

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20283

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

StID 622

November 17, 2000

Ms. Julie Beck Ball
Beck Family Properties
2720 Broderick Street
San Francisco, CA 94123

Ms. Michele Nokes
Antioch Toyota
1810 Somersville Road
Antioch, CA 94509

RE: Well Decommission at 1650 Park Street, Alameda, CA

Dear Ms. Ball and Ms. Nokes:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (MW-1 and MW-2) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5248.

If you have any questions, I can be reached at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

email: Ken Mateik (horizonei@aol.com)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 11-2-99
including cc's

PO283

StID 622

November 1, 1999

Ms. Julie Beck Ball
Beck Family Properties
2720 Broderick Street
San Francisco, CA 94123

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

RE: HVOC and SVOC Analysis for 1650 Park Street, Alameda, CA

Dear Ms. Beck-Ball:

In review of the case file to determine if closure is warranted at this time for the above referenced site, it was noted that groundwater from Well MW-2 (adjacent to the former waste oil tank) was never analyzed for chlorinated hydrocarbons (HVOCs) or semi-volatile organic compounds (SVOCs). Please have you consultant collect a groundwater sample from Well MW-2 for the above analyses. If the above analytes are not found above the laboratory detection limits or are found at low concentrations, I will continue with the closure process.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Gary Barker
Horizon Environmental Inc.
5011 Golden Foothill Parkway, Suite 7
El Dorado Hills, CA 95762

SENT 10-29-99
including cc/s

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

20283

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

StID 622

October 29, 1999

Ms. Julie Beck Ball
Beck Family Properties
2720 Broderick Street
San Francisco, CA 94123

Ms. Michele Nokes
Antioch Toyota
1810 Somersville Road
Antioch, CA 94509

Michael Alfred
Alameda Ford
1650 Park Street
Alameda, CA 94501

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED
OR ISSUE A CLOSURE LETTER FOR 1650 PARK STREET, ALAMEDA, CA**

Dear Ms. Ball, Ms. Nokes, and Mr. Alfred:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0283

StID 622

June 2, 1998

Ms. Julie Beck-Ball
Beck Family Properties
2720 Broderick Street
San Francisco, CA 94123

ENVIRONMENTAL HEALTH SERVICES

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

RE: Semi-Annual Groundwater Monitoring at 1650 Park Street, Alameda, CA

Dear Ms. Beck-Ball:

I have completed review of the case file for the above referenced site for possible closure. At this time, case closure cannot be granted because of the elevated Methyl Tertiary-Butly Ether (MTBE) concentrations still present in groundwater monitoring well MW-1. However, because other chemicals of concern are not present at levels which would pose a risk to human health, the sampling frequency of well MW-1 may be reduced to a semi-annual basis. Groundwater should be sampled in June and December of each year and analyzed for total petroleum hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, and xylenes (BTEX), and MTBE. At this time, you may discontinue the sampling of well MW-2.

Be advised that the closure decision is subject to appeal to the Manager of the Underground Storage Tank Cleanup Fund, pursuant to Section 25299.39.2(b) of the Health and Safety Code (Thompson-Richter Underground Storage Tank Reform Act - Senate Bill 562). Please contact the Fund at (800) 813-FUND for information regarding the appeal process.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Michele Nokes, Antioch Toyota, 1810 Somersville Rd, Antioch, CA 94509
Michael Alfred, Alameda Ford, 1650 Park St, Alameda, CA 94501
Ken Mateik, Horizon Environmental, 5011 Golden Foothill Pkwy, Suite 7,
El Dorado Hills, CA 95762

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#283

StID 622

November 15, 1996

Ms. Julie Beck Ball
Beck Family Properties
2720 Broderick St
San Francisco, CA 94123

Ms. Michele Nokes
Winner Ford
1650 Park St
Alameda, CA 94501

RE: QMR at 1650 Park Street, Alameda, CA 94501

Dear Ms. Ball and Nokes:

I have completed review of Horizon Environmental Inc's November 1996 Monitoring Well Completion and Preliminary Subsurface Assessment Report for the above referenced site. This report summarized the well installation, hand-augered boring and sampling activities performed in July 1996. Analytical results of soil and groundwater samples collected suggest that the fuel and waste oil release from the former underground storage tanks was limited in extent and severity.

At this time you should implement a quarterly monitoring schedule for wells MW-1 and MW-2. Groundwater should be analyzed for the same constituents as in July 1996. However, analysis for MTBE (as well as TPHg and BTEX) from well MW-1 should be conducted using EPA Method 8260 to verify the correct identification of MTBE.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 283
RAFAT A. SHAHID, DIRECTOR

StID 622

March 21, 1996

Ms. Julie Beck Ball
Beck Family Properties
2720 Broderick St
San Francisco, CA 94123

Ms. Michele Nokes
Winner Ford
1650 Park St
Alameda, CA 94501

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)567-6700

RE: Workplan Approval for 1650 Park Street, Alameda, CA 94501

Dear Ms. Ball and Ms. Nokes:

I have completed review of Horizon Environmental Inc's March 1996 Work Plan for a Subsurface Investigation at the above referenced site. The workplan proposes to install monitoring wells downgradient from the former waste oil and gasoline tanks. Also proposed is a hand auger to 10' depth along the former dispenser island. The workplan is acceptable with the following recommendations and/or additions.

If groundwater flow direction beneath the adjacent site is interpreted to be toward the north-northeast, then the proposed wells should be located north-northeast of the former tanks (not north-northwest as indicated on the site plan). Also, the hand auger should be advanced through the former pump island, if possible, to delineate the vertical extent of soil contamination. At the same time this may remove additional hydrocarbon-impacted soils (up to 46,000 ppm TPHg and 1,300 ppm benzene was detected at 0.25'). Soil samples collected from boring MW-1 and from the hand augered boring should also be quantified for MTBE.

Field work should commence within 45 days of the date of this letter. Please notify me at least 72 hours prior to the start of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

cc: Gary Barker, Horizon, 5011 Golden Foothill Parkway, Suite 7
El Dorado Hills, CA 95762
files (winnerfd.2)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0283

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

StID 622

October 23, 1995

Ms. Julie Beck Ball
Beck Family Properties
2720 Broderick St
San Francisco, CA 94123

Ms. Michele Nokes
Winner Ford
1650 Park St
Alameda, CA 94501

RE: PSA for 1650 Park Street, Alameda 94501

Dear Ms. Ball and Ms. Nokes:

A 550 gallon gasoline and a 255 gallon waste oil underground storage tank (UST) were removed on August 10, 1995 from the above referenced site. Soil samples collected from native soil beneath the gasoline UST at 8' depth detected up to 7,100 parts per million total petroleum hydrocarbons as gasoline (ppm TPH-G) and 36 ppm benzene. Soil beneath the gasoline dispenser detected 46,000 ppm TPH-G and 1,300 ppm benzene. Soil from beneath the waste oil tank at 6.5' depth detected 3,100 ppm total oil and grease.

Clearly, an unauthorized release of fuel products have occurred from the use of the former USTs. At this time, additional investigations are required to delineate the extent and severity of soil and possibly groundwater contamination at the site. Such an investigation shall be in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

The PSA proposal is due **within 45 days** of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for RWQCB "sign off." All reports and proposals must be submitted under seal of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

Ball and Nokes
re: 1650 Park Street, Alameda
October 23, 1995

Page 2

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

Should you have any questions about the content of this letter, please contact me at (510) 567-6762.

Sincerely,



eva chu
Hazardous Materials Specialist

cc: files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0283

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Certify Mailer# P 386 338 118

March 28, 1994

Ms. Julie Ball
Beck Family Properties, Property Owner
971 Longridge Road
Oakland, CA 94610

RE: 1650 Park Street, Alameda, CA 94501

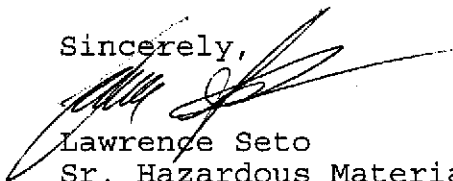
Dear Ms. Ball:

I performed an underground inspection at the above site on March 25, 1994 with Michelle Nokes, Vice President of Winner Ford. There are two underground tanks of unknown size on the property that are not being used. In accordance to Section 2670(c), California Code of Regulations, Title 23, these tanks must be permanently closed if the storage of hazardous substances has ceased, and the tanks will not be used, or are not intended for use, for the storage of hazardous substances within the next 12 consecutive months.

Please submit a letter within (30) thirty days stating your intentions concerning these tanks.

If you have any questions, please contact me at (510) 271-4320.

Sincerely,


Lawrence Seto
Sr. Hazardous Materials Specialist

cc: Michelle Nokes, Winner Ford
Ed Howell, Chief, Hazardous Materials
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0283

RAFAT A. SHAHID, Assistant Agency Director

December 28, 1993

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

CERTIFIED MAILER #: P 386 338 248

Winner Ford
1650 Park St.
Alameda, 94501
UGTID: 622

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)
1650 Park St. Alameda, 94501**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

- ___ 1. An accurate and complete plot plan.
- ___ 2. A written spill response plan. (enclosed)
- ___ 3. A written tank monitoring plan. (enclosed)
- ___ 4. Results of precision tank test(s), (initial and annual).
- ___ 5. Results of precision pipeline leak detector tests (initial and annual).
- ___ 6. Complete UST PERMIT FORM A-one per facility. (enclosed)
- ___ 7. Complete UST PERMIT FORM B-one per tank. (enclosed)
- ___ 8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- ___ 9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

cythia marji for LARRY SETO.

LARRY SETO
Sr HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0283

September 19, 1990

Gary Mize
Morris Landy Ford
1650 Park St.
Alameda, CA 94501

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

Re: Waste Minimization Assessment

Dear Gary Mize:

Your business has been selected to receive a hazardous waste minimization assessment. As you are probably aware, hazardous waste reduction has become a statewide, if not a national, issue. To address this issue at a county level, Alameda County is establishing its own Hazardous Waste Minimization Program and is planning to conduct waste minimization assessments for all hazardous waste generating facilities in the County.

We have chosen businesses in the auto repair industry to receive the first round of waste minimization assessments. It is our hope that these assessments will assist participating businesses in minimizing their hazardous wastes - and will give us further information on the best way to structure our minimization program.

One of our Hazardous Materials Specialists will be contacting you during the week of September 24 to arrange a meeting with you for an assessment of your business. During this meeting and assessment, the Specialist will work with you in examining your business's hazardous waste generating practices. The Specialist will then provide you with materials on waste reduction technology and assist you in setting up appropriate hazardous waste minimization practices.

We look forward to working with you in reducing the amount of hazardous waste your business generates. Of course, your comments and suggestions are encouraged; we need your input in order to best serve you! Please direct any comments and questions to Katherine Chesick at 415/271-4320.

Sincerely,

Edgar B. Howell, Chief,
Alameda County Hazardous Materials Division

EBH:kac

cc: Fire Department
Files