three monitoring wells. This may be accomplished either by drilling three wells around one of the pits, or by drilling one well in what you suspect to be the downgradient direction from each pit. In either case, wells should be installed within 10 feet of the former tanks' locations, and constructed and completed according to RWQCB standards. Based on water-level data from these initial wells, it should be possible to verify the downgradient direction at the

Mr. John H. Sammons
June 13, 1989
Page 2 of 2

site, and a single monitoring well will suffice for any of the three tank locations not accounted for at that time. This will result in a minimum of three and a maximum of five monitoring wells being installed at the site for the preliminary assessment phase of the investigation. These wells will require monthly water level readings and quarterly sampling for at least a year.

Should you choose to install three wells around one of the pits to determine the hydraulic gradient, the pit that contained the 550-gallon gasoline tank should be the location of these three wells. This is because sampling results indicated the potential for a significant loss of gasoline to have occurred, and this free gasoline is more mobile than the viscous heating oil released from the 2,500-gallon tank.

With respect to the soil borings, the number and locations proposed are acceptable to this office. However, the sampling interval should be every 4 feet, beginning at 4 feet below the surface, down to the water table. In every case, a sample just above the water table should be collected, regardless of depth.

Please prepare a revised work plan and submit it to this office as soon as possible, but no later than June 30, 1989. If you have any questions about this letter, please call Gil Wistar, Hazardous Materials Specialist, at 271-4320.

Sincerely,

R/A. SLW

Rafat A. Shahid, Chief
Hazardous Materials Division

c: Joel Pitney, California Linen Rental
Scott Hugenberger, San Francisco Bay RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS, AGENCY

CARL N. LESTER, Agency Director



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

Certified mailer #: P 833 981 181

Telephone Number:(415) 271-4320

February 23, 1989

Mr. Don Miller
California Linen Rental Co.
989 41st St.
Oakland, CA 94608

Re: Unauthorized releases from underground storage tanks, 989
41st St., Oakland, CA

Dear Mr. Miller:

Analytical results from soil samples collected from the above site on February 6 and 8, 1989 (during tank removal) indicated hydrocarbon contamination above 100 ppm. In addition, water samples from the fuel oil tank and the 10,000-gal. gasoline tank contained 14,000 ppm and 1.2 ppm total petroleum hydrocarbons, respectively; these results provide clear evidence of tank leakage. Title 23 of the California Code of Regulations requires all such unauthorized releases from underground tanks to be reported. An unauthorized release report has been filed per Title 23, and your next step is to initiate further investigation and/or cleanup activities at this site.

First, a preliminary assessment should be conducted to determine the extent of soil and groundwater contamination that has resulted from the leaking tanks. The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in Appendix A (attached) of the Regional Water Quality Control Board (RWQCB's) guidelines.

Until cleanup is complete, you will need to submit reports to this office and to the RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). These reports should include information pertaining to further investigative results; the methods and costs of cleanup actions implemented to date; and the method and location of disposal of any contaminated material.

P 833 981 181

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to <i>Mr. Don Miller</i>	
Street and No.	
P.O., State and ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3800, June 1985

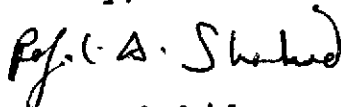
Mr. Don Miller
February 23, 1989
Page 2 of 2

Soils contaminated at hazardous waste concentrations should be transported by a licensed hazardous waste hauler and disposed of or treated at a facility approved by the California Department of Health Services. Soils contaminated below the hazardous threshold may be managed as nonhazardous, but are still subject to the RWQCB's waste discharge requirements.

A proposal and time schedule for completing the initial site investigation report (Appendix A) should be submitted to this office within 30 days of the date of this letter. A report describing the results of the preliminary site assessment should be submitted within 60 days of the date of this letter. Copies of the proposal and report should also be sent to the RWQCB (attention: Lisa McCann).

You will need to submit an additional deposit of \$500 to cover costs that the Division of Hazardous Materials incurs during remediation oversight. Should you have any questions about this letter or about remediation requirements established by the RWQCB, please contact Gil Wistar, Hazardous Materials Specialist, at 271-4320.

Sincerely,



Rafat A. Shahid
Chief, Hazardous Materials Division

RAS:GW:gw: enclosure

cc: Dave Sato, R.J. Miller Co.
Lisa McCann, San Francisco Bay RWQCB
Gil Jensen, District Attorney, Alameda County Consumer
and Environmental Protection
files

Appendix A

Workplan for Initial Subsurface Investigation

There are a large number of initial site investigations related to unauthorized releases of fuel products. The number of workplans and reports to be reviewed and approved require that these documents have uniform organization and content. The purpose of this appendix is to present an outline to be followed by professional engineering or geologic consultants in preparing workplans to be submitted for approval to the Regional Board and local agencies.

A statement of qualifications and registration number for the California registered engineer and/or registered geologist responsible for the project will need to be included with the submitted workplan and reports.

This appendix should be referred to in context with the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks".

PROPOSAL FORMAT

I. Introduction

A. Statement of Scope of Work

B. Site location

C. Background

D. Site History

1. Brief description of the type of business and associated activities that take place at the site, including the number and capacity of operating tanks.
2. Description of previous businesses at the site.
3. Complete description of tank activities, tank contents, and tank removal.
 - a. Number of underground tanks, uses, etc. (include the volume of each tank, construction material, and tank condition)
 - b. Date of tank removal and condition of tank.
 - c. Description of all waste removal, including copies of all manifests.
 - d. Filing status and copy of unauthorized release form, if not previously submitted.
 - e. Previous tank testing results and date. Include discussion of inventory reconciliation methods and results for previous three years.

- f. Estimate of the total quantity of product lost.
4. Other spill, leak and accident history at the site, including any previously removed tanks.
5. Describe any previous subsurface work at the site or adjacent sites.

II. Site Description

- A. Vicinity description and hydrogeologic setting.
- B. Vicinity map (including wells located on-site or on adjoining lots, as well as any nearby streams).
- C. Site map to include:
 1. Adjacent streets.
 2. Site building locations.
 3. Tank locations.
 4. Island locations and piping to pumps from tanks.
 5. Any known subsurface conduits, underground utilities, etc.
- D. Existing soil contamination and excavation results.
 1. Provide sampling procedures used.
 2. Indicate depth to groundwater, if encountered.
 3. Describe soil strata encountered in excavation.
 4. Provide results in tabular form and location of all soil sampling (and water sampling, if appropriate). The date sampled, the identity of the sampler, and signed laboratory data sheets need to be included.
 5. Identify underground utilities
 6. Describe any unusual problems encountered.
 7. Completely describe methods for storing and disposal of all contaminated soil.
 8. Reference all required permits, including those issued by the Air Quality Management District and local underground tank permitting agency.

III. Plan for determining extent of soil contamination on site.

- A. Describe method/technique for determining extent of contamination within the excavation.

B. Describe sampling methods and procedures to be used.

1. If a soil gas survey is planned, then:

- a. Identify number of boreholes, location, sampling depth, etc.
- b. Identify subcontractors, if any
- c. Identify methods or techniques used for analysis
- d. Provide quality assurance plan for field testing

2. If soil borings are to be used to determine the extent of soil contamination, then:

- a. Identify number and location (mapped) of proposed borings.
- b. Describe depth of borings
- c. Describe soil classification system, soil sampling method and rationale
- d. Describe boring drilling method, including decontamination procedures.
- e. Describe boring abandonment method

C. Describe method and criteria for screening clean versus contaminated soil, including a complete description of procedures to be used for storing and disposal of any excavated soil. If on-site soil aeration is to be utilized, then a complete description of the treatment method is required:

1. Volume and rate of aeration/turning.
2. Method of containment and cover
3. Wet weather contingency plans.

Other on-site treatments (such as bioremediation) requires permits issued by the Regional Board. Off-site storage or treatment also requires permits issued by the Regional Board.

D. Security measures planned for excavated hole and contaminated soil (i.e., six foot fence around hole, ripped up piping, spoil piles, etc.)

IV. Plan for determining groundwater contamination.

Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks". If the verified down gradient location has been established, then a complete description of the rationale must be provided.

- A. Placement and rationale for location of monitoring wells, including a map to scale.
 - B. Drilling method for construction of monitoring wells, including decontamination procedures.
 1. Expected depth and diameter of monitoring wells
 2. Date of expected drilling.
 3. Method and location of soil sampling of borings.
 4. Casing type, diameter, screen interval, and pack and slot sizing technique.
 5. Depth and type of seal.
 6. Construction diagram for wells.
 7. Development method and criteria for determination of adequacy of development.
 8. Plans for disposal of cuttings and development water.
 9. Surveying plans for wells (requirements include surveying to established benchmark to ± 0.01 foot)
 - C. Groundwater sampling plans (include plans for sampling and on-site domestic wells)
 1. Water level measurement procedure
 2. Methods for free product measurement, observation of sheen and odor.
 3. Well purging procedures.
 4. Well purge water disposal plans.
 5. Sample collection procedures.
 6. Sample analyses to be used
 7. Quality assurance plan
 8. Chain of custody procedures
- V. Include a site safety plan

A report will need to be submitted following collection of the information proposed and approved in the workplan. The report should set out the collected information in an orderly fashion and include any recommendations for additional needed work.

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.

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Calif Linen Rental Today's Date 2/8/89

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Sids. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

Site Address 989 41st St.

City Oakland Zip 94 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

II.B ACUTELY HAZ MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N) _____
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(i)
- 18. Exemption Request? (Y/N) _____
- 19. Trade Secret Requested? 25538

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

III. UNDERGROUND TANKS (Title 23)

- | | |
|---|--|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2651 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose
Semi-annual groundwater
One time soils |
| | 3) Daily Vadose
One time soils
Annual tank test |
| | 4) Monthly Groundwater
One time soils |
| | 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/groundwater mon. |
| | 6) Daily Inventory
Annual tank testing
Cont pipe leak det |
| | 7) Weekly Tank Gauge
Annual tank testing |
| | 8) Annual Tank Testing
Daily Inventory |
| | 9) Other _____ |
| | <input type="checkbox"/> 7. Precs Tank Test 2643 |
| | Date: _____ |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| <input type="checkbox"/> 9. Soil Testing. 2646 | |
| <input type="checkbox"/> 10. Ground Water. 2647 | |
| New Tanks | <input type="checkbox"/> 11. Monitor Plan 2632 |
| | <input type="checkbox"/> 12. Access. Secure 2634 |
| | <input type="checkbox"/> 13. Plans Submit 2711 |
| | Date: _____ |
| <input type="checkbox"/> 14. As Built 2635 | |
| Date: _____ | |

Comments:
 3 tanks removed from site - one 550 gas tank already removed - contractor said it was there was some soil staining
 2,500-gal fuel oil tank (on 41st St)
 Soil predominantly clay
 Tank has holes in it - product leaked out into street - soil berm set up. Rain caused water to build up around berm and drain back into excavation pit, but prevented oil from reaching storm drain.
 Collected two soil samples from sidewall well above normal water table level (about 2') and a water sample from hole (not representative of groundwater) Before rain started, groundwater + soil in hole were clearly stained + contaminated.
 10,000-gal gas tank looked to be in good condition. 2 soil samples taken from sidewall and one water sample. Sand backfill? no obvious signs of contamination except greenish clay soil at vent end of tank

II, III

Contact: _____

Title: Proser Mar

Signature: [Signature]

Inspector: _____

Signature: [Signature]



ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 HAZARDOUS MATERIALS DIVISION
 470 - 27TH ST., RM. 322
 OAKLAND, CA 94612
 PHONE NO. 415/874-7237

ACCEPTED

DEPARTMENT OF ENVIRONMENTAL HEALTH
 470 - 27TH STREET Third Floor
 Oakland, CA 94612
 Telephone: (415) 874-7237

2/11/89

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this Department are to ensure compliance with State and local laws. The project is approved for the release of hazardous waste only if the following conditions are met for construction.

One copy of these completed plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any change or revisions of these plans and specifications must be submitted to this office in advance of the start of building operations. It is the responsibility of the contractor to ensure that the plans meet the requirements of State and local laws. Notify this Department at least 48 hours prior to the following required inspections:

- J. Miller* Removal of Tank and Piping
- J. Miller* Sampling
- Final Inspection

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

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name CALIFORNIA LINEN RENTAL CO.
 Business Owner SAME
2. Site Address 989 41ST STREET
 City OAKLAND CA Zip 94608 Phone 653-6300
3. Mailing Address SAME
 City _____ Zip _____ Phone _____
4. Land Owner MILLER TRUST
 Address 989 41ST ST City, State OAKLAND CA Zip 94608
5. EPA I.D. No. CAC 000 143973
6. Contractor ROBERT J MILLER CO INC.
 Address 631 MARINA WAY SOUTH
 City RICHMOND CA Zip 94804 Phone 233-9000
 License Type B/C61 ID# 118850
7. Other (Specify) _____
 Address _____
 City _____ Phone _____

8. Contact Person for Investigation

Name JOEL PITNEY Title COMPANY REPRESENTATIVE
Phone 653-6300

9. Total No. of Tanks at facility 3

✓ 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 ERICKSON EPA I.D. No. CAD009466392
Address 255 PARR BLVD
City RICHMOND State CA Zip 94801

b) Rinsate Transporter

Name ERICKSON EPA I.D. No. CAD009466392
Address 255 PARR BLVD
City RICHMOND State CA Zip 94801

c) Tank Transporter

Name ERICKSON EPA I.D. No. CAD009466392
Address 255 PARR BLVD
City RICHMOND State CA Zip 94801

d) Contaminated Soil Transporter

Name ERICKSON TRUCKING EPA I.D. No. CAD009466392
Address 255 PARR BLVD
City RICHMOND State CA Zip 94801

12. Sample Collector

Name TRALE ANALYSIS LABS
Company TRALE ANALYSIS LABS
Address 3423 INVESTMENT BLVD UNIT #8
City HAYWARD State CA Zip 94545 Phone 783 6960

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
3000 GAL	#5 FUEL OIL	SOIL	SOIL SAMPLES WILL BE TAKEN 1-2' BELOW THE FILL AND OPPOSITE ENDS OF THE TANK AT THE NATIVE SOIL INTERFACE. TWO SAMPLES WILL BE TAKEN FOR THE 3000 GAL AND 10,000 GAL TANKS. AND 1 SAMPLE FOR THE 550 GAL TANK.
10000 GAL	REG. GASOLINE	SOIL	
550 GAL	V.L. GASOLINE	SOIL	

✓ 14. Have tanks or pipes leaked in the past? Yes [] No [] UNKNOWN
 If yes, describe. _____

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

If yes, describe. 15 LBS OF DRY ICE PER 1000 GAL VOLUME - AN EXPLOSION PROOF COMBUSTIBLE GAS METER WILL BE USED TO VERIFY TANK

16. Laboratories

Name TRACE ANALYSIS
 Address 3423 INVESTMENT BLVD UNIT 8
 City HAYWARD State CA Zip 94545
 State Certification No. 122

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
GASOLINE TOTAL PETROLEUM HYDROCARBONS BTX AND E	EPA 5550 5020 HEAD SPACE 3810	TOTAL PETROLEUM HYDROCARBONS DOHS / RWQCB METHOD FOR LOW TO HIGH BOLLERS MEDIUM BTX/E MODIFIED EPA 8020
FUEL OIL #5 TOTAL OIL AND GREASE TOTAL PETROLEUM HYDROCARBONS	3550 3550	STANDARD METHOD 503E DOHS / RWQCB METHOD FOR HIGH BOLLERS

18. Site Safety Plan submitted? Yes No
19. Workman's Compensation: Yes No
- Copy of Certificate enclosed? Yes No MAIL
- Name of Insurer STATE FUND

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) DAVE SATO

Signature *DAVE SATO*

Date 1/23/89

✓ Signature of Site Owner or Operator

Name (please type) Joel e Pitney

Signature *Joel e Pitney*

Date 1-24-89

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:

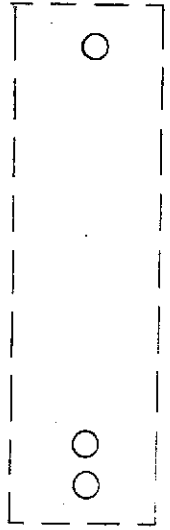
- a) Scale
- b) North Arrow
- c) Property Line
- d) Location of all Structures
- e) Location of all relevant existing equipment including tanks and piping to be removed
- f) Streets
- g) Underground conduits, sewers, water lines, utilities
- h) Existing wells (drinking, monitoring, etc.)
- i) Depth to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

SCALE 1" = 10'

SSO GAL
GASOLINE
UNDERGROUND
STORAGE TANK



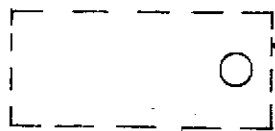
10000 GAL
GASOLINE
UNDERGROUND
STORAGE TANK



GATE

CALIFORNIA UNEN KENTAL CO
989 41ST STREET
OAKLAND CA 94608

3000 GAL
#5 FUEL OIL
UNDERGROUND
STORAGE TANK



SIDEWALK

41ST STREET



ROBERT J. MILLER CO.

General Contractors, Inc.

631 MARINA WAY SOUTH
RICHMOND, CALIFORNIA 94804
(415) 233-9000

Alameda County Health Department January 20, 1988
80 Swan Way, Room 200
Oakland, Ca. 94621

SITE SAFETY AND HEALTH PLAN UNDERGROUND TANK REMOVAL, ALAMEDA COUNTY

The Robert J. Miller Co., Inc., will follow the Site Safety and Health Plan below when performing underground tank removal work in Alameda County.

- 1 - The tank excavation area shall be secured by a cyclone fence or other suitable barrier to prevent entry into the excavation area by unauthorized persons during excavation operations and protect against the physical hazards of an open excavation.
- 2 - During routine excavation of the tank(s), respiratory protection is normally not required. If there is evidence of soil contamination (soil discolored, hydrocarbon vapors, etc.) prior to or during excavation the immediate area around the excavation shall be monitored for percent level of the Lower Explosive Limit (LEL). If the LEL exceeds 10%, employees will be required to wear half mask respirators with organic vapor cartridges when performing duties at the excavation site. LEL readings in excess of 20% will require that all work be suspended until the LEL is reduced below 20%. Dependent upon soil and weather conditions, a dust pre-filter may be required for nuisance dust. The Robert J. Miller Co., Inc., employees follow the requirements of Erickson, Inc., Respiratory Protection Program, which has been approved by a Certified Industrial Hygienist.
- 3 - The Robert J. Miller Co., Inc.,/Erickson, Inc., uses Gastech oxygen/combustible gas monitors models 1314, 1641, or GX-82. These units are calibrated weekly and maintained in accordance with the manufacturers specifications.

ROBERT J. MILLER CO.

General Contractors, Inc.

631 MARINA WAY SOUTH
RICHMOND, CALIFORNIA 94804
(415) 233-9000

4 - A job site safety meeting shall be conducted prior to the start of each days work. The safety meeting shall outline the work to be performed that day and address site safety hazards. The job site safety meeting shall be documented, detailing the subjects/information discussed and names of the participants.

5 - The following emergency numbers shall be maintained at the job site:

Ambulance/Fire/Police Emergency #	-	911
Robert J. Miller Company	-	233-9000
Erickson, Inc.	-	235-1393

Local Hospital -

Peralta Hospital	-	655-4000
Oakland, Ca.		

6 - All employees shall be trained for the work to be performed in compliance with applicable Federal, State and Local regulations.

If you have any questions please give me a call.

Sincerely,
ROBERT J. MILLER COMPANY
GENERAL CONTRACTOR, INC.

DS:ckd

Dave Sato
Project Manager

ROBERT J. MILLER CO.

(additional deposit for) *General Contractors, Inc.*
U528819

Project # 528819

631 MARINA WAY SOUTH
RICHMOND, CALIFORNIA 94804
(415) 233-9000

Fee Paid \$63.

RECEIVED
JAN 26 1989

Date 1/26/89

**HAZARDOUS MATERIALS/
WASTE PROGRAM**

Alameda County Health
80 Swan Way, Room 200
Oakland, Ca. 94621

January 24, 1989

Re: Permits

Dear Sir:

Enclosed is check #3200 in the amount of \$63.00. This is to be added to the \$600 already paid for the permits for California Linen Company located at 989 41st Street in Oakland. If there are any questions please give me a call.

Sincerely,
ROBERT J. MILLER COMPANY
GENERAL CONTRACTORS, INC.

Dave Sato

Dave Sato

DS:ckd

**STATE
COMPENSATION
INSURANCE
FUND**

P.O. BOX 807, SAN FRANCISCO, CA 94101-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

JANUARY 24, 1989

POLICY NUMBER: 0741769 - 88
CERTIFICATE EXPIRES: 7-1-89

ALAMEDA COUNTY
HEALTH DEPARTMENT
30 SWAY WAY, ROOM 200
OAKLAND
CA 94621

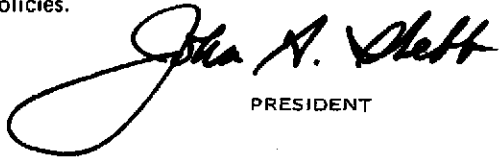
JOB: CALIFORNIA LINEN CO.

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon ten days' advance written notice to the employer.

We will also give you TEN days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.


PRESIDENT

EMPLOYER

ROBERT J MILLER GENERAL CONTRACTOR
631 MARINA WAY SOUTH
RICHMOND
CA 94804

RECEIVED
JAN 25 1989
HAZARDOUS MATERIALS
WASTE PROGRAM