

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

02/02/96

UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000 SOURCE OF FUNDS: F-FEDERAL INSPECTOR: SH
 StID: 337 SUBSTANCE: 8006619 -Gasoline
 SITE NAME: Golden State Linen Service DATE REPORTED : 05/24/88
 ADDRESS : 958 28th St DATE CONFIRMED: 05/24/88
 CITY/ZIP : Oakland, CA 94608 MULTIPLE RP's : Y

CASE TYPE: G CONTRACT STATUS: 4 PRIOR:2B4 EMERGENCY RESPONSE:

RP SEARCH	: S	DATE END:	03/05/92
PRELIM ASSESSMENT	: C	DATE BEGIN:	02/01/89
REMEDIAL INVESTIG	: C	DATE END:	03/01/90
REMEDIAL ACTION	: C	DATE BEGIN:	02/01/94
POST REMED MONITOR:		DATE END:	02/03/95
		DATE BEGIN:	02/01/94
		DATE END:	02/03/95

TYPE ENFORCEMENT ACTION TAKEN: 1 DATE OF ENFORC. ACTION: 03/05/92

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

LUFT FIELD MANUAL CONSIDERATION: 3HSCAWG CASE CLOSED: Y on: 02/05/96

DT EXC START: 05/19/88 REMEDIAL ACTIONS TAKEN: ED

RP #1: CONTACT: Beatrice Slater RP COST:
 RP COMPANY NAME: Golden State Linen Service Ph: (415)491-0813
 ADDRESS: 599 Loganberry Dr.
 CITY/STATE: San Rafael, Ca 94903

ΔChMENT:

SITE ID#: 337

ADDITIONAL RP'S

RP #2
 CONTACT NAME: Robert Robbins
 COMPANY NAME: Aratex Services, Inc. RP Ph:
 ADDRESS: 154 South Main Street
 CITY/ST/ZIP: Lodi, Wisconsin 53555

FAX TRANSMISSION

BEA SLATER AND GSL PROPERTIES

SENDING FAX - 415-479-1504

TO: Susan Hugo / Hazmat
FAX #: 510-337-9335
DATE AND TIME: 10/15/95 1:00pm
If problems in transmission, please call 415-491-0813

NUMBER OF PAGES:

②

Re: 958-28th St, Oakland
STID - # 337

Susan -

We are all confirmed
for December 14th, 1995, at
9:00 AM to be in your office

Thank you again for
your consideration in this
matter -

Bea Slater
owner of site.

FAX TRANSMISSION

BEA SLATER AND GSL PROPERTIES

SENDING FAX - 415-479-1504

TO: Bob Robbins Area Mark

FAX #: 608-592-3223

DATE AND TIME: 10/15/95 1:00 PM Pacific

If problems in transmission, please call 415-491-0813 Time

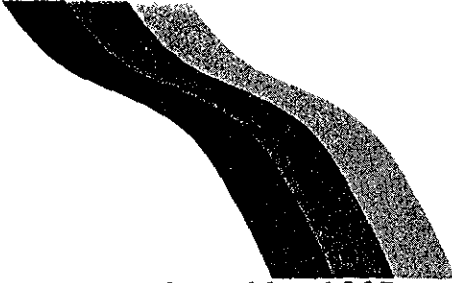
NUMBER OF PAGES:

①

Re: 958-28th St, Oakland
STID #337

Bob -
Susan Hugo has confirmed
that December 14th at 9:00 AM
would be acceptable to her
for the meeting which will
take place at her office:
1131 Harbor Bay Parkway
Suite #250

Alameda
Please advise Jim of RMT of
location. I will also be
there. Thanks - Bea



October 11, 1995

By FAX and mail

Mr. Bob Robbins
Aramark
154 Main St.
Lodi, Wi 53555

Re: 958-28th St., Oakland, Aratex former site
STID #337

Dear Bob,

Today I have confirmed with Kevin at RMT that the 4th quarter monitoring WILL take place the first week in November. He also confirms that they can set high priority on the report ~~and~~ so it is complete by November 30th.

I spoke to Susan Hugo also today. She states that a meeting with you on the 12, 13, or 14th of December would be the preferred dates for her. She stated that she will discuss this site with the Regional State Water Resources Board representative, Kevin Graves, before the date of the meeting and give him the option of whether he is going to attend the meeting or not. If he does not attend, she feels he will be obliged to concur with her recommendations, which, hopefully, will be closure of this site. She expressed that she really doesn't care for the "non attainment" policy because it could cast a negative pall over the property in the future that could cause difficulties. If she approves the final report of the November monitoring, she says she will choose closure instead of "non-attainment".

We also discussed conversion of the site into other uses. I reminded her that the site has already had a change of use which was allowed by the City of Oakland when they issued my conditional use permits in 1991 and 1992 for housing. In fact, the City Council has just approved their part of the financing (\$350,000) for the development of the affordable housing I am doing, and are most anxious to have construction start. But city financing is, of course, contingent upon the private financing being in place. I have paid the non-refundable loan commitment to Summit Bank which extends to March 1st. Everything hinges upon site closure being recommended by Hazmat in time to meet Summit Bank's deadline. What Aramark was taking months or years to complete will have to now be kept on a tight schedual of days or a couple of weeks.

GSL Properties

Bayside Court: 958 28th Street, Oakland CA 94608
Mailing Address: 599 Loganberry Dr., San Rafael, CA 94903 Phone (415)491-0813 Fax (415)479-1504

I also reminded Susan that the entire site is "capped" by concrete and asphalt, and that the proposed renovation will not change the envelope of the building nor require change or digging in parking lots or any other part of the site. Therefore, there is no possible future contamination exposure to raise health concerns, either now or in twenty years.

Today, I also talked to Lori Casias at the State Water Resources Board in Sacramento in order to understand that mailing I received describing an appeal process. In talking to Ms. Casias, it appeared that an appeal would probably not be needed in regards to my site at 958-28th St., but I do now understand the process. I had the opportunity to tell Ms. Casias how competent we felt Susan Hugo had been throughout our work with her.

Keep in touch, Bob, and call if you have questions. Let Susan know if these dates for the December meeting will work for you.

Thank you for your cooperation in helping me attain my financing goals.

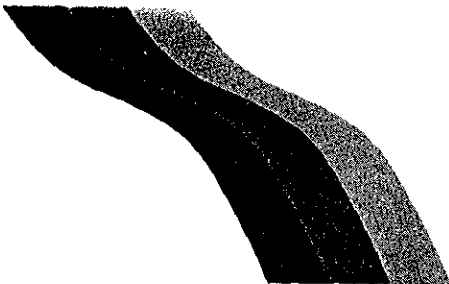
Very truly yours,



Beatrice B. Slater
President

cc: RMT

✓ Susan Hugo, Hazmat, Alameda County
City of Oakland Office of Housing and Neighborhood
Development
Summit Bank
Imperial Thrift and Loan



October 11, 1995

Revised

By FAX and mail

Mr. Bob Robbins
Aramark
154 Main St.
Lodi, Wi 53555

Re: 958-28th St., Oakland, Aratex former site
STID #337

Dear Bob,

Today I have confirmed with Kevin at RMT that the 4th quarter monitoring WILL take place the first week in November. He also confirms that he can set high priority on the report and get it out by November 30th.

I spoke to Susan Hugo also today. She states that a meeting with you on the 12, 13, or 14th of December would be the best for her. She stated that she will discuss this site with the Regional State Water Resources Board representative, Kevin Graves, before the date of the meeting and give him the option of whether he is going to attend the meeting or not. If he does not attend, she feels he will be obliged to concur with her recommendations, which, hopefully, will be closure of this site. She said that her first choice would be to order closure of the site. If not closure, that she would use the "non attainment" policy which is being re-named the "containment" policy indicating that no further work need be done.

We also discussed conversion of the site into other uses. I reminded her that the site has already had a change of use which was allowed by the City of Oakland when they issued my conditional use permits in 1991 and 1992. In fact, the City Council has just approved their part of the financing (\$350,000) for the development of the affordable housing I am doing, and are most anxious to have construction start. But city financing is, of course, contingent upon the private financing being in place. The loan committment with Summit Bank is being held in abeyance for a limited time. Everything hinges upon site closure being recommended by Hazmat in time to meet Summit Bank's deadline.

I also reminded her that the entire site is "capped" by concrete and asphalt, and that the proposed renovation will not change the envelope of the building nor require change or digging up parking lots or any part of the site. Therefore, there is no

GSL Properties

Bayside Court: 958 28th Street, Oakland CA 94608

Mailing Address: 599 Loganberry Dr., San Rafael, CA 94903 Phone (415)491-0813 Fax (415)479-1504

possible future contamination exposure to raise health concerns, either now or in twenty years.

Today, I also talked to Lori Casias at the State Water Resources Board in Sacramento in order to understand that mailing I received regarding an appeal process. In talking to Ms. Casias, she and I agreed that there seemed little chance that any appeal would be needed in regards to my site at 958-28th St., but at least I understand the process now. I had the opportunity to tell her how competent Susan Hugo had been throughout our work with her.

Keep in touch, Bob, and call if you have questions. Let Susan know if these dates for the December meeting will work for you.

Thank you for your cooperation in helping me attain my financing goals.

Very truly yours,



Beatrice B. Slater
President

cc: RMT
Hazmat
City of Oakland Office of Housing and Neighborhood
Development
Summit Bank
Imperial Thrift and Loan

FAX TRANSMISSION

BEA SLATER AND GSL PROPERTIES

SENDING FAX - 415-479-1504

+ mail

TO: Susan Hugo c/o Hazmat

FAX #: 510-337-9335

DATE AND TIME: 10/6/95

If problems in transmission, please call 415-491-0813

NUMBER OF PAGES:

② Re: 958. 28th St Oakland
STID #337

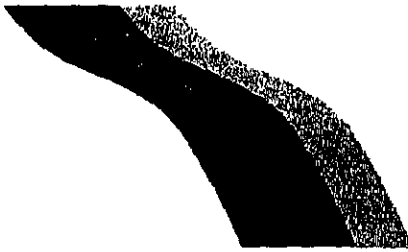
Dear Susan -

I appreciate so much that you have worked with my mortgage Broker, Lewis Bonfiglio.

The time schedule now is very tight. We must have a meeting in December so hopefully I will have a closure request by you before Jan 1, 1996. My

financing commitment only lasts until Feb 28, 1996. The Sept. Report from RMT was so good, I feel confident the 4th quarter will be the

same Thank you -
Bea Slater



October 6, 1995

Mr. Bob Robbins,
ARAmark
154 S Main St.
Lodi, WI 53555

Re: 4th Quarter, 1995 ground water monitoring
958-28th St., Oakland
Former Aratex Services site

Dear Bob,

This letter will confirm our telephoe conversation of September 29th.

1. You will be contacting Jim Van Nortwick at RMT in order to make it possible to schedual the 4th and final water monitoring the first week in November. Hopefully, he will understand the importance of getting out the report within the shortest possible time following the engineering work.
2. You will contact Susan Hugo in order to request a meeting with her in early December, a meeting which will coincide with your travel schedual. You will request that she schedual having a State Water Recourses Board person at that meeting also, the purpose being to discuss closure on this site.

As I explained to you, my construction financing hinges upon receiving a closure request from Alameda Hazmat. And with 8 years of work, and the practically non-existat levels of contamination which are showing at this time, there MUST come an end.

Thank you for your time and consideration, as always.

Very truly yours,

Beatrice B. Slater
President

cc: Susan Hugo, Alameda Hazmat
Troy Williams, Summit Bank
Lewis Bonfiglio, B.A.S.E. Financial
Jim Van Nortwick, RMT
GSL Properties

Bayside Court: 958 28th Street, Oakland CA 94608
Mailing Address: 599 Loganberry Dr., San Rafael, CA 94903 Phone (415)491-0813 Fax (415)479-1504

Summit Bank

October 6, 1995

REVISED

Beatrice B. Slater, President
Golden State Linen Supply, Inc.
599 Loganberry Drive.
San Rafael, CA 94903

Dear Ms. Slater:

Summit Bank ("Bank") is pleased to make available to Golden State Linen Supply, Inc., DBA GSL Properties, a California S Corporation ("Borrower") the following credit commitments. These credits shall be subject to the Bank's standard terms and conditions for similar types of financing which shall include, but not be limited to the following:

Proposed Loan Commitments:

Up to an aggregate amount of \$1,250,000, to be available under two separate commitments in the amounts of \$300,000 and \$950,000. Subject proceeds shall be used exclusively for the development and financing costs of sixteen (16) new live/work units located at 958 28th Street, Oakland, CA.

COMMITMENT #1

Amount/Type:

\$300,000 New Construction Loan.

Purpose:

To finance the construction of four (4) new live/work units at 958 28th Street, Oakland, CA. These units are known as "Phase II".

Availability:

Upon acceptance and compliance of all terms and conditions of Bank's commitment and execution of all required loan documentation, through November 30, 1995, at which time this commitment shall expire.

Maturity:

18 months from date of loan documents; subject to an additional term of six months, upon activation of Commitment #2.

Pricing:

Rate:

Summit Bank's Prime Rate plus 3.0%, per annum, calculated on a 360 actual days elapsed basis, to be adjusted from time to time as Prime Rate changes.

Fees:

Non-refundable commitment fee of \$2,000.00 payable upon acceptance of this commitment,

and applicable to the loan origination fee of \$9,000.00, due upon execution of the loan documents. A loan documentation fee of \$625 also due upon execution of the loan documents.

Repayment: Interest only monthly from interest reserve; principal and interest due in full at loan maturity.

Disbursements: All disbursements shall be subject to an independent inspection by an inspection service acceptable to Bank, with costs to be borne by Borrower. Disbursements shall be made under a percentage of completion plan in minimum amounts of \$25,000 no more than monthly.

Collateral: First deed of trust and assignment of rents covering current and future rents on real property located at 958 28th St., Oakland, CA, including addresses on Filbert & Myrtle Streets. A security agreement and perfected UCC-1 financing statement covering all blueprints, drawings, specifications, fixtures, furnishings, equipment, and materials on site.

Guarantors: Beatrice B. Slater and The Beatrice Slater Family Trust.

COMMITMENT #2

Amount/Type: \$950,000 New Construction Loan.

Purpose: To finance the construction of twelve (12) new live/work units at 958 28th Street, Oakland, CA. These units are known as "Phase III".

Availability: Upon acceptance and compliance of all terms and conditions of Bank's commitment and execution of all required loan documentation, through April 30, 1996, at which time this commitment shall expire.

Maturity: Up to 18 months from April 30, 1996.

Pricing:

Rate: Summit Bank's Prime Rate plus 3.0%, per annum, calculated on a 360 actual days

elapsed basis, to be adjusted from time to time as Prime Rate changes.

Fees: Non-refundable forward commitment fee of \$4,750.00 payable upon acceptance of this commitment. Loan origination fee of \$28,500, due upon execution of the loan documents. A loan documentation fee of \$1,875 also due upon execution of the loan documents.

Repayment: Interest only monthly from interest reserve; principal and interest due in full at loan maturity.

Disbursements: All disbursements shall be subject to an independent inspection by an inspection service acceptable to Bank, with costs to be borne by Borrower. This inspection service shall include direct payment of all invoices from a Bank disbursement account. Disbursements shall be made under a percentage of completion plan in minimum amounts of \$25,000 no more than monthly.

Collateral: First deed of trust and assignment of rents covering current and future rents on real property located at 958 28th St., Oakland, CA, including addresses on Filbert & Myrtle Streets. A security agreement and perfected UCC-1 financing statement covering all blueprints, drawings, specifications, fixtures, furnishings, equipment, and materials on site.

Guarantors: Beatrice B. Slater and The Beatrice Slater Family Trust.

ADDITIONAL TERMS AND CONDITIONS:

A. Conditions precedent to activation of commitment:

- 1) **Appraisal/Loan-to-Value Requirement:** Bank's receipt of a full appraisal in form and substance acceptable to Bank establishing a minimum market value upon completion of both Phases II and III of \$2,083,333 and a maximum aggregate loan-to-value of 60%. In addition, the appraisal shall reflect the value of the property upon completion of Phase II only. Borrower shall pay Bank for the cost of the appraisal at the time it is ordered.
- 2) **Environmental Requirements:** Commitment #2 is

strictly subject to receipt of the Case Closure Summary report approved by the Regional Water Quality Control Board or a letter from the Hazardous Materials Division of the Alameda County Department of Environmental Health, Environmental Protection Division stating that the Case Closure Summary report has been approved by the Regional Water Quality Control Board, or in the event that the Regional Water Quality Control Board has not taken any action within 30 days of receiving the report, that case closure has been approved by the Hazardous Materials Division of the Alameda County Department of Environmental Health, Environmental Protection Division.

- 3) Approved Plans, Specifications, Permits: Bank's receipt of the following items,
 - a. Complete set of working drawings.
 - b. Complete cost breakdown for all hard and soft costs.
 - c. Contractor's contract, subject to Bank's review and acceptance.
 - d. Architect's contract, subject to Bank's review and acceptance.
 - e. Subcontractor bids or contracts on major line items.
 - f. Seismic assessment and engineer's opinion stating that existing foundation and structure are suitable for proposed improvements as detailed on plans and specifications.
 - g. City approvals (permits).
- 4) Subordinated Debt: An existing loan on subject property in the amount of \$150,000 will subordinate to all Bank loans, including any future modifications, increases, or additional advances.
- 5) Independent review by Bank's inspection service: Copies of all plans, specifications, contracts, engineer's opinion, soft and hard cost budgets, and subcontractor bids shall be reviewed by Bank's independent inspection service. Bank may rely upon the findings and recommendations of this firm to further determine the viability of the proposed improvements within the proposed budget, and to identify any budget or contractual deficiencies. If these findings indicate an increase in the cost of the project, Borrower will be required to inject sufficient funds to cover said increase.
- 6) Title Insurance: Bank's deed of trust shall be insured with an A.L.T.A. Policy to include all

standard endorsements required by Bank.

- 7) Other Insurance: Borrower shall maintain course of construction hazard and fire insurance in form and substance acceptable to Bank, in the minimum amount of the replacement cost, with loss payable endorsement in Bank's favor. Borrower and Borrower's Contractor shall also maintain liability insurance coverages in the minimum amounts of \$1,000,000.
- 8) Out of Pocket Expenses: Borrower shall pay all out of pocket expenses including, but not limited to appraisal fees, independent inspection service fees, title insurance and related expenses, etc.

The terms and conditions of Bank's commitments will be placed in customary legal format subject to all required documentation as required by Bank. Subject documentation shall include all conditions presented herein, as well as all standard representations and warranties, and events of default. In the event of any conflict between the terms of any loan documents and this letter agreement, the terms of the loan documents shall prevail.

This commitment shall expire unless ^{JW} accepted in writing by Borrower on or before October ~~13~~¹⁴, 1995. To confirm your acceptance of these commitments as presented, please sign the duplicate copy of this letter and return it to my attention on or before said date along with payment of the commitment fees totalling \$6,750.00.

If you have any questions regarding the terms and conditions presented, I would be happy to discuss them with you at your convenience. Summit Bank appreciates this opportunity to present you with this commitment.

Very truly yours,



Troy Williams
Vice President
& Branch Manager

I hereby accept the terms and conditions of this commitment letter, and attached is the commitment fees of \$6,750.00,

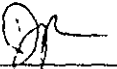
Beatrice B. Slater, President

10/14/95
Date

REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND

RESOLUTION NO. 95 - 76 C. M. S.

INTRODUCED BY AGENCY MEMBER _____



RESOLUTION AUTHORIZING AN AGENCY LOAN IN AN AMOUNT NOT TO EXCEED \$350,000
TO GOLDEN STATE LINEN SERVICE, INC. FOR
THE CONSTRUCTION OF RENTAL LIVE/WORK UNITS
AT BAYSIDE APARTMENTS LOCATED AT 958-28TH STREET

WHEREAS, Golden State Linen Service, Inc., a for-profit developer, proposes to convert a former warehouse to 28 live/work rental units, known as Bayside Apartments located at 958 - 28th Street in Oakland (the "Project"); and

WHEREAS, 6 Project units will be rented at rates affordable to low-income persons earning no more than 80% of area median income; and

WHEREAS, Golden State Linen Service, Inc. has requested \$350,000 in funds from the Oakland Redevelopment Agency to assist in the construction of the Project; and

WHEREAS, the City of Oakland's Consolidated Plan indicates that there is a need for low-income rental housing; and

WHEREAS, the Project is consistent with the Agency's Project Development Guidelines and Golden State Linen Service, Inc. meets the Agency's Threshold Developer Criteria; and

WHEREAS, the Project will increase and improve the supply of low and moderate income housing available in the City of Oakland and will benefit the Central District Redevelopment Project Area; now, therefore, be it

RESOLVED: That the Redevelopment Agency hereby authorizes the Agency Administrator to provide a loan in an amount not to exceed \$350,000 to Golden State Linen Service, Inc., or to an affiliated entity approved by the Agency Administrator or his designee, to be used for construction of the low-income component of the Project; and be it further

RESOLVED: That the loan shall be for a term of 30 years, with an interest rate of 6 percent per year, with repayment of principal deferred until the end of the term; and be it further

RESOLVED: That six rental live/work units will be made affordable to low-income households earning up to 80% of area median income; and be it further

RESOLVED: That if the Project converts to condominiums prior to the end of the thirty-year period, a portion of the Agency loan will be divided into silent second mortgages recorded on the for-sale units under the same terms as the City's First-time Homebuyer Program; and be it further

RESOLVED: That the closing of the construction loan shall be contingent on a firm commitment for the remainder of the construction financing, and such other appropriate terms and conditions as the Agency Administrator or his designee may establish; and be it further

RESOLVED: That the loan funds shall come from the Redevelopment Agency's Low and Moderate Income Housing Trust Fund; and be it further

RESOLVED: That as a condition of the loan, the Agency will require that appropriate restriction on Project occupancy, rent and operations be recorded against Project improvements for thirty years; and be it further

RESOLVED: That the loan shall be secured by a deed of trust on the Project land and/or improvements; and be it further

RESOLVED: That the Agency hereby authorizes the Agency Administrator or his designee in his discretion to subordinate the priority of the Agency's deed of trust and/or recorded restrictions to a lien or encumbrance of another private or governmental entity providing financial assistance to the Project, if the Agency Administrator or his designee determines that (1) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions but without subordination is not reasonably available, (2) the Agency's investment in the Project in the event of default is reasonably protected, and (3) subordination is in the best interests of the Agency; and be it further

RESOLVED: That all loan documents shall be reviewed and approved by Agency Council for form and legality prior to execution, and copies will be placed on file with the Agency Secretary; and be it further

RESOLVED: That the Agency hereby appoints the Agency Administrator and his designee as agent of the Redevelopment Agency to conduct negotiations, execute documents, administer the loans, extend or modify the repayment terms, and take any other action with respect to the loan and the project consistent with this Resolution and its basic purpose.

I hereby certify that the foregoing is a full, true and correct copy of a Resolution passed by the Redevelopment Agency of the City of Oakland, California on

OCT 03 1995

CEDA FLOYD

City Clerk and Clerk of the Oakland Redevelopment Agency

Per Onetha Middleton Deputy

ALAMEDA COUNTY ENVIRONMENTAL
HEALTH DEPARTMENT

ENVIRONMENTAL PROTECTION DIVISION
1131 Harbor Bay Parkway, Suite #250
Alameda, CA 94502-6577
Telephone (510) 567-6700
Fax Number (510) 337-9335

FAX COVER SHEET

DATE: AUGUST 9, 1995

TO: LOUIS BONFIGLIO
BACE FINANCIAL GROUP
FAX # (415) 777-0459

Total number of pages including cover sheet 3

FROM: SUSAN L. HUGO

NOTE: PER YOUR REQUEST - I have
reviewed the memo & concur with
the contents with one minor modification
on page 2 (item 3); delete "County."

(SMILE) have a nice day.
DO SOMETHING FOR OUR ENVIRONMENT.



ST10331

FAX COVER SHEET

DATE: 8-8-95 TIME: 3:00 PM
 TO: SUSAN HUGO PHONE: 570-587-6700
HAZ MAT FAX: 510-337-9439
 FROM: LOUIS J. BONFIGLIO PHONE: 415-777-9939
 BACE Financial Group FAX: 415-777-0459
 RE: 95B-287 ST Memo
 CC: _____

Number of pages including cover sheet: [5]

Message:

Susan, thank you for reviewing the contents of this Memo for accuracy etc. I would appreciate your getting back a copy of this for our your concurrence as to the contents. Thanks

Louis



FAX COVER SHEET

DATE: 8-4-95 TIME: 3:00 pm
 TO: SUSAN HUGO PHONE: 570-527-6780
HARZ MAT FAX: 510-337-9335
 FROM: LOUIS J. BONFIGLIO PHONE: 415-777-9939
 BACE Financial Group FAX: 415-777-0459
 RE: 95B-287 ST Memo
 CC: _____

Number of pages including cover sheet: [3]

Message: Susan, thank you for
reviewing the contents of this
Memo for accuracy etc.
I would appreciate a
Phone call and follow up
Memo as to the correctness
of the contents of this memo, Thanks
Louis

MEMORANDUM

Date: July 24, 1995 (revised 8/8/95)
To: Bea Slater
CC: Troy Williams & Nick Volk
From: Louis J. Bonfiglio
Subject: Environmental Issues regarding site closure

This memo is based on two conversations that I had with Susan Hugo; the first of which took place on the morning of July 24 and the second took place on Friday afternoon July 28th. Susan Hugo's comments in the Friday conversation regarding the time estimates and comments are shown in ***bold italics***. Susan Hugo (***SH***) is in the Hazard Materials division of the Alameda County Department of Environmental Health, Environmental Protection Division. The discussions we had were regarding the status of the mitigation and monitoring work at 958 - 28th Street particularly with respect to the issue of the definition of site closure and treatment of the monitoring wells. This is a summary of what she said.

- Based on the results of the fourth quarter monitoring results (Nov. 95) she will recommend closure or if the results show higher than expected levels of contamination, she would recommend continued monitoring at longer intervals (i.e. once or twice per year) (***SH. needs two weeks from receipt of the environmental consultant's report recommending site closure to review the results***)
- Based on the history of the site and the readings to date, she is inclined to recommend closure of the site and the wells if the last quarter reports warrant it. In order to have site closure, the following steps and documentation will be required:
 1. She would prepare a "Case Closure Summary" which would contain her recommendations for site closure and would have to be signed off by two other members of her team. (***SH. needs two weeks to prepare her write up and two weeks to get two of her staff members to agree to her recommendation before it goes to Regional Water Quality Control Board for a total of 4 weeks***)
 2. This report would be forwarded to the Regional Water Quality Control Board for their concurrence. (***SH. said that Regional will have 30 days to review to concur or disapprove of Case Closure Summary after which time she could close the site without their concurrence, although she would prefer to get their sign off.***)
 3. With the Board's approval, she would prepare a letter requesting the abandonment of the monitoring wells which would outline the procedure for how the wells are to be abandoned and the permits that would be required by the appropriate regulatory agency. Typically, this is done by filling the wells with a grout material and or pulling the wells out and refilling the void with an approved material. (***SH.***)

CONFIDENTIAL

MEMORANDUM

estimates that this will take 45 - 60 days to prepare the letter and for the contractor's and consultant's implementation of the work plan which includes the monitoring well closure report submittal. Any delays in implementing the ~~County~~ work plan will impact these time estimates.)

4. Once the wells have been abandoned satisfactorily, she or her department would issue a "Remedial Action Completion Certificate" which, in effect, is the site closure document which states that no further action required regarding the removal of the two underground tanks. *(SH. said that this document will take two to three weeks to prepare and issue.)*
5. As I indicated above, given the site history and the levels of the recent tests, she is inclined to move to close the site and stated that even if the levels came in slightly higher, given the nature of the pollution and provided it was not potentially harmful to persons on site, she would want to close the site. There is obviously no guarantee to this but it seem clear to me that she felt pretty comfortable that the site was at levels that would justify closure without posing a health risk.

She is currently out of the office on jury duty and not expected back until July 31st ; however, she did return my call and was very familiar with the site and it's recent history. I think that the headline here is the site appears to be a good candidate for closure and that site closure come with an abandonment of the wells. She specifically stated that it is not the usual practice to leave wells in place without being filled or capped *or have ongoing monitoring after site closure is recommended* by the County as the wells could be a conduit for contamination from the surface. If the site is to be closed, the wells would be abandoned and removed or closed in a prescribed manner.

With respect to Imperial Thrift in response to Sections III 3 & 7, and Section IV 10., I would recommend that we ask them to define a clean site as the point at which Aramark's environmental consultant recommends that the site be closed and issues that report to the County. Furthermore, I would recommend that Imperial tie any requirement for further soils compaction, borings, other exploration or geological testing on site to be required only on a specific recommendation of a Phase I Environmental Assessment report and acknowledge that one cannot predict the extent of damage from some future earthquake or other seismic activity of an unknown magnitude and that such a report would not be required.

LJB

I concur with the contents of this memo concerning the environmental issues and site closure process for the subject site.

Susan L. Hugo 8/9/95

CONFIDENTIAL

June 13, 1995

ENVIRONMENTAL
95 JUN 16 AM 9:55

Ms. Susan Hugo
Alameda County - Environmental Health Department
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577

**RE: Quarterly Groundwater Monitoring Report
Former Servisco Uniform Services, Inc.
958 28th Street, Oakland, California**

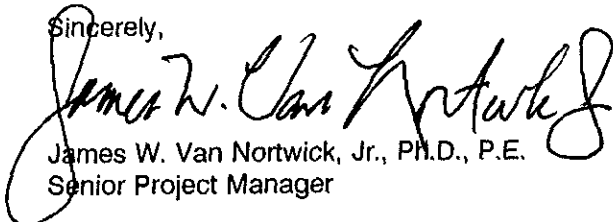
Dear Ms. Hugo:

Enclosed please find the results of the groundwater monitoring activities conducted at the referenced site. As you may note, the results of chemical analyses indicate consistently low BTEX concentrations and groundwater elevations indicate that the hydraulic gradient is relatively flat.

In addition, as stated in your January 5, 1995, letter, because the results did not identify the presence of petroleum hydrocarbons in groundwater samples collected from monitoring well MW-5A, groundwater samples were not collected from this monitoring well during the May 1995 sampling event.

If you have questions or comments regarding our investigation or this report, please feel free to contact me at (310) 578-1241, or Bob Robbins at (608) 592-3222.

Sincerely,



James W. Van Nortwick, Jr., Ph.D., P.E.
Senior Project Manager

encl: Quarterly Groundwater Monitoring Report

cc: Robert J. Robbins, C.P.G.
Phillip Krejci
Bea Slater



RMT, Inc. — LOS ANGELES
4640 ADMIRALTY WAY — SUITE 301
MARINA DEL REY, CA — 90292-6621
310/578-1241 — 310/821-3280 FAX

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Inspection Form

II, III

Site ID # 337 Site Name Former Crate Today's Date 2/3/95

Site Address 958-28th St. Oakland

City _____ Zip 94608 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:
On site: drilling, soil brings around the
2 former tank areas for confirmation
Mt. Sea State (property owner) & RMT (
consultant)

Contact _____

Title _____

Signature _____

Inspector _____

Signature Jason L. Hays

II, III

LOP - CHANGE RECORD REQUEST FORM

printed:
01/05/95

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 337 LOC:
 SITE NAME: Golden State Linen Service DATE REPORTED : 05/24/88
 ADDRESS : 958 28th St DATE CONFIRMED: 05/24/88
 CITY/ZIP : Oakland 94608 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: G CONTRACT STATUS: 4 PRIOR CODE:2B4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 03/05/92
 PRELIMINARY ASMNT: U DATE UNDERWAY: 09/26/91 DATE COMPLETED:
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/05/92
 LUFT FIELD MANUAL CONSID: 3HSCAWG
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : 05/19/88 REMEDIAL ACTIONS TAKEN: ED,FP

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Beatrice Slater
 COMPANY NAME: Golden State Linen Service
 ADDRESS: 599 Loganberry Dr.
 CITY/STATE: San Rafael, Ca 94903

RP#2-CONTACT NAME: Robert Robbins
 COMPANY NAME: Aratex Services, Inc.
 ADDRESS: 154 South Main Street
 CITY/STATE: Lodi, Wisconsin 53555

INSPECTOR VERIFICATION:

NAME _____	SIGNATURE _____	DATE _____
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DATA ENTRY INPUT:

Name/Address Changes Only	Case Progress Changes
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ANPNPGMS _____	LOP _____	DATE _____		LOP _____	DATE _____
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ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

VIA FAX and U S MAIL
January 5, 1995
STID# 337

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

Mr. Robert J. Robbins, C.P.G.
Environmental Program Manager
ARATEX Services, Inc.
154 South Main Street
Lodi, WI 53555

**RE: Soil and Groundwater Investigation / Remediation
Related to the Former Underground Storage Tanks
at the former Aratex Services Incorporated
958 28th Street, Oakland, California 94608**

Dear Mr. Robbins:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently reviewed the case file for the referenced site. We are in receipt of the Subsurface Investigation Workplan (May, 1994) and the Semi-Annual Monitoring Report (December, 1994) prepared and submitted by RMT, Inc. for the referenced site.

This office has the following comments regarding the soil and groundwater investigation related to the former underground storage tanks at the site:

- 1) The workplan for subsurface investigation is acceptable provided the following items are addressed:
 - * Soil samples must be collected from the borings at five feet interval, at lithologic changes and at the water table. Field Instruments are acceptable as screening tools only. Any evidence of soil contamination such as odor, visual staining or field instrument readings must be verified by analysis from a state certified laboratory. One of the soil samples analyzed should be from immediately above water table.
 - * Additional borings appeared to be necessary to verify the remaining soil contamination in the area of the former boiler fuel tank. Analytical results of the soil samples collected during the installation of MW-8 has not been submitted.
 - * Monitoring well MW-A3 can be dropped from the groundwater monitoring network.

Mr. Robert Robbins
RE: 958 28th Street, Oakland, CA 94608
January 5, 1995
Page 2 of 3

- * Monitoring well MW-5 must be sampled in the next quarterly monitoring event (2/95). If the groundwater sample exhibit non detect for petroleum hydrocarbon contaminants, the following monitoring event must occur in 11/95.
 - * Monitoring wells MW-A1, MW-A2, MW-4A, MW-6, MW-7, and MW-8 must be sampled consistently every quarter for one year (2/95, 5/95, 8/95, 11/95) for the following target compounds - TPH gasoline, TPH diesel, benzene, ethyl benzene, toluene and xylene. Appropriate quantitation reporting limits must be used.
 - * Groundwater elevation readings must be incorporated in the quarterly monitoring program and verified groundwater flow direction must be established at the site.
- 2) Following the groundwater monitoring event of November, 1995, the monitoring program will be evaluated or case closure will be recommended.
 - 3) Please notify this office at least 72 hours in advance of any site activity. A representative from this office will schedule a site visit.

The data that will be gathered by this phase of the investigation will determine the extent of the soil and groundwater petroleum hydrocarbon contamination which appeared to be limited in the vicinity of the former tanks. If the results indicate that the contamination is indeed limited at the site and the levels of residual soil and groundwater contamination do not pose a threat to human health and the environment, the concept of **Ground Water Non-Attainment Areas** may be considered for the site. This is a plume management option that a discharger may or may not used. Enclosed are guidance documents on non attainment policy for your reference.

The current property owner (Ms. Bea Slater) had recently expressed her concerns regarding the on going clean up at the site and the difficulties encountered with the property, both financially and future developments for the site. In order to address her concerns, I'm planning to schedule a meeting between this agency, Mr. Kevin Graves (RWQCB's contact person), Ms. Bea Slater and yourself to discuss the road map we can develop for the site to reach case closure. This meeting shall be scheduled after the implementation of the approved work plan and the soil data (verification of residual soil contamination left in place) have been submitted.

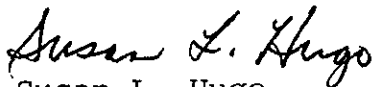
Mr. Robert Robbins
RE: 958 28th Street, Oakland, CA 94608
January 5, 1995
Page 3 of 3

The workplan must be implemented **no later than 30 days** from the date of the letter. A report must be submitted within **30 days** after completion of the investigation. Until cleanup is complete, you will need to submit reports to this office **every three months**. Your report should also include the site map delineating contamination contours for soil and groundwater based on recent data. Any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained.

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

Enclosure

cc: Rafat A. Shahid, Director, Environmental Health
Kevin Graves, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Environmental Protection Div. /files
James Van Nortwick, RMT, Inc., 4640 Admiralty Way, Suite 301
Marina Del Rey, California 90292-6621
Bea Slater, 599 Loganberry Drive, San Rafael, CA 94903

ST110 337

April 7, 1994

Mr. Bob Robbins
ARAtex
154 S. Main St.
Lodi, Wis 53555

Re: 958-28th St, Oakland, Ca - former Servisico site

Dear Bob,

I am taking the liberty of re-sending you the information garnered in 1990 showing the tanks surrounding my location.

I had expected that there would be an IMPASSIONED position taken by RMT in the large report made in 1992; that because of the proximity and numbers of tanks located near my site, it would be nearly impossible for the regulators to request any offsite clean up. But no such argument has been made. I'm sure that the updated underground tank list would have other valuable information at this time that could be used to buttress ARA's position in this regard.

When wells used for water for the laundry were abandoned in the 40's, they were abandoned principally because they had drilled down over 150 feet and were coming up with salt water. Surely, the water which is 25 feet down that is being tested today must also be salt water. Has it been tested for salinity? Would the fact that these aquifers are, in fact, brackish reflux from the Bay make any difference to the regulators as far as the clean-up standards they are requiring?

Please accept this letter as my "layperson's attempt to be helpful." You are doing a very good job, from my perspective. We both are so anxious to have some kind of closure on this site, I was hoping at your meeting with Ms. Hugo some of this might be useful.

As you know, I am presently under construction to convert the building into residential units. Within the next year I will be needing the ENTIRE parking lot for parking and therefore request that the anticipated vapor system be placed outside the fenceline. How long is it anticipated to be in place?

Thank you very much for your time and consideration of these matters.

Very truly yours,
Beatrice B. Slater
Beatrice B. Slater

GSL Properties

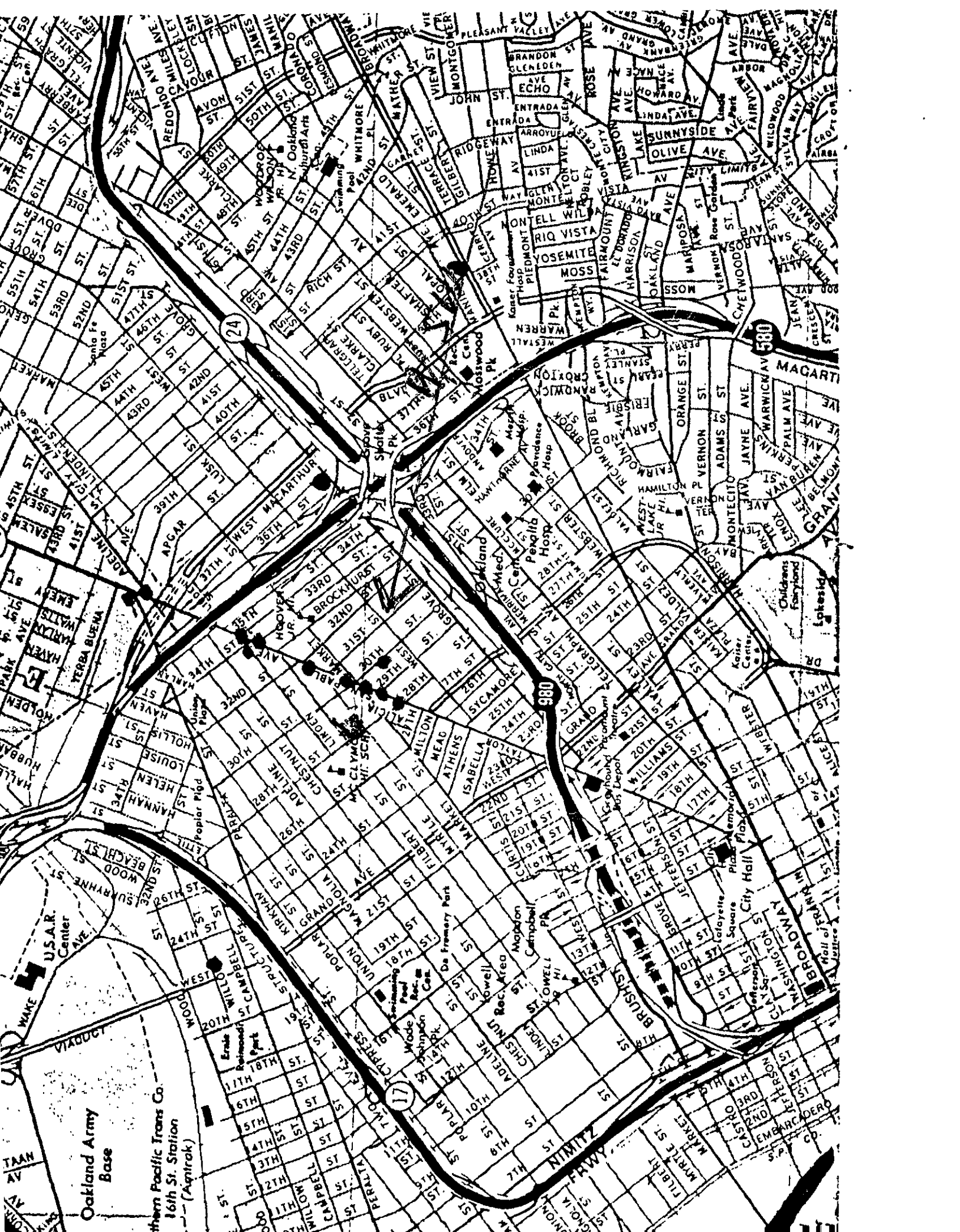
cc: Phil Krecji

Site Brief for UNDERGROUND TANKS
for the City of Emeryville

as of 10/02/90
pg 12

UTID/ Status Name of Site BillID	Site Address	#Tanks	PERMITS:
C Carter Building T31052	1240 Powell St. Emeryville, CA 94608	1	I:03/08/88 F:
R Airco Supply Co.	1350 Powell St. Emeryville, CA 94608	0	I: F:
367 C Unocal Station #3737 TB1031	1400 Powell St. Emeryville, CA 94608	4	I:11/19/87 F:
C BP Oil Co. Site #11126 TC1029	1700 Powell St. Oakland, CA 94608	4	I:03/01/88 F:
C Bay Super Shell, Inc. #1 TB1121	1800 Powell St. Emeryville, CA 94608	4	I:12/07/88 F:05/08/90
C Watergate Towers 111 T42123	2000 Powell St. Emeryville, CA 94608	2	I:04/14/89 F:
C Emeryville Marina T61050	3310 Powell St. Emeryville, CA 94608	4	I:07/22/88 F:
C Emeryville Veterans T71067	4321 Salem St. Emeryville, CA 94608	1	I: F:
-R Bekins Moving & Storage	2227 San Pablo Ave. Oakland, CA 94612	0	I: F:
340-F HHH Truck & Auto Center	2801 San Pablo Ave. Oakland, CA 94608		I: F:
81-F R Owner/Operator	2844 San Pablo Ave. Oakland, CA 94608		I: F:
388-R Tune-Up Masters #318	2901 San Pablo Ave. Oakland, CA 94608	0	I: F:
308-N Owner/Operator	3031 San Pablo Ave. Oakland, CA 94608		I: F:
810-F Nam Nguyen	3314 San Pablo Ave. Oakland, CA 94608		I: F:
-C Circle K Service Sta. #79 T71103	3400 San Pablo Ave. Oakland, CA 94608	4	I: F:
381-C San Pablo Ave. Shell TB1121	3420 San Pablo Ave. Oakland, CA 94608	4	I:12/07/88 F:
-F Oakland Truck Center (for	3800 San Pablo Ave. Oakland, CA 94608	2	I: F:
-R Clipper Express	3871 San Pablo Ave. Oakland, CA 94608	0	I: F:
567-C Celis Exxon Service Stati T51067	4000 San Pablo Ave. Emeryville, CA 94608	6	I:05/09/88 F:
1509-R Toscana Baking Company	4070 San Pablo Ave. Emeryville, CA 94608	2	I: F:
C Emeryville Fire Departmen TB1086	4331 San Pablo Ave. Emeryville, CA 94608	1	I:07/17/89 F:
F Unknown	5315 San Pablo Ave. Oakland, CA 94608	1	I: F:
F Super-7 #25670	5714 San Pablo Ave. Oakland, CA 94608	4	I: F:
380 F San Pablo Cleaners	5930 San Pablo Ave. Oakland, CA 94608		I: F:
815 R Owner/Operator	6045 San Pablo Ave. Oakland, CA 94608		I: F:
813 C Arco K&V Gas Foodmart T10115	6211 San Pablo Ave. Emeryville, CA 94608	3	I: F:
1683 C Cars-R-Us Rent A Car T71025	6301 San Pablo Ave. Oakland, CA 94608	3	I:07/18/88 F:

*abandoned
Property*



Oakland Army Base
Western Pacific Trans Co.
16th St. Station
(Amtrak)

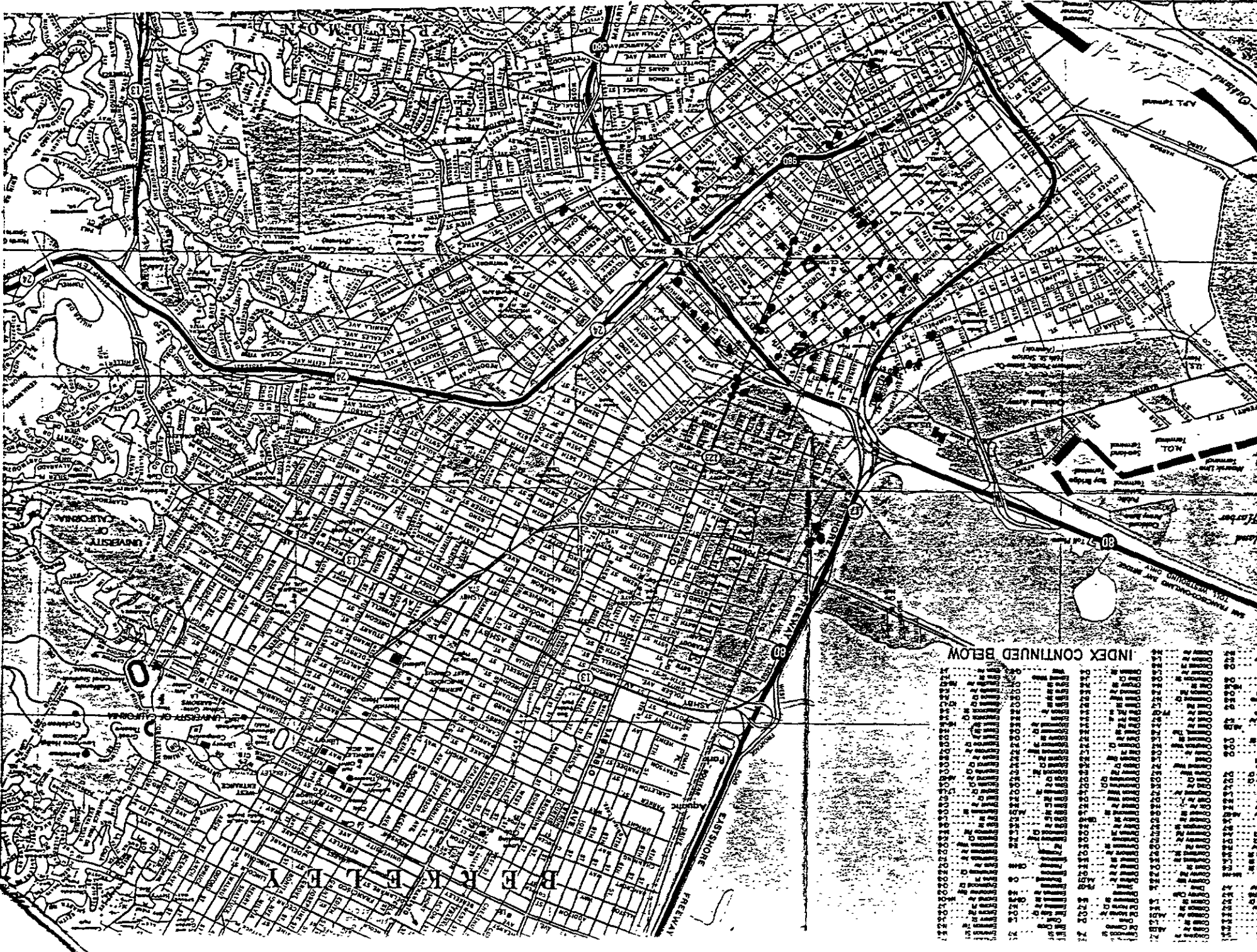
2A

580

986

17

Handwritten notes: "GSL" and "Other Land" with arrows pointing to specific areas on the map.



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March 22, 1994

STID 337

Ms. Susan Hugo
Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

**RE: CORRECTION OF SITE OPERATIONS DESCRIPTION PRESENTED IN THE
Semi-Annual Groundwater Monitoring Report, December 1993
Former Aratex Services, Inc., 958 28th Street, Oakland, CA**

Dear Ms. Hugo:

In the referenced report it was mistakenly stated that Servisico Corporation and Aratex Services, Inc., formerly conducted dry cleaning operations at the referenced facility. Please note that the facility was operated as an **industrial wash-water laundry** facility and to the best of our knowledge, no dry cleaning operations took place at any time. If you have any questions please feel free to contact me at (310) 578-1241.

Sincerely,



James W. Van Nortwick, Jr., Ph.D., P.E.
Project Manager

encl Monitoring Well Location

cc: Robert J. Robbins, C.P.G.
Phillip Krejci
Bea Slater
File: 728/Tanks



RMT, INC. — LOS ANGELES
4640 ADMIRALTY WAY — SUITE 301
MARINA DEL REY, CA — 90292-6621
310/578-1241 — 310/821-3280 FAX

March 8, 1994

Ms. Susan Hugo
Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

ALCO
HAZMAT
94 MAR -9 AM 10:49

3110 331

RE: **STATUS OF SOIL AND GROUNDWATER INVESTIGATION**
Aratex Services, Inc., 958 28th Street, Oakland, California

Dear Ms. Hugo:

The responses to the issues regarding the status of the soil and groundwater investigation at the referenced facility presented in your letter dated January 27, 1994, are presented below.

Issue 1: *Groundwater monitoring must be conducted on a quarterly basis until four quarters of non-detectable levels of TPH gasoline, TPH diesel, benzene, toluene, ethylbenzene, and xylene have been achieved.*

Response: The results of chemical analyses performed on samples collected from the existing groundwater monitoring network indicate that the groundwater contaminant concentrations and groundwater flow directions have not significantly changed over the past 2-yrs. Based on these trends, it is anticipated that semi-annual groundwater measurements will provide sufficient data to characterize the water quality and hydrogeology of the site. Therefore, it is requested that Aratex Services, Inc., (ARATEX) be allowed to conduct groundwater monitoring activities on a semi-annual basis until contaminant concentrations approach non-detectable levels. At that time, groundwater monitoring activities will be conducted on a quarterly basis until four quarters of non-detectable levels are achieved.

?
✓ quarterly

Issue 2: *The presence of free-product was identified in soil borings GP-3 and GP-8 located upgradient of the former underground gasoline storage tanks. Please clarify if the site has been completely delineated. If not, a workplan must be submitted to determine the extent of soil and/or groundwater contamination.*

Response: The presence of free-product was identified during the installation of monitoring well MW-4, located in close proximity to the former underground gasoline storage tank, and the advancement of Geoprobe borings GP-3 and GP-8, located off-site and approximately 50-ft east of the property boundary. However, the presence of free-product was not identified during the advancement of soil boring located in-between monitoring well MW-4 and soil borings GP-3 and GP-8. Based on these findings, RMT, Inc., installed a product recovery well in the vicinity of the former underground gasoline storage tank specifically designed and located to recover any free-product that may have been present. The product recovery well was installed in March 1993, and no free-product has been recovered to date. These results indicate that there is no remaining free-product underlying the former ARATEX property. Because the free-product observed



RMT, Inc. — LOS ANGELES
4640 ADMIRALTY WAY — SUITE 301
MARINA DEL REY, CA — 90292-6621
310/578-1241 — 310/821-3280 FAX

in borings GP-3 and GP-8 was most likely due to an off-site release, unrelated to the former gasoline storage tank, we feel that further off-site subsurface sampling activities are not warranted. However, a workplan proposing a focused subsurface investigation to confirm that no free-product is present will be submitted to the Alameda County Health Care Services Agency (ACHCSA) by April 15, 1994. → will be submitted April 21, 1994

Issue 3: The source of free-product identified in soil boring GP-3 and GP-8 must be investigated and identified.

Response: The source of free-product identified during the advancement of Geoprobe[®] boring GP-3 and GP-8 located upgradient of the former underground gasoline storage tank has not been identified. It should be noted, however, that the presence of free-product has not been identified in any of the monitoring wells located throughout the property or the product recovery well. The results most likely indicate that the source has either been removed or was of limited volume and has since been degraded. A subsurface investigation workplan, designed to determine if this is the case, will be submitted to the ACHCSA by April 15, 1994. However,

Issue 4: Monitoring well MW-7 appears to be located upgradient of the former boiler fuel tank. Per Tri-Regional Board Staff Recommendations (August 10, 1990), one monitoring well must be installed within 10-ft of the former tank in the verified downgradient direction.

Response: A groundwater monitoring well (MW-8) was installed within 10-ft of the former underground diesel fuel storage tank in the downgradient direction in accordance with the monitoring well installation methods and procedures presented in the Monitoring Well Installation Work Plan submitted on February 16, 1994 (See Attached Figure). A report describing the monitoring well installation procedures, well construction details, and the results of the chemical analyses performed on groundwater samples collected from the newly installed monitoring well will be submitted by April 15, 1994. ✓

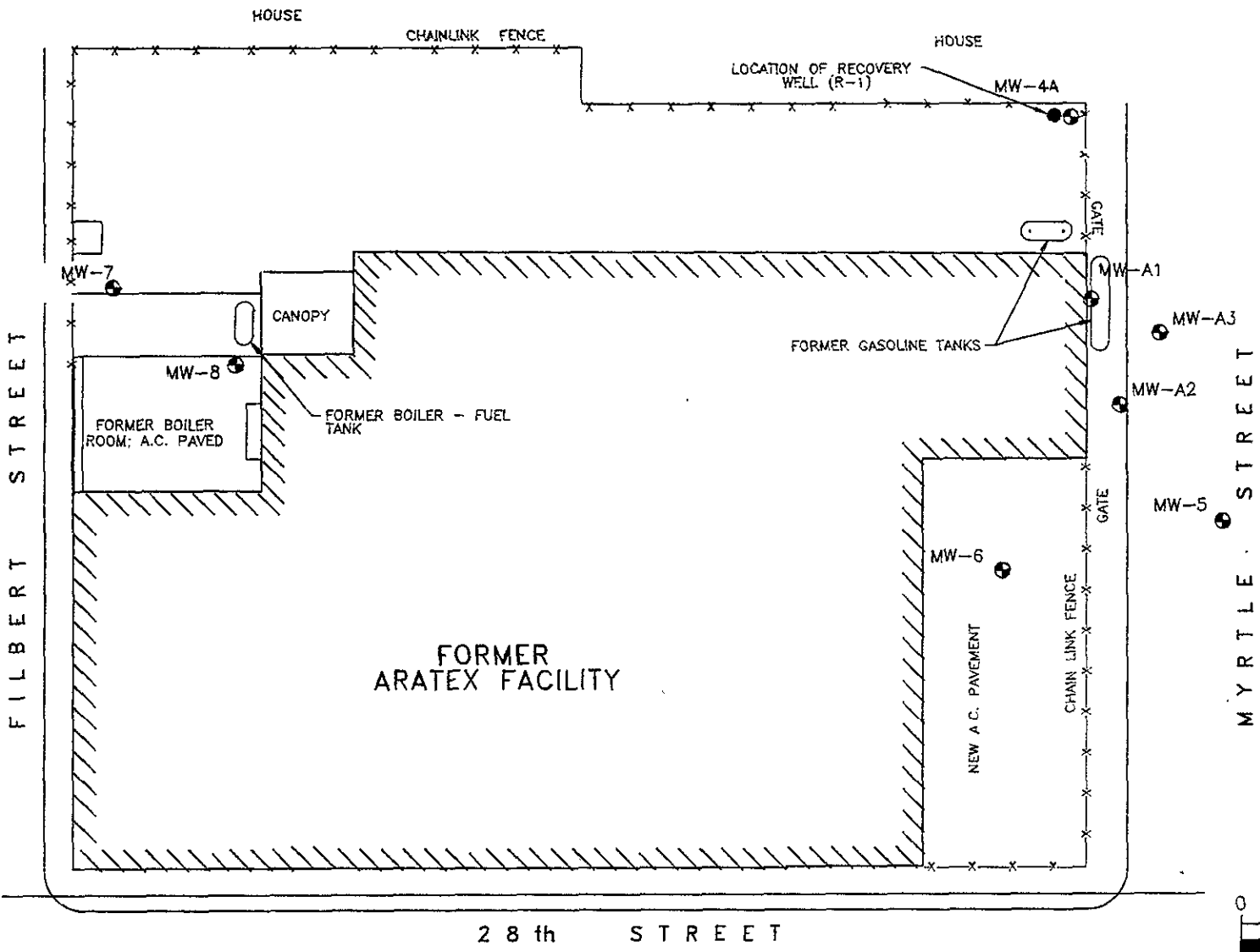
If you have any questions regarding this response, please feel free to contact me at (310) 578-1241 or Robert Robbins at (608) 592-3222. The results of the SVE pilot-scale testing activities conducted in February 1994, will be also be submitted by April 15, 1994.

Sincerely,

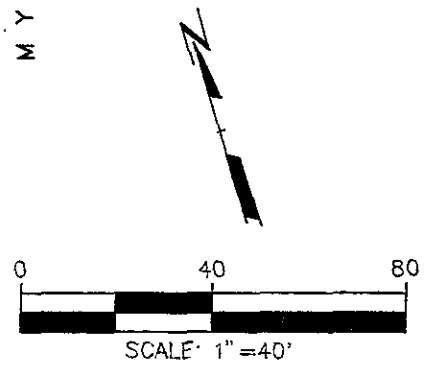

James W. Van Nortwick, Jr., Ph.D., P.E.
Project Manager

encl Monitoring Well Location

cc: Robert J. Robbins, C.P.G.
Phillip Krejci
Bea Slater
File: 728/Tanks



ARATEX SERVISCO
MONITORING WELL LOCATIONS



RMT INC.	DWN. BY: RAS
	DATE: MARCH, 1994
	PROJ.# 12012.16
	FILE # 1601

STID 337

ALCO
HAZMAT

94 FEB -8 PM 12:50

February 7, 1994

Ms. Susan Hugo
Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

RE: **SOIL VAPOR EXTRACTION PILOT TEST**
Aratex Services, Inc., 958 28th Street, Oakland, California
STID #337

Dear Ms. Hugo:

In response to the questions regarding the SVE pilot-scale test workplan outlined in your letter of January 27, 1994, the following clarifications are presented for your review.

1) Placement of SVE Observation Wells. Recovery well R-1 is screened in the unsaturated sandy gravel at a depth of approximately 8 to 14-ft below ground surface (bgs). The radius of influence of the extraction well is a critical parameter in the design of an SVE system and is typically defined as the distance at which the subsurface vacuum reaches zero. Under most testing conditions, a plot of *in-situ soil pressure* versus the *natural log of distance from the extraction well* should yield a straight line. By determining the slope and intercept of this plot for a set of representative pilot-scale testing data, a relationship between the recovery well flowrate (Q) and the radius of influence can be developed. To determine the slope and intercept it is necessary to collect data from at least two distances (and *in-situ soil pressures*). Therefore, the SVE observation wells were placed at distances of approximately 30-ft and 50-ft from the extraction well. Based on the results obtained from SVE pilot-scale tests conducted at sites with similar stratigraphy, the information obtained from these locations will provide the information required to determine the relationship between the recovery well flowrate and the radius of influence.

2) Screen Interval of SVE Observation Wells. The observation wells will be screened at a depth of approximately 8 to 14-ft bgs.

3) Soil-Vapor Sampling. Soil-vapor samples will be continuously monitored during the SVE pilot-scale test using a portable OVM Photoionization Detector (PID). In addition, soil-vapor samples will be collected using a 250-mL glass sampling tube and submitted for chemical analyses at a California-certified laboratory. The samples submitted to the laboratory will be collected at the point of maximum concentration, based on the data collected using the PID, and the point at which *in-situ soil pressures* have equilibrated. The sample collected at maximum emission conditions will be used to estimate the worst case scenario and will be used to obtain an air permit. The sample collected at equilibrium represents typical operating conditions and will be used to design the air pollution control system. Therefore, only two soil-vapor samples will be submitted for laboratory confirmation.



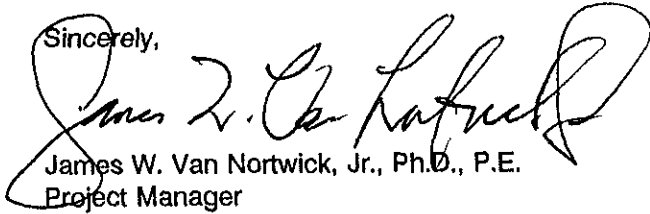
RMT, Inc. — LOS ANGELES
4640 ADMIRALTY WAY — SUITE 301
MARINA DEL REY, CA — 90292-6621
310/578-1241 — 310/821-3280 FAX

4) **Permits.** A written notification has been submitted to the Bay Area Air Quality Management District in accordance with the regulations concerning SVE pilot-scale tests. A copy of the notification is attached.

5) **Schedule.** Field activities are scheduled for February 23, 1994.

If you have questions regarding this response, please feel free to contact me at (310) 578-1241.

Sincerely,



James W. Van Nortwick, Jr., Ph.D., P.E.
Project Manager

enc: Semi-Annual Groundwater Monitoring Report

cc: Robert J. Robbins, C.P.G.
Phillip Krejci
Bea Slater
File: 728/Tanks



February 7, 1994

Mr. Alex Saschin
Bay Area Air Quality Management District
939 Ellis Street
San Francisco, California 94109

**RE: NOTIFICATION OF SVE PILOT-SCALE TESTING ACTIVITIES
Former Aratex Services, Inc., Facility
958 28th Street, Oakland, California**

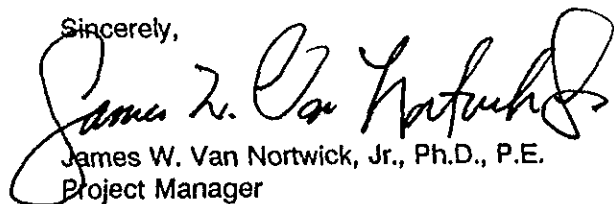
Dear Mr. Saschin:

Aratex Services, Inc., (ARATEX) has engaged the services of RMT, Inc., to perform a soil vapor extraction (SVE) pilot-scale test at the referenced facility to determine the feasibility of *in-situ* volatilization for the remediation of petroleum hydrocarbon contaminated soil. (*In-situ* volatilization is the process by which volatile organic compounds such as petroleum hydrocarbons are removed from the unsaturated soil through utilization of forced or drawn air currents.)

The pilot-scale test will be conducted using a trailer mounted C-2000 internal combustion engine (IC), supplied by CEECON, Inc., and equipped with an auxiliary blower and catalytic converter for off-gas treatment. The specifications of the C-2000 IC are attached for your review. *In-situ* permeability testing will be conducted for a period of approximately 4 to 6-hrs. Samples of the extracted soil-vapor will be collected and analyzed for the presence of petroleum hydrocarbons. The results from the chemical analyses will be used to estimate emission rates and optimize soil-vapor extraction flowrates. In addition, the results of the chemical analyses will be included in an air permit application if the results of the pilot-scale test indicate that *in-situ* volatilization is an effective remediation technology.

The pilot-scale field activities are scheduled to be conducted on February 23rd, 1994. I will notify you within 5-working days prior to initiating any field activities. If you have questions or comments regarding the SVE pilot-scale test, please feel free to contact me at (310) 578-1241.

Sincerely,



James W. Van Nortwick, Jr., Ph.D., P.E.
Project Manager

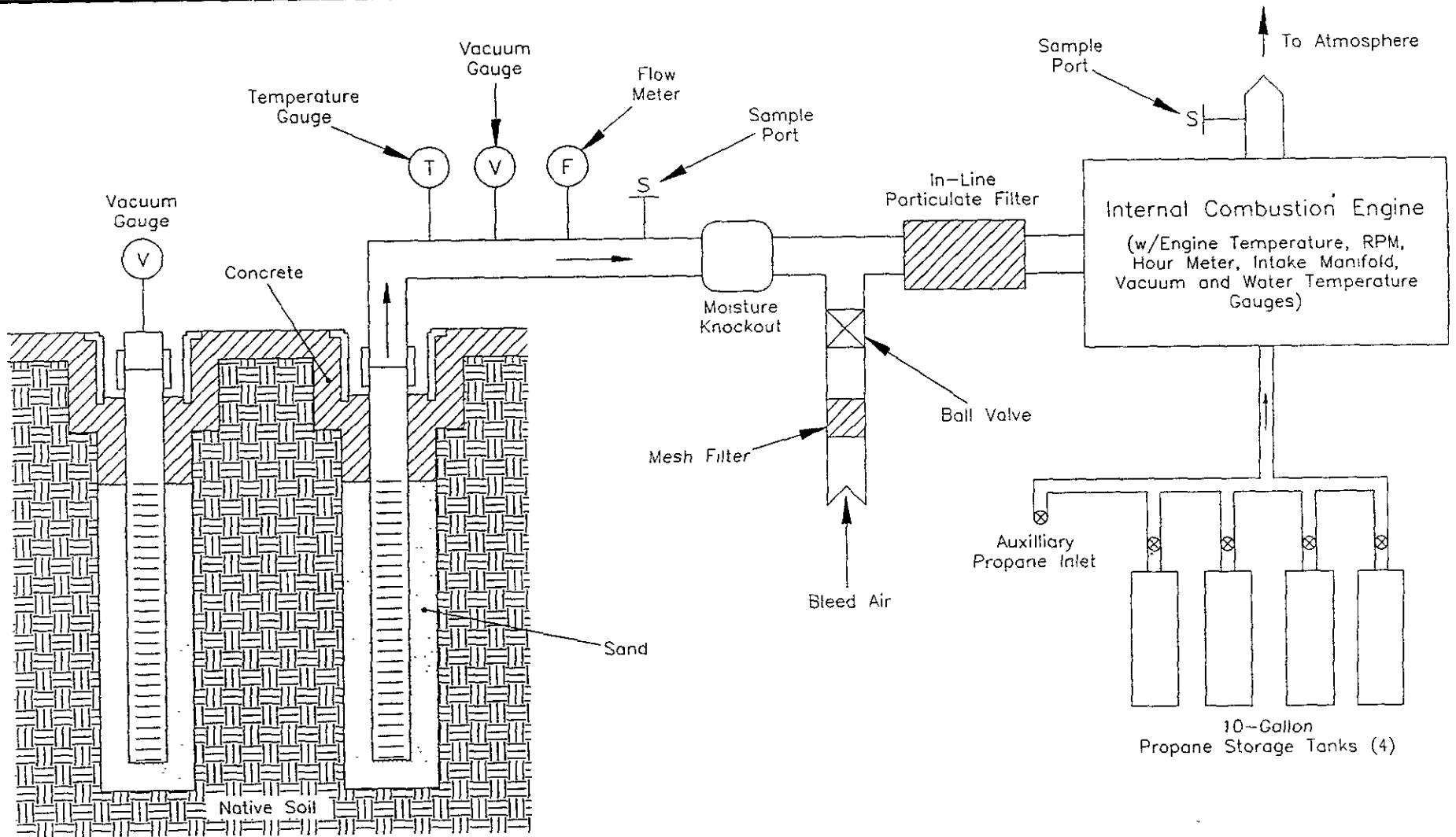
encl

cc: Robert J. Robbins
Phillip Krejci
File: 728/Tanks
Bea Slater
Mike Hodges - CEECON, Inc.

12012.16 ARATEX\cmn\SERVISCO BAAQ0207.ltr



RMT, INC. — LOS ANGELES
4640 ADMIRALTY WAY • SUITE 301
MARINA DEL REY, CA • 90292-6621
310/578-1241 • 310/821-3280 FAX



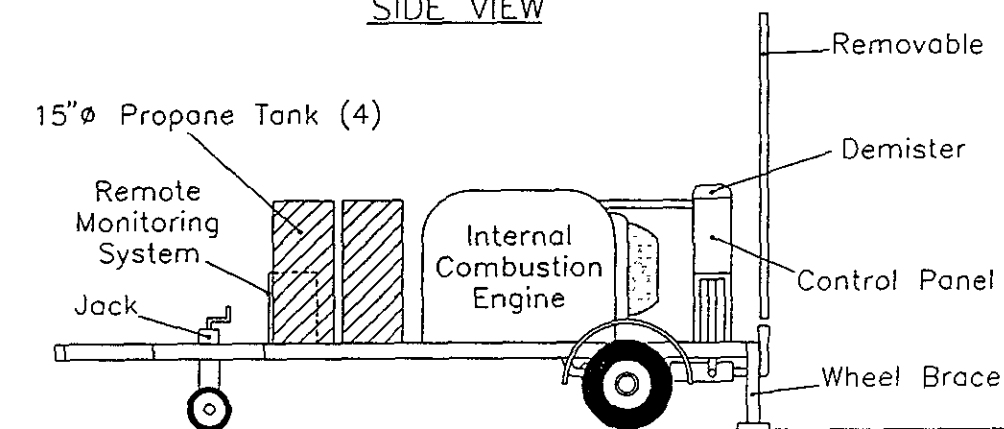
CEECON
 CALIFORNIA ENVIRONMENTAL ENGINEERS & CONTRACTORS

Vapor-Extraction Test
 Internal Combustion Engine
 Process Diagram

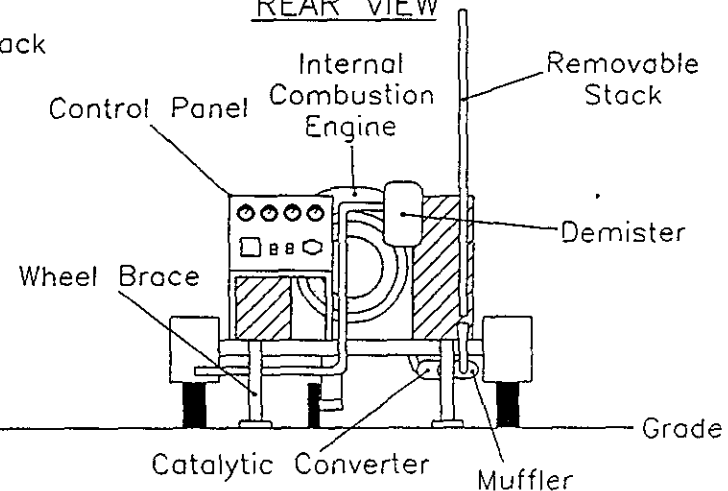
Drawing: VET-2

Date: 5/3/93

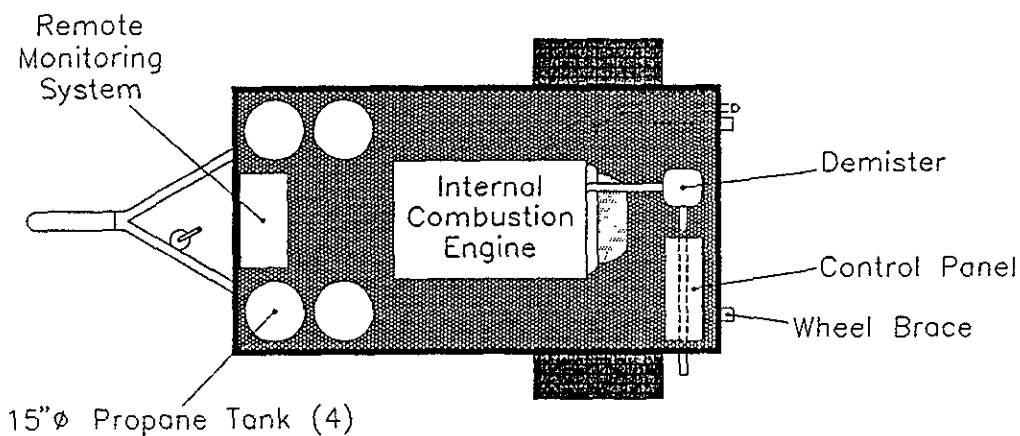
SIDE VIEW



REAR VIEW



PLAN VIEW



Instrumentation Readouts

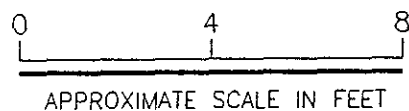
- Engine Flow Meter
- Engine R.P.M.
- Engine Temperature In Degrees Fahrenheit
- Engine Intake Vacuum In inches Of Mercury
- Well Vacuum In inches Of Water Column
- Well Air Flow In Cubic Feet Per Minute
- Well Air Temperature In Degrees Fahrenheit

Sample Ports

- Influent (Engine Intake)
- Effluent (Stack)

Remote Signals

- Propane Level
- Engine ON/OFF Status



CEECON
CALIFORNIA ENVIRONMENTAL ENGINEERS & CONTRACTORS

Vapor-Extraction
Internal Combustion
Engine

Drawing: VET-1

Date: 5/1/92

State of California
Contractors State License Board

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code
and the Rules and Regulations of the Contractors State License Board,
the Registrar of Contractors does hereby issue this license to:

CALIFORNIA ENVIRONMENTAL ENGINEERS AND
CONTRACTORS



to engage in the business or act in the capacity of a contractor
in the following classification(s):

A - GENERAL ENGINEERING CONTRACTOR
HAZ - HAZARDOUS SUBSTANCES REMOVAL
C10 - ELECTRICAL (GENERAL)



Witness my hand and seal this day,
March 19, 1992

Issued March 8, 1990

CERTIFIED COPY

David R. Phillips
Registrar of Contractors

589926

License Number

[Handwritten Signature]
Signature of Licensee

Signature of License Qualifier

This license is the property of the Registrar of Contractors, is not
transferrable, and shall be returned to the Registrar upon demand
when suspended, revoked, or invalidated for any reason. It becomes
void if not renewed.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 27, 1994
STID# 337

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. Robert J. Robbins, C.P.G.
Environmental Program Manager
ARATEX Services, Inc.
154 South Main Street
Lodi, WI 53555

**RE: Status of the Soil and Groundwater Investigation /
Remediation at Aratex Services Incorporated
958 28th Street, Oakland, California 94608**

Dear Mr. Robbins:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the case file for the referenced site. We are in receipt of the "Workplan for Soil Vapor Extraction System Pilot Test" (September, 1993) submitted by RMT, Inc.

Based on this review, the work plan is acceptable provided the following items are addressed:

- 1) Rationales to substantiate the selection of the referred location of the two observation wells to be installed on site must be provided to this office.
- 2) Please clarify if the two observation wells to be installed are screened and the depth at which they will be screened.
- 3) Field instruments are acceptable as a screening tools only. Air samples collected and analyzed in the field during the soil vapor extraction pilot test at peak, equilibrium, and in-between runs must be verified by analysis from a state certified laboratory.
- 4) Permits from other regulatory agencies must be followed. Provide this office with copies of permits from other regulatory agencies.
- 5) Please notify this office at least 48 hours in advance for the start up of the work plan implementation so a site visit can be arranged by a representative from this office.

Response to the items listed above must be provided to this office before workplan implementation and no later than February 25, 1994.

Mr. Robert Robbins
RE: 958 28th Street, Oakland, California 94608
January 27, 1994
Page 2 of 3

In addition, based on the review of the reports in the case file, the following issues must be addressed regarding the status of the soil and groundwater investigation at the site:

- 1) At this time, groundwater monitoring must occur **every quarter**. We acknowledge that semi-annual monitoring was approved in 1990 based on the site information this agency had at that time. Groundwater monitoring wells must be sampled on a quarterly basis and analyzed for the following target compounds : TPH gasoline, TPH diesel, benzene, toluene, ethyl benzene and xylene. Groundwater elevation readings must be incorporated in the quarterly sampling event. After four quarters of non detectable levels had been achieved, the monitoring program will be evaluated or case closure will be recommended.
- 2) Soil borings GP-3 and GP-8 had free product. Please clarify if the site had been completely delineated. If not, a workplan must be submitted to determine the extent of soil and/or groundwater contamination at the site.
- 3) The source of product found in GP-3 and GP-8 which are both upgradient of the two gasoline tanks must be investigated and identified.
- 4) Monitoring well MW-7 appears to be upgradient of the former boiler fuel tank. Per Tri-Regional Board Staff Recommendations (August 10, 1990), one monitoring well must be installed within ten feet of the former tank, in the verified downgradient direction.

Response to the four issues listed above must be provided to this office no later than March 14, 1994.

A report must be submitted within **45 days** after completion of the investigation. Until cleanup is complete, you will need to submit reports to this office **every three months** or at a more frequent interval, if specified at any time. In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan

Mr. Robert Robbins
RE: 958 28th Street, Oakland, California 94608
January 27, 1994
Page 3 of 3

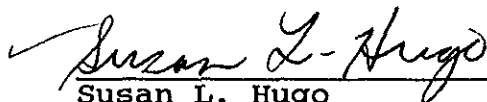
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department or the RWQCB of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Hazardous Materials Division - files
James Van Nortwick, RMT, Inc., 4640 Admiralty Way, Suite 301
Marina Del Rey, California 90292-6621



FAX TRANSMITTAL COVER SHEET
 RMT, INC.
 4640 ADMIRALTY WAY
 SUITE 301
 MARINA DEL REY, CA 90292-6621

PLEASE COMPLETE ONE TRANSMITTAL FOR EACH FAX BEING SENT.

<u>Fax Submitted</u> Date: January 10, 1994 Time:	<u>Transmit Fax By</u> This Date: This Time:	Recipient Fax Number 510-569-4757
Recipient Name(s) SUSAN HUGO		
Recipient's Company Name ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY		Sender's Name James Van Nortwick
Number of pages including this page 1		Project Number 12012.16
Special Instructions ARATEX Project Manager: Robert J. Robbins, C.P.G. Environmental Program Manager ARATEX Services, Inc. 154 South Main Street Lodi, WI 53555 (608) 592-3222 (608) 592-3223 FAX		
If you do not receive all of the pages, please call (310) 578-1241, as soon as possible. Our facsimile number is (310) 821-3280.		



91 OCT 16 AM 9:01

ST ID 337
3#
West Coast Office
Suite 370
3250 Ocean Park Blvd.
Santa Monica, CA 90405
Phone: 213-452-5078
FAX: 213-450-6787

October 15, 1991

Mr. Dennis J. Byrne
ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
Division Of Hazardous Materials Division
80 Swan Way, Room 200
Oakland, California 94621

Dear Mr. Byrne:

Enclosed is a summary of the October 8, 1991 review meeting for the site at 958 - 28th Street in Oakland, California. The two accomplishments of the meeting were (1) review of the recently completed site investigations and (2) discussion of the proposed site remediations. Recent site investigations are documented in the report titled **Additional Subsurface Investigations (RMT, September 1991)**, which was prepared for Aratex Services, Inc. of Schaumburg, Illinois (ARATEX). Attending the meeting were:

- Mr. Dennis J. Byrne, ACHCSA Hazardous Materials Division
- Ms. Beatrice Slater, GSL Properties (owner)
- Mr. Kent Madenwald, P.E. (Property owner's engineer)
- Ms. Rebecca Whitsett-Armbruster, ARATEX
- Mr. Zoran Batchko, P.E. (RMT/ARATEX engineer)

1. Investigation Review

Generally, the investigations were performed in accordance with the work plan (RMT, June 1991) addressing the two areas discussed previously (Myrtle Street side "Storage Yard" and the source of free product in MW-4) and the recently discovered problem area around the former fuel oil tank ("Boiler Room/Loading Dock") area. Work consisted of drilling, sampling, and analyzing the near surface soils at a total of fourteen locations. Typically, the borings extended to about 15-foot depth, which was the top of ground water. Four borings (SB-4 through SB-7) were located in the former "Storage Yard"/MW-4 area in the northeast corner of the property; boring SB-4, extended below ground water and was completed as 4-inch diameter ground water monitoring well MW-4A to replace well MW-4, which was abandoned. Ten borings (SB-8 through SB-17) were located in the former "Boiler Room/Loading Dock" yard. Boring SB-11 was extended ten feet below ground water and completed as 4-inch diameter ground water monitoring well (MW-7). All seven ground water monitoring wells were sampled and analyzed for dissolved fuel-type compounds (TPH and BTX&E).

Generally, the latest results indicate that the extent of gasoline-range total petroleum hydrocarbons TPH-G and benzene contamination is limited to the vadose zone soils around former well MW-4. The westerly limit of TPH-G and benzene does not appear to extend to locations SB-6 and SB-7, which are about forty feet in from the Myrtle Street fence line. The analyses results and developed cross sections suggest that the TPH (and benzene) affected soils are limited primarily to the coarse-grained zone encountered at about 8-foot depth in this area. The underlying clay stratum appears to be an effective migration barrier,

based on field screening and laboratory confirmation analyses. Thus it appears that the free product that had accumulated previously in MW-4 originated from this layer. The recent ground water sampling results for well replacement MW-4A support this interpretation as there was no free product in the new well and the dissolved concentrations detected were substantially below saturation levels for free product. The interpreted extent of the affected area, as shown on report Figure 9, was discussed.

In the "Boiler Room/Loading Dock" area, the soil contamination appears to extend approximately fifteen to twenty feet radially outward from the former fuel oil tank's location (estimated) and consists of both diesel and hydraulic range hydrocarbons with varying concentrations of aromatic compounds. For purposes of the discussion relative to the interpretation shown on report Figure 9, high boiling point hydrocarbon concentrations greater than 1,000 mg/kg and benzene concentrations greater than 10 µg/kg were used as the cut-off for affected area. The investigation results, including field observations, indicate that TPH-D concentrations were highest at locations SB-8 and SB-10, which were located in the estimated area of the former fuel tank. Results of ground water monitoring well MW-7 do not indicate that ground water has been impacted.

Dissolved TPH-G was only detected in ground water samples obtained from wells MW-4A and MW-6 at concentrations of 2.6 mg/L and 0.30 mg/L, respectively. The aromatics BTX&E were also detected in both of these wells; only benzene was detected in MW-A2. The RWQCB's MCL for benzene is "1 ppb" (1 µg/L). Benzene concentrations in these three wells where it was detected were 28 µg/L in MW-A2, 42 µg/L in MW-6, and 68 µg/L in MW-4A (98 µg/L in blind duplicate). Relative to previous ground water monitoring results dating back to March of 1990, both TPH-G and benzene concentrations in MW-A2 have decreased. In well MW-6, TPH-G concentrations have decreased from the November 1990 monitoring result while aromatic concentrations have increased about half an order of magnitude relative to the November 1990 results.

2. Remediation

Remediation of both the "Loading Dock" and "Storage Yard" areas was discussed and agreed on. In the "Loading Dock" area, high boiling point hydrocarbon residuals in the soil exceed 1,000 mg/kg (affected soils). Remediation by removal of the affected soil zones was proposed. The interpreted areal extent of the excavation was as shown on report Figure 9, i.e., centered on boring SB-10 (the focus) and extending radially outward approximately fifteen to twenty feet; the depth was estimated to be about ten to twelve feet at the focus and less radially outward. It was agreed that excavation and removal of the "affected soils" would be suitable remediation for this area. Additionally, samples will be obtained from the excavation sidewalls and subgrade to confirm that the TPH-affected soils have been removed.

In the former "Storage Yard" area, it was agreed that additional vadose zone investigations would be completed to evaluate the northerly and easterly extent of the TPH-G affected soils. The intent of the investigation and sampling would be to establish the limit of the TPH-G affected gravel zone. These additional investigations would be performed by "Geoprobe" or similar small-diameter investigation/sampling equipment and that they would be limited to no deeper than top of ground water. Attachment 1 shows the locations of the five proposed and up to seven more "optional" investigation locations. Soil samples would be analyzed for TPH-G and BTX&E residuals. The five locations just outside of the eastern and northern property limit would be completed and samples analyzed first. One or more of the seven "optional" locations north and east of the first five would be investigated if TPH-G or benzene residuals in excess of 1,000 mg/kg or 10 µg/kg are detected at inboard locations. (During

Mr. Dennis Byrne
October 15, 1991
Page 3

subsequent discussions, Mr. Byrne clarified that only soils containing less than ^{10 ppm} 100 ppm of TPH-G and non-detect for benzene may be used for backfill of the excavation(s). Additionally, Dennis indicated a WDR may be required if TPH-G concentrations exceed 1,000 ppm).

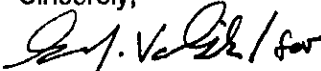
If it is determined that the TPH-affected area does not extend substantially off-site, the on-site contaminated zone would be excavated and disposed of off-site at an appropriate facility. If the investigation results indicate that the TPH-G affected area extends beyond the line of "optional" investigation locations, an alternative remediation method will be evaluated. The investigation and sampling will be performed in accordance with protocols and procedures used during previous investigations. Additionally, it was agreed that Dennis Byrne (AC-HCSA, Hazardous Material Division) would be verbally appraised of the analyses results before proceeding with remediation of this area.

3. Closure

The findings of the July 1991 investigations identified two vadose zone soils areas at the site which exceed published action levels for fuel hydrocarbon contaminants. The limits of the "Loading Dock" area are suitably defined such that the agreed to remediation of removal can proceed as soon as a qualified contractor can be retained. Additional investigations are required in the "Storage Yard" area to establish the northern and eastern limits of the affected gravel zone. Once the extent is determined, remediation by removal can proceed immediately in this area also. However, excavations will be limited to on-site. It was agreed that if the affected area extends beyond the "optional" investigation locations, an alternative remediation method will be considered. It was agreed that all the ground water monitoring wells would be sampled at the start of remediation work to establish a reference for follow up ground water monitoring.

These investigations and remediation will occur as soon as practicable after the necessary permits and contracts have been obtained. Ideally, both will occur in succession. However, owing to variable weather conditions, and different permitting and encroachment requirements, actual execution of the two projects may not be concurrent. In either case, we will advise by telephone the AC-HCSA of planned site activities at least one week in advance.

Sincerely,



Zoran Batchko, P.E.
Project Coordinator

Attachment: Proposed Investigations and Remediation Limits

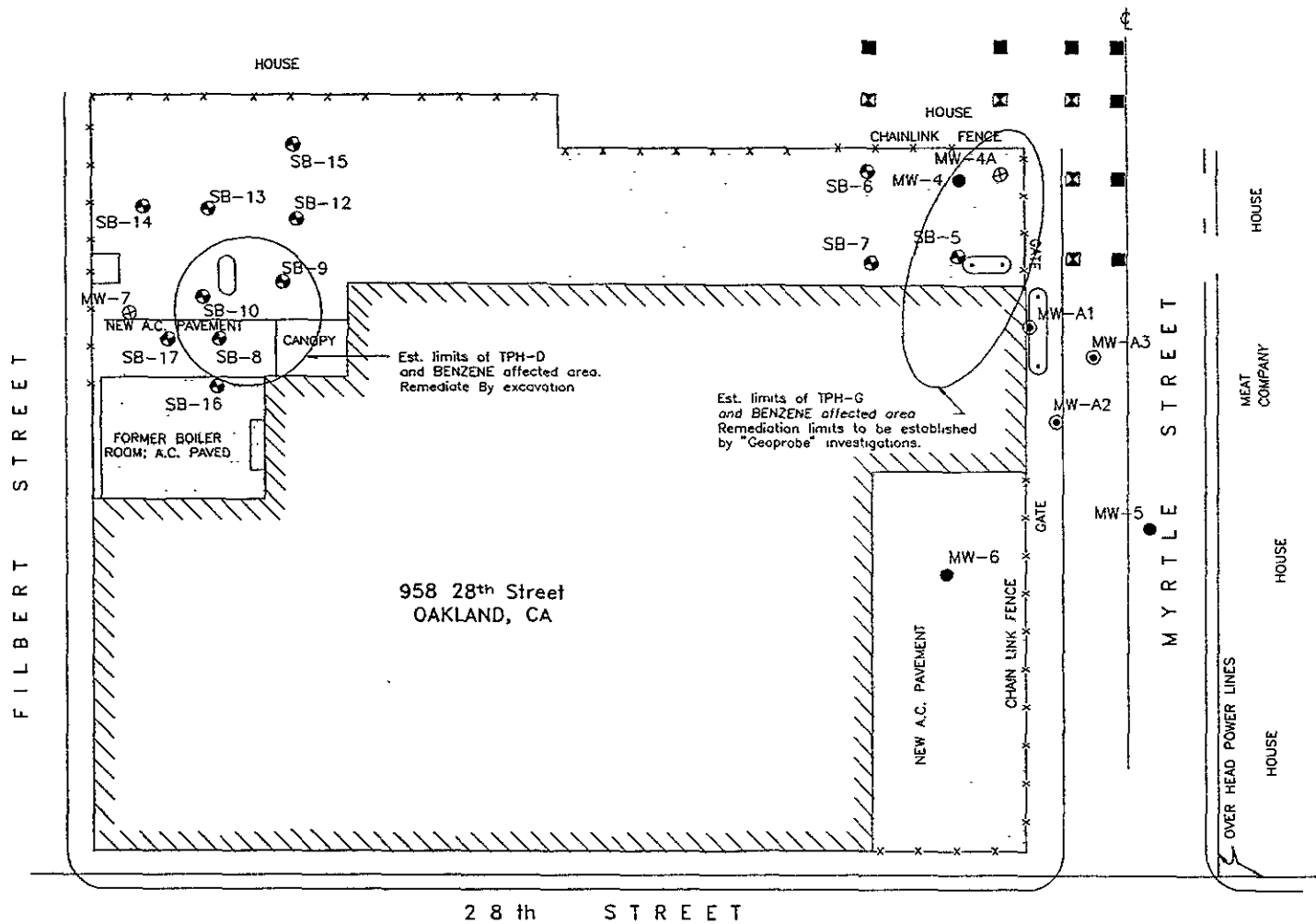
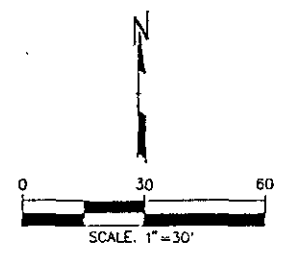
cc: Ms. Rebecca Whitsett Armbruster, ARATEX
Mr. Howard Hatamoto, California Department Of Health Services
Mr. Lester Feldman, California Regional Water Quality Control Board - San Francisco
Ms. Beatrice Slater, GSL Properties
Frank Pfizenmeyer, Esq.
Mr. Phil Krejci, Director, Environmental Management
Mr. Roger Simpson, Vice President, Technical Services

NOTES:

1. Top of casing elevations based on survey relative to mean sea level.
2. Location of MW-4 is approximate.
3. Optional "Geoprobe" locations will be completed if TPH-G or Benzene detected in board (X) "Geoprobe" locations.
4. Sampling objective is the gravel layer encountered at about 8 foot to 12 foot depths; borings to be terminated at top of groundwater.

Legend:

- Ground water monitoring wells installed by IT Corp. February 1989.
- Ground water monitoring wells installed by RMT, March 1990.
- Soil borings installed by RMT, July 1991
- ⊕ Ground water monitoring wells installed by RMT, July 1991.
- ⊗ Additional "Geoprobe" investigation location.
- Optional "Geoprobe" investigation location
- Asphalt pavement
- Former UST locations estimated from IT Corp data



Proposed Investigations and Remediations Limit

RMT INC.	OWN BY: RAS
	DATE: OCT. 1991
	PROJ # 12012 11
	FILE # 12012111

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)

8 May, 1989

John C. Drachenberg
LCB Associates
Dufwin Towers
519 17th Street
Suite 700
Oakland, Ca. 94612

Subject: Groundwater monitoring well installation at 958 28th Street,
Oakland.

Dear Mr. Drachenberg:

Thank you for the IT Corporation report dated 29 March, 1989, concerning the groundwater monitoring well installation conducted at the above location (IT Project #190452). A review of the report indicates that the wells were installed in accordance with guidelines established by the San Francisco Bay Regional Water Quality Control Board.

Data derived from these wells indicates that there is a groundwater contamination problem associated with this site. Consequently, a quarterly monitoring program is required. Samples should be collected and analyzed by a certified laboratory for Total Petroleum Hydrocarbons-Low Boiler (EPA Method GCFID 5030), Total Petroleum Hydrocarbons-High Boiler (EPA Method GCFID 3510), and Benzene, Toluene, Xylene and Ethylbenzene (EPA Method 602 or 624).

Quarterly monitoring will be required for a minimum of one year. At the end of this period a decision regarding the frequency and duration of further sampling will be made. Please submit the results of each quarterly analysis to this office and to the San Francisco Bay Regional Water Quality Control Board.

If you have any questions or require further clarification concerning this matter, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

Rafat A. Shahid, Chief,
Hazardous Materials Division