

**CARL B. SEARWAY**

3032 Dakota Street, Oakland, CA 94602  
(510)531-7616

July 7, 2003

Ms. Donna Drogos  
Alameda County Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502

Alameda County

JUL 10 2003

Environmental Health

Reporting Unauthorized Release

Dear Donna:

I believe we spoke approximately a month ago regarding the March 2003 soil and groundwater investigation made at 1713 Webster Street and 649 Pacific Avenue, Alameda. The parcel of property has multiple addresses and is completely covered by buildings. The borings were taken inside the above buildings. In addition 1 boring was made on an adjacent parcel, 643 Pacific Avenue, which was paved as a parking lot in 1978. Before becoming a parking lot, the second parcel was residential. I am enclosing a copy of the parcels from the 1948 Sanborn Maps.

#### **Responsible Parties**

I am one of 4 owners of both parcels, and the other 3 owners arranged for the investigation. The properties were conveyed to the 4 of us August 1, 2002. I am aware of Section 25297.15(a) of Ch.6.7 of the Health & Safety Code requiring the primary or active responsible party to notify all current record owners of fee title to the site. Please let me know if this letter triggers the requirement for notification under the above referenced Health & Safety Code.

#### **1713 Webster Street Results (Former Auto Repair Facility)**

I am enclosing a copy of the Lab results and a Table of results for the 4 borings made inside this building, which was used as an automobile repair facility from approximately 1945 to 1958. The lab analysis indicates that the groundwater has been impacted by MTBE 340 ug/l detected in BH 8 and another substance, which does not match the Chromatographic pattern for diesel 190 ug/l detected in BH 7. TVH gas, TVH Stoddard Solvent, and BTEX were not detected in any of the soil or groundwater samples. Very low levels of the diesel substance 1.2 mg/kg in BH 7 and a motor oil substance 8.5 mg/kg in BH 8 were detected in soil at 7.5' below grade.

Although it is currently unknown whether the former repair facility used UST's, it is certain that no UST's have been used at this address since the repair facility closed in 1958. As a result the groundwater must be impacted from an offsite release. I have discussed this with my consultant Gary Aguiar at Hydro Analysis and he concurs with my opinion because none of the soil or groundwater lab analysis detected TVH gas or BTEX. Gary stated that MTBE moves faster with groundwater than gas or BTEX components.

Besides my discussions with Gary Aguiar, my research of the files at your offices supports my conclusion. Located on the corner of my property at 1701 Webster Street was a former service station from which 3 UST's were removed in 1989. A variance was granted to allow gasoline contaminated soil on site. Case closure was obtained in 1996 after a year of ND in the groundwater samples.

Currently there is a groundwater monitoring well located in the Webster Street parking adjacent to the 1701 Webster Street building. Tosco installed the well as a result of the UST release at 1629 Webster Street. This monitoring well was installed in 1999 after case closure was obtained for 1701 Webster Street. According to Tosco's analysis, groundwater direction is directly toward my property. Except for the March 17, 2001 sampling, no petroleum products have been detected in the groundwater samples from this well except for MTBE. MTBE has ranged from 92 to 21,000 ppb.

Besides the impacted groundwater from the offsite release, there may have been an UST located on this portion of the property, as there is a permit for a UST on file with the City of Alameda Fire Department. It is unknown if the UST

was ever removed. In addition the contractor who renovated 1713 Webster Street in 1978 for the restaurant stated that he filled a UST with concrete during the renovation. I have been unable to locate the fill spout for the UST as the restaurant floor is covered by ceramic tile. There is however a suspicious pipe between the sheetrock and exterior wall which may be a vent pipe and another pipe located under the floor running toward the front of the building. These pipes have not been investigated.

As for the diesel detected in the groundwater, which does not match the diesel standard, Gary Aguiar indicated it might be old gas or even hydraulic fluid associated with lifts the repair facility may have operated. I have spoken with one of the former servicemen and he recalls the facility having lifts in the location of the borings. Unfortunately the lab has destroyed the samples. I should point out that at 1701 Webster Street one of the boring samples taken from inside the building also contained something, which did not match the diesel standard and was probably just old gasoline.

In conclusion I am doing the following:

- 1) Reporting MTBE impacted groundwater from an offsite source
- 2) Reporting Diesel substance impacted groundwater
- 3) Requesting MTBE cleanup by the responsible party
- 4) Requesting a meeting to discuss the Diesel substance. I believe the levels are low and do not pose a threat to Health and Safety.

#### **649 Pacific Avenue Results (Former Dry Cleaners)**

From 1941 until approximately 1979, this building was used as a dry cleaner. On March 4, 2003, boring BH 1 was made in the parking lot adjacent to 649 Pacific Avenue, boring BH 2 was made in the building's 1954 rear addition, and borings BH 3 and 4 were made inside the original building. An additional 4 borings were made later in the month as a result of the drilling company drilling straight through the sewer line and filling it with concrete during the boring of BH 3. All the borings except BH 1 were made in close proximity to the sewer line.

City of Alameda Fire Department records document the use of Stoddard Solvent. There is no indication that PCE was ever used in the former cleaners. I am enclosing the lab results for the first 4 borings and a Table summarizing the results for all 8 borings. The lab reports including chromatograms were not provided to me for the latter 4 borings.

The lab analysis indicates that Stoddard Solvent has impacted the groundwater with the highest level of 280 ug/l in BH4. Stoddard Solvent may also have impacted soil with the highest level being 5,800 mg/kg in BH 3 at 6.5' below grade level. At 1701 Webster Street however depth to groundwater was from just under 6' to 6.75' as determined during the quarterly groundwater sampling.


In addition, a Diesel substance also impacted groundwater with the highest level at 8,400 ug/l in BH 4. In both cases the chromatograms do not resemble the standard. I do not know the source of the TEHd in groundwater. Perhaps this is a mistake or related to another use on the property. I do not know why soil was not analyzed for TEHd.

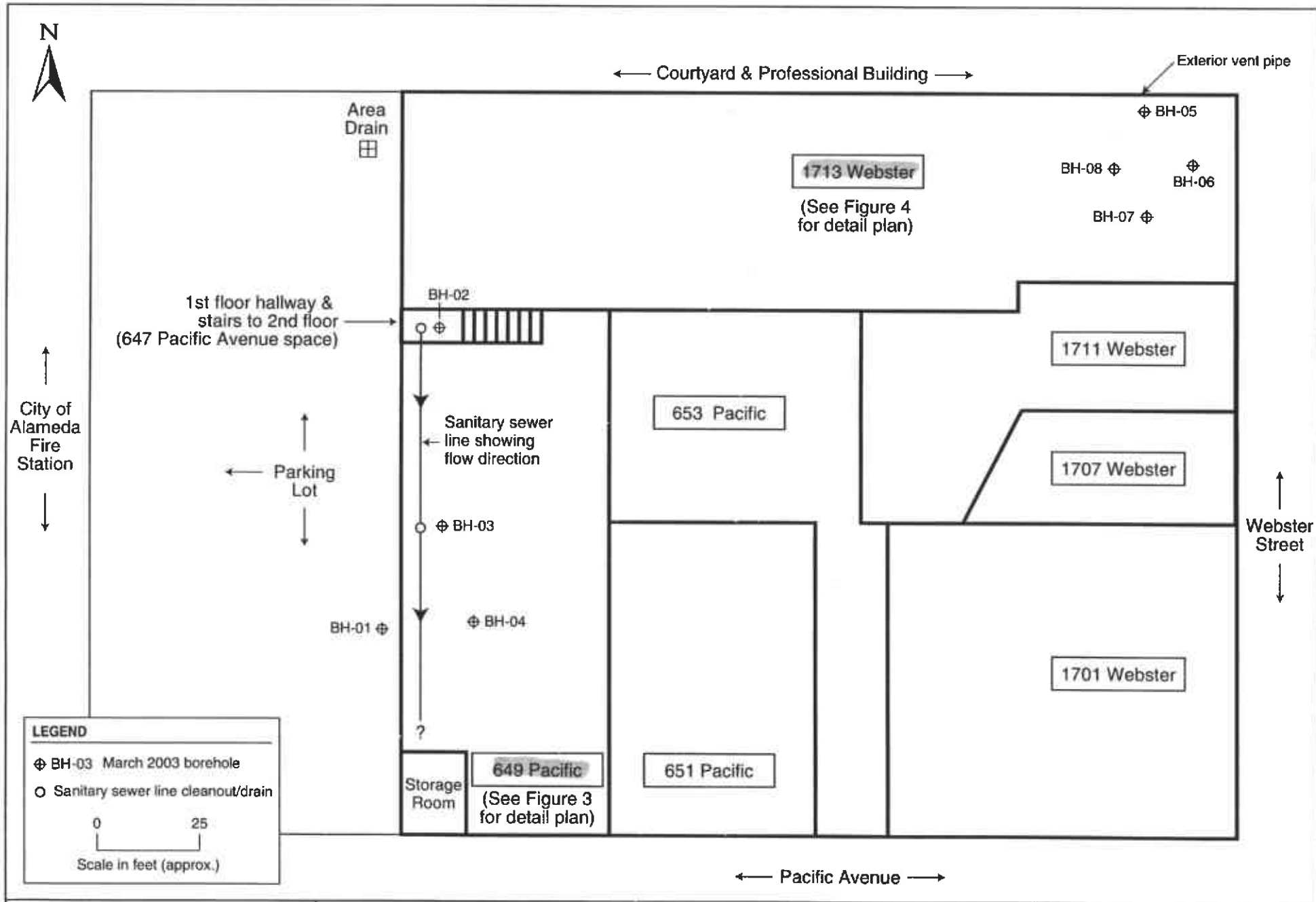
Last of all groundwater was impacted by TEH Motor Oil with a level of 2,600 ug/l reported in BH 3. As with the TEHd, I do not know the source of motor oil. Perhaps this is a mistake or related to another use on the property. I also do not know why soil was not analyzed for TEH Motor Oil.

In conclusion I am doing the following:

- 1) Reporting Diesel substance impacted groundwater
- 2) Reporting Motor Oil impacted groundwater
- 3) Reporting Stoddard Solvent impacted groundwater and possibly soil

Last of all I am enclosing a copy of the letter I received from Gary Aguiar at Hydro Analysis recommending I report the findings to the Regulatory Agency before an additional investigation. Stellar Environmental who did the borings is recommending \$18,000 of additional investigation before reporting the releases to the regulatory agencies. As a result of the difference in opinion, cost, and reporting requirements, I would like to meet with you after you review the enclosed information. Could you please telephone me.

Sincerely,  
  
Carl Searway



1948

Saborn Map

19

WEBS

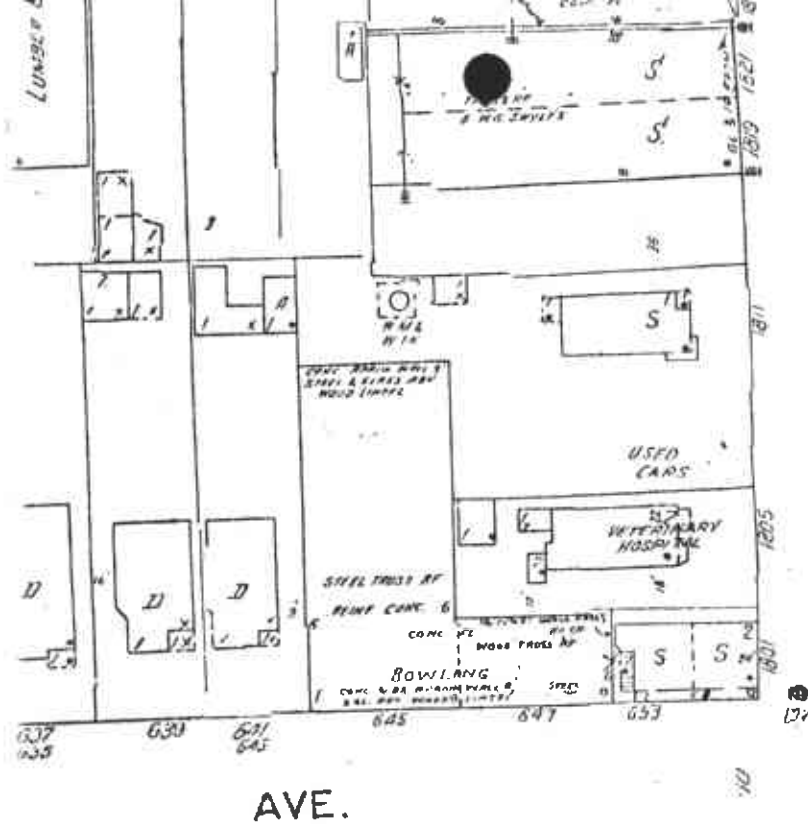
(SEVENTH)

WEBSTER STREET ALAMEDA

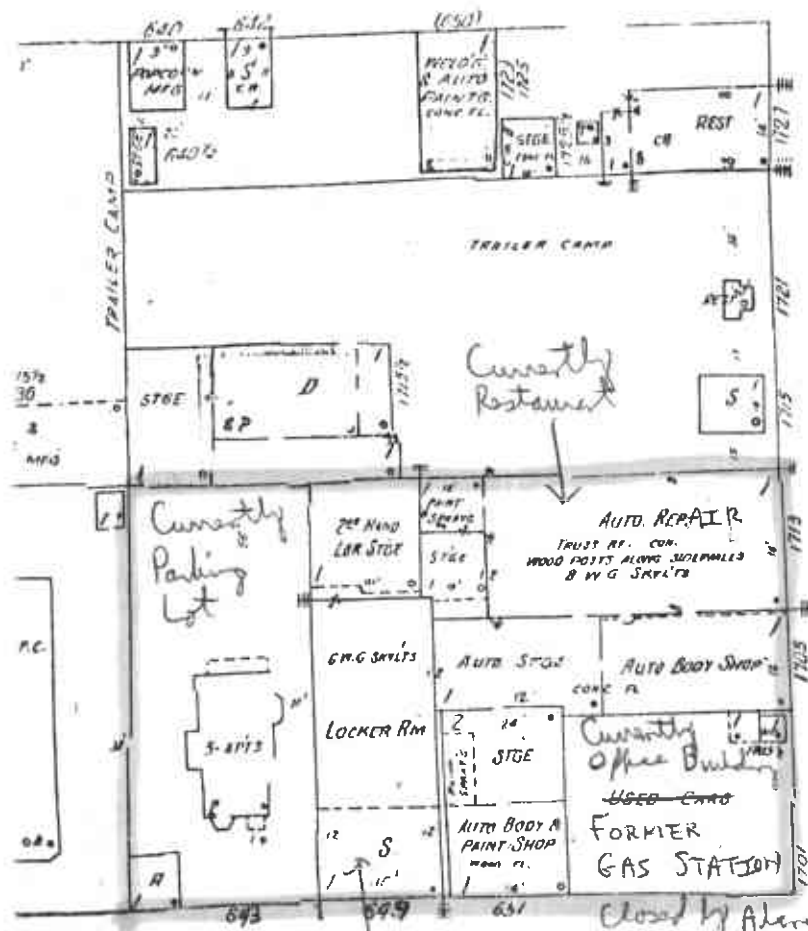
19

D = Dwelling,  
S = Store

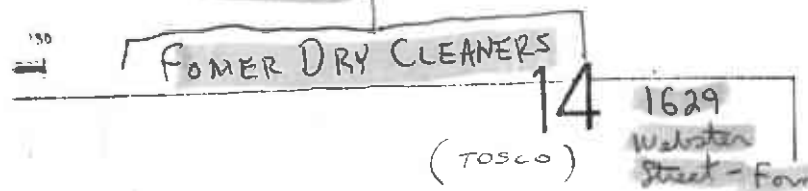
Monitoring Wall  
Installed by Tosco  
Detected MTBE



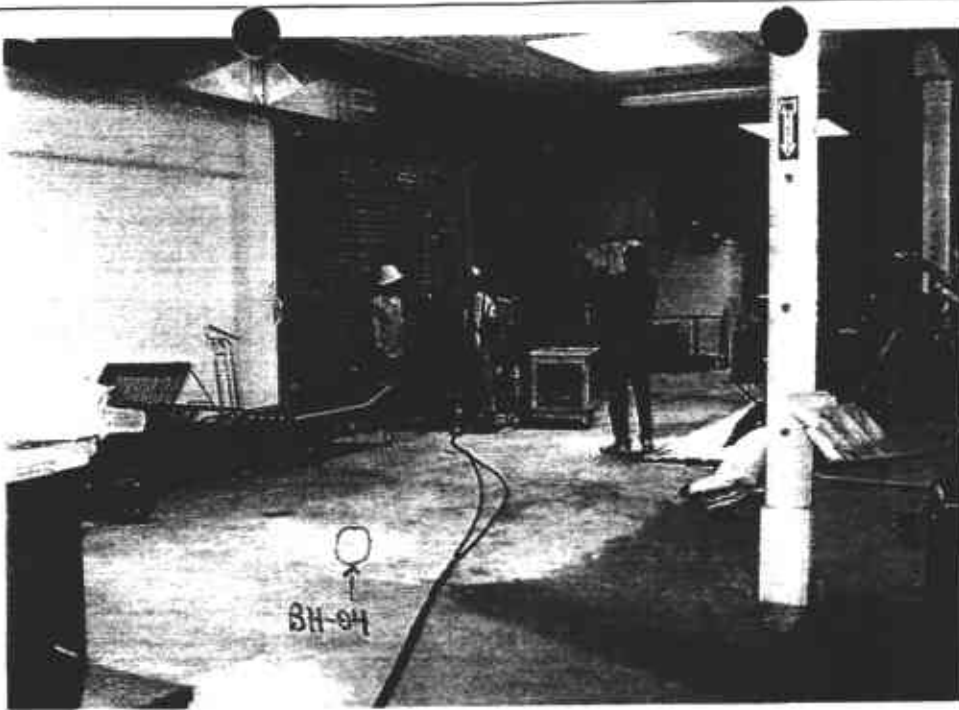
AVE.



PACIFIC AVE.



14 1629 Webster Street - Former Gas Station (TOSCO)



Alameda County  
 JUL 10 2003  
 Environmental Health

Subject: Drilling rig at BH-03 location (BH-04 location is shown in foreground).

Site: 649 Pacific Avenue, Alameda, California

Date Taken: March 4, 2003

Project No.: SES 2003-13

Photographer: Bruce Rucker

Photo No.: 03



Subject: Interior of tenant space showing borehole locations.

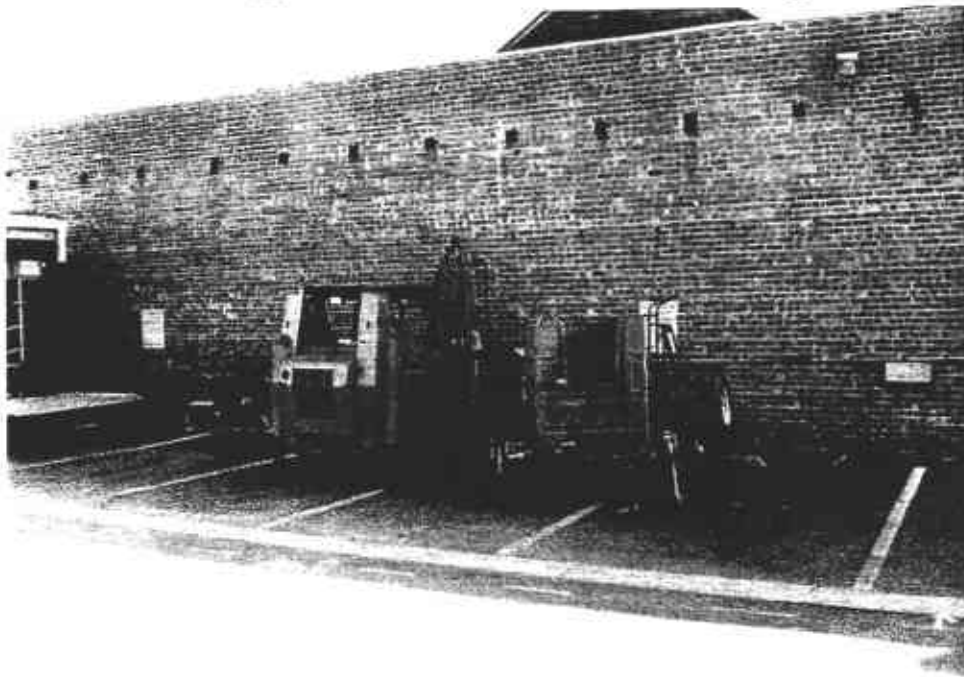
Site: 1713 Webster Street, Alameda, California

Date Taken: March 4, 2003

Project No.: SES 2003-13

Photographer: Bruce Rucker

Photo No.: 04



Subject: Drilling rig at BH-01 location, exterior parking lot.

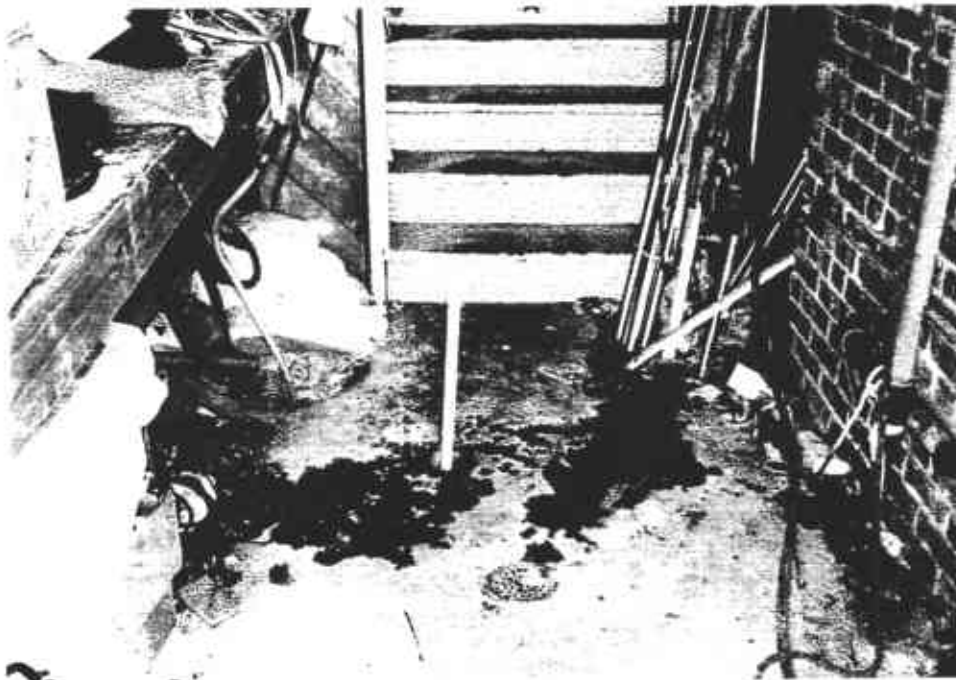
Site: 649 Pacific Avenue, Alameda, California

Date Taken: March 4, 2003

Project No.: SES 2003-13

Photographer: Bruce Rucker

Photo No.: 01



Subject: Temporary well casing at BH-02 in hallway leading to second-floor tenant space.

Site: 647 Pacific Avenue, Alameda, California

Date Taken: March 4, 2003

Project No.: SES 2003-13

Photographer: Bruce Rucker

Photo No.: 02

**March 2003 Soil and Groundwater Analytical Results  
Petroleum and Aromatic Hydrocarbons  
649 Pacific Avenue (Former Dry Cleaner Tenant Space), Alameda, California**

Sample I.D.	Sample Depth (feet)	TVH-ss	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	TEHd	TEHmo
<b>Soil Analytical Results (mg/Kg)</b>									
BH-01-7'	7'	<1.1	<0.0051	<0.0051	<0.0051	<0.0051	<0.020	NA	NA
BH-02-12.5'	12.5'	<1.1	<0.0053	<0.0053	<0.0053	<0.0053	<0.020	<1.0	<5.0
BH-03-6.5'	6.5'	7,800 H Y	<1.3	<1.3	<1.3	<1.3	<5.0	NA	NA
BH-04-8'	8'	4,700 H Y	<0.0054	<0.0054	<0.0054	<0.0054	<0.022	NA	NA
Floor Drain Base	3'	<1.0	<0.005	<0.005	<0.005	<0.005	<0.020	NA	NA
BH-09-2'	2'	<1.0	<0.0052	<0.0052	<0.0052	<0.0052	<0.021	NA	NA
BH-09-7.5'	7.5'	<0.98	<0.0049	<0.0049	<0.0049	<0.0049	<0.020	NA	NA
BH-10-2.5'	2.5'	<1.0	<0.0051	<0.0051	<0.0051	<0.0051	<0.020	NA	NA
BH-10-7.5'	7.5'	2,700	<0.0051	<0.0051	0.26	0.22	<0.020	NA	NA
BH-11-2.5'	2.5'	<1.0	<0.0048	<0.0048	<0.0048	<0.0048	<0.019	NA	NA
BH-11-8'	8'	2,000	<0.0054	<0.0054	0.88	<0.0054	<0.022	NA	NA
BH-12-3'	3'	<0.98	<0.0049	<0.0049	<0.0049	<0.0049	<0.020	NA	NA
BH-12-7.5'	7.5'	960	<0.0052	<0.0052	0.084	0.31	<0.021	NA	NA
<b>Soil RBSLs</b>		100	0.045	2.6	2.5	1.0	0.028	100	100
<b>Groundwater Analytical Results (µg/L)</b>									
BH-01-GW	10-12'	<50	<0.5	<0.5	<0.5	<0.5	7.4	290 HLY	470
BH-02-GW	10'-13'	<50	<0.5	<0.5	<0.5	<0.5	2.1	86 Y	<300
BH-03-GW	10'-13'	360 HLY	0.68	110	1.6	9.4	<2.0	7,000 HLY	2,600
BH-04-GW	10'-13'	310 HLY	<0.5	<0.5	<0.5	<0.5	2.2	8,400 LY	<900
<b>Groundwater RBSLs</b>		100	1.0	40	30	13	5.0	100	100

**Notes:**

NA = Sample not analyzed for this contaminant. ND = Not detected (multiple method reporting limits, see Appendix D).

RBSLs = Regional Water Quality Control Board Risk-Based Screening Levels for surface soils (<10 feet deep) where groundwater is a potential or current drinking water source.

TEHd = Total extractable hydrocarbons - diesel-range. TEHmo = Total extractable hydrocarbons - motor oil range.

TVH-ss = Total volatile hydrocarbons - Stoddard Solvent range.

(a) Concentration estimated by laboratory based on correlation between gasoline and Stoddard solvent response factors.

H Heavier Hydrocarbons  
Y Chromatogram does not match standard  
L Lighter Hydrocarbons

Environmental Health

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Soil-12.5' (mg/kg)	
TVH	ND
BTEX & MTBE	ND
TEH	ND
Groundwater (µg/L)	
TVH	ND
BTEX	ND
MTBE	2.1
TEH	86

1713 Webster

⊕ BH-02

Sanitary sewer line showing direction of flow (to the south)

Soil-2.5' (mg/kg)	
TVH/BTEX/MTBE	ND
Soil-7.5' (mg/kg)	
TVH	2,700
B,T,MTBE	ND
E	0.26
X	0.22

Soil-2' & 7.5' (mg/kg)	
TVH/BTEX/MTBE	ND

Soil-6.5' (mg/kg)	
TVH	5,800
BTEX & MTBE	ND
TEH	NA
Groundwater (µg/L)	
TVH	270
B	0.68
T	110
E	1.6
X	9.4
MTBE	ND
TEH	9,600

653 Pacific

Asphalt Parking Lot

Soil-3' (mg/kg)	
TVH/BTEX/MTBE	ND

⊕ BH-09

⊕ BH-10

⊕ BH-03

= TEH<sub>d</sub> + TEH Mo.

Soil-7' (mg/kg)	
TVH	ND
BTEX & MTBE	ND
TEH	NA
Groundwater (µg/L)	
TVH	ND
BTEX	ND
MTBE	7.4
TEH	760

Soil-2.5' (mg/kg)	
TVH/BTEX/MTBE	ND
Soil-8' (mg/kg)	
TVH	2,000
B,T,X/MTBE	ND
E	0.88

Soil-8' (mg/kg)	
TVH	3.1
BTEX & MTBE	ND
TEH	NA
Groundwater (µg/L)	
TVH	280
BTEX	ND
MTBE	2.2
TEH	8,400

⊕ BH-01

⊕ BH-11

⊕ BH-04

⊕ BH-12

Soil-3' (mg/kg)	
TVH/BTEX/MTBE	ND
Soil-7.5' (mg/kg)	
TVH	960
B,T,MTBE	ND
E	0.084
X	0.31

649 Pacific

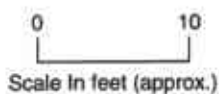
651 Pacific

?

Storage Room

**LEGEND**

- ND = Not Detected
- NA = Not Analyzed
- TVH = Total Volatile Hydrocarbons
- TEH = Total Extractable Hydrocarbons
- BTEX = Benzene, Toluene, Ethylbenzene, & Xylenes
- MTBE = Methyl Tert-butyl Ether
- ⊕ BH-03 March 2003 borehole
- Sanitary sewer line floor drain



Pacific Avenue



**DETAIL LAYOUT OF 649 PACIFIC AVENUE SPACE SHOWING BOREHOLE LOCATIONS & ANALYTICAL RESULTS**

649 Pacific Ave. & 1713 Webster St.  
Alameda, CA

By: MJC

MARCH 2003

**Figure 3**

★ Stellar Environmental Solutions, Inc.  
Geoscience & Engineering Consulting

2003-13-10



**Table 1**  
**March 2003 Soil and Groundwater Analytical Results**  
**Petroleum and Aromatic Hydrocarbons**  
**1713 Webster Street (Restaurant Tenant Space), Alameda, California**

Sample I.D.	Sample Depth (feet)	TVHg	TVHss	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	TEHd	TEHmo
<b>Soil Analytical Results (mg/kg)</b>										
BH-05-8' ✓	8' /	<1.0	<1.0	<0.0051	<0.0051	<0.0051	<0.0051	<0.02	<1.0	<5.0
BH-06-7.5' ✓	7.5' /	<1.1	<1.1	<0.0053	<0.0053	<0.0053	<0.0053	<0.021	<1.0	<5.0
BH-07-7.5'	7.5' ?	<1.1	<1.1	<0.0054	<0.0054	<0.0054	<0.0054	<0.022	YZ 1.2 ✓	<5.0
BH-08-7.5'	7.5' ✓	<1.0	<1.0	<0.0051	<0.0051	<0.0051	<0.0051	<0.02	Y 1.1 ?	YZ 8.5 ?
<b>Soil RBSLs</b>		100	100	0.045	2.6	2.5	1.0	0.028	100	100
<b>Groundwater Analytical Results (µg/L)</b>										
BH-05-GW	10'-13'	<50	<50	<0.5	<0.5	<0.5	<0.5	39 ✓ Y	140 ✓	<300
BH-06-GW	9' - 10'	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 ✓ Y	72 ✓	<300
BH-07-GW	10'-13'	<50	<50	<0.5	<0.5	<0.5	<0.5	110 ✓ Y	190 ✓	<300
BH-08-GW	10'-13'	<50	<50	<0.5	<0.5	<0.5	<0.5	340 ✓ Y	150 ✓	<300
<b>Groundwater RBSLs</b>		100	100	1.0	40	30	13	5.0	100	100

**Notes:**

NA = Sample not analyzed for this contaminant.

ND = Not detected (multiple method reporting limits, see Appendix D).

RBSLs = Regional Water Quality Control Board Risk Based Screening Levels for surface soils (<10 feet deep) where groundwater is a potential or current drinking water source.

TEHd = Total extractable hydrocarbons diesel-range.

TEHmo = Total extractable hydrocarbons motor oil range.

TVHg = Total volatile hydrocarbons gasoline range.

TVHss = Total volatile hydrocarbons Stoddard Solvent range.

Y Chromatographic Pattern does not match pattern  
 Z Sample exhibits unknown single + peaks or peaks