

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
5-19-06

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

May 19, 2006

Mr. Donald Lindsey
Gallegher and Lindsey
2424 Central Avenue
Alameda, CA 94501

Mr. Carl Searway
3032 Dakota Street
Oakland, Ca 94602

Subject: SLIC Case No. RO0002584, Searway Property, 649 Pacific Avenue, Alameda, CA –
Work Plan Approval

Dear Mr. Lindsey and Mr. Searway:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including the document entitled, "Soil Vapor Sampling Workplan," dated May 15, 2006 and prepared on your behalf by Trinity Source Group, Inc. The Work Plan proposes to advance three soil borings within the area where soil and groundwater contamination was previously detected and collect soil vapor samples for laboratory analysis of total volatile hydrocarbons as Stoddard solvent, BTEX, and MTBE. We concur with the proposed scope of work.

We request that you perform the proposed work and send us the reports described below.

TECHNICAL REPORT REQUEST

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

- **July 15, 2006** – Semiannual Monitoring Report for Second Quarter 2006
- **September 19, 2006** – Soil Vapor Sampling Report

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

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper

Don Lindsey
Carl Searway
May 19, 2006
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copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

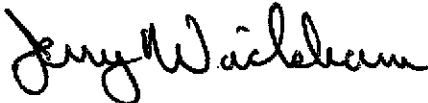
AGENCY OVERSIGHT

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.

Don Lindsey
Carl Searway
May 19, 2006
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If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: David Reinsma, Trinity Source Group, 910 Mesa Grande Road, Aptos, CA 95003

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT
03-20-06

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

March 17, 2006

Mr. Donald Lindsey
Gallegher and Lindsey
2424 Central Avenue
Alameda, CA 94501

Mr. Carl Searway
3032 Dakota Street
Oakland, Ca 94602

Subject: SLIC Case No. RO0002584, Searway Property, 649 Pacific Avenue, Alameda, CA

Dear Mr. Lindsey and Mr. Searway:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including the documents entitled, "Site Remedial Investigation Report," dated July 31, 2003, "Groundwater Investigation Report," dated May 11, 2005, and "Groundwater Monitoring Results - Fourth Quarter 2005," dated January 27, 2006. Elevated concentrations of total volatile hydrocarbons in the Stoddard solvent range (TVHss) are present in shallow soil and groundwater beneath a portion of the site. TVHss were detected in soil beneath the building at 649 Pacific Avenue at concentrations up to 5,800 milligrams per kilogram (mg/kg) and in groundwater at concentrations up to 99,000 micrograms per liter ($\mu\text{g/L}$). The source of Stoddard solvent is believed to be a sanitary sewer line beneath the building at 649 Pacific Avenue, which was used as a dry cleaning facility from the 1940's until approximately 1979. Due to the elevated concentrations of TVHss in shallow soil and groundwater at 649 Pacific Avenue, further evaluation of the potential for indoor air vapor intrusion is required. Please submit a Work Plan by **May 18, 2006** to evaluate potential indoor air vapor intrusion.

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

TECHNICAL COMMENTS

1. **1713 Webster Street.** An underground storage tank was reportedly closed in place in the late 1970s inside the building at 1713 Webster Street. Based on the low concentrations of residual petroleum hydrocarbons detected during site investigation activities inside 1713 Webster Street, no further investigation is required at this time for the suspected UST at 1713 Webster Street.
2. **Elevated Concentrations of TVHss at 649 Pacific Avenue.** Due to the elevated concentrations of TVHss in soil and in groundwater beneath 649 Pacific Avenue, an evaluation of the potential for indoor air vapor intrusion is required. Elevated concentrations of total extractable hydrocarbons (TEH), were also detected in groundwater samples

collected beneath 649 Pacific Avenue (the Stoddard solvent may elute within the diesel range, as indicated by previous analytical data). The potential for indoor air vapor intrusion cannot be evaluated directly using analytical data from soil or groundwater samples. Therefore, soil vapor sampling is to be conducted within the area of the sanitary sewer line and elevated concentrations of TVHs and TEH. Soil vapor sampling and quality control protocol are to be in conformance with guidelines contained in the January 28, 2003 *Advisory for Active Soil Gas Investigations* prepared jointly by the California Department of Toxic Substances Control and Los Angeles Regional Water Quality Control Board. Please describe the scope of work and methods for soil vapor sampling and analyses in the Work Plan requested below.

3. **Groundwater Monitoring.** Groundwater monitoring is to be conducted on a semi-annual basis. Groundwater samples from monitoring wells MW-1 through MW-5 are to be analyzed for total volatile hydrocarbons in the Stoddard solvent range, total extractable hydrocarbons in the diesel through motor oil range, benzene, toluene, ethylbenzene, and xylenes, and methyl tert-butyl ether. Please present the results in the groundwater monitoring report requested below.

TECHNICAL REPORT REQUEST

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

- **May 18, 2006** – Work Plan for Soil Vapor Sampling
- **July 15, 2006** – Semiannual Monitoring Report for Second Quarter 2006

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

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Don Lindsey
Carl Searway
March 17, 2006
Page 3

storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at jerry.wickham@acgov.org.

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.

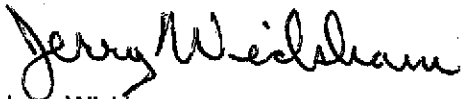
AGENCY OVERSIGHT

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Don Lindsey
Carl Searway
March 17, 2006
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If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Julie Avanto, RRM, 2560 Soquel Avenue, Suite 202, Santa Cruz, CA 95062

David Reinsma, Trinity Source Group, 910 Mesa Grande Road, Aptos, CA 95003

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



81-27-04

RO0002584

January 26, 2004

Mr. Don Lindsey
Gallegher and Lindsey
2424 Central Ave
Alameda, CA 94501

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

Mr. Carl Searway
3032 Dakota St
Oakland, CA 94602

RE: Work Plan for 649 Pacific Ave (1701-13 Webster St), Alameda, CA

Dear Messrs. Lindsey and Searway:

I have completed review of the case file for 1701-13 Webster Street, Alameda, CA. The reports included site investigation conducted at 1649 Pacific Avenue. Total petroleum hydrocarbon as stoddard solvent (TPHss) was identified at the former dry cleaners at the above referenced site. A corrective Action Plan was submitted for the excavation of approximately 220 tons of TPHss-impacted soil.

Subsequently, Timber Del Properties, LLC acquired majority ownership of the property. And that soil over-excavation is not recommended now. This agency concurs that it is appropriate at this time to install groundwater monitoring wells to appropriately characterize the stoddard solvent plume. A work plan for the installation of groundwater monitoring wells is due within 60 days of the date of this letter, or by March 29, 2004.

If you have any questions, I can be reached at (510) 567-6762 or by email at echu@co.alameda.ca.us.

eva chu
Hazardous Materials Specialist

c: Donna Drogos
Dave Reinsma, RRM, 3912 Portola Dr, Suite 8, Santa Cruz, CA 95062

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



1027-03

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

RO0002584

October 24, 2003

Mr. Carl Searway
Mr. Benjamin Searway
Mr. Robin Searway
Mr. Brent Searway
3032 Dakota Street
Oakland, CA 94602

Subject: Funds for Oversight at 1701-13 Webster Street, Alameda CA

Dear Messrs. Searway:

Alameda County Environmental Health will provide regulatory oversight for contamination documented at the above referenced property. This letter is to request an initial deposit of \$5,000.00 to establish an account and fund this Office's oversight tasks on your project. A check made payable to "Alameda County Environmental Health" in the amount of \$5,000.00 should be submitted within 10 days of the date of this letter, or by **November 10, 2003**. The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$156 per hour.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee. Please include on your transmittal letter or check the case number (RO0002584) and site address (1701-13 Webster St, Alameda).

Please contact me at (510) 567-6762 with any comments on this letter.

Sincerely,

eva chu
Hazardous Materials Specialist

c: Donna Drogos

searway-1