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May 2, 2003

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

Re: [redacted], California Linen Rental Co., 989 41st St., Oakland, 94608

Dear Barney:

You will find enclosed one copy of each of the following documents.

- Groundwater Monitoring and Sampling Report 0304.R1 dated May 1, 2003, prepared by RGA Environmental, Inc.
- On- And Off-site Utilities Investigation and Off-site Groundwater Investigation Work Plan dated April May 1, 2003, prepared by RGA Environmental, Inc.

I certify under penalty of perjury that the contents of the attached report are true and correct to the best of my knowledge.

Should you have any questions, please do not hesitate to call me at (510) 653-6300.

Cordially,

California Linen Supply Co.

Joel C. Pitney
General Manager

C: Donald J. Miller

jjg
0304.L2

May 1, 2003
Report 0304.W1

RGA
ENVIRONMENTAL INC.

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

SUBJECT: ON- AND OFF-SITE UTILITIES INVESTIGATION AND OFF-SITE GROUNDWATER INVESTIGATION WORK PLAN
California Linen Rental Company
989 41st Street
Oakland, CA

Dear Mr. Pitney:

RGA Environmental, Inc. (RGA) is pleased to present this work plan for on and off-site utilities investigation and offsite groundwater investigation. This work plan is prepared in accordance with a request from the Alameda County Department of Environmental Health (ACDEH) dated January 2, 2003. Groundwater monitoring and sampling for the existing two wells at the site was also requested in the January 2, 2003 letter. Well sampling was performed on April 2, 2003, and the results are submitted under separate cover. A Site Location Map (Figure 1) and Site Plan Detail (Figure 2) are attached with this report.

BACKGROUND

The site is currently used as a linen rental facility. Review of available documents for the site show that on February 6 through 8, 1989 three Underground Storage Tanks (USTs) were removed from the site by Miller Environmental Company (MEC). The tanks consisted of one 10,000 gallon tank containing gasoline, one 550 gallon tank containing gasoline, and one 2,500 gallon capacity tank containing #5 fuel oil. Each tank was in a separate pit. Petroleum hydrocarbons were detected in each of the pits at the time of tank removal. Figure 2 shows the tank locations at the site. An UST Unauthorized Release Site Report was completed by Mr. Gil Wistar of the ACDEH dated February 9, 1989. In a letter dated February 23, 1989 the ACDEH requested a preliminary assessment of the site. In a letter dated July 7, 1989 the ACDEH approved a revised work plan for subsurface investigation at the site that included installation of three groundwater monitoring wells.

Three monitoring wells, designated as MW1, MW2, and MW3 were installed at the site by MEC on September 25, 1989. One well was installed adjacent to each of the tank pits. Soil samples were collected for laboratory analysis from the boreholes for the monitoring wells at depths of 4 and 8 feet below the ground surface. The samples were analyzed for Total Petroleum Hydrocarbons as Gasoline (TPH-G), Total Petroleum Hydrocarbons as Diesel (TPH-D), Total Petroleum Hydrocarbons as Motor Oil (TPH-MO) and for benzene, toluene, ethylbenzene, and xylenes (BTEX). All target analytes were detected in the soil sample from the borehole for MW1 at a depth of 4 feet below the ground surface. None of the analytes were detected in the other

soil samples from the monitoring well boreholes, except for 190 ppm oil in the sample from MW2 collected at a depth of 4 feet.

On October 2, 1989, the three monitoring wells at the subject site were sampled by MEC personnel, and analyzed for the same compounds as the borehole soil samples. All analytes except oil were detected in the groundwater sample from MW1. None of the analytes were detected in the groundwater samples from the other two monitoring wells. Groundwater was encountered in the wells at depths ranging from 7.00 to 9.25 feet, and the groundwater flow direction at the site was calculated to be to the north-northwest. Documentation of the installation of the three monitoring wells, and soil and groundwater sample results from the well installation and subsequent well sampling is presented in MEC's Preliminary Subsurface Investigation Report dated November 3, 1989. Due to earthquake-related issues, the Regional Water Quality Control Board (RWQCB) was unavailable to comment on the report.

Following five quarterly monitoring and sampling events for the three wells, MEC recommended that well MW3 be destroyed. MEC concluded that petroleum hydrocarbons had not been detected in wells MW2 and MW3, and had only been detected in well MW1. MEC identified the petroleum hydrocarbons in well MW1 as gasoline, and stated that MW1 is downgradient of a former gasoline tank. MEC also stated that the groundwater flow direction was consistently to the north-northwest at the site, and that the three wells were located downgradient from each of the tank pits. MEC stated that well MW2 is downgradient of well MW1 and would effectively detect any migration of petroleum hydrocarbons from the vicinity of well MW1. MEC stated that the location of the former 550 gallon UST that is upgradient of well MW1 is inaccessible because the location is now located beneath a building. Documentation of the quarterly monitoring and sampling results and associated recommendations is presented in a letter report from MEC dated March 7, 1991.

In a letter dated April 15, 1991 the ACDEH approved destruction of well MW3, and required continuation of the quarterly monitoring and sampling of wells MW1 and MW2. The letter stated that the caseworker was unable to witness the removal of the 550-gallon gasoline tank, and therefore did not see the extent of soil contamination associated with the tank pit. The letter continued by stating that it is possible that residual soil contamination is acting as an ongoing source of groundwater degradation.

On July 19, 1991, well MW3 was destroyed by overdrilling. Quarterly reports documenting monitoring and sampling of the two wells were subsequently prepared by MEC.

In a November 6, 1992 letter report, MEC presented the results for quarterly monitoring and sampling through October 17, 1992. The results show that no petroleum hydrocarbons were detected in well MW2 with the exception of 0.05 mg/L TPH-D on August 15, 1991 and 1.1 ug/L toluene and 3.3 ug/L xylenes on March 18, 1992. In well MW1, TPH and BTEX concentrations appear relatively unchanged with the exception of the March 18 and October 17, 1992 sampling events, which showed increased in benzene and toluene concentrations.

Sample results for samples collected on June 10, 1993 by the Grow Group as part of a cooperative monitoring event for investigation of nearby sites showed no detectable concentrations of EPA Method 8240 compounds in well MW2, and BTEX concentrations in MW1 consistent with concentrations encountered in well MW1 prior to the March 18 and October 17, 1992 sampling events. Review of 1998 correspondence suggests that additional cooperative sampling of the wells was performed, however the sample results were not available for review.

SCOPE OF WORK

To address the requested work plan elements in the January 2, 2003 ACDEH letter, RGA will perform the following tasks.

- Arrange for an on-site underground utility survey.
- Arrange for an off-site underground utility survey.
- Obtain permits.
- Prepare a health and safety plan.
- Arrange for drilling of three boreholes for collection of groundwater samples.
- Arrange for sample analysis for TPH-G and BTEX.
- Report preparation.

Each of these is discussed below.

On-Site Underground Utility Survey

Arrange for a private underground utility locator to evaluate the presence of underground utilities in the offsite area identified below and in the fenced, onsite portion of the site located at the southeast corner of Linden Street and 41st Street. This area is bordered by a loading dock to the south and a building to the east. In addition, California Linen Rental Company will be requested to provide any plans or drawings that identify underground utilities at the site.

Off-site Underground Utility Survey

Mark Linden Street and 41st Street with white paint for a distance of 150 feet to the east and south from the southeast corner of Linden Street and 41st Street, and contact Underground Service Alert for offsite utility location. The private utility locator will be requested to identify underground utilities in the off-site area identified with white paint. In addition, the City of Oakland Department of Public Works will be contacted and requested to identify buried municipal utilities in the off-site area identified in this work plan.

Obtain Permits

A permit will be obtained for the installation of the soil borings and access to the public right-of-way.

Health and Safety Plan Preparation

A health and safety plan, and if required pedestrian access plan and traffic plans plan will be prepared for the scope of work identified in this work plan.

Soil Boring Oversight and Sample Collection

A total of three boreholes, designated as B1 through B3, will be drilled to characterize subsurface conditions in the vicinity of the subject site. The boreholes will be drilled to three feet below first encountered groundwater. Groundwater is expected to be encountered at a depth of approximately 7 to 10 feet below grade. One groundwater grab sample will be collected from each borehole. The groundwater grab sample will be collected using a Teflon or stainless steel bailer. The samples will be placed into 40-milliliter VOAs and stored in a cooler with ice pending delivery to the laboratory. Chain of custody procedures will be observed for all sample handling. The proposed locations of the soil borings are shown on the attached Site Plan Detail, Figure 2.

Each boring will be drilled using GeoProbe technology. Boreholes B1 through B3 will be continuously cored for borehole logging purposes. The soil from all of the borings will be logged in the field in accordance with standard geologic field techniques and the Unified Soil Classification System. All soil samples from the boreholes will be evaluated with a Photoionization Detector (PID). > analyze indicated

All drilling and sampling equipment will be cleaned with an Alconox solution followed by a clean water rinse prior to use in each borehole. Following completion of sample collection activities, the boreholes will be filled with neat cement grout. Any soil or water generated during drilling will be stored in drums at the site pending characterization and disposal.

Arrange for Sample Analysis

Each groundwater grab sample from the boreholes will be analyzed on a normal (five working day) turn around basis at a State-Approved hazardous waste testing laboratory. The groundwater grab samples will be analyzed for Total Petroleum Hydrocarbons as Gasoline using EPA Method 5030 in conjunction with Modified EPA Method 8015, and BTEX using EPA Method 8020.

Report Preparation

Upon receipt of the laboratory analytical results, a report will be prepared. The report will document soil and groundwater sample collection and sample results, as well as the results of the on and off-site underground utility survey. The report will include a site vicinity map showing the drilling locations, underground utility locations, tables summarizing the sample results, recommendations based on the sample results, and the stamp of an appropriately registered professional.

Should you have any questions or comments, please do not hesitate to contact us at (510) 547-7771.

Sincerely,

RGA Environmental

for

Karin Schroeter
Project Manager

Paul H. King 510/658-4363

Paul H. King
California Registered Geologist #5901
Expires: 12/31/03

Attachments: Site Location Map (Figure 1)
Site Plan Detail Map (Figure 2)

PHK/wrw
0304.W1

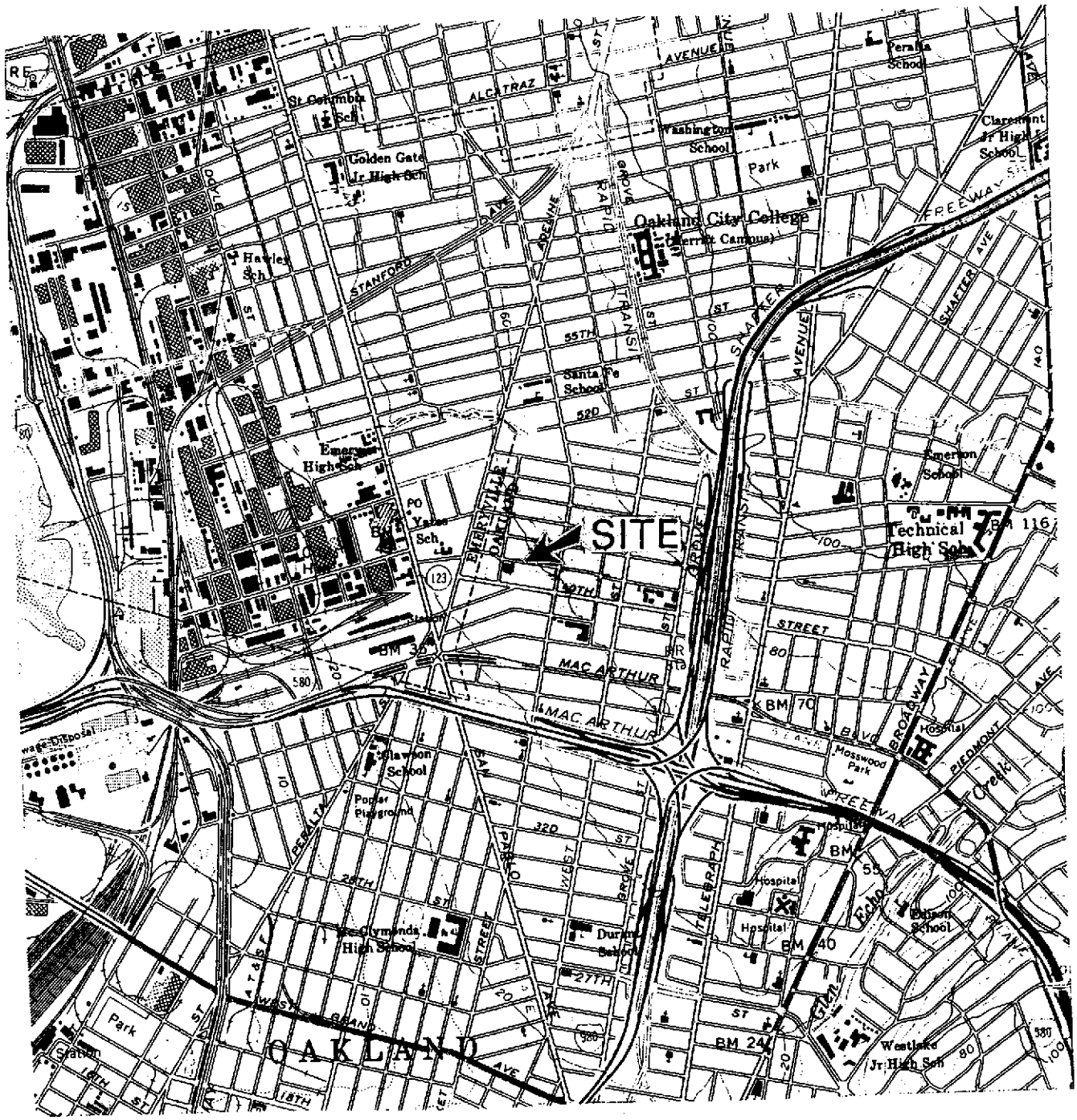

FIGURE 1
SITE LOCATION MAP
California Linen Rental Company
989 41st Street
Oakland, California

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Base Map From:
U.S. Geological Survey
Oakland - West, California
7.5 Minute Quadrangle
Photorevised 1980

RGA Environmental, Inc.
4701 Doyle Street
Suite 14
Emeryville, CA 94608

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SCALE IN FEET

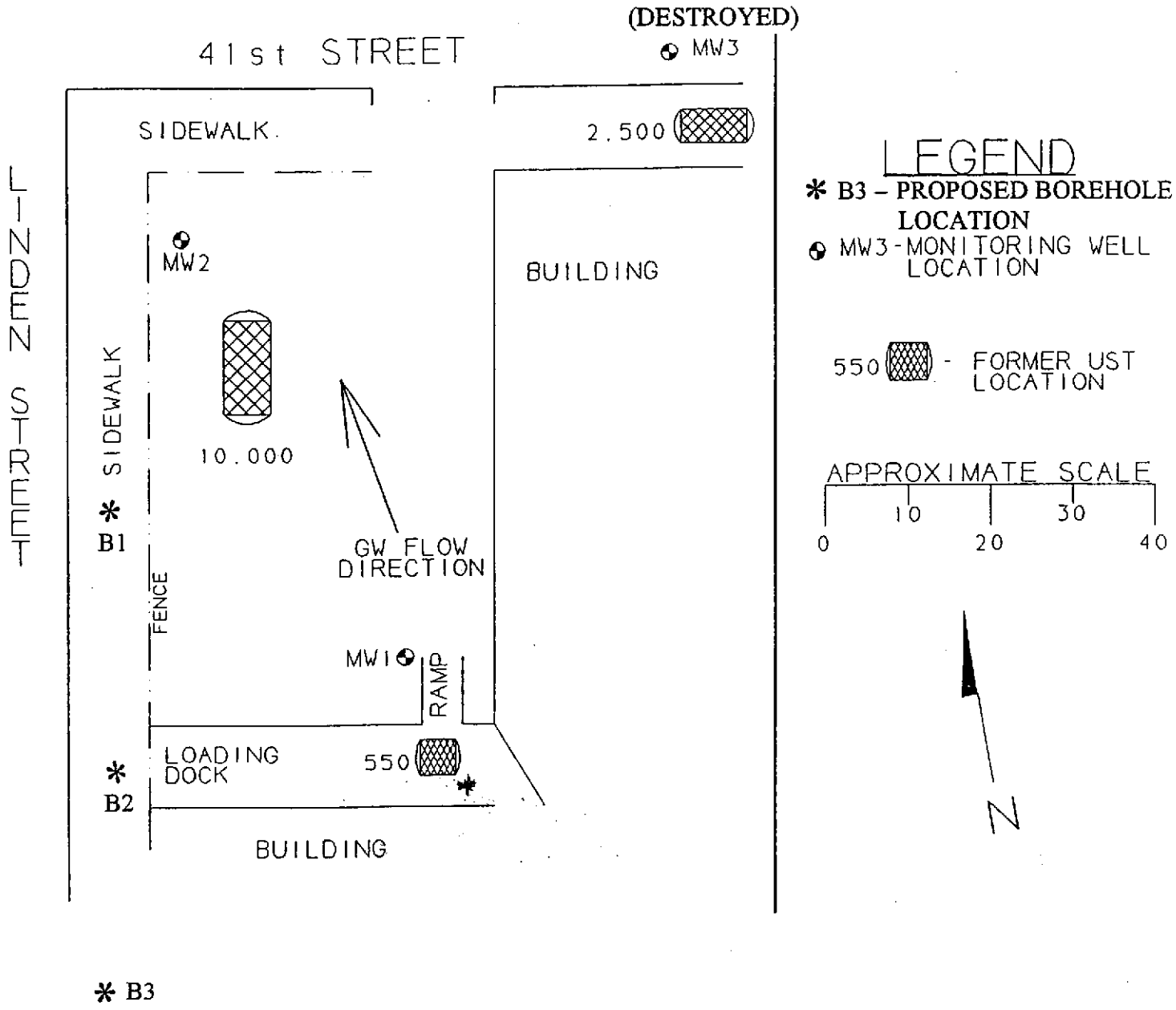

FIGURE 2
SITE PLAN DETAIL
California Linen Rental Company
989 41st Street
Oakland, California

Base Map From: Miller Environmental March, 1991	RGA Environmental, Inc. 4701 Doyle Street Suite 14 Emeryville, CA 94608	SCALE See Figure