

Wickham, Jerry, Env. Health

From: Wickham, Jerry, Env. Health
Sent: Thursday, March 20, 2008 5:07 PM
To: 'PDKing0000@aol.com'
Subject: RE: Case RO 357 Snow White Cleaners

Hello Paul,

A work plan addendum as proposed below is acceptable.

Thanks,
Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 fax
jerry.wickham@acgov.org

From: PDKing0000@aol.com [mailto:PDKing0000@aol.com]
Sent: Thursday, March 20, 2008 4:43 PM
To: Wickham, Jerry, Env. Health
Subject: Case RO 357 Snow White Cleaners

Hi Jerry,

I got your letter today commenting on the most recently submitted work plan for Harold Turner at Snow Cleaners, thank you! In your letter you request that a revised work plan be submitted. I would like to propose that a work plan addendum be submitted with the following outline in a narrative format.

- o Introductory statement referencing the original work plan and your letter and associated comments.
- o A statement that the original work plan is amended to incorporate the following amendments, and list them in a bulletized format.
- o Document sections for each comment, as follows.
 - o Proposed Boring Locations - Figure 3 of the 9/28/07 work plan is amended and attached to show one additional borehole designated as B28 located between B2 and B7 to further evaluate stratigraphy and the extent of the perched water table in the site vicinity. The borehole will be drilled to a total depth of X ft using procedures and sample collection and analysis frequencies described for borehole Y in the 9/28/07 work plan.
 - o Length of Well Screens and Filter Packs - The 9/28/07 work plan is amended to show that the maximum length of the filter pack for proposed wells MW3 and MW4 will be no greater than 10 feet, and that the screen length will be less than 9 feet. The total depth of the wells is to be determined in the field based on the depth at which the targeted coarse-grained interval is encountered.
 - o Soil Vapor Sampling - Soil vapor samples will be collected in accordance with general procedures set forth in the DTSC January 13, 2003 Advisory - Active Soil Gas Investigations. (The work plan addendum will go on to provide a narrative description of driving the GeoProbe point, pulling back the point, tubing and fittings and connections, evacuating the tubing, monitoring system vacuum and flow rates, use of tracer gas etc. The Purge Volume Test will not be performed, and the default of 3 purge volumes will be used.)

Please let me know if this works for you. Thank you!

Best Regards,
Paul King
Professional Geologist
P&D Environmental, Inc.

3/20/2008

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

July 25, 2007

Mr. Harold Turner
Snow Cleaners, Inc.
38 Sonora Street W
Stockton, CA 95203

Subject: Fuel Leak Case No. RO0000357 and Geotracker Global ID T0600101294, Snow Cleaners, 2678 Coolidge Avenue, Oakland 94601

Dear Mr. Turner:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the recently submitted report entitled, "Subsurface Investigation Report (COMP A through COMP E, H1 through H6, B8 through B11, B13, B14)," dated June 19, 2007 and prepared on your behalf by P & D Environmental, Inc. Elevated concentrations of total petroleum hydrocarbons (TPH) as Stoddard solvent were detected in soil at several sampling locations on site and off-site. A plume of TPH as Stoddard solvent appears to originate from the site and extend eastward beneath adjacent properties and 34th Avenue. The dry cleaning chemical, tetrachloroethene (PCE) and its breakdown products have also been detected at elevated concentrations in soil and groundwater beneath the site. Further investigation is required to define the extent of contamination, evaluate potential human health and ecological risks, and develop remedial alternatives for the site.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Potential Vapor Intrusion to Indoor Air.** PCE was detected at a concentration of 34 milligrams per kilogram (mg/kg) in a soil sample collected from boring B-14 at a depth of 5 feet bgs. This concentration significantly exceeds the Environmental Screening Level (ESL) for potential vapor intrusion from soil to indoor air (San Francisco Bay Regional Water Quality Control Board 2005) for residential (0.087 mg/kg) and commercial (0.24 mg/kg) land use. PCE was also detected at a concentration of 0.13 mg/kg in a soil sample collected from boring H-3 at a depth of 5 feet bgs, which exceeds the ESL for potential vapor intrusion from soil to indoor air for residential land use. Potential vapor intrusion of volatile organic compounds (VOCs) to indoor air must be evaluated for this site. Therefore, we request that you present plans for soil vapor sampling in the Work Plan requested below.
2. **Perched Water Table and Sanitary Sewer.** A perched water table has been observed in the general area of the former UST tank pit. The source of water contributing causing the perched condition has not been identified. The Subsurface Investigation Report discusses the possibility that a sanitary sewer line is a potential source of contamination for the site.

We request that you further investigate the potential for the sanitary sewer or other unknown utilities to be an ongoing source of water and contamination to the perched water table. This may involve analyses for residual water treatment chemicals and e. Coli and total coliform bacteria in future groundwater grab samples or samples from well MW-2. Please present plans for further investigation of the perched water table and sanitary sewer in the Work Plan requested below.

3. **Hydraulic Gradient.** The groundwater flow direction is assumed to be to the southeast towards Peralta Creek based on observations of topography in the vicinity of the site and the extent of the contaminant plume originating from the site. We request that you install groundwater monitoring wells to confirm the hydraulic gradient and provide sampling points for monitoring water quality over time. We note that the two existing monitoring wells are screened within separate vertical intervals. As a result, water levels in the two wells cannot be directly compared to assess the hydraulic gradient for the site. Please present plans for monitoring well installation in the Work Plan requested below.
4. **Proposed Soil and Groundwater Sampling.** The Subsurface Investigation Report includes recommendations for proposed soil and groundwater sampling locations. In general, we do not have objections to the proposed sampling locations. However, we note that sampling may be required south of the sanitary sewer line in Davis Street to help assess whether the sanitary sewer line is a source of contamination. Please incorporate additional investigation tasks as necessary to address the technical comments above and present your plans in the Work Plan requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **September 28, 2007** – Work Plan for Further Site Characterization

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request. ACEH notes the discussion of UST Cleanup Fund cost pre-approval in your December 23, 2005 correspondence.

ELECTRONIC SUBMITTAL OF REPORTS

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

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.

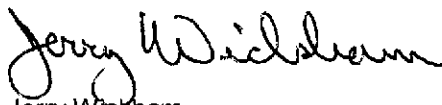
AGENCY OVERSIGHT

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.

Mr. Harold Turner
RO0000357
July 25, 2007
Page 4

If you have any questions, please call me at (510) 567-6791.

Sincerely,

A handwritten signature in black ink that reads "Jerry Wickham". The signature is written in a cursive style with a large, looped initial "J".

Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Paul King
P & D Environmental
55 Santa Clara Avenue, Suite 240
Oakland, CA 94610

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

May 10, 2007

Mr. Harold Turner
Snow Cleaners, Inc.
38 Sonora Street W
Stockton, CA 95203

Subject: Fuel Leak Case No. RO0000357 and Geotracker Global ID T0600122511, Snow Cleaners, 2678 Coolidge Avenue, Oakland, CA 94550

Dear Mr. Turner:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site. In correspondence dated September 28, 2005 (attached), we requested that you implement the work proposed in documents entitled, "Subsurface Investigation Work Plan - B8 to B14," "Preferential Pathway/Conduit Study," and "Sensitive Receptor Survey," all dated September 12, 2005. The Subsurface Investigation Work Plan proposed collection of soil samples from planters and landscaped area, advancing seven soil borings to assess the lateral and vertical extent of soil and groundwater contamination, and advancing six shallow hand auger borings beneath existing structures. ACEH concurred with the proposed scope of work and provided technical comments on the proposed work in our September 28, 2005 correspondence.

The September 28, 2005 correspondence requested that the results of the proposed work be presented in a Soil and Groundwater Investigation Report by February 17, 2006. On January 26, 2006, we were informed by your environmental consultant, Mr. Paul King of P&D Environmental, of several permitting issues that could delay the implementation of the proposed scope of work. Due to the permitting issues, we indicated a willingness to extend the schedule if necessary. To date, we have not received a request for schedule extension or reports presenting the results of the proposed soil and groundwater investigation. We request that you immediately submit the Soil and Groundwater Investigation Report or a schedule to complete this work. In any case, the proposed investigation results and requested report are to be submitted **no later than June 29, 2007**.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **June 29, 2007** - Soil and Groundwater Investigation Report

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

ELECTRONIC SUBMITTAL OF REPORTS

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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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.

Harold Turner
RO0000357
May 10, 2007
Page 3

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.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Attachment: ACEH Correspondence dated September 28, 2005

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Paul King
P & D Environmental
55 Santa Clara Avenue, Suite 240
Oakland, CA 94610

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

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

September 28, 2005

Harold Turner
Snow Cleaners, Inc.
38 Sonora Street W
Stockton, CA 95203

Subject: Fuel Leak Case No. [REDACTED] Snow Cleaners, 2678 Coolidge Avenue, Oakland, CA
- Work Plan Approval

Dear Mr. Turner:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the documents entitled, "Subsurface Investigation Work Plan - B8 to B14," "Preferential Pathway/Conduit Study," and "Sensitive Receptor Survey," all dated September 12, 2005 and received by ACEH on September 22, 2005. The Subsurface Investigation Work Plan proposes to collect soil samples from planters and landscaped area, advance seven soil borings to assess the lateral and vertical extent of soil and groundwater contamination, and advance six shallow hand auger borings beneath existing structures. ACEH concurs with the proposed scope of work for the subsurface investigation.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Subsurface Investigation Work Plan.** The proposed scope of work and proposed sampling locations are acceptable.
2. **Preferential Pathway/Conduit Study.** The Preferential Pathway/Conduit Study identified a sanitary sewer lateral located on Davis Street as a potential preferential pathway for contaminant transport. Please incorporate as appropriate, the potential for contaminant transport along this preferential pathway in future discussions of the site conceptual model and contaminant transport.
3. **Sensitive Receptor Survey.** We have no technical comments on the Sensitive Receptor Survey.
4. **Hydrogeologic Cross Sections.** Please incorporate data from the soil borings into one or more hydrogeologic cross sections that depict the soil layers encountered, all soil and groundwater samples collected in the borings, and analytical results for the samples. Please present the cross sections in the Soil and Groundwater Investigation Report requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **February 17, 2006 - Soil and Groundwater Investigation Report**

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

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 expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." 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 for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

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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,

Harold Turner
September 28, 2005
Page 3

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.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Paul King
P & D Environmental
55 Santa Clara Avenue, Suite 240
Oakland, CA 94610

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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(510) 567-6700
FAX (510) 337-9335

September 28, 2005

Harold Turner
Snow Cleaners, Inc.
38 Sonora Street W
Stockton, CA 95203

Subject: Fuel Leak Case No. [REDACTED], Snow Cleaners, 2678 Coolidge Avenue, Oakland, CA
- Work Plan Approval

Dear Mr. Turner:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the documents entitled, "Subsurface Investigation Work Plan - B8 to B14," "Preferential Pathway/Conduit Study," and "Sensitive Receptor Survey," all dated September 12, 2005 and received by ACEH on September 22, 2005. The Subsurface Investigation Work Plan proposes to collect soil samples from planters and landscaped area, advance seven soil borings to assess the lateral and vertical extent of soil and groundwater contamination, and advance six shallow hand auger borings beneath existing structures. ACEH concurs with the proposed scope of work for the subsurface investigation.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

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TECHNICAL REPORT REQUEST

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- **February 17, 2006** - Soil and Groundwater Investigation Report

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

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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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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

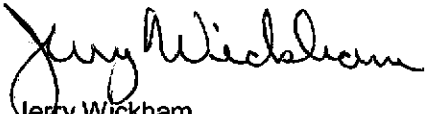
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

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If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Paul King
P & D Environmental
55 Santa Clara Avenue, Suite 240
Oakland, CA 94610

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

SNOW CLEANERS INC.

EXPERT FINISHING • ALL LEATHER GOODS

MAIN OFFICE & PLANT

38 WEST SONORA ST.
STOCKTON, CA 95203
209 / 547-1454

Since 1910

September 19, 2005

Mr. Jerry Wickham
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

SUBJECT: DOCUMENT CERTIFICATION
Fuel Leak Site RO0000357
Snow Cleaners, Inc.
2678 Coolidge Avenue
Oakland, CA

Alameda County
SEP 22 2005
Environmental Health

Dear Mr. Wickham:

Copies of the following documents prepared by P&D Environmental, a division of Paul H. King, Inc. (P&D) were transmitted to you previously under separate cover. In addition, a copy of the work plan was previously transmitted to you electronically on September 12, 2005 by P&D.

- Subsurface Investigation Work Plan – B8 to B14 dated September 12, 2005 (document 0298.W2).
- Preferential Pathway/Conduit Study dated September 12, 2005 (document 0298.R3).
- Sensitive Receptor Survey dated September 12, 2005 (document 0298.R4).

I declare, under penalty of perjury, that the information and/or recommendations contained in the above-mentioned documents for the subject site are true and correct to the best of my knowledge.

Should you have any questions, please do not hesitate to contact me at (800) 658-6916.

Sincerely,
Snow Cleaners, Inc.



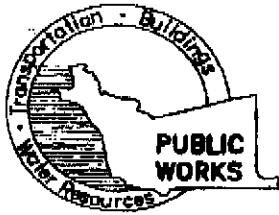
Harold Turner
President

Enclosures

cc: Mr. LeRoy Griffin, Oakland Fire Department, Emergency Services, 250 Frank Ogawa Plaza, Suite 3341, Oakland, CA 94612

PHK
0298.L18

"SERVING THE CLEANING INDUSTRY FOR 90 YEARS"



COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
WATER RESOURCES SECTION
399 Elmhurst Street, Hayward, CA 94544-1395
James Yoo TEL: (510) 670-6633 FAX (510) 782-1939

WELL COMPLETION REPORT RELEASE AGREEMENT—AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. RO 0000 357 County Alameda
Township, Range, and Section T2S R3W5 F02 Radius 2000 Feet
(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

- Make a study, or,
- Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped CONFIDENTIAL and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

P+D Environmental
Authorized Agent

55 Santa Clara Ave Suite 240
Address

Oakland, CA 94610
City, State, and Zip Code

Eric Olson
Signature

Project Engineer
Title

(510) 658-6916
Telephone

(510) 834-0152
Fax

7-18-05
Date

P-denvironmental@msa.com
E-mail

Alameda County Environmental Health
Government or Regulatory Agency

1131 Harbor Bay Parkway, suite 250
Address

Alameda, CA 94502
City, State, and Zip Code

Jerry Wickham
Signature

Hazardous Materials Specialist
Title

(510) 567-6791
Telephone

(510) 337-9335
Fax

7-18-05
Date

jerry.wickham@acgov.org
E-mail

STATE OF CALIFORNIA - THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT
3251 S Street
Sacramento, CA 95818
(916) 227-7632
(916) 227-7600(Fax)

NORTHERN DISTRICT
2440 Main Street
Red Bluff, CA 98080
(830) 829-7300
(530) 829-7322 (Fax)

SAN JOAQUIN DISTRICT
3374 East Shields Avenue
Fresno, CA 93726
(559) 230-3300
(559) 230-3301 (Fax)

SOUTHERN DISTRICT
770 Fairmont Avenue
Glendale, CA 91203
(818) 543-4600
(818) 543-4604 (Fax)

WELL COMPLETION REPORT RELEASE AGREEMENT-AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. RO 0000357 County Alameda

Township, Range, and Section T7S R3W05 F02 Radius 2000 Feet

(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

Make a study, or,

Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped CONFIDENTIAL and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

P+D Environmental
Authorized Agent

55 Santa Clara Ave Suite 240
Address

Oakland, CA 94610
City, State, and Zip Code

Signature [Signature]

Title Project Engineer

Telephone (510) 658-6916

Fax (510) 834-0152

Date 7-18-05

E-mail p-denvermental@msd.com

Alameda County Environmental Health
Government or Regulatory Agency

1131 Harbor Bay Parkway Suite 250
Address

Alameda, CA 94502
City, State, and Zip Code

Signature [Signature]

Title Hazardous Materials Specialist

Telephone (510) 567-6791

Fax (510) 337-9335

Date 7-18-05

E-mail jerry.wickham@acgov.org

6 June 2001

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

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

July 11, 2005

Harold Turner
Snow Cleaners, Inc.
38 Sonora Street W
Stockton, CA 95203

Subject: Fuel Leak Case No. [REDACTED], Snow Cleaners, 2678 Coolidge Avenue, Oakland, CA 1

Dear Mr. Turner:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the subject site and the report entitled, "Subsurface Investigation Report (B3 through B7)," dated February 28, 2005. The report was prepared by P & D Environmental on behalf of Snow Cleaners. The report indicates that petroleum hydrocarbons have been detected at elevated concentrations in groundwater at your site. In addition, cis-1,2-dichloroethene, a degradation product of perchloroethene and trichloroethene has been detected in groundwater samples from the site. The lateral and vertical extent of soil and groundwater contamination at the site has not been fully defined. Therefore, additional investigation is required.

The above referenced report includes recommendations for additional investigation. In general, ACEH concurs with the recommendations and proposed locations for additional investigation presented in the above referenced report. ACEH requests that a Work Plan that fully describes the proposed boring methods and depths, sampling methods, analytical methods, and criteria for selecting soil and groundwater sampling intervals be submitted. We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Soil Samples within Planters and Landscaped Areas.** Excavated soil from the tank pit was placed in planters and landscaped areas at the site following tank removal. Collection of soil samples from seven planters and landscaped areas was previously proposed in a work plan entitled, "Subsurface Investigation Work Plan," dated January 20, 2003. No sampling results from these proposed locations are included in the report entitled, "Subsurface Investigation Report (B3 through B7)," dated February 28, 2005. Therefore, please include these sampling results or plans to collect these soil samples in the Work Plan requested below.
2. **Conduit Study.** We request that you perform a conduit study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for horizontal and vertical migration that may be present in the vicinity of the site. The purpose of the conduit study is to locate and determine the probability of the dissolved plume encountering preferential pathways and conduits that could spread contamination. Of particular concern is the identification of abandoned wells and improperly destroyed wells that can act as vertical conduits to deeper water bearing zones in the vicinity of your site. Discuss your analysis and

interpretation of the results of the conduit study and report your results in the Soil and Groundwater Investigation Report requested below. An evaluation of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area is required as part of your study. Your conduit study needs to contain all information required by 23 CCR 2654(b). Any sensitive receptors in the vicinity of the site are to be identified and their locations plotted on a map of the site vicinity.

- 3. GeoTracker EDF Submittals.** A review of the case file and the State Water Resources Control Board's (SWRCB) GeoTracker website indicate that electronic copies of analytical data have not been submitted for your site. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB GeoTracker system via the internet. In order to remain in regulatory compliance, please upload all analytical data (collected on or after September 1, 2001), to the SWRCB's GeoTracker database website in accordance with the above-cited regulation. **Please perform the electronic submittals for applicable data and submit verification to this Agency by August 31, 2005.**

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Jerry Wickham), according to the following schedule:

- **September 12, 2005** – Work Plan for Soil and Groundwater Investigation
- **120 days after ACEH approval of Work Plan** – Subsurface Investigation Report

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

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

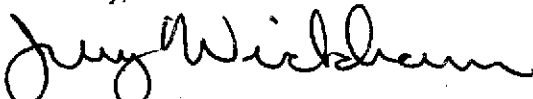
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

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.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham, P.G.
Hazardous Materials Specialist

cc: Paul King
P & D Environmental
4020 Panama Court
Oakland, CA 94611

Donna Drogos, ACEH
Jerry Wickham, ACEH
File



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

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.

August 26, 2003

Snow Cleaners Inc.
38 Sonora St W
Stockton, CA 95203

R0357

Alameda County

SEP 16 2003

Environmental Health

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 016147, PA # 1
SITE ADDRESS: 2678 COOLIDGE AVE, OAKLAND, CA 94601**

I have reviewed your request, received on July 10, 2003, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the January 30, 2003, P&D Environmental workplan approved by the Alameda County EHD (County) in their February 27, 2003 letter, is \$ 19,693; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Financial Assistance

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
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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.

MAY 1 2003

Snow Cleaners Inc.
Harold Turner
38 Sonora St W
Stockton, CA 95203

Alameda County

MAY 07 2003

Environmental Health

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), CLAIM NO. 016147, FOR
SITE ADDRESS: 2678 COOLIDGE AVE, OAKLAND

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 \$40,000. 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 listed in the enclosed LOC. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is very 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. **You are encouraged 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 Sunil Ramdass, our Technical Reviewer assigned to claims in your Region, at (916) 341-5757. 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 and Information packages. **Retain these packages for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988.

"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.**

➤ **THIS IS IMPORTANT TO YOU, PLEASE NOTE:**

California Environmental Protection Agency



You have 90 calendar days from the date of this letter to submit your first reimbursement request for incurred corrective action costs. **NO EXTENSIONS CAN BE GRANTED.** If you fail to do so, your LOC funds will automatically be reduced to zero (deobligated). Once this occurs, any future funds for this site are subject to availability when you submit your first reimbursement request. We continuously review the status of all active claims. You must continue to remain in compliance and submit a reimbursement request every 6 months. Failure to do so will result in the Fund taking steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Toru Okamoto at (916) 341-5649.

Sincerely,



Allan V. Patton, Manager
Underground Storage Tank Cleanup Fund

Enclosures

Lustis Case #: 01-1400

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO 357
BOHAN

RO0000357

February 27, 2003

Mr. Harold Turner
38 Sonora St. W
Stockton, CA 95203

Dear Mr. Turner:

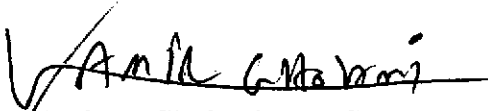
Re: Fuel Leak Site located at 2678 Coolidge Ave., Oakland 94601

I have received and reviewed "Subsurface Investigation Workplan", dated January 30th, 2003 along with other amendments concerning this workplan, prepared by Mr. Paul King of P&D Environmental regarding the above referenced site. Per my discussion with Mr. King Alameda County Environmental Health concurs with the proposed workplan. Additionally please ensure that all other directives indicated by Barney Chan of our office are also implemented and or submitted to this office. This includes groundwater monitoring, tabulation of dates and amounts of free product removal etc. as specified in a letter dated August 1st, 2001 as well as other previous communications from this office.

Please ensure that you comply by implementing this workplan in order to avoid non-compliance with the clean up fund office. Please be advised that a copy of this letter is being sent to the Cleanup Fund for their notification.

Should you have any questions and or concerns, please do not hesitate to call me at (510) 567-6876.

Sincerely,


Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. R. Joslin, Joslin Geotechnical, 924 Stockton St., P.O. Box 193, Dutch Flat, CA 95714

Mr. Paul King, P&D Environmental, 4020 Panama Court, Oakland, CA 94611

Ms. S. Knieriem, SWRCB UST Cleanup Fund, 1001 I St., Sacramento, CA 95814

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



State Water Resources Control Board

Division of Clean Water Programs

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5714 ♦ FAX (916) 341-5806 ♦ www.swrcb.ca.gov/cwphome/ustcf



Gray Davis
Governor

Winston H. Hickox
Secretary for
Environmental
Protection

*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.*

NOV - 4 2002
Harold Turner
38 Sonora St W
Stockton, CA 95203

Alameda County

NOV 12 2002

Environmental Health

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND: CLAIM NUMBER 01614); FOR
SITE ADDRESS: 2678 COOLIDGE AVE, OAKLAND

On October 16, 2002 the Fund conducted a compliance review of your claim in order to issue you a Letter of Commitment (LOC). Alameda County Health Care Services, Environmental Health Services (ACEHS) informed the Fund that you have not complied with their directives.

On November 17, 2000, ACEHS requested an update of activities concerning the investigation at the subject site. In their letter, ACEHS requested that you respond to specific items by December 20, 2000. During the compliance review, ACEHS discussed with the Fund that you had not met their deadline of December 20, 2000.

Currently, the Fund cannot issue you a LOC until you come into compliance with the directives issued by ACEHS. Continued non-compliance may jeopardize your eligibility with the Fund.

Listed below are the positive, concrete steps to come into compliance:

- ✓ Demonstrate how you have complied with the November 17, 2000 letter from ACEHS, and
- ✓ Obtain three bids for the required work, and
- ✓ Sign a contract with one of the bidders, and
- ✓ Obtain pre-approval from the Fund prior to initiation of proposed work.

Petroleum Underground Storage Tank Cleanup Fund Regulations, Section 28113.3. (a) (1) Removal from the Priority List states in part...“the claimant is not in compliance with any of the applicable requirements of this chapter, the California Code of Regulations, title 23, division 3, chapter 16, Health and Safety Code, division 20, chapters 6.7 or 6.75...”

In addition to the steps listed above, you must submit a written update to the Fund explaining the status of cleanup and costs incurred to date for cleanup. The written update must be submitted within 30 days from the date of this letter.

Once you have take the necessary steps to get back into compliance and exceeded the \$5,000 deductible of eligible costs, a Letter of Commitment can be issued for your site.

If you have any questions regarding the 3-bid process or pre-approval of costs, please contact Sunil Ramdass ,the Cleanup Fund’s technical reviewer assigned to claims in your region, at (916) 341-5757.

California Environmental Protection Agency



Harold Turner

-2-

NOTE: If you do not take the necessary steps listed above to come into compliance within 90 days and do not submit the required site status within 30 days, I will begin the process to remove your claim from the Priority List 90 days from the date of this letter.

If you have any questions, please contact me at (916) 341-5714.

Sincerely,

ORIGINAL SIGNED BY

Shari Knieriem
Claims Review Unit
Underground Storage Tank Cleanup Fund

Lustis Case #: 01-1400

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577





Winston H. Hickox
Secretary for
Environmental
Protection

State Water Resources Control Board

Division of Clean Water Programs

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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.

Harold Turner
38 Sonora St W
Stockton, CA 95203

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND: CLAIM NUMBER 016147; FOR SITE ADDRESS: 2678 COOLIDGE AVE, OAKLAND

On October 16, 2002 the Fund conducted a compliance review of your claim in order to issue you a Letter of Commitment (LOC). Alameda County Health Care Services, Environmental Health Services (ACEHS) informed the Fund that you have not complied with their directives.

On November 17, 2000, ACEHS requested an update of activities concerning the investigation at the subject site. In their letter, ACEHS requested that you respond to specific items by December 20, 2000. During the compliance review, ACEHS discussed with the Fund that you had not met their deadline of December 20, 2000.

Currently, the Fund cannot issue you a LOC until you come into compliance with the directives issued by ACEHS. Continued non-compliance may jeopardize your eligibility with the Fund.

Listed below are the positive, concrete steps to come into compliance:

- ✓ Demonstrate how you have complied with the November 17, 2000 letter from ACEHS, and
- ✓ Obtain three bids for the required work, and
- ✓ Sign a contract with one of the bidders, and
- ✓ Obtain pre-approval from the Fund prior to initiation of proposed work.

Petroleum Underground Storage Tank Cleanup Fund Regulations, Section 28113.3. (a) (1) Removal from the Priority List states in part... "the claimant is not in compliance with any of the applicable requirements of this chapter, the California Code of Regulations, title 23, division 3, chapter 16, Health and Safety Code, division 20, chapters 6.7 or 6.75..."

In addition to the steps listed above, you must submit a written update to the Fund explaining the status of cleanup and costs incurred to date for cleanup. The written update must be submitted within 30 days from the date of this letter.

Once you have take the necessary steps to get back into compliance and exceeded the \$5,000 deductible of eligible costs, a Letter of Commitment can be issued for your site.

If you have any questions regarding the 3-bid process or pre-approval of costs, please contact Sunil Ramdass ,the Cleanup Fund's technical reviewer assigned to claims in your region, at (916) 341-5757.

California Environmental Protection Agency



00357- Copy of letter sent out by FUND

Harold Turner

-2-

NOTE: If you do not take the necessary steps listed above to come into compliance within 90 days and do not submit the required site status within 30 days, I will begin the process to remove your claim from the Priority List 90 days from the date of this letter.

If you have any questions, please contact me at (916) 341-5714.

Sincerely,

Shari Knieriem
Claims Review Unit
Underground Storage Tank Cleanup Fund

Lustis Case #: 01-1400

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



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

August 1, 2002

Mr. Harold Turner
38 Sonora St. W
Stockton, CA 95203

Dear Mr. Turner:

Subject: Fuel Leak Site RO0000357, 2678 Coolidge Ave., Oakland 94601

Alameda County Environmental Health, Local Oversight Program (LOP), has recently reviewed the case file for the subject site and determined that additional information is needed at your site to progress toward case closure. We have also received a copy of a State Water Resources Control Board (SWRCB) letter from the UST Cleanup Fund placing your application on the Priority Class "B". In your review of this letter, please pay attention to the section, Compliance with Corrective Action Requirements. Note this section states that you must have complied with corrective action requirements... A compliance review by the Cleanup Fund staff will be done prior to issuing a Letter of Commitment. You should be aware that **our office does not consider your site in compliance**. Such a condition will jeopardize your eligibility to the Cleanup Fund. Our office requires that you address the technical comments below to maintain compliance.

Technical Comments

- My November 17, 2000 letter requested groundwater monitoring, tabulation of dates and amounts of free product removal, copies of cost estimates for the proposed geoprobe investigation and status of your Clean-up application.

To date, our office has not received any reports or contact from you or your consultant. You should contact our office immediately to inform us how you intend to comply with the items in my November 17, 2000 letter. A copy of this letter is being sent to the Cleanup Fund for their notification.

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. R. Joslin, Joslin Geotechnical, 924 Stockton St., P.O. Box 193, Dutch Flat, CA 95714
Ms. S. Knieriem, SWRCB UST Cleanup Fund, 1001 I St., Sacramento, CA 95814

2678Coolidge update

RO 357 BARNEY



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs

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P.O. Box 944212 • Sacramento, California • 94244-2120
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Gray Davis
Governor

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JUL 22 2002

Harold Turner
38 Sonora St W
Stockton, CA 95203

JUL 25 2002

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), NOTICE OF ELIGIBILITY DETERMINATION: CLAIM NUMBER 016147; FOR SITE ADDRESS: 2678 COOLIDGE AVE, OAKLAND

Your claim has been accepted for placement on the Priority List in Priority Class "B" with a deductible of \$5,000.

We have completed our initial review. The next step in the claim review process is to conduct a compliance review.

Compliance Review: Staff reviews, verifies, and processes claims based on the priority and rank within a priority class. After the Board adopts the Priority List, your claim will remain on the Priority List until your Priority Class and rank are reached. At that time, staff will conduct an extensive Compliance Review at the local regulatory agency or Regional Water Quality Control Board. During this Compliance Review, staff may request additional information needed to verify eligibility. Once the Compliance Review is completed, staff will determine if the claim is valid or must be rejected. If the claim is valid, a Letter of Commitment will be issued obligating funds toward the cleanup. If staff determine that you have not complied with regulations governing site cleanup, you have not supplied necessary information or documentation, or your claim application contains a material error, the claim will be rejected. In such event, you will be issued a Notice of Intended Removal from the Priority List, informed of the basis for the proposed removal of your claim, and provided an opportunity to correct the condition that is the basis for the proposed removal. Your claim will be barred from further participation in the Fund, if the claim application contains a material error resulting from fraud or intentional or negligent misrepresentation.

Record keeping: During your cleanup project you should keep complete and well organized records of all corrective action activity and payment transactions. If you are eventually issued a Letter of Commitment, you will be required to submit: (1) copies of detailed invoices for all corrective action activity performed (including subcontractor invoices), (2) copies of canceled checks used to pay for work shown on the invoices, (3) copies of technical documents (bids, narrative work description, reports), and (4) evidence that the claimant paid for the work performed (not paid by another party). These documents are necessary for reimbursement and failure to submit them could impact the amount of reimbursement made by the Fund. *It is not necessary to submit these documents at this time; however, they will definitely be required prior to reimbursement.*

Compliance with Corrective Action Requirements: In order to be reimbursed for your eligible costs of cleanup incurred after December 2, 1991, you must have complied with corrective action requirements of Article 11, Chapter 16, Division 3, Title 23, California Code of Regulations. Article 11 categorized the corrective action process into *phases*. In addition, Article 11 requires the responsible party to submit an



investigative workplan/Corrective Action Plan (CAP) before performing any work. This phasing process and the workplan/CAP requirements were intended to:

1. help the responsible party undertake the necessary corrective action in a cost-effective, efficient and timely manner;
2. enable the regulatory agency to review and approve the proposed cost-effective corrective action alternative before any corrective action work was performed; and
3. ensure the Fund will only reimburse the most cost-effective corrective action alternative required by the regulatory agency to achieve the minimum cleanup necessary to protect human health, safety and the environment.

In some limited situations *interim cleanup* will be necessary to mitigate a demonstrated immediate hazard to public health, or the environment. Program regulations allow the responsible party to undertake interim remedial action after: (1) notifying the regulatory agency of the proposed action, and; (2) complying with any requirements that the regulatory agency may set. Interim remedial action should only be proposed when necessary to mitigate an immediate demonstrated hazard. ***Implementing interim remedial action does not eliminate the requirement for a CAP and an evaluation of the most cost-effective corrective action alternative.***

Three bids and Cost Preapproval: Only corrective action costs required by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. You must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work. ***If you do not obtain three bids or a waiver of the three bid requirement, reimbursement is not assured and costs may be rejected as ineligible.***

If you have any questions, please contact me at (916) 341-5714.

Sincerely,

ORIGINAL SIGNED BY

Shari Knieriem
Claims Review Unit
Underground Storage Tank Cleanup Fund

Lustis Case #: 01-1400

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental

Division of Clean Water Programs

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5714 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf

Gray Davis
Governor

*Protection 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.*

MAR 19 2002

Harold Turner
38 Sonora St W
Stockton, CA 95203

MAR 25 2002

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), REQUEST FOR FURTHER DOCUMENTATION DURING INITIAL REVIEW: CLAIM NUMBER 016147; FOR SITE ADDRESS: 2678 COOLIDGE AVE, OAKLAND

On January 9, 2002, the Fund received the requested documentation. After review of the documentation by the Fund's Technical staff, additional information is needed to determine that the substance stored in the UST is eligible and that the cost incurred for cleanup are resulting from the eligible UST and substance. Please provide the following documentation:

1. Provide lab analytical data for soil, groundwater, and vapor samples using EPA method 8260B or equivalent. For your convenience, I have included copies from the McCampbell Analytical and the chain of custody records. These records show that EPA testing was done. Please provide results of those tests.
2. Provide copies of the storage contents during use and their application in your business.
3. Provide copies of MSDS for the substances stored in the tanks at the time of their use.
4. Provide copies of the Gas Chromatographs for the analysis indicating the substance to be paint thinner/Stoddard solvent.

If you have any questions regarding the technical data that is being requested, please contact Sunil Ramdass at (916) 341-5757. You may contact me for other questions at (916) 341-5714.

NOTE: Failure to respond to this request within thirty (30) calendar days from the date of this letter may result in an ineligibility determination of your claim.

Sincerely,

ORIGINAL SIGNED BY

Shari Knieriem
Claims Review Unit
Underground Storage Tank Cleanup Fund
Lustis Case #: 01-1400
Enclosure

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

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

November 17, 2000
StID # 72

Mr. Harold Snow
Snow Cleaners
38 West Sonora St.
Stockton, CA 95203

Re: Subsurface Investigation at Snow Cleaners, 2678 Coolidge Ave., Oakland CA 94601

Dear Mr. Snow:

Please provide our office with an update of activities concerning the investigation of the petroleum release from the former underground tanks at the above referenced site. As you will recall, after our (3/99) meeting with Mr. Joslin and Mr. Chambers at this site, a work plan was prepared to proceed with the investigation. You were also given information regarding the Underground Storage Tank Clean-up Fund (the Fund).

Mr. Joslin's work plan proposed monitoring the two wells, intermittent free product removal as required by your employees and the advancement of a number of geoprobe borings meant to delineate the release. At a minimum, please provide the following:

- Groundwater monitoring results for the two wells for the parameters; TPH as motor oil, TPH as stoddard solvent, BTEX and chlorinated solvents
- Tabulation of the dates and amounts of free product removed from the wells
- Copies of cost estimates from at least three contractors for the advancement of a minimum of five (5) geoprobe borings down to groundwater and analysis of at least one soil and one water sample from each borehole for the aforementioned parameters.
- Status of your Clean-up Fund application and tentative schedule for geoprobe boring investigation.

Please provide the above requested items to our office within 30 days or no later than December 20, 2000. 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. R. Joslin, Joslin Geotechnical, 924 Stockton St., P.O. Box 193, Dutch Flat CA 95714
Stat2678Coolidge

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



September 7, 1999
StID # 72

Mr. Harold Snow
Snow Cleaners
38 West Sonora St.
Stockton, CA 95203

ENVIRONMENTAL HEALTH SERVICES

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

**Re: Preliminary Work Plan for Subsurface Investigation at Snow Cleaners
2678 Coolidge Ave., Oakland CA 94601**

Dear Mr. Snow:

Our office has received and reviewed the fax copy of the above referenced work plan as prepared by your consultant, Mr. Bob Joslin. This work plan responds to my July 23, 1999 letter. Our office response to this work plan is as follows:

- Your consultant inquired about suggesting another driller to provide a cost estimate for this work. Our office does not make recommendations, however, I suggest selecting from the list of drillers in the telephone yellow pages.
- The groundwater wells are tentatively scheduled for sampling during the week of September 20-23, 1999. Please notify our office **within 2 working days of this activity**. The water samples should be analyzed for TPH as motor oil, TPH as stoddard solvent, BTEX and chlorinated solvents. If free product is encountered, the well should be bailed as much as possible to remove the product.
- Our office requested the address of the site in Contra Costa where excavated soils were disposed. In addition, you were to verify that the property owner was notified of the soils origin and potential residual contamination. This information is required as this was done **without County approval and your site cannot be closed without this information**.
- The locations of the proposed borings are acceptable. However, you may not need to advance all borings if the extent of contamination is determined prior to advancing the outermost samples. In addition, you may relocate the boring on the south side of Davis St., if necessary, since your consultant anticipates difficulty in obtaining City approval for this location.

You may consider this letter conditional approval to proceed with the groundwater sampling and borings. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Handwritten signature of Barney M. Chan in cursive.

Barney M. Chan
Hazardous Materials Specialist

C: **B. Chan**, files

Mr. R. Joslin, Joslin Geotechnical, 924 Stockton St., P.O. Box 193 Dutch Flat, CA 95714
Wpap2678Coolidge

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)

July 23, 1999

StID # 72

Mr. Harold Snow
Snow Cleaners
38 West Sonora St.
Stockton, CA 95203

**Re: Request for Work Plan for Subsurface Investigation at Snow Cleaners
2678 Coolidge Ave., Oakland CA 94601**

Dear Mr. Snow:

This letter follows-up on the site meeting and discussion we had on March 22, 1999. Mr. Robert Joslin, Mr. Mike Chambers were present along with us. We discussed the January 27, 1999 letter from Mr. Joslin and what could be done to further investigate the release from the former stoddard solvent tanks at your site.

At a minimum, any free product from monitoring well MW2 was to be bailed. This could be done on a fairly regular frequency depending on the amount of free product present in the well. This solvent/water mixture could then be treated in the distillation unit at the site, since this material is similar to that generated in your cleaning process. Our office's main concern is the proper training of any person(s) who would be sampling the well and the verification that your present equipment is capable of treating this material. My suggestion is to have an experienced sampler, such as Mr. Joslin, properly train any persons who might handle and distill this material. Please contact the equipment supplier to determine if there are any limitations to the material, which will be distilled. Please retain a record of the training of each employee who might handle and treat the bailed liquid. A record of the amount of liquid/free product removed from this well should be included in your groundwater monitoring report. Naturally, if free product is not present in this well, it should be sampled along with MW1.

MW1, should be sampled and tested on a semi-annual basis. As previously stated, the groundwater sample should be analyzed for TPH as motor oil, TPH as stoddard solvent, BTEX and chlorinated solvents (EPA Method 8240).

In regards to the disposition of soils generated from the tank removals, I understand that the amount of cubic yards of soil is not the 190 cubic yards previously believed. Of the 90 cubic yards reportedly generated, you stated 60 yards was taken to a site in Contra Costa and 30 was reused onsite, in the planter in front of your building. Please identify the location of this Contra Costa site and verify that the owner of this site has been informed of the origin of this material. If the results of the reported aerated sample represents that which was reused onsite, no further characterization of this material is necessary.

Mr. Harold Turner
2678 Coolidge Ave., Oakland 94601
StID #72
July 23, 1999
Page 2.

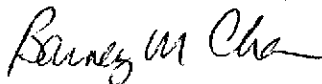
We also discussed additional site characterization could be done to determine the extent of soil and groundwater contamination. Mr. Joslin proposed approximately four temporary "geoprobe" borings, two on the south side of Davis St., one each in the driveways on Davis St. and Coolidge Ave. Soil and groundwater samples would be collected from these borings. This is a reasonable approach.

Please provide the following to our office within 45 days or by September 7, 1999:

- A groundwater monitoring report for the existing two wells
- Documentation of training and removal of any product from MW2
- Address of the Contra Costa site where soils were disposed and name and address of the property owner
- Work plan for the advancement of geoprobes at this site.

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. R. Joslin, Joslin Geotechnical, 924 Stockton St., P.O. Box 193 Dutch Flat, CA 95714
Mr. M. Chambers, P.O. Box 524, Alta, CA 95701

Reps2678Coolidge

Mr. Turner: 1-800-818-7659

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy Alameda CA 94502 510/567-6700

white -env.health yellow -facility pink -files

Hazardous Materials Inspection Form

II, III

Site ID # 72 Site Name Snow's Cleaners Today's Date 3/22/99

Site Address 2678 Coolidge Ave

City Oak Zip 94601 Phone

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

Inspection Categories:

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

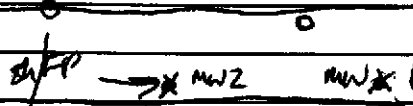
* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

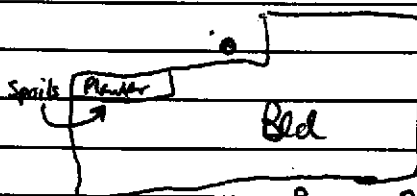
Spills in dumpster - 30 cy used in planters onsite
2-60 cy - Contra Costa site, in parking lot asphalted over
Onsite
Mtg w/ B. Jones, M. Chambers & Mr. Turner
Looking @ geophytes across Davis St and in driveway

3323

3319



Davis (P) Potential geophytes being located N



Coolidge

- Need to send copy of Cleanup Survey Application to Mr. Turner

Contact Title Signature

Inspector Signature B. CHAN B. Chan

II, III

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

February 5, 1999
StID #72

Mr. Harold Turner
Snow Cleaners
38 West Sonora St.
Stockton CA 95203

**Re: Comment on Joslin Geotechnical February 1, 1999 Work Plan for 2678 Coolidge Ave.,
Oakland CA 94601**

Dear Mr. Turner:

Our office has received and reviewed the referenced report/work plan prepared by Joslin Geotechnical, authored by Mr. Robert Joslin. As you are aware, he has proposed rather unorthodox remediation where your employees would routinely collect contaminated groundwater from monitoring well 2, distill this liquid to collect the free product and perform the demolition of Building 2 during the summer. Joslin Geotechnical would continue to sample and monitor the wells on a quarterly schedule. After this demolition, additional soil sampling and the installation of a third monitoring well could be done. Before I comment on this request, I'd like to clarify my prior requests and respond to your consultant's inquiry about the Cleanup Fund.

- In my December 10, 1998 letter, I requested information regarding the testing and disposal of the soil generated from the tank removals. An earlier report estimated the amount of this soil to be approximately 190 cubic yards. Joslin's November 30, 1998 cumulative report states that one sample was taken of the contaminated soil (approximately 25 yards), tested and then the soil was released to local contractors in spring/summer of 1991. Obviously, this was not done under the County's oversight or approval. Nevertheless, we need the following information, at a minimum: amount of soil reused on-site, amount of soil used by contractors, location(s) of the reused soil by local contractor and the method used to separate "clean" and "contaminated" soil. You should account for approximately 190 cubic yards of soil.
- Please insure that future groundwater monitoring reports include the additional information requested in my December 10, 1998 letter; ie a site map, sampling information (pH, temperature, conductivity, depth to water, purge volume and qualitative observations) and a estimate of the total amount of free product collected from the wells. Your site map should also indicate the location of Building 2 and the underground piping referenced in the January 28, 1999 letter. Are there any other potential sources of stoddard solvent contamination? All future monitoring events should analyze the water samples for total petroleum hydrocarbons as motor oil and as stoddard solvent, benzene, toluene, ethyl benzene and xylenes (BTEX) and chlorinated solvents (either EPA Method 8240 or 8010). Please insure that your monitoring reports are sent to our office **within 45 days of the sampling date.**
- My December 10, 1998 letter recommended that additional site characterization should be done using temporary borings eg Geoprobe, hydropunch. Therefore, we do not recommend the installation of a third monitoring well at this time.

Mr. Harold Turner
2678 Coolidge Ave., Oakland 94601
StID #72
February 5, 1999
Page 2.

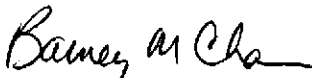
- Your site is eligible for the Underground Storage Tank Cleanup Fund. I am not certain about the amount of expenses eligible for reimbursement, however. You will need to have records of all past expenses. Please contact the Fund at (916) 227-4307 or 1-800-813-3863. If your site is eligible, you may be able to have future work plans "pre-approved" by the Fund to insure reimbursement.

I would now like to respond to the requests made in the Joslin Geotechnical work plan. In order to reduce spending and utilize existing manpower at this site, Joslin proposes to have current employees begin recovering free product by bailing, recycle the collected water and product and demolish the cleaning room. Please be aware that in order for Mr. Turner's employees to perform this work, **they must be properly trained** in the handling and treatment of hazardous waste. To verify this, they must provide our office proof of training in the form of a current certification or another form of certification if internally trained. If there will be no exposure to hazardous materials, these requirements are not required. It appears that free product may be diminishing and therefore, the effectiveness of bailing may be limited. You may want to consider the installation of oxygen releasing "socks" to the well as alternative passive remediation approach. It also appears that the installation of temporary borings may be possible without the demolition of Building 2. Please comment on this ~~on~~ your response to this letter.

Please provide your response to this letter and an amended **proposal within 30 days or by March 9, 1999.**

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. R. Joslin, Joslin Geotechnical, 924 Stockton St., P.O. Box 193, Dutch Flat, CA 95714
Mr. M. Chambers, P.O. Box 524, Alta, CA 95701

JOSLIN GEOTECHNICAL

CIVIL, SOIL, GEOLOGICAL & MINING
ENGINEERING CONSULTANTS
MATERIALS TESTING SERVICES

ENVIRONMENTAL
PROTECTION

924 Stockton Street ■ P. O. Box 193 ■ Dutch Flat, California 95714 ■ 916-389-2580 ■ Fax 916-389-8830

February 1, 1999
Project 220

Alameda County Health Care Services
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, California
94502-6577

#72

Attn: Mr. Barney Chan, Hazardous Materials Specialist
(510) 567-6700 fax (510) 337-9335

RE: Snow Cleaners, 2678 Coolidge Avenue, Oakland, California; StID
#72

Dear Mr. Chan:

Since the attached letter was written, and during review by Mike Chambers (hence the delay in mailing it), I have talked with Harold Turner. At this time, he is leaning more toward having a commercial contractor remove the concrete cleaning building. He does have staff that can weekly (or so) purge the well, if that is acceptable.

He reiterated that there are exceedingly limited funds available. He IS interested in cleaning the site. Does the leaking tank fund cover this site?? If not, is there anything available? Mr. Turner would obviously prefer to be reimbursed for work to date if something is available, but would also be more than willing to absorb past costs and start "now" if some outside source of funding is available.

Any help you can provide in this matter would be greatly appreciated.

Very truly yours,
JOSLIN GEOTECHNICAL

Robert D. Joslin

Robert D. Joslin, P.E.
Civil/Geological Engineer

CE 37716

JOSLIN GEOTECHNICAL

CIVIL, SOIL, GEOLOGICAL & MINING
ENGINEERING CONSULTANTS
MATERIALS TESTING SERVICES

924 Stockton Street ■ P. O. Box 193 ■ Dutch Flat, California 95714 ■ 916-389-2581 ■ Fax 916-389-8833

January 27, 1999
Project 220

Alameda County Health Care Services
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, California
94502-6577

Attn: Mr. Barney Chan, Hazardous Materials Specialist
(510) 567-6700 fax (510) 337-9335

RE: Snow Cleaners, 2678 Coolidge Avenue, Oakland, California; StID
#72

Dear Mr. Chan:

In response to your letter of December 10, 1998, and our conversation of December 16, 1998, this is to respond to the information requested.

First, Mr. Snow and Joslin Geotechnical thank you for your consideration in recommending the preliminary use of the less expensive geoprobe system verses drilling to further assess the general extent of contamination at the referenced project. This will assist Mr. Snow significantly. As we discussed, there are probably still a couple of areas that may eventually require drill rig exploration, but for the interim the geoprobe approach will allow site evaluation to continue.

We propose to use the geoprobe to further identify potential contaminate locations, or assist in determining boundaries. At this time, we propose using a 25 foot grid, or close thereto, within the area in and near the 2678 Coolidge site. We know from past experience that the center of the concrete building has a floor slab typically equal to or greater than 14 inches thick. At this time, soils beneath this slab will NOT be sampled, but we think the grid spacing can be maintained, or nearly so, and not leave out significant areas.

We propose to continue quarterly monitoring of the two on-site wells. The deeper of these has been non-detect on every sample we have collected to date (monitor well 1). The shallower Monitor Well 2 has a history of being quite contaminated. At this time, we think this represents a perched zone of contaminate.

The soils at this site tend to be clay soils and appear to have relatively low permeability and transmissivity. Purging Well Number 2 for sampling has occasionally removed nearly all of the water, with slow recovery. Because of the presence of free product

in the water, we would like to have the owner or his personnel purge this well on a weekly, or near-weekly schedule. Hand-operated equipment such as bailers would be sufficient. If recovery characteristics allow, the well could be purged on less than a weekly basis, but at this time we propose manual-purging on a "typical" weekly basis. Well recovery is so poor that we think use of automatic pumping equipment would result in very low pump life. Collected contaminated water would be stored on-site in sealed 55 gallon drums, stored within the concrete building on-site.

There is presently equipment on-site that exists as part of the operation that can distill contaminate from water. This equipment existed as a NORMAL operation associated with the dry cleaning plant. Because this operation is a NORMAL part of the dry cleaning cycle, could our client use this equipment and process to remove the contaminate from collected purge water, then ship the recovered product via Safety Clean Corporation to an approved location or entity for disposal?? This operation is not outside what the dry cleaning plant normally used. Allowing this to be done would result in some positive removal of contaminate from the site. As more data is developed, additional recovery wells may be proposed.

We will recommend to the client to use his staff personnel to demolish the concrete, cleaning room (Building 2) this summer. This is the building with the 14-inch thick floor slab. This will allow access to the old plumbing beneath that structure (that we think was leaking, and a potential primary source for the contaminate). Removal of the building would also allow further soil testing of that area. Building 2 also presently inhibits drill rig access to the probable upslope gradient area for the two existing monitoring wells. At some future time, as money dictates, the third monitoring well could be installed. In the interim, the geoprobe system could be used beneath the "then-removed" slab area to further investigate the area most probable for the problem. This should enhance our knowledge of the site conditions and potential to resolve the problems at this location.

provide map of showing piping

At this time, and in the foreseeable future, the client has very limited funds, but moderate manpower resources during the summer months. He would like to incorporate this circumstance in some manner into making progress. Because these personnel are trained to handle the product involved, we think these people could be used to benefit the client, County, and Joslin Geotechnical; by ~~removing the buildings, beginning recovery of product, and effectively using, and employing, a manpower resource that is under-used during the summer season.~~ Joslin Geotechnical would provide sampling services and some project oversite review for this work, Alameda County personnel would be kept informed, both verbally with project updates, and in written format on a periodic, routing basis. This would be at most quarterly, accompanying the sampling results. If conditions warrant, or significant events or findings happen on a basis that requires your written notification on a more frequent basis, this would be done.

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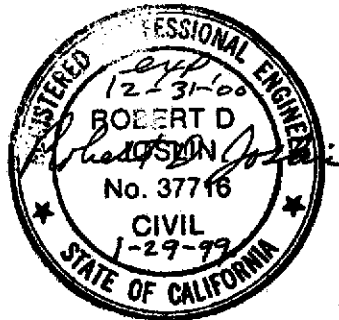
January 28, 1999

Please let us know whether this concept meets your approval, and/or which of it you may want either additional clarification or details. If the general concept meets your approval, we will develop specific workplans for those portions approved in-concept. We presently could meet a 15 to 20 day turn-around for submission of a workplan. We also realize that utilization of client staff for sampling and purging is atypical. However, cost is a critical matter for this client. If we are to get anything done, it needs to be with his personnel to the extent possible.

Your assistance and understanding in this matter are appreciated. After your review of this "preliminary proposal", we look forward to discussing the matter with you so that we can get the specific details worked out, and begin readdressing this site to the extent practical.

If we can answer any questions, please contact our office. We will telephone you next week (first week of February, 1999) to further discuss the specifics of this letter.

We realize this may not be an optimal condition for the County, but it is a realistic approach



Very truly yours,
JOSLIN GEOTECHNICAL

Robert D. Joslin
Robert D. Joslin, PE
Civil/Geological Engineer
CE 37716

CC: Mr. Harold Turner
Mr. Charles M. Chambers

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

December 10, 1998
StID # 72

Mr. Harold Turner
Snow Cleaners
38 West Sonora St.,
Stockton, CA 95203

Re: Underground Tank Investigation at 2678 Coolidge Ave., Oakland CA 94601

Dear Mr. Turner:

Thank you for the submission of the groundwater monitoring reports for the above site as provided in the combined report from Joslin Geotechnical. This submission was in response to my October 21, 1998 Notice of Violation. Please be aware that the monitoring reports should be submitted on a quarterly basis (every three months). Typically, these reports are completed within 60 days of the actual monitoring date. Since our office has not received any groundwater monitoring reports beyond the initial sampling after the installation of the wells, we assumed no additional work had occurred. Because of our lack of information, you were lacking the County's review, comments and recommendations for the site, which will undoubtedly prolong this investigation.

I would like to comment on the bulleted items in my October 21, 1998 letter, comment on the monitoring reports and provide recommendations for site characterization.

My first bulleted item requested documentation for the approximate 190 cubic yards of excavated soils generated from the tank removals. You were requested to provide copies of the results of the treated soil and the amount soil taken to each location. The information provided stated that only one sample was analyzed to characterize the treated soil, which was released in the spring/summer of 1991 to local contractors. It appears that the soils from above the tanks were not analyzed. Please clarify this information.

In regards to the monitoring reports, the reports state that they were sent to the County's office and the office of the Regional Water Quality Control Board (RWQCB). The County never received these reports. Upon review, the reports are missing the following information; a site map, sampling information including groundwater pH, temperature, conductivity, depth to water, purge volume and any qualitative observations. Please include this information in future monitoring reports. Each monitoring report states that the Total Petroleum Hydrocarbon (TPH) found is diesel when it is most likely stoddard solvent. It is important that the contaminant be properly identified so the health risk for this contaminant can be properly evaluated.

A number of recommendations have been made to characterize the site. Originally, an additional monitoring well and a soil vapor study were proposed. Our office agreed with this approach and requested a work plan for each of these proposals. At this time, I recommend reconsidering this approach. Groundwater appears to be encountered in a shallow perched lens and also in deeper

Mr. Harold Turner
2678 Coolidge Ave., Oakland CA 94601
StID # 72
December 10, 1998
Page 2.

depth at this site. Therefore, at least two additional wells would be necessary to determine groundwater gradient in the same water-bearing zone. A soil vapor survey would only be able to investigate the extent of soil contamination, while, our office requires the characterization of both soil and groundwater.

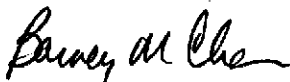
It appears that monitoring well MW2 has continually exhibited very high levels of petroleum hydrocarbon. This may have been exacerbated by the addition of contamination from vandels after this well's installation. Some type of active remediation is necessary for this well to remove the residual source of petroleum. The removal of free product from this well has been mentioned in a number of the reports. Please describe the method for free product removal and an estimated amount of free product to date which has been removed from this well.

Our office recommends that an additional subsurface investigation be performed using temporary borings. The number and location of these borings should encompass all potential groundwater flow directions. Soil and grab groundwater samples should be collected for chemical analysis. Based on the results of this investigation, the need for additional monitoring wells can be evaluated. Remediation of MW-2 could include free product, groundwater and/or soil vapor extraction. A mobile treatment unit might be considered. After free product has been removed from MW-2 the bio-attenuation indicator parameters should be analyzed in the wells to estimate the likelihood that natural bio-degradation is occurring.

Please provide your written response to this letter including an appropriate work plan **within 45 days or by January 25, 1999.**

Please feel free to have your consultant or yourself contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. R. Joslin, Joslin Geotechnical, 924 Stockton St., P.O. Box 193, Dutch Flat, CA 95714
Mr. M. Chambers, P.O. Box 524, Alta, CA 95701

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



October 21, 1998
StID #72

Mr. Harold Turner
Snow Cleaners
38 West Sonora St.
Stockton, CA 95203

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

NOTICE OF VIOLATION

Re: Underground Tank Investigation at 2678 Coolidge Ave., Oakland CA 94601

Dear Mr. Turner:

It is quite apparent to our office that little to no activity has occurred subsequent to the removal of the six underground tanks in 1990 and the installation of two monitoring wells in January of 1994 at the above referenced site. Our office last wrote you in my June 10, 1994 letter. This letter requested that quarterly groundwater monitoring be started. It further concurred with your then consultant, Joslin Geotechnical, recommendation to conduct a soil vapor survey at the site to determine the extent of soil contamination. A specific work plan and sample location map was requested.

To date, no information has been provided our office. In an attempt to "close" your site as possibly a "low risk" soil and/or groundwater site, we again request additional information and investigation.

You may be aware that the regulatory policy has relaxed somewhat from the time the underground tanks were originally removed. The Water Board has recommended that our office adopt the guidelines of the 1995 Lawrence Livermore National Laboratory (LLNL) study. This study recognized that typically petroleum releases from underground tanks do not tend to migrate far from their origin and once the source is removed, the release tends to stabilize and shrink due to natural bio-remediation. Hopefully, in the absence of any activity the past 4+ years, natural bio-remediation has consumed some of the petroleum contamination. Further direction from the State Water Resources Control Board (SWRCB) has instructed our office to "close" the low risk sites. The Regional Water Quality Control Board (RWQCB) has given our office their conditions for a "low risk" case.

To complete your investigation, you are requested to perform the following:

- Document the disposal of the excavated soils from the tank removal. It has been stated that approximately 190 cubic yards of excavated soils was moved to 2714 100th St. in Oakland. The soils were bio-remediated, tested and shown to be clean and then given to contractors to be used as "clean" soil. Please verify this by providing copies of the results of soil testing after treatment and the amount of soil taken and the names of the contractors who took the soil.

Mr. Harold Turner
StID # 72
2687 Coolidge Ave., Oakland
October 21, 1998
Page 2.

- Our office initially agreed that it was not reasonable to install an additional monitoring well, either on or off-site. On-site there was access problems due to low overhanging roofing and off-site, City permitting was anticipated to be difficult. Our office was informed in 1994 that the building was scheduled for demolition. After demolition, site access would be available for the additional well. At a recent site visit the existing buildings still remained but the rear building was not in use. You are requested to install a minimum of one additional monitoring well to estimate site-specific gradient. Our office will help in obtaining street access if requested. Actual monitoring well installation may be done after you inspect and sample the two existing monitoring wells.
- Monitoring wells B-1 and B-2 should be sampled for the following parameters; Total Petroleum Hydrocarbons as diesel, and as stoddard solvent, BTEX (benzene, toluene, ethyl benzene and xylenes) and volatile organics (EPA Method 8240). Volatile organics is requested due to the potential historical use of other organics at the site. Groundwater monitoring should continue on a quarterly basis until a stable or declining trend in groundwater concentration is demonstrated.
- Previously, Mr. Joslin of Joslin Geotechnical proposed to use a soil vapor probe study to determine the limits of soil contamination. Our office agreed with this approach. Please provide a work plan for such a study. You should note that adequate site characterization is a requirement for a "low risk" site.

In our records are results of additional soil borings performed near the former underground tanks and around the rest of the site. Very little description of how these samples were taken was provided. Therefore, our office cannot comment on the environmental status of the rest of the site until a complete report of this additional investigation is provided for our review.

Our office encourages you to apply to the Underground Storage Tank Cleanup Fund (Cleanup Fund) which may be able to reimburse portions of prior and the majority of future expenses for the investigation or remediation of your site. You may contact the Fund at 1-800-813-3863 and your consultant should be able to help you complete the necessary paperwork.

Please provide a written comment to the above items **within 30 days or by November 23, 1998**. You may have your consultant contact me for any specific questions or requirements. I may be reached at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C. R. Chan, files

Mr. R. Joslin, Joslin Geotechnical, 924 Stockton St., P.O. Box 193, Dutch Flat CA 95714

NOV-Snow

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #: <u>72</u>	FACILITY NAME: <u>SNOW'S CLEANERS</u>	PG. <u>1</u> OF <u>1</u>
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SUPPLEMENTAL FORM

Site visit made to see current conditions.

Much the same as before -

The buildings still exist, the projected demolitions of the site never occurred.

The 2 MWs B-1 & B-2 still exist just outside the curb line, to the ^{south} west of the former tanks. Mr Harold Turner still operates this and another shop located in Stockton CA. see business card.

- Need to sample the 2 wells

- May need to install a 3rd well to determine gradient

- Attempted to locate the site where the 190 cy of soils were taken to: 2714 100th St (Ave), Oakland

No such address (Avenue St. exists). Need to document the final disposition of soils + get copies of the results taken after bioremediation occurred.

The high DTW may be the result of the steep elevation change in the foothills of Oakland. There is discontinuous layers of stratigraphy, some locations may be under confined conditions near others which are not. Generally would expect a N-SW gradient just by topography. The other areas of the site may need further investigation if site closure (as opposed to UST closure) is desired.

PRINT NAME:	INSPECTED BY: <u>B. CHAN</u>
SIGNATURE:	DATE: <u>10/21/98</u>

10/21/98

- **LEATHER AND SUEDE GARMENTS**
Cleaned and Finished
- **ALTERATIONS AND REPAIRS**
By Leather Specialists
- **FURS AND SYNTHETICS**
- **HATS AND TIES**

- **FANCY TABLECLOTHS**
- **PILLOWS**
Renovated and New Ticking
- **GARMENT AND RUG DYEING**
- **REWEAVING**
Wool and Double Knit

Drop ship - no actual cleaning done.

2678 COOLIDGE AVENUE • OAKLAND, CA 94601 • 510/532-4500
38 WEST SONORA ST. • STOCKTON, CA 95203 • 209/547-1454

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

June 10, 1994
StID # 72

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

Mr. Harold Turner
Snow Cleaners
2687 Coolidge Ave.
Oakland CA 94601

**Re: Comment on May 20, 1994 Joslin Geotechnical Report for
Snow Cleaners, 2678 Coolidge Ave., Oakland 94601**

Dear Mr. Turner:

Our office has recently received and reviewed the above report as prepared by your consultant, Joslin Geotechnical. This report details the installation of two monitoring wells and their soil and groundwater sampling. As stated in this report, the physical constraints of the existing buildings prevented the installation of a third on-site well, therefore site specific gradient is not available. The report also describes the difficulty in obtaining access to nearby sites perform additional drilling and monitoring well installation. I have discussed these issues during and after this investigation with Mr. Joslin. Upon review of this report, our office has the following questions/concerns:

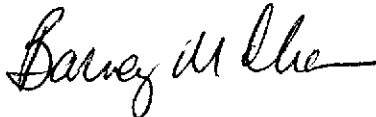
1. Please initiate quarterly groundwater monitoring with elevation, sampling and analysis for Total Petroleum Hydrocarbons as diesel, as stoddard solvent and BTEX (benzene, toluene, ethylbenzene, xylenes). Because of the unknown contents of the four additional tanks, please run your next groundwater sample in MW-2 for volatile organics via Method 624. If no compounds other than BTEX are identified, you may discontinue this analysis in future monitoring events. In addition, please provide copies of the gas chromatograms for the TPH analysis of MW-2. This means that another monitoring event should have occurred in May 94. Your monitoring report should be submitted to our office within 45 days of each monitoring event.
2. Please verify the depths at which the following soil samples were taken: B-2;212 through B-2;253.
3. Our office has no objections with the proposed vapor probe study. Please have your consultant provide any specific literature available from the referred to Richards Corporation. We would also like a map showing the proposed locations of the soil vapor probe borings. Are the proposed locations starting nearest to the former tank pit and extending radially outward?

Mr. Harold Turner
StID # 72
2687 Coolidge Ave.
June 10, 1994
Page 2.

Please respond to the above items either separately or along with your next quarterly monitoring report.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: R. Joslin, Joslin Geotechnical, 924 Stockton St., P. O. Box
193, Dutch Flat, CA 95714
E. Howell, file

2-Snow

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

April 22, 1994
StID # 72

Mr. Harold Turner
Snow Cleaners
2687 Coolidge Ave.
Oakland CA 94601

**Re: Request for Technical Report for the Installation of
Monitoring Wells at 2687 Coolidge Ave., Oakland 94601**

Dear Mr. Turner:

Our office is aware that in January of 1994 Mr. Robert Joslin of Joslin Geotechnical installed two monitoring wells at the above site. During the installation of these wells, I was contacted by Mr. Joslin and informed of the specifics of what was being encountered during the drilling. I was also notified that I was to expect a report detailing this work and within this report a recommendation as to your next step of investigation. As of this date, our office has not received these reports.

Please submit the requested technical documents **within 30 days or by May 25, 1994**. This is a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Failure to submit the requested report may subject you to civil liabilities.

In addition, be aware that Section 2652 (c) (11d) of Title 23, the California Code of Regulations requires that until the investigation and cleanup are complete, the owner or operator shall submit reports to the local agency or regional board every three months or at more frequent intervals as specified by the implementing agency. This includes quarterly monitoring reports.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

~~Barney M. Dineen~~
Hazardous Materials Specialist

cc: R. Joslin, Joslin Geotechnical, 924 Stockton St., P.O. Box
193, Dutch Flat, CA 95714
E. Howell, file rep2687

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

September 21, 1993
StID # 72

Mr. Harold Turner
Snow Cleaners
2687 Coolidge Ave.
Oakland CA 94601

**Re: Work Plan for the Installation of Monitoring Wells at
2687 Coolidge Ave., Oakland CA 94601**

Dear Mr. Turner:

Our office has received the September 19, 1993 letter from Mr. Robert Joslin of Joslin Geotechnical. This letter explains the proposed construction design for the monitoring wells and offers a compromise regarding the determination of the extent of soil contamination emanating from the former underground tanks. Mr. Joslin proposes to delay the installation of additional borings around the tank pit if the borings from the groundwater monitoring wells do not detect petroleum contaminants attributable to the dry cleaning operation. Keep in mind that additional borings or investigation will be required at a later time regardless of the results of the borings from the monitoring well. In addition, our office feels that since the former contents of the underground tanks has never been established, all parameters previously detected must be attributable to the "dry cleaning operation".

Our office approves of the stepwise approach of installing borings after the monitoring wells. Our assumption that combining borings and monitoring well installation would be a cost savings is apparently incorrect. You should proceed with monitoring well installation as soon as possible. Please contact me 48 hours prior to installation.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

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

Barney M. Chan
Hazardous Materials Specialist

cc: R. Joslin, Joslin Geotechnical, 924 Stockton St., P.O. Box
193, Dutch Flat, CA 95714

~~E. Howell file~~

2wp2687

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

State Water Resources Control Board

Division of Clean Water Programs

UST Local Oversight Program

80 Swan Way, Rm 200

Oakland, CA 94621

(510) 271-4530

August 17, 1993
StID # 72

Mr. Harold Turner
Snow Cleaners
2687 Coolidge Ave.
Oakland CA 94601

**Re: Comment on July 30, 1993 Work Plan for Subsurface
Investigation at 2687 Coolidge Ave., Oakland CA 94601,
Snow Cleaners**

Dear Mr. Turner:

Our office has received and reviewed the above referenced work plan for the installation of three monitoring wells at the above site. It was prepared by Mr. Robert Joslin of Joslin Geotechnical. In general, our office approves of this work plan and you should proceed immediately after contacting me 48 working hours in advance. Our office does have the following concerns which should be addressed prior to performance of the proposed work:

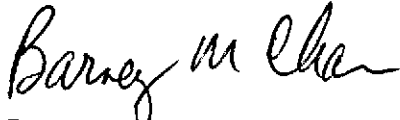
1. It should be noted that the typical well construction, which was to be shown in the appendix of the work plan, was somehow left out. Please also note that generally our office encourages well screening five feet above and ten feet into the first encountered water-bearing zone. Development of the monitoring wells should be no sooner than 72 hours after installation. The parameters: pH, temperature and conductivity should be monitored to insure stabilization prior to water sampling.
2. In addition to TPHg and BTEX, you should run the soil and groundwater samples for TPHd and TPHmo (or an equivalent). Recall, these contaminants were reported in the initial soil samples.
3. Our office feels that the extent of soil contamination will not be adequately defined with the well installations. Because of the likely residual soil contamination, additional soil borings should be proposed to determine the lateral extent of contamination in the north, south and east directions. Please provide a map indicating the locations of the additional borings.

Mr. Harold Turner
StID # 72
2687 Coolidge Ave.
August 17, 1993
Page 2.

Please provide a written response to the above concerns **within 30 days, or by September 18, 1993.**

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Joslin, Joslin Geotechnical, 924 Stockton St., P.O. Box
193, Dutch Flat, CA 95714
E. Howell, files

3-wp2687

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

July 6, 1993
StID # 72

Mr. Harold Turner
Snow Cleaners
2687 Coolidge Ave.
Oakland CA 94601

**Re: Comment on June 24, 1993 Work Plan for Subsurface
Investigation at 2687 Coolidge Ave, Oakland CA 94601,
Snow Cleaners**

Dear Mr. Turner:

Thank you for the submission of the above referenced work plan as provided by your consultant, Mr. Robert Joslin, of Joslin Geotechnical. Recall, this work plan proposes the installation of one monitoring well on the north side of the former tank field. I would like to comment on the items mentioned in this work plan as they address the issues in my November 3, 1992 letter.

1. Thank you for the submission of copies of the receipts for the disposal of waste from these tanks.

2. Please be aware that prior to releasing the remediated stockpile soils to local contractors, you must have verified remediation to non-detectable concentrations of all previously detected compounds in a sampling frequency approved by our office. I understand you have requested documentation from McCampbell Analytical. Please provide evidence of proper sampling and analysis of all soils given to contractors as "clean fill".

3. Point three of my November letter commented on the location of the three monitoring wells proposed in Mr. Joslin's August 1990 Tank Closure Report prepared for C. M. Chambers and Associates. Our office will require a minimum of three monitoring wells to determine the site specific gradient. The location of two of the wells could be within the curb area of Davis St. while the third well should be located within a vacant area within the property to triangulate the gradient. The lateral extent of soil contamination must also be determined with additional borings or other survey methods. Of course, the two wells on the curb area may be used to determine the extent of soil contamination in the southerly direction. Though groundwater depth may be known within the general area of this site, depth to water must be verified by at least one boring on-site.

Mr. Harold Turner
StID # 72
2687 Coolidge Ave.
July 6, 1993
Page 2.

Our office acknowledges the difficulty in obtaining offsite permission from the City of Oakland for drilling, however, it appears that there would be insufficient information to render any opinion on this site if this is not done. It should be noted that you were made aware of your remediation requirements in my July 16, 1990 letter nearly three years ago. If our office can help in any way to facilitate the permitting of the installation of offsite wells, please let me know.

As stated in Appendix A, August 20, 1991 supplement to the Tri-Regional Board Guidelines, please include in your next work plan submission a statement of the qualifications of the registered professional responsible for the project.

Please provide a work plan addendum to address the above items to our office **within 30 days or by August 6, 1993**. You should consider this a formal request for technical documents pursuant to the California Water Code Section 13267 (b). Failure to submit the requested documents may subject you to civil liabilities.

You may contact me at (510) 271-4530 should you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Joslin, Joslin Geotechnical, Box 193, Dutch Flat, CA 95714
E. Howell, files

2-wp2687

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

May 27, 1993
STID # 72

Mr. Harold Turner
Snow Cleaners
2687 Coolidge Ave.
Oakland CA 94601

NOTICE OF VIOLATION

Re: Request for Implementation of Subsurface Investigation at
Snow Cleaners at 2687 Coolidge Ave., Oakland CA 94601

Dear Mr. Turner:

You were informed in my November 3, 1992 to provide a time schedule for the installation of monitoring wells and the further characterization of the above site. You were requested to respond within 30 days. To this date, our office has failed to receive any correspondence.

You were notified of your requirement for a workplan to assess the extent of soil and groundwater contamination at this site in my July 16, 1990 letter to you. Mr. Mike Chambers responded in an August 1990 report which detailed the activities of the tank removals and presented a plan for groundwater investigation. Our office is not aware that any of the proposed work has been performed. Please provide a schedule for the monitoring well installations along with responding to the following County concerns:

1. In order to complete your tank closure report, please provide copies of the manifest of any residual product or liquid waste generated from the tank removals. We are aware that some product was disposed by Recycletron Oil, Inc.
2. Please give the status of all stockpiled soils removed from this site. Apparently, this material was taken to your 2714 100th St. site for aeration. Final analytical results or weight tag receipts will be necessary to document the final disposition of this material.
3. The proposal for the installation of three monitoring wells is acceptable, however, their locations are in a straight line within the curb area of the property. This geometry will not enable you to determine the site specific gradient, therefore, an additional well within the property will be necessary to provide this information. Please provide a map showing the anticipated location of this monitoring well.

Mr. Harold Turner
Snow Cleaners
STID # 72
May 27, 1993
Page 2.

4. Please note that for all borings from the monitoring well installations you should analyze for the following contaminants: Total Petroleum Hydrocarbons as gasoline, as diesel, as motor oil and BTEX (Benzene, Toluene, Ethylbenzene and Xylenes).

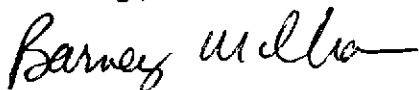
5. What assessment will be done to determine the lateral and vertical extent of the petroleum hydrocarbon contamination? This information will be required, even if no further excavation is feasible.

A time schedule for the installation of the monitoring wells and a written reply to the issues mentioned above should be provided to this office **within 30 days or by June 28, 1993.**

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All reports, workplans or analytical results should be sent to our office and to that of the Regional Water Quality Control Board (RWQCB) to the attention of Mr. Rich Hiett. Their address is 2102 Webster St. Suite 400, Oakland CA 94612. Failure to submit the requested documents may subject you to civil liabilities.

You may contact me at (510) 271-4350 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Material Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiett, RWQCB
C. M. Chambers, C. M. Chambers and Associates, 1507 Tulip
Circle, Auburn, CA 95603
E. Howell, files

nov-2678Coolidge

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 3, 1992
STID # 72

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

Mr. Harold Turner
Snow Cleaners
2687 Coolidge Ave.
Oakland CA 94601

Re: Request for Implementation of Subsurface Investigation at
Snow Cleaners at 2687 Coolidge Ave., Oakland CA 94601

Turner
Dear Mr. ~~Snow~~:

The oversight of the remediation of the above site has been transferred to the Local Oversight Program (LOP) section of Alameda County Environmental Health Hazardous Materials Division. A "Notice of Requirement to Reimburse" letter was sent in July of 1992 informing you of this. Your contact from this office remains the same undersigned specialist.

You were first notified of your requirement for a workplan to assess the extent of soil and groundwater contamination at this site in my July 16, 1990 letter to you. Mr. Mike Chambers responded in an August 1990 report which detailed the activities of the tank removals and presented a plan for groundwater investigation. Our office is not aware if any of the proposed work has been performed. Assuming none of this work has been done, please provide a schedule for the monitoring well installations along with responding to the following issues raised through review of your files:

1. In order to complete your tank closure report, please provide copies of the manifest of any residual product or liquid waste generated from the tank removals. We are aware that some product was disposed by Recycletron Oil, Inc.
2. Please give the status of all stockpiled soils removed from this site. Apparently, this material was taken to your 2714 100th St. site for aeration. Final analytical results or weight tag receipts will be necessary to document the final disposition of this material.
3. The proposal for the installation of three monitoring wells is acceptable, however, their locations are in a straight line within the curb area of the property. This geometry will not enable you to determine the site specific gradient, therefore, an additional well within the property will be necessary to provide this information. Please provide a map showing the anticipated location of this additional monitoring well.

Mr. Harold Turner
Snow Cleaners
STID # 72
November 3, 1992
Page 2.

4. Please note that for all borings from the monitoring well installations you should analyze for the following contaminants: Total Petroleum Hydrocarbons as gasoline, as diesel, as motor oil and BTEX (Benzene, Toluene, Ethylbenzene and Xylenes).

5. What assessment will be done to determine the lateral and vertical extent of the petroleum hydrocarbon contamination? This information will be required even if no further excavation is proposed.


A time schedule for the installation of the monitoring wells and a written reply to the issues mentioned above should be provided to this office **within 30 days** of receipt of this letter.

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All reports, workplans or analytical results should be sent to our office and to that of the Regional Water Quality Control Board (RWQCB) to the attention of Mr. Rich Hiett. Their address is 2102 Webster St. Suite 500, Oakland CA 94612. Failure to submit the requested documents may subject you to civil liabilities.

Be aware that Section 25299 (5) of the California Health and Safety Code allows up to \$5000 for each underground tank for each day which the operator or owner fails to properly close an underground tank.

You may contact me at (510) 271-4350 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Material Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiett, RWQCB
C. M. Chambers, C. M. Chambers and Associates, 1507 Tulip
Circle, Auburn, CA 95603
E. Howell, files

WP-2678Coolidge

P/O
RIP

Harold & Lorraine
Turner
2678 Coolidge
Oak 94601

DATE: 7/17/92
TO : Local Oversight Program
FROM: B Chan
SUBJ: Transfer of Eligible Oversight Case

Site name: Snow Cleaners Inc
Address: 2678 Coolidge Ave city Oak zip 94601
Closure plan attached? Y N DepRef remaining \$ _____
DepRef Project # _____ STID #(if any) 72
Number of Tanks: 6 removed? Y N Date of removal 7/2/90
Leak Report filed? Y N Date of Discovery 7/6/90
Samples received? Y N Contamination: Stoddard Solvent
Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents Stoddard
Monitoring wells on site 0 Monitoring schedule? Y N
LUFT category 1 2 3 * H S C A R W G O

Briefly describe the following:

Preliminary Assessment _____

Remedial Action _____

Post Remedial Action Monitoring _____

Enforcement Action _____

Removed 6 USTs formerly containing (?) Stoddard solvent on 7/2 & 7/3/90. Found TPH as turiner = stoddard, TPH increased range & minor oil range in 5 of 7 samples taken at ends of tanks. Wrote a "letter", & received a WP which is not complete. Need to request modification of WP provide by M. Chambers of Pig It Eng

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 16, 1990

Mr. Harold Turner
Snow Cleaners
2687 Coolidge Ave.
Oakland, CA 94601

Subject: Unauthorized Release from Underground Tank Removals,
2687 Coolidge Ave.
Oakland, CA 94601

Dear Mr. Turner:

Alameda County Environmental Health, Hazardous Materials Division, has been informed of subsurface soil results from borings done by Mr. Charles M. Chambers on your behalf at the above address. Sample 5-90-1003-11-1 was reported to contain 856 ppm petroleum hydrocarbons identified as paint thinner. Because of the degree of contamination found, this facility is considered to have experienced a confirmed release of petroleum hydrocarbons that has impacted subsurface soil and potentially groundwater. The extent of this contamination must be assessed and remediated.

Our office will be the lead agency overseeing both the soil and groundwater remediation of this site. The Regional Water Quality Control Board (RWQCB) is currently unable to oversee the large number of contamination cases within Alameda County and has delegated the handling of this case to our Division. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's remediation requirements. However, please be aware that you are responsible for diligent actions to protect waters of the State.

To complete contaminant assessment and begin any possible remediation, we require that you submit a work plan which, at a minimum, addresses the items listed below and presents a timetable for their completion. Please submit this workplan within 30 days of the date of this letter.

Mr. Harold Turner
2678 Coolidge Ave.
Page 2

I. Introduction

- A. Statement of scope of work
- B. Site map showing location of existing and past underground storage tanks and associated piping
- C. Site History
 - provide historical site use and ownership information. Include a description of types and locations of hazardous materials used on site.

II. Site Description

- A. Vicinity description including hydrogeologic setting
- B. Initial soil contamination and excavation results
 - provide sampling procedures used
 - indicate depth to ground water
 - describe soil strata encountered
 - provide soil sampling results, chain of custody forms, identity of sampler
 - describe methods for storing and disposal of all soils

III. Plan for determining extent of soil contamination on site

- A. Describe approach to determine extent of lateral and vertical contamination
 - identify subcontractors, if any
 - identify methods or techniques used for analysis
 - provide sampling map showing all lines of excavation and sampling points
 - if a step out procedure is used, define action level for determination of "clean" isopleth
 - provide chain of custody forms, lab analysis results, all receipts and manifests, & identity of sampler
- B. Describe method and criteria for screening clean versus contaminated soil. If onsite soil aeration/bioremediation is to be utilized, then provide a complete description of method that includes:
 - volume and rate of aeration/turning
 - method of containment and cover
 - wet weather contingency plans
 - permits obtained
- C. Describe security measures

Mr. Harold Turner
2678 Coolidge Ave.
Page 3

Plan for determining ground water 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". Provide a description of placement and rationale for the location of monitoring wells including a map to scale.
- The placement and number of wells must be able to determine the extent and magnitude of the free product and dissolved product plumes.

A. Drilling method for construction of monitoring wells

- expected depth and diameter of monitoring wells
- date of expected drilling
- casing type, diameter, screen interval, and pack and slot sizing techniques
- depth and type of seal
- development method and criteria for adequacy of development
- plans for cuttings and development water

B. Ground water sampling plan

- method for free product measurement, observation of sheen
- well purging procedures
- sample collection procedures
- chain of custody procedures
- procedures for determining ground water gradient

C. Sampling schedule

- measure free product weekly for first month following well installation
- measure free product and dissolved constituents monthly for first three months.
- after first three months monitor quarterly.
- monitoring must occur a minimum of one year.

V. Provide a site safety plan

Mr. Harold Turner
2678 Coolidge Ave.
Page 4

Development of a Remediation Plan.

- A. The Remediation Plan is to include a time schedule for remediation, and, at minimum, must address the following issues:
- removal of all free product. Manual bailing is not acceptable as a recovery system. Actual amount of free product removed must be monitored and tabulated.
 - remediation of contaminated soils and dissolved constituents must follow RWQCB's resolution No. 68-16.
 - soils containing 1,000+ ppm of hydrocarbons must be remediated. Soils containing between 100 and 1,000 ppm must be remediated unless sufficient evidence is provided which indicates no adverse effects on groundwater will occur. Clean up of soils to 100 ppm is strongly recommended.
 - design of remedial action system should be based on a review of hydrogeologic and water quality data and on an evaluation of mitigation alternatives. The determination of probable capture zone(s) of extraction system(s) should be based on aquifer characteristics as determined by aquifer test data

VII Reporting

- A. Technical reports should be submitted with a cover letter from Snow Cleaners or an authorized representative of you.
- B. Monthly reports must be submitted for the next three months with the first report due 90 days from the above letter date.
- C. Quarterly reports must be submitted with the first report due 90 days after the final monthly report. These reports should describe the status of the investigation and cleanup.
- D. All reports and proposals must be signed by a California-Certified Engineering Geologist, California Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 RWQCB document). A statement of qualifications should be included in

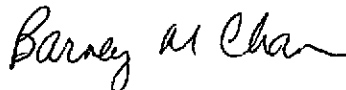
Mr. Harold Turner
2687 Coolidge Ave.
Page 5

all reports. Initial tank removal and soil sampling does not require such expertise; however, borehole and monitoring well installation and logging, and impact assessments do require such a professional.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and RWQCB. You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of agreed upon time deadlines must be confirmed in writing by either this Division or the RWQCB.

Should you have any questions concerning the contents of this letter or the status of this case please contact the undersigned at 271-4320.

Sincerely,



Barney M. Chan,
Hazardous Materials Specialist,

cc: Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection
Lester Feldman, SFRWQCB
Howard Hatayama, DOHS
Mr. Charles M. Chambers, C.M. Chambers and Associates

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

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.		
REPORT DATE 07/06/90		CASE #		SIGNED _____ DATE _____		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT CHARLES M. CHAMBERS		PHONE (916) 389-2579		SIGNATURE Charles M Chambers	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME CM CHAMBERS & ASSOC.			
	ADDRESS 1507 TULIP CIR. AUBURN CA. 95603					
RESPONSIBLE PARTY	NAME SNOW CLEANERS <input type="checkbox"/> UNKNOWN		CONTACT PERSON HAROLD TURNER		PHONE (415) 532-4500	
	ADDRESS 2678 COOLIDGE AVE. OAKLAND CA. 94601					
SITE LOCATION	FACILITY NAME (IF APPLICABLE) SNOW CLEANERS		OPERATOR HAROLD TURNER		PHONE (415) 532-4500	
	ADDRESS 2678 COOLIDGE AVE OAKLAND ALAMEDA 94601					
	CROSS STREET DAVIS ST.					
IMPLEMENTING AGENCIES	LOCAL AGENCY ALAMEDA COUNTY ENVIRONMENTAL		AGENCY NAME REGIONAL BOARD RWXCSB - SAN FRANCISCO		CONTACT PERSON BARNEY CHAN	
					PHONE (415) 271-4328	
SUBSTANCES INVOLVED	(1) NAME STODDARD SOLVENT				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN	
	(2) _____ <input type="checkbox"/> UNKNOWN					
DISCOVERY/ABATEMENT	DATE DISCOVERED 07/02/90		HOW DISCOVERED <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS			
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE			
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 01/01/90		<input type="checkbox"/> OTHER			
SOURCE/ CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input checked="" type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY					
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT) _____					
COMMENTS	_____					

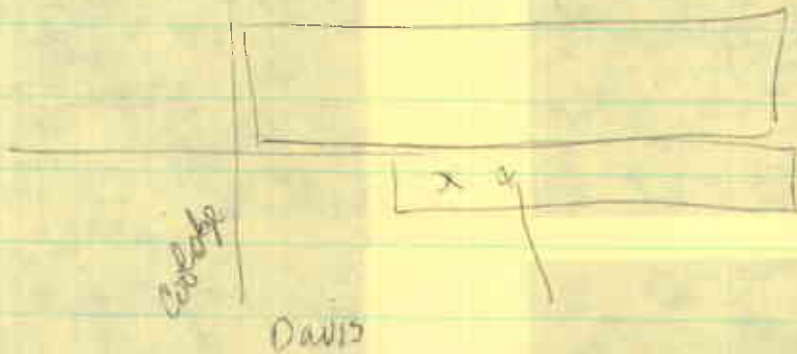
7/3/90 10:00

Snow cleaners

Akrh!

samples taken and put into glass containers. All tanks are out of the ground. Fire department not present when tank was pulled, but I wasn't worried.

Two soil samples taken: one at the end underneath the bigger tank, and one where they found the most contamination.



Mike Chambers supplied lab results from soil samples. Did not receive UKS, and forgot to ask him about it

Left the site at 10:30



7/17/90 Snow Cleaners ^{Wooded} tank
Davis + Lodge



7/17/90 Snow Cleaners #2 - 100 gal
B2550
Davis + Lodge

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320

ACCEPTED
DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 2nd Street, Third Floor
Oakland, CA 94612
Telephone: (415) 671-7237

These plans have been reviewed and found to be acceptable and comply with the requirements of State and local health laws. Changes to your plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is hereby authorized for issuance of any required building permits for construction. One copy of the reviewed plans must be on the job and available to all contractors and employees involved with the project.

These plans have been reviewed and found to be acceptable and comply with the requirements of State and local health laws. Changes to your plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is hereby authorized for issuance of any required building permits for construction. One copy of the reviewed plans must be on the job and available to all contractors and employees involved with the project.

OK BE
6/26/90

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name Snow Cleaners
Business Owner Harold Turner
2. Site Address 2678 Coolidge Ave.
City Oakland Zip 94601 Phone 532-4500
3. Mailing Address 2678 Coolidge Ave.
City Oakland Zip 94601 Phone 532-4500
4. Land Owner Harold Turner
Address 2678 Coolidge City, State Oakland, Ca Zip 94601
5. EPA I.D. No. CAD 053044053
6. Contractor Dig It General Engineering
Address P.O. Box 749
City Bethel Island Phone (415) 684-3794
License Type Class A ID# 495007
7. Consultant Charles M. Chambers and Associates
Address 1507 Tulip Circle
City Auburn Phone (916) 888-4002

588987
\$1,287-
6-25-90

8. Contact Person for Investigation

Name Charles M. Chambers Title Consultant
Phone (916) 389-2579

9. Total No. of Tanks at facility 6

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

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name Recycletron Oil, Inc. EPA I.D. No. CAD083166728
Address P.O. Box 1167
City Patterson State Ca. Zip 95363

b) Rinsate Transporter

Name Recycletron Oil, Inc. EPA I.D. No. CAD083166728
Address P.O. Box 1167
City Patterson State Ca. Zip 95363

c) Tank Transporter

Name Erickson Trucking Inc. EPA I.D. No. CAD009466392
Address 255 Parr Blvd.
City Richmond State Ca. Zip 94801

d) Tank Disposal Site

Name Erickson Trucking Co. EPA I.D. No. CAD009466392
Address 255 Parr Blvd.
City Richmond State Ca. Zip 94801

e) Contaminated Soil Transporter

Name N/A EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

12. Sample Collector

Name Charles M. Chambers
 Company C.M. Chambers and Associates
 Address 1507 Tulip Circle
 City Auburn State Ca. Zip 95603 Phone (916) 389-2579

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
1) 1000 gals.	out of service 20+ yrs.	Stoddard Solvent	<i>Up to 6 floor syles will be taken 1-2' below native</i> see diagram
2) 400 gals.	out of service 20+ yrs.	Stoddard solvent	
3) 300 gals.	out of service 20+ yrs.	Stoddard solvent	
4) 150 gals.	Stoddard solvent	Stoddard solvent	
5) 400 gals.	Stoddard solvent	Stoddard solvent	
6) 1000 gals.	Stoddard solvent	Stoddard solvent	

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

If yes, describe. Three of these tanks have been out of service since the sixties. We are unaware of any leaks.

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

If yes, describe. 5 lbs. of solid carbon dioxide per 100 gals. of tank volume was used.

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name Eureka Laboratories, Inc.
 Address 6790 Florin Perkins Rd.
 City Sacramento State Ca. Zip 95828
 State Certification No. 108

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
Stoddard solvent	8015 (Modified) soil	8015 ^{FID} (FID)

18. Submit Site Safety Plan

19. Workman's Compensation: Yes No

Copy of Certificate enclosed? Yes No

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 understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel and safety.

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

Signature of Contractor

Name (please type) Charles M. Chambers

Signature *Charles M Chambers*

Date 16 June 1990

Signature of Site Owner or Operator

Name (please type) Harold Turner

Signature *Harold M Turner*

Date 16 June 1990

SITE SAFETY PLAN

Snow Cleaners
2678 Coolidge Ave.
Oakland, Ca. 94601

Underground Tank Removal

Site Safety and Health Officer: Charles M. Chambers

Site Medical Officer: Joe Cross, EMT 2A

Safety and health risk analysis for removal of tanks:

These tanks were installed prior to the present owner's arrival at this location in the early 70's. Two of the tanks (one and two) were unknown to the present owner until recent site assessment. For tank size placement and size see diagrams attached.

The only product used in any of the tanks was Stoddard Solvent. No other material or material residue was found (no diesel, fuel oil, etc.,) in the tanks.

The tanks have been rendered inert with the exception of tank two. We are unable to empty tank for unknown reasons. It is suspected that the filler pipe in tank two is in a J shape and one or two inches of material remains in the bottom of the tank. Arrangements have been made to have rinsate available at the closure and a vacuum truck to render the tank inert.

Some soil contamination has been discovered, but the level is well below hazardous level to site workers. Lab reports are forthcoming, but site sampling put the contamination at 300 to 500 ppm level of paraffin hydrocarbons (Stoddard solvent). Air quality will be monitored during the removal with halogen detectors calibrated to Stoddard solvent at 50 ppm. A Underground Storage Tank Unauthorized Release(Leak)/ Contamination Site Report will be submitted when the lab reports become available.

Level C protective clothing will be on site for worker protection. A explosimeter will be on-site, and portable fire extinguishers will be available during the tank removal.

The site control measures included the emptying of the tanks and product removal. The tanks have been vacuumed and rendered inert with the above exception. The soil removed, while below the hazardous level will be controlled until a level of less than 10ppm has been achieved.

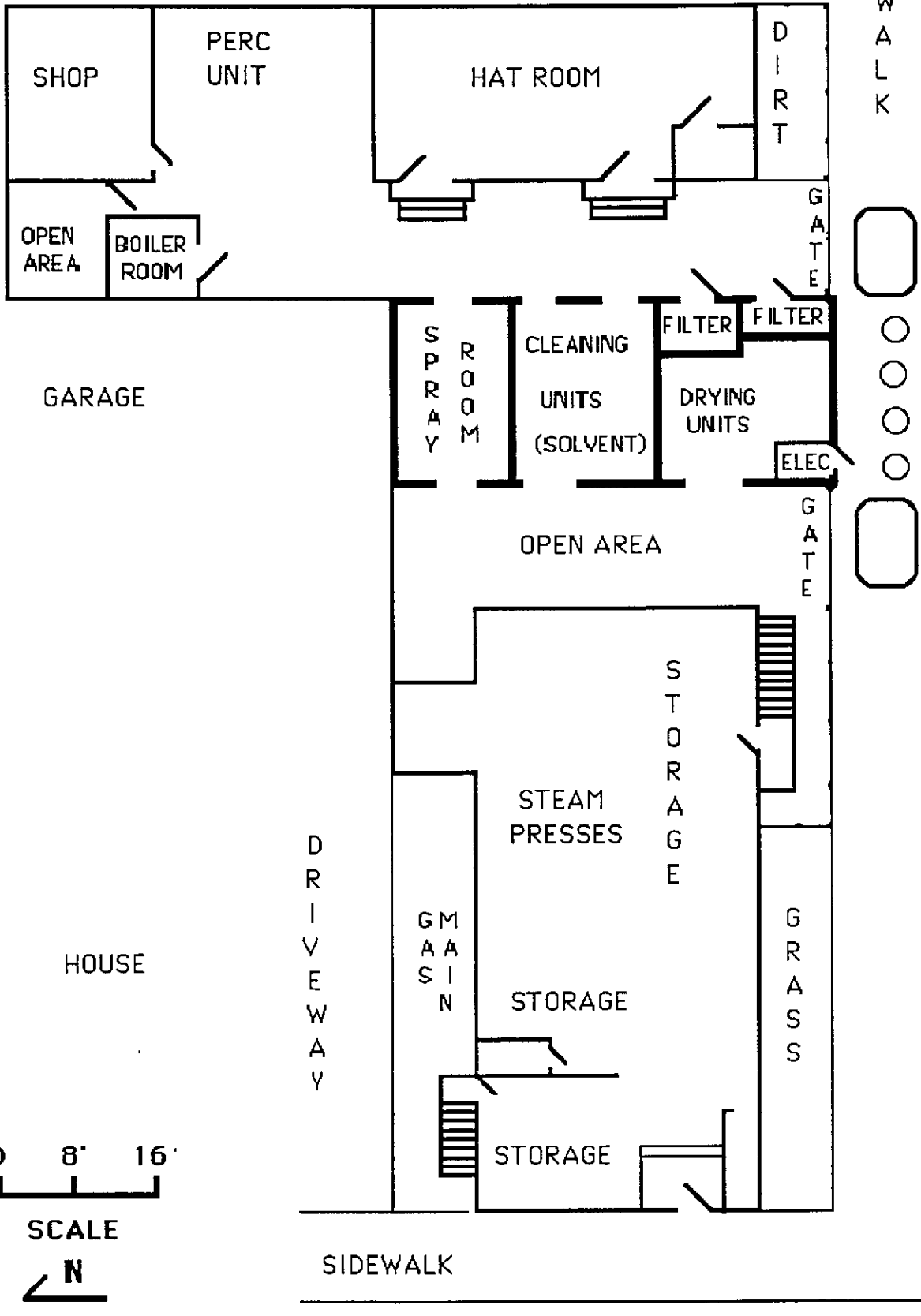
Decontamination will be achieved with aeration. Soil contamination levels and time preclude the Bay Area Air Quality Management District permit, Regulation 8, Rule 40, reporting requirements(source Vicki Dvorak, BAAQMD)

The site operating procedure will be to remove tanks four, five, and six on one day, and tanks one,two, and three on the second day. Upon the soil/civil engineer's recommendation the excavation will be backfilled immediately upon removal with clean fill on each day due to the close proximity of the buildings on the site. The fill will be in accordance with the City of Oakland's Sidewalk Inspectors instructions, ie. 3/4 inch rock put in 6" lifts. The soil removed will be handled in accordance with State and Federal regulations if necessary. The lab reports should be available prior to removal of the tanks.

Should the contamination level exceed 1000 ppm, the soil will be removed to a hazardous waste site be licensed transporters. Personnel will by on hand to supervise the safe handling of the material until arrangements for removal can be made.

SNOW CLEANERS
 2678 COOLIDGE AVE.
 OAKLAND CA. 94601

APARTMENT
 DRIVEWAY



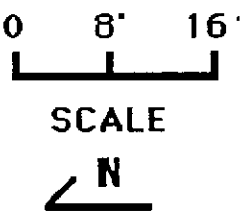
SIDEWALK

CURB

UNDERGROUND
 TANKS

- 6
- 5
- 4
- 3
- 2
- 1

DAVIS STREET



DRIVEWAY

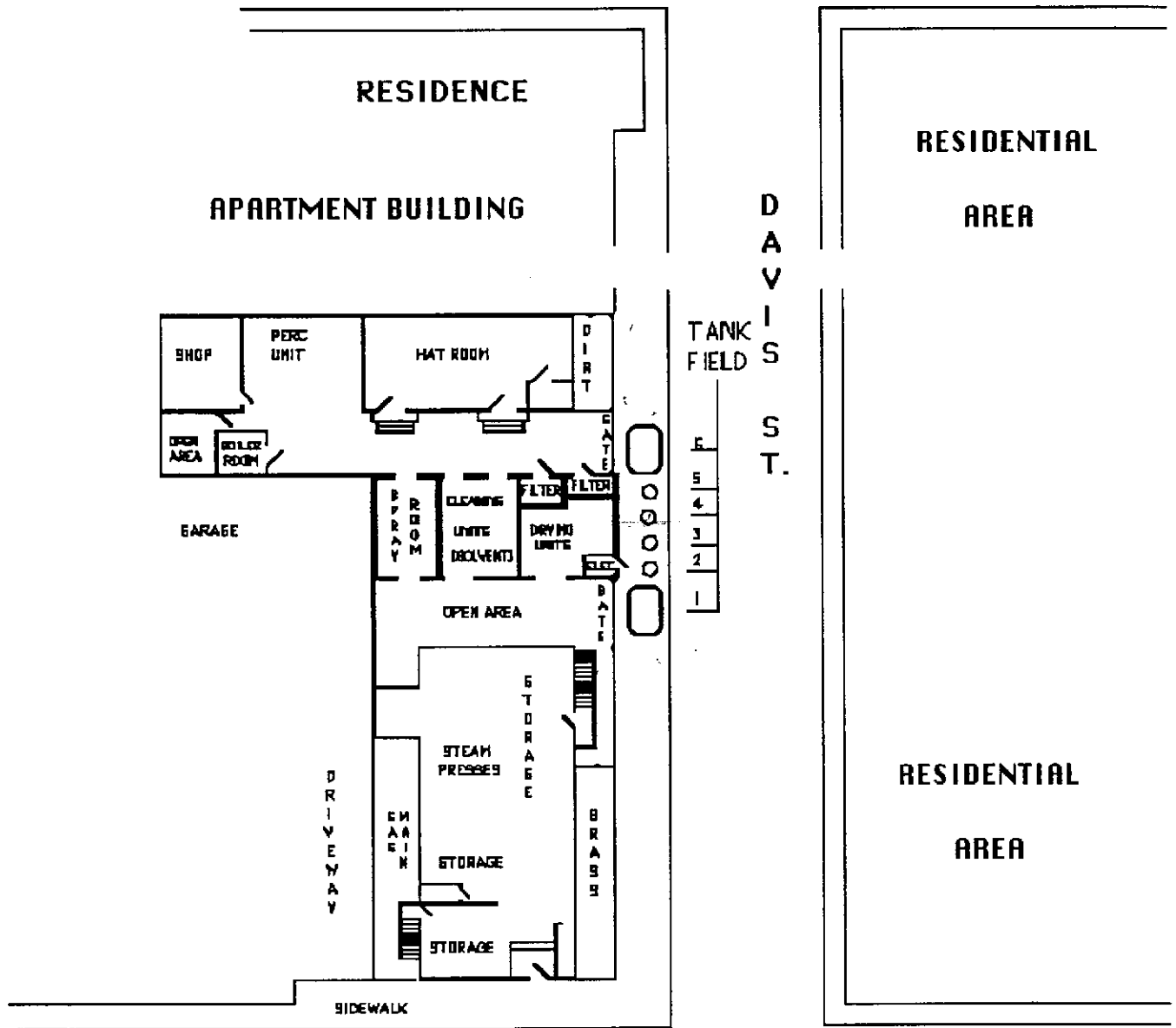
HOUSE

SIDEWALK

COOLIDGE AVENUE

SNOW CLEANERS
2678 COOLIDGE AVE.
OAKLAND, CA

34TH AVENUE



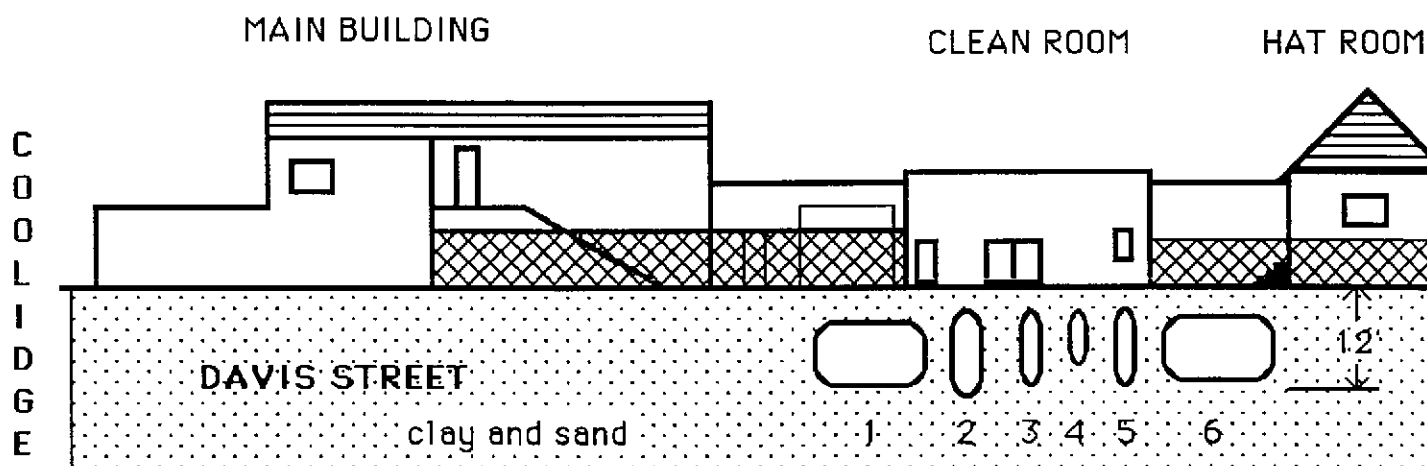
COOLIDGE AVENUE

RESIDENTIAL AREA

DUPLEX

CORNER
STORE

SNOW CLEANERS
2678 COOLIDGE AVE.
OAKLAND, CA. 94601



TANK NOTES

TANK ONE

SIZE APPROX. 1000 GALS.
OUT OF SERVICE 20+ YRS.
CONTENTS STODDARD SOLVENT

TANK TWO

SIZE UNDETERMINED (400 GALS?)
OUT OF SERVICE 20+ YRS.
CONTENTS STODDARD SOLVENT

TANK THREE

SIZE APPROX. 300 GALS.
OUT OF SERVICE 20+ YRS.
CONTENTS (EMPTY)

TANK FOUR

SIZE APPROX. 150 GALS.
STILL RETURN TANK
CONTENTS STODDARD SOLVENT

TANK FIVE

SIZE APPROX. 400 GALS.
SOLVENT STORAGE
CONTENTS STODDARD SOLVENT

TANK SIX

SIZE APPROX. 1000 GALS.
WASTE SOLVENT TANK
CONTENTS STODDARD SOLVENT

**STATE
COMPENSATION
INSURANCE
FUND**

HOME OFFICE

SAN FRANCISCO

ANNUAL RATING ENDORSEMENT

IT IS AGREED THAT THE CLASSIFICATIONS AND RATES PER \$100 OF REMUNERATION APPEARING IN THE CONTINUOUS POLICY ISSUED TO THIS EMPLOYER ARE AMENDED AS SHOWN BELOW.

HERE ARE YOUR NEW RATES FOR THE PERIOD INDICATED. IF YOUR NAME OR ADDRESS SHOULD BE CORRECTED OR IF INSURANCE IS NOT NEEDED FOR NEXT YEAR, PLEASE TELL US.

IMPORTANT

THIS IS NOT A BILL

CONTINUOUS POLICY 774085-90

SEND NO MONEY UNLESS STATEMENT IS ENCLOSED

THE RATING PERIOD BEGINS AND ENDS AT 12:01AM PACIFIC STANDARD TIME

RATING PERIOD 8-01-90 TO 8-01-91 ✓

SNOW CLEANERS, INC
2678 COOLIDGE AVE
OAKLAND, CALIF 94601

DEPOSIT PREMIUM \$2,460.00
MINIMUM PREMIUM \$185.00
PREMIUM ADJUSTMENT PERIOD MONTHLY
REP 06 R NB

NAME OF EMPLOYER- SNOW CLEANERS, INC
A CORPORATION

CODE NO.	PRINCIPAL WORK AND RATES EFFECTIVE TO	
8810	CLERICAL OFFICE EMPLOYEES--N.O.C.	.91
2586	CLEANING OR DYEING	5.65

TOTAL ESTIMATED ANNUAL PREMIUM \$24,602

COUNTERSIGNED AND ISSUED AT SAN FRANCISCO (OVER PLEASE)

MAY 21, 1990 POLICY FORM K 1L

**STATE
COMPENSATION
INSURANCE
FUND**

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

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

JUNE 22, 1990

POLICY NUMBER: GRP 318/UNIT 314/89
CERTIFICATE EXPIRES: 10/1/90

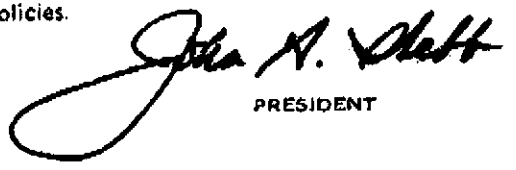
SNOW CLEANERS
ATTN: MIKE CHAMBERS
2678 COOLIDGE AVENUE
OAKLAND, CA 94601

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

FAX #754-1140

EMPLOYER

CHIP IT RECYCLING, INC.
DBA: DIG IT
P.O. BOX 749
BETHEL ISLAND, CA 94511