

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO#952

Alameda County CC4580  
Environmental Health Services  
1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577  
(510)567-6700 FAX(510)337-9335

StID 215

May 29, 1996

Mr. John Protopappas  
115 5th St, Suite 101  
Oakland, CA 94607

Mr. Andy Gotelli  
ELS Properties  
5 Thomas Mellon Circle, Suite 109  
San Francisco, CA 94134

**RE: Well Decommission at 527 23rd Ave, Oakland, CA**

Dear Messrs. Protopappas and Gotelli:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (MW-1 through MW-3) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

If you have any questions, I can be reached at (510) 567-6762.

Sincerely,

eva chu  
Hazardous Materials Specialist

cc: files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO#952

RAFAT A. SHAHID, Assistant Agency Director

Alameda County Environmental Health Div.  
Mail Code: 430-4580  
Environmental Protection Services  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577

March 28, 1996  
STID 215

Exchange Linen Service  
ATTN: Joe Priola  
1575 Indiana St.  
San Francisco, CA 94107

Re: 527 - 23rd Ave., Oakland, CA 94606

Dear Joe Priola:

This office received and reviewed a Geoprobe Sampling Results and Recommendations Report dated January 12, 1996 by Earth Systems Consultants and a Monitoring Well Sampling Report dated March 13, 1996 by Soil & Water Services. Following are comments concerning these reports:

1. The grab groundwater samples seem to well define the lateral extent of contamination, which appears to be very limited. MW-2 is really the only well with any significant remaining contamination and the borings (GP-2, GP-4, GP-3) which are downgradient do not seem to be contaminated.
2. GP-6 has the highest levels of the geoprobe samples but is very close to the former tank location across the street. That site has already been closed as not significant. Furthermore, remaining contamination seems limited (as evidenced by GP-5) and is sealed under the street.
3. Earth Systems recommends case closure. This office has looked at the ASTM guidelines for risk exposure to the levels of contaminants that remain and this site should qualify for closure under Tier 1. This process will begin soon.

If you have any questions please call this office at (510) 567-6782.

Exchange Linen Site

STID 215

March 28, 1996

Page 2 of 2

Sincerely,



Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

c: Nissa Nack, Earth Systems Consultants, 47843 Warm  
Springs Blvd., Fremont, CA 94539-7400  
Gordon Coleman, Acting Chief - files  
John Protopappas, Madison Park, 1155 - 5th St., Suite 101,  
Oakland, CA 94607  
John Schultz, Soil & Water Services, 1984 The Alameda, San  
Jose, CA 95126

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



20952

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

December 22, 1995  
STID 215

Exchange Linen Service  
ATTN: Joe Priola  
1575 Indiana St.  
San Francisco, CA 94107

Re: 527 - 23rd Ave., Oakland, CA 94606

Dear Joe Priola:

This office looked at files for a site across the street from the above site, that site being an S. F. Chronicle, Fillmore Mark Bldg. located at 534 23rd Ave. Enclosed are sampling records and a plot plan for the site, which is undergoing case closure. As you can see, the well is not contaminated and the owner would like to close it. If you would like to use it as a reference in the future you must contact the owner to arrange to keep the well open. These records are also being sent to Nissa, address below, as your consultant, so that this information can be used in future decisions.

If you have any questions please call this office at (510) 567-6782.

Sincerely,

A handwritten signature in cursive script that reads "Thomas F. Peacock".

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

c: Nissa Nack, Earth Systems Consultants, 47843 Warm  
Springs Blvd., Fremont, CA 94539-7400  
Gordon Coleman, Acting Chief - files  
John Protopappas, Madison Park, 1155 5th St., Suite 101,  
Oakland, CA 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0952

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

September 12, 1995  
STID 215

Exchange Linen Service  
ATTN: Joe Priola  
1575 Indiana St.  
San Francisco, CA 94107

Re: 527 - 23rd Ave., Oakland, CA 94606

Dear Joe Priola:

This office has received and reviewed a Sampling Report by Sierra Environmental Sampling (SES) dated February 24, 1995 and only recently received by this office. The following are comments concerning this report:

1. While levels of contamination may have declined slightly, MW-2 is the most downgradient well. It also seems to have been placed in the backfill and would not be an indicator of the lateral extent of contamination. The requirement for continued investigation in the downgradient direction is still warranted.
2. This report did not show gradient and also did not have a site map with location of wells. Without these the report is much harder to read.
3. Please contact this office soon regarding implementation of the workplan, which was accepted in a letter in April.

If you have any questions please call this office at (510) 567-6782.

Sincerely,

A handwritten signature in cursive script that reads "Thomas F. Peacock".

Thomas F. Peacock, Manager  
Division of Environmental Protection

c: George Young, Acting Chief - files  
John Protopappas, Madison Park, 1155 5th St., Suite 101,  
Oakland, CA 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0952

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

April 18, 1995  
STID 215

ALAMEDA COUNTY-ENV. HEALTH DEPT.  
ENVIRONMENTAL PROTECTION DIV.  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577  
(510)567-6700

Exchange Linen Service  
ATTN: Joe Priola  
1575 Indiana St.  
San Francisco, CA 94107

Re: 527 - 23rd Ave., Oakland, CA 94606

Dear Joe Priola:

This office has received and reviewed a Workplan for Soil and Groundwater Investigation by Earth Systems Consultants dated February 1995. The workplan is acceptable to this office. Please notify this office at least 3 days prior to implementation of the workplan in the field. You are reminded that Quarterly reports and monitoring at this site are to continue.

If you have any questions please call this office at (510) 567-6782.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas F. Peacock'.

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Nissa Nack, Earth Systems Consultants, 47843 Warm  
Springs Blvd., Fremont, CA 94539-7400  
Ariu Levi, Acting Chief - files  
John Protopoulos, Madison Park, 1155 5th St., Suite 101,  
Oakland, CA 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0952

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

December 15, 1994  
STID 215

Exchange Linen Service  
ATTN: Joe Priola  
1575 Indiana St.  
San Francisco, CA 94107

ALAMEDA COUNTY CC4580  
DEPT. OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION DIVISION  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577

Re: 527 - 23rd Ave., Oakland, CA 94606

Dear Joe Priola:

This office has received and reviewed Quarterly reports for the above site by Sierra Environmental Sampling dated August 2, 1993, November 11, 1993, February 11, 1994, June 13, 1994, and October 21, 1994. The following comments reference these reports and your cover letter dated November 22, 1994:

1. None of the reports have any conclusions or recommendations for further work. You requested in your last cover letter that this office consider this site for closure. This request is not appropriate at this time. Since all of the reports were just recently submitted to this office I have not had an opportunity to comment on any of the results.
2. Enclosed are a tabulation of TPHg and benzene contamination over time for the three monitoring wells. Although there appears to have been some decline there is significant contamination in MW2, which apparently is the down gradient well.
3. The reports do not have a site drawing. There is no portrayal of contamination or its extent. The gradient has not been determined. It appears from groundwater data that MW2 is the down gradient well. This would indicate that the extent of lateral contamination is not defined.

It is necessary to request that **further investigation** be conducted, especially to determine the extent of contamination in the down gradient direction. Please submit a workplan for further investigation to this office **within 60 days**. You should also continue to do groundwater monitoring and submit reports quarterly.driveway next to it.

Exchange Linen Service  
STID 215  
December 15, 1994  
Page 2 of 2

If you have any questions please call this office at (510) 567-6782. Notice that our office has moved.

Sincerely,



Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: John Schultz, California Environmental Management  
Service Co., 1984 The Alameda, Suite 2, San Jose,  
CA 95126  
Edgar B. Howell, Chief - files  
Suzanne Price, Sierra Environmental Sampling, 4809  
Sanford St., Fair Oaks, CA 95628

MW1	TPHg	Benzene
Jul 93	ND	ND
Nov 93	ND	ND
Feb 94	ND	ND
May 94	ND	ND
Oct 94	ND	ND
MW2		
Jul 93	1200	11
Nov 93	1600	22
Feb 94	780	13
May 94	650	4.6
Oct 94	260	1.6
MW3		
Jul 93	190	ND
Nov 93	170	ND
Feb 94	92	ND
May 94	ND	ND
Oct 94	130	ND



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0952

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

October 4, 1994  
STID 215

*Alameda County* CC 4580  
*Health Care Services Agency*  
*Dept. Of Environmental Health*  
*1131 Harbor Bay Pkwy 2nd Flr.*  
*Alameda, CA 94502-6577*

Exchange Linen Service  
ATTN: Joe Priola  
1575 Indiana St.  
San Francisco, CA 94107

Re: 527 - 23rd Ave., Oakland, CA 94606

Dear Joe Priola:

**Notice of Violation**

This office agreed to recommendations on page 6 of your last report in july of 1993 to a year of quarterly monitoring of the monitoring wells at the above site. We have **not received any** subsequent reports concerning this site, as required. Four quarters of monitoring is required as a minimum for site closure. Please respond **within 30** days to this request so that this site can get back on track and receive site closure.

If you have any questions please call this office at (510) 567-6700. Notice that our address and phone have changed.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Edgar B. Howell, Chief - files

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0952

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

October 6, 1993  
STID 215

Exchange Linen Service  
ATTN: Joe Priola  
1575 Indiana St.  
San Francisco, CA 94107

Re: 527 - 23rd Ave., Oakland, CA 94606

Dear Joe Priola:

This office has reviewed a Soil and Groundwater Investigation by Earth Systems Environmental, Inc. dated July 26, 1993 with a cover letter from you dated September 17, 1993. The report is accepted with the following comments:

1. This office agrees with the summary, conclusions, and recommendations on page 6. This mainly involves quarterly groundwater monitoring for at least one year.
2. There does not seem to be a down gradient well. The gradient is somewhat unusual for this area, being to the north. MW-2 is actually in the tank pit due to the driveway next to it.

If you have any questions please call this office at (510) 271-4530.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: R. Hiett, RWQCB  
Edgar B. Howell, Chief - files  
Lawrence Pavlak, Earth Systems Environmental, Inc., 835  
Blossom Hill Rd., suite 206, San Jose, CA 95123

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0952  
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

October 5, 1993  
STID 215

Exchange Linen Service  
ATTN: Joe Priola  
1575 Indiana St.  
San Francisco, CA 94107

Re: 527 - 23rd Ave., Oakland, CA 94606

Dear Joe Priola:

This office has reviewed a Soil and Groundwater Investigation by Earth Systems Environmental, Inc. dated July 26, 1993 with a cover letter from you dated September 17, 1993. The report is accepted with the following comments:

1. This office agrees with the summary, conclusions, and recommendations on page 6. This mainly involves quarterly groundwater monitoring for at least one year.
2. There does not seem to be a down gradient well. The gradient is somewhat unusual for this area, being to the north. MW-2 is actually in the tank pit due to the driveway next to it. Further data will clear this situation up as the gradient may move. This needs further discussion in the next report.

If you have any questions please call this office at (510) 271-4530.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: R. Hiett, RWQCB  
Edgar B. Howell, Chief - files  
Lawrence Pavlak, Earth Systems Environmental, Inc., 835  
Blossom Hill Rd., suite 206, San Jose, CA 95123

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0952

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 14, 1993  
STID 215

Exchange Linen Service  
ATTN: Joe Priola  
1575 Indiana St.  
San Francisco, CA 94107

Re: 527 - 23rd Ave., Oakland, CA 94606

Dear Joe Priola:

This office has reviewed a Workplan for Soil and Groundwater Investigation by Earth Systems Environmental, Inc. dated April 1, 1993. The workplan is accepted with the following comments:

1. The second bullet on page 2 under Purpose and Proposed Scope says permits will be obtained for two wells. All other references are for three wells so it is assumed that permits will also be for three wells.
2. The North arrow on the site drawing on the last page is apparently about 160 degrees to the west of north. The actual north should, on this drawing, point to the right side of the page.

If you have any questions please call this office at (510) 271-4530.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: R. Hiatt, RWQCB  
Edgar B. Howell, Chief - files  
Lawrence Pavlak, Earth Systems Environmental, Inc., 835  
Blossom Hill Rd., suite 206, San Jose, CA 95123  
John Schultz, c/o California Environmental Management  
Services Co., Inc., 1984 The Alameda, San Jose, CA  
95126

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0952

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

March 15, 1993  
STID 215

Exchange Linen Service  
ATTN: Joe Priola  
1575 Indiana St.  
San Francisco, CA 94107

Re: 527 - 23rd Ave., Oakland, CA 94606

Dear Joe Priola:

This office has reviewed reports of the underground storage tank removals performed at the above referenced site on December 9, 1992 and subsequent soil and groundwater analysis. The following comments are to be considered:

It is clear that the elevated volatile hydrocarbon concentrations (as high as 230 ppm TPHg) in soil and groundwater (at 750 ppm TPHg) at the above site requires a soil and groundwater investigation. The tanks were also noted as being corroded and with holes.

I have enclosed the document, Appendix A, Workplan for Initial Subsurface Investigation, a guidance document published by the Regional Water Quality Control Board (RWQCB).

Appendix A is to be used in conjunction with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board Leaking Underground Fuel Tank (LUFT) Field Manual, and Article II of Title 23, Calif. Code of Regulations when developing the scope of the Preliminary Site Assessment (PSA) work plan.

Please be advised this office is working in conjunction with the RWQCB to oversee the remediation of hydrocarbon contaminated sites such as these. The RWQCB is the agency entrusted to protect the waters of the state.

Please submit a workplan as described in the above documents to this office within thirty (30) days of this letter.

**You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b).** All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiatt. Their address is 2101 Webster St., Fourth Floor, Oakland

527 - 23rd Ave., Oakland, CA 94606  
STID 215  
March 15, 1993  
Page 2 of 2

CA 94612. Be aware that failure to submit the requested documents may subject you to civil liabilities.

If you have any questions please call this office at (510) 271-4530.

Sincerely,



Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: R. Hiett, RWQCB  
Edgar B. Howell, Chief - files  
enclosures

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0952

May 30, 1990

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

Mr. Hi Pettersen  
Exchange Linen Service  
527 - 23rd Avenue  
Oakland, CA 94606

RE: In-place tank closure at 527 - 23rd Avenue, Oakland, CA

Dear Mr. Pettersen:

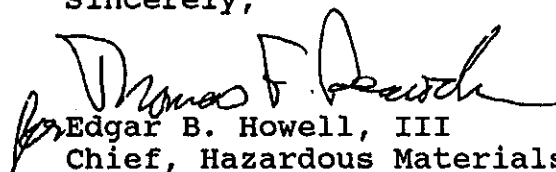
The Alameda County Environmental Health Department, Hazardous Materials Division, has completed its review of the soil sampling and laboratory analyses for the referenced site. Based on the review of the information made available to the Division, it appears no further investigative or remedial work is necessary.

This office is aware that the last item to be addressed is to place a notice in the deed describing the vertical and areal location of the closed underground storage tank, the hazardous substances it contained, and the closure method.

Further work always remains a possibility if conditions change or a water quality threat is discovered at the site.

If you have any questions concerning this letter, or the site, please contact Cynthia Chapman at (415) 271-4320.

Sincerely,

  
Edgar B. Howell, III  
Chief, Hazardous Materials Division

cc: Mr. John Schultz, California Environmental Management

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



R0952

Telephone Number: (415)

March 13, 1990

Mr. Hi Pettersen  
Exchange Linen Service of California  
527 23rd Ave.,  
Oakland CA 94606

Dear Mr. Pettersen:

Enclosed please find a copy of your Business Plan as submitted to our agency in March of 1989. Please also find a copy of Part II of the Business Plan which requests more detailed information than Part I. Please contact Barney Chan @271-4320 should you have any questions.

Sincerely,

Edgar B. Howell III  
Acting Chief Hazardous Materials Division



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0952

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
470 - 27th Street, Third Floor  
Oakland, California 94612  
(415)

February 14, 1990

Mr. John Schultz  
California Environmental  
Management Service Co., Inc.  
1984 The Alameda  
San Jose, CA 95126

Dear Mr. Schultz:

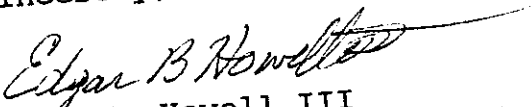
Per your conversation of February 13, 1990 with Cynthia Chapman of our office, the following are items that need to be addressed in the permit process for the tank removal at Exchange Linen Service located at 527 - 23rd Ave., Oakland.

1. In order to close a tank in place, you must obtain written permission from the Oakland Fire Prevention Bureau. Please send us a copy of the authorization letter once you have received permission.
2. As part of the closure in place process, the tank owner must demonstrate that there has been no residual contamination from the tank. In this case, we will require a minimum of two (2) soil borings, one from each end of the tank, directly beneath the tank. If groundwater is encountered, then groundwater samples will be required in addition to the soil samples. Sampling must be observed by a member of this department. It is our understanding that borings will be determined after the orientation of the tank has been determined. If contamination exists, then Exchange Linen will be required to determine the extent of contamination and remediate the site.
3. The rinsate from the last tank rinse must be analyzed for appropriate hydrocarbon analyses. The tank is considered non-hazardous if analysis results are less than 100 ppm total petroleum hydrocarbons (TPH) as diesel.
4. Title 23 of the California Code of Regulations (CCR) requires that a notice be placed in the deed to the property. The deed must describe the vertical and areal location of the closed underground storage tank, the hazardous substances it contained, and the closure method.

Mr. John Schultz  
RE: Exchange Linen Svc.  
February 14, 1990  
Page 2 of 2

If you have any questions, please call Cynthia Chapman, Hazardous  
Materials Specialist, at 415/271-4320.

Sincerely,

  
Edgar B. Howell III  
Acting Chief, HazMat Division

CC:mam

cc: Hi Pettersen, Exchange Linen Svc.