

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SCW
07-19-06

July 13, 2006

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

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

SUBJECT: Fuel Leak Case RO0000337, California Linen Rental Company,
989 41st Street, Oakland, CA 94607

Dear Messrs. Pitney and Miller:

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

TECHNICAL COMMENTS

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

TECHNICAL REPORT REQUEST

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

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

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is to be used for all public information requests, regulatory review, and compliance/enforcement activities. Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board at ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic%20reporting)) for more information on these requirements.

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

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

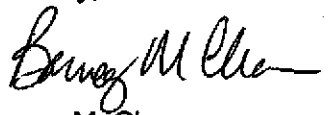
AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

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

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT
04-27-06

April 26, 2006

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

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

SUBJECT: Fuel Leak Case RO0000337, California Linen Rental Company,
989 41st Street, Oakland, CA 94607

Dear Messrs. Pitney and Miller:

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

TECHNICAL COMMENTS

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

TECHNICAL REPORT REQUEST

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

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

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is to be used for all public information requests, regulatory review, and compliance/enforcement activities. Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board at ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic%20reporting)) for more information on these requirements.

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

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

Messrs. Pitney and Miller
April 26, 2006
Page 3 of 3

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: files, D. Drogos
Mr. Paul King, RGA Environmental, Inc., 1466 66th Street, Emeryville, CA 94608
4_26_06 989 41st St

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

SENT
12-5-05

December 5, 2005

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

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

SUBJECT: Fuel Leak Case RO0000337, California Linen Rental Company,
989 41st Street, Oakland, CA 94607

Dear Messrs. Pitney and Miller:

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

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

TECHNICAL COMMENTS

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

TECHNICAL REPORT REQUEST

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

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

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is to be used for all public information requests, regulatory review, and compliance/enforcement activities. Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all

December 5, 2005

reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board at ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic%20reporting)) for more information on these requirements.

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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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UNDERGROUND STORAGE TANK CLEANUP FUND

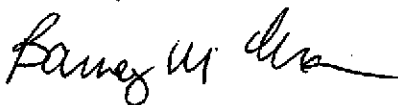
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: files, D. Drogos

Mr. Paul King, RGA Environmental, Inc., 1466 66th Street, Emeryville, CA 94608

12_2_05 989 41st St

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT
10-10-05

ENVIRONMENTAL HEALTH SERVICES

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

October 7, 2005

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

Dear Messrs. Pitney and Miller:

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

Alameda County Environmental Health staff has reviewed the case file for the referenced site including the October 5, 2005 *Subsurface Investigation Work Plan Addendum* from RGA Environmental Inc. This work was proposed to continue the assessment of the petroleum release to soil and groundwater from the former 550 gallon gasoline tank at this site and takes into account the results from borings B4-B6. We approve the work plan addendum and request that you address the following technical comments and submit the technical report requested below.

TECHNICAL COMMENTS

1. Based upon the previous results from borings B4-B6, please include the analysis for TPH as mineral spirits in addition to TPHg, BTEX and MTBE.
2. Your Subsurface Investigation Report should include the results from the previous borings, B4-B6, including their boring logs. We request that you also include cross-sections in the north-south and east-west directions with groundwater levels and soil and groundwater concentrations depicted.
3. Geotracker EDF Submittals - A review of the case file and the State Water Resources Control Board's (SWRCB) Geotracker website indicate that electronic copies of analytical data have not been submitted for your site. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB Geotracker website via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collected groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude accurate to within 1-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB Geotracker website. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format).

In order to remain in regulatory compliance, please upload all analytical data (collected on or after September 1, 2001, to the SWRCB's Geotracker database website in accordance with the above-cited regulation. Please perform the electronic submittals for applicable data and submit verification to this Agency by November 7, 2005.

TECHNICAL REPORT REQUEST

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

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

Messrs. Pitney and Miner

October 7, 2005

Page 2 of 3

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

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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Messrs. Pitney and Miner
October 7, 2005
Page 3 of 3

UNDERGROUND STORAGE TANK CLEANUP FUND

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

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

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

10_7_05 989 41st St

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
04-25-05
R0337

April 22, 2005

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

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

Dear Messrs. Pitney and Miller:

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

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

TECHNICAL COMMENTS

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

TECHNICAL REPORT REQUEST

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

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

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



06-16-03

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

June 16, 2003

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

Dear Messrs. Pitney and Miller:

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

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

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

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

Sincerely,

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

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D.Drogos

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

Wpapaddendum989 41st St

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



85-9-B

ENVIRONMENTAL HEALTH SERVICES

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

May 9, 2003

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

Dear Messrs. Pitney and Miller:

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

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

Technical Comments

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

Technical Report Request

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

If you have any questions, please contact me at (510) 567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D.Drogos
Mr. Paul King, RGA Environmental, 4701 Doyle St., Suite 14, Emeryville, CA 94608

Wpap989 41st St

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



01-03-03

January 2, 2003

The Miller Trust c/o
Mr. Donald Miller
California Linen
989 41st St.
Oakland, CA 94608

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

Dear Mr. Miller:

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

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

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

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

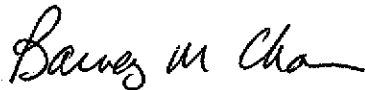
- Please perform an additional monitoring event at your site. Please analyze the groundwater samples for TPHg, and by EPA Method 8260 for BTEX, MTBE, TAME, ETBE, DIPE, TBA, EDB and EDC (the ether oxygenates and lead scavengers).
- Please submit a work plan to perform an on and off-site utilities investigation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

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

Mr. Donald Miller
California Linen, 989 41st St.
RO0000337
January 2, 2003
Page 2

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

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

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

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

989 41st reprq

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 11-15-99
Including cc's

P0337

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

November 12, 1999

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

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

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Pitney:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 989 41st Street, Oakland

November 12, 1999

Page 2 of 2

In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6780 should you have any questions about the content of this letter.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
SH / files

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR *(Site Name and Address)*

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(Site Name and Address)

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0#337

ENVIRONMENTAL HEALTH SERVICES

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

November 9, 1998

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

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

Dear Mr. Miller:

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

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

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

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

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

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

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

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0337

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

July 22, 1991

Mr. Micheal Katz
Environmental Specialist
Blymer Engineers, Inc.
1829 Clement Street
Alameda, CA 94501

Re: Site Search on the vicinity of 4050 Adeline Street,
Emeryville, CA 94608.

Dear Mr. Katz:

I have researched our files, for information pertinent to the 4050 Adeline site. You requested this in your letter dated May 15, 1991 drafted by Man-Li Lin. The inquiry was for information regarding hazardous materials storage and/or hazardous materials releases at the subject site and in adjacent areas. The following is a summary of my findings.

(R0337) (1) California Linen Supply
989-41st. Street
Oakland, CA 94608

Two underground storage tanks, chemicals on site: Eco-Fluor, sodium thiosulfate, alkaline cleaner.

(2) Rockridge Antiques
1010-41st. Street
Emeryville, CA 94608

No underground tanks on site, chemicals on site: oxalic acid, paint varnish remover, oil stains, lacquers & thinners. 50 gallon total.

(R073) (3) Frank Dunne Company
1007-41st. Street
Oakland, CA 94608

Four underground storage tanks removed July 17-19, 1988
Chemicals on site: wash solvent, acetone, tints, ester
alcohol, propylene, glycol & thinners. A September 12,
1989 report revealed chemical spill on sidewalk, our
office responded.

(4) National Upholstering
4000 Adeline Street
Emeryville, CA 94608

No underground storage tanks. Chemicals on site:
Lacquer, thinners, sanding sealers, acetone & gasoline
(for fuel).

(5) Carlos Body Shop
3969 Adeline Street
Emeryville, CA 94608

No underground storage tanks. Chemicals on site: paint
& thinners.

(6) MAZ Repair Shop
3906 Adeline Street
Emeryville, CA 94608

No hazardous materials stored or generated.

(7) All Weather Aluminum
4055 Linden Street
Oakland, CA 94608

No tanks on site. Chemicals on site: TEK

(R0186) (8) Fidelity Roofing
1075-40th Street
Oakland, CA 94608

Two underground storage tanks. Chemicals on site:
propane, acetylene, argon, transmission oil, thinners,
cleaning solvents & paints.

Page 3 of 3

(R0171) (9) San Francisco French Bread
4070 San Pablo Avenue
Emeryville, CA 94608

Two underground tanks removed in 1989. Chemicals on site: cleaning solvent, sep alkaline cleaner. Both soil and groundwater contamination found. Remediation proceedings still pending.

(R0453) (10) Tony Celis Exxon
4000 San Pablo Avenue
Emeryville, CA 94608

Six underground tanks, chemicals on site: gasoline, diesel, waste oil, cleaning solvents.

(11) Emergency Response
41st and San Pablo Avenue
Emeryville, CA 94608

June 18, 1990, Paul Smith of our office visited this site when a P.G. & E. excavation pit showed signs of soil contamination containing heavy oil & tar compounds. City of Emeryville Public Works Department is addressing remediation of site.

This letter is limited to information currently available to this department and does not reflect any other information which may be accessible from other local agencies involved with this business.

You will be billed for the provision of this service. Please find enclosed a copy of the invoice sent to our billing unit.

If you have any questions concerning his matter, please contact me at (415) 271-4320.

Very truly yours



F. Young Fong
Environmental Health Specialist

FYF:sms

11

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0337

April 15, 1991

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

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

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

Dear Mr. Pitney:

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

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

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

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

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

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

Sincerely,



Gil Wistar
Hazardous Materials Specialist

enc.

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

Recommended Format for
Case Closure Referrals to RWQCB for
Site Cleanup Certification

(Draft 6/19/89 DCW)

I. Background History of the Case

An Assessment should be made as to the thoroughness of the investigation relative to the entire tank system including all tanks and associated piping. At a minimum, this should include a discussion of:

- a) Cause and location of the leak, how it was discovered, estimate of the volume the release, duration of the leak, and effectiveness of the leak detection monitoring program
- b) Pollutants involved

II. Investigative Methods

An overall evaluation should be made of the investigative methods used, and the validity of the data generated. At a minimum the following methods and procedures should be reviewed for appropriateness:

- a) Soil sampling methodology
- b) Groundwater monitoring well design, installation, development
- c) Groundwater sampling methodology
- d) Certified laboratory, chain of custody procedures, sample preservation, holding times, sample preparation methods, and detection limits
- e) Soil and/or groundwater analysis performed in accordance to Table 2 of Regional Board Staff Recommendations
- f) Method used to measure free product thickness
- g) Method used to measure groundwater elevations

III. Extent of Soil and Groundwater Pollution

The vertical and lateral extent of soil and groundwater contamination should be defined to non-detectable levels. All graphic presentations of this data should be reviewed. An assessment should be made as to whether the location and number of monitoring wells and soil samples are adequate in order to define:

- a) Vertical and lateral definition of soil contamination
- b) Vertical and lateral definition of free-product and dissolved constituents

IV. Local and Regional Hydrogeology

Reference should be made to the groundwater sensitivity, site specific geology, and hydrogeologic setting of the area. All nearby surface water bodies, municipale, and domestic wells of concern should be noted. An evaluation should be made of all potential pollutant pathways and hydraulic connections. The following information should also be reviewed:

- a) Local gradient evaluation and seasonal flucations
- b) Graphic presentations such as cross-sections and gradient maps
- c) Aquifer characteristics
- d) Soil permeability

V. Beneficial Uses

An evaluation should be made of all the existing and potential impacts on benefical uses of surface and ground water. The following information should be summarized:

- a) Existing beneficial uses as contained in the Regional Board's Basin Plan, and all potential future benefical uses
- b) Well surveys (municipale, agricultural, domestic)
- c) Summary of factors affecting long-term fate of contaminants

VI. Remediation Activities

An evaluation should be made as to the effectiveness of all remediation activities undertaken including:

- a) Rationale for selected remedial option
- b) Soil-remediation method and effectiveness
- c) Groundwater remediation method(s) (free-product and dissolved constituents)
- d) Interim remediation actions undertaken
- e) Impact (potential and/or existing) of remedial actions on beneficial uses

VII. Remediation Effectiveness

An evaluation should be made of the effectiveness of all remediation activities undertaken at the site. At a minimum, the following information should be addressed:

- a) Are final cleanup levels consistent with State Water Resources Control Board Resolution 68-16 "Statement of Policy with Respect to Maintaining High Quality of Waters in California"?
- b) Verification monitoring program and criteria, rationale, sampling number, frequency, and duration
- c) Impact (potential and/or existing) of residual pollutants on beneficial uses

VIII. Sign-off

Cases which will be considered for sign-off by the Regional Board or Executive Officer are those in which 1) the release has not impacted groundwater, and does not appear to pose a potential threat to ground and/or surface water, or 2) groundwater has been impacted and the site has been sufficiently remediated. This section should include:

- a) A summary of findings and rationale for sign-off recommendation

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0337

June 13, 1989

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

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

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

Dear Mr. Sammons:

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

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

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

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

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

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

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

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

Sincerely,

R/A. SW
Rafat A. Shahid, Chief
Hazardous Materials Division

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS, AGENCY

CARL N. LESTER, Agency Director

Certified mailer #: P 833 981 181



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

R0337

Telephone Number:(415) 271-4320

February 23, 1989

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

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

Dear Mr. Miller:

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

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

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

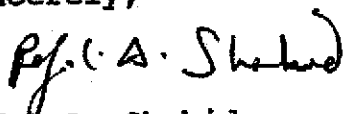
Mr. Don Miller
February 23, 1989
Page 2 of 2

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

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

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

Sincerely,



Rafat A. Shahid
Chief, Hazardous Materials Division

RAS:GW:gw: enclosure

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0337

July 7, 1989

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

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

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

Dear Mr. Sammons:

The Alameda County Department of Environmental Health, Hazardous Materials Division, has reviewed your resubmitted work plan for the site shown above. With its additions, the plan is adequate as a preliminary assessment for both soil and groundwater contamination that may have resulted from the leaking underground tanks. We are eager for the work described in the plan to begin at this site; please submit to this office a report detailing findings and any recommendations for further investigation or remediation no later than August 18, 1989.

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

Sincerely,

Rafat A. Shahid, Chief
Hazardous Materials Division

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