

# The Goodyear Tire & Rubber Company

7301 AMBASSADOR ROW

P. O. BOX 660245

DALLAS, TEXAS 75266-0245

October 5, 1993

TELEPHONE: (214) 637-9100

AIMEE L WEST, ET AL  
c/o Geoffrey C Etnire, Esq  
4900 Hopyard Road, Suite 260  
Pleasanton, CA 94588

Re: UST - Goodyear Dealer Expansion #9578  
3430 Castro Valley Boulevard  
Castro Valley, CA 94546

Dear Mr Etnire:

Following up on our previous commitment and specifically our September 30, 1993, letter to you, enclosed you will find the preliminary results of the test borings we had authorized SEMCO to take at this site in the area of the former UST location.

Although we are acknowledging that the Oil & Grease levels of the test results may indicate that our previous operator, Merritt Tire, could have caused some contamination and apparently did NOT remediate it correctly, we are very concerned by the unacceptable levels of Gasoline, Benzene, Toluene, Ethyl Benzene, Total Xylene, and Diesel, which are ALL contamination results which could NOT have come of our operators use of the UST. We and our operators do NOT use or store gasoline and diesel fuels in the operation of the business.

In trying to check on the possible cause and source of this contamination, we have been advised and have visually verified that the adjoining property has a gasoline or diesel fuel pump and gasoline/diesel USTs located directly next to and possible even under the 20' Roadway Easement along the back portion of the West property line with our leased facility. Former employees of the dealer definitely recollect the neighbor fueling up his automotive equipment in the easement area. And the fuel pump and UST is still there at this time, but we could not confirm whether it presently is still in use and the tanks full.

Since the neighbor's fuel pump and USTs are only 30' to 40' away from the former location of the UST used by our previous operator for the used oil, we must conclude that this contamination was caused by these fuel tanks which either had leaking and may still be leaking, or could have caused contamination due to overfill or spillage. This matter needs your client's immediate attention.

This is a Lessor responsibility which needs to be resolved between the property owners and the owner/operator of that fuel tank and pump. Under NO circumstances can we assume any obligations or responsibilities for either the gasoline/diesel fuel contamination or its resolution. We hereby demand that Lessor investigate and resolve this matter immediately. We can NOT have SEMCO prepare and complete a remediation plan regarding any potential oil spillage until this question is heard.

By copy of this letter to the Alameda County Department of Environmental Health, we are also forwarding copies of the lab analysis results along with a separate cover letter advising them of the detection of this contamination problem. We are also requesting their help in the investigation and resolution of this matter with Lessor and the adjoining owner/operator of the UST and fuel pump.

We request that you keep us advised of your findings and the steps that will be taken to resolve it. Since SEMCO is already familiar with this site, and has been recommended by other Lessors in the Bay Area, you may want to have your clients contact Chuck Kiper of SEMCO to work with them to prepare a remediation proposal.

Should you have any questions or want to discuss this matter any further, please feel free to call me at (214) 637-9208.

Sincerely,

THE GOODYEAR TIRE & RUBBER COMPANY

  
W. J. Ingthofer  
Field Real Estate Manager

cc: AIMEE L WEST, ET AL, 935 "A" Street, Hayward, CA 94541

Mr Scott Seery, Hazardous Materials Specialist, ALAMEDA COUNTY,  
Dept of Environmental Health, 80 Swan Way, Rm 200, Oakland, CA 94621

Mr Chuck Kiper, SEMCO, 1741 Leslie St, San Mateo, CA 94402

# CHAIN OF CUSTODY AND ANALYSIS REQUEST LAB NO. \_\_\_\_\_

**Section I**

Consultant Name SEMCO  
 Office Location 1741 Leslie Rd. San Mateo, CA 94402  
 Fax No. (415) 872-9734  
 Project Manager Chuck Kiper  
 Phone (415) 872 8089

**TURN AROUND TIME**  
 (Circle One)  
 Same Day \_\_\_\_\_  
 24 Hrs \_\_\_\_\_  
 48 Hrs \_\_\_\_\_  
 72 Hrs \_\_\_\_\_  
 5 Day 5 Day

**SUPERIOR ANALYTICAL, INC.**  
Martinez San Francisco  
 415/228-1812 415/647-2081

Send Coolers to : Modesto  San Mateo   
 Project No. / P.O. No. GOODYEAR 93-3258

Sampler Bryan Dexter  
 Regulatory Agency \_\_\_\_\_

**Section II**

**Analysis Request**

**Section III**

**Sample Information**

**Sampling Remarks**

Sample Identification	Soil A=Air Water	TPH - G & D	TPH - Low Level D	TPH - G	BTXE	O&G	8010	8240	Metals I CAP	Others e Subject to Subcontracting	Date	Time	Containers		Bioremediation <input type="checkbox"/>	Contamination <input type="checkbox"/>
													Quantity	Pres.		
1 #1 South 8 FT		X			X	X			X		9/22/93	1030				
2 #2 North 8 FT		X			X	X			X		9/22/93	1030				
3																
4																
5																
6																
7																
8																
9																
10																
11																
12																

SEMCO  
 Received  
 OCT - 1 1993

Relinquished by Bryan Dexter  
 Organization SEMCO  
 Relinquished by L. Howe  
 Organization ARL  
 Relinquished by \_\_\_\_\_  
 Organization \_\_\_\_\_

Date/Time 9/22/93 12:35  
 Date/Time 9/22 3:50  
 Date/Time \_\_\_\_\_

Received by L. Howe  
 Organization ARL  
 Received by \_\_\_\_\_  
 Organization \_\_\_\_\_  
 Received by T. Log...  
 Organization Superior

Please Initial \_\_\_\_\_  
 Samples Stored in Ice 61 408  
 Appropriate Containers 21  
 Samples Preserved 21  
 VOA's without Headspace 61  
 Comments 5

10/07/93 12:43 510 667 4249 GOODYEAR SL 001/001

10/05/1993 09:21 FROM SEMCO SAN MATEO CA. DIV.

OCT - 1 1993



# Superior Precision Analytical, Inc.

825 Arnold Drive, Suite 114 • Martinez, California 94553 • (510) 229-1512 / fax (510) 229-1526

Received

SEMCO  
Attn: Chuck Kiper

Project GOODYEAR93-3258  
Reported 09/29/93

## TOTAL PETROLEUM HYDROCARBONS

Lab #	Sample Identification	Sampled	Analyzed Matrix
90064- 1	#1 SOUTH 8FT	09/21/93	09/28/93 Soil
90064- 2	#2 NORTH 8FT	09/21/93	09/27/93 Soil

### RESULTS OF ANALYSIS

Laboratory Number: 90064- 1 *South* 90064- 2 *North*

Gasoline:	<i>[blacked out]</i>	22
Benzene:	0.88	0.099
Toluene:	7.6	0.88
Ethyl Benzene:	3.6	0.34
Total Xylenes:	24	2.4
Diesel Range:	<i>[blacked out]</i>	380
Oil and Grease:	<i>[blacked out]</i>	1600
Concentration:	mg/Kg	mg/Kg



# Superior Precision Analytical, Inc.

875 Arnold Drive, Suite 114 • Marrincz, California 94553 • (510) 229-1512 / fax (510) 279-1526

SEMCO

OCT - 1 1993

Received

## ANALYSIS FOR CADMIUM, CHROMIUM, LEAD, NICKEL, & ZINC Quality Assurance and Control Data - Soil

Laboratory Number 90064

Compound		Method Blank (mg/Kg)	PQL (mg/Kg)	Average Spike Recovery (%)	Limits (%)	RPD (%)
Cadmium	(Cd):	ND<0.5	0.5	100%	75-125	0%
Chromium	(Cr):	ND<5	5	100%	75-125	1%
Lead	(Pb):	ND<5	5	102%	75-125	4%
Nickel	(Ni):	ND<5	5	99%	75-125	2%
Zinc	(Zn):	ND<5	5	103%	75-125	1%

### Definitions:

ND = Not Detected

PQL = Practical Quantitation Limit

QC File No. 90064

RPD = Relative Percent Difference

*[Handwritten Signature]* 9/29/93

Senior Chemist  
Account Manager

OCT - 1 1993

Received

**Superior Precision Analytical, Inc.**

825 Arnold Drive, Suite 114 • Martinez, California 94553 • (510) 229-1512 / fax (510) 229-1526

## C E R T I F I C A T E O F A N A L Y S I S

## ANALYSIS FOR TOTAL PETROLEUM HYDROCARBONS

Page 2 of 2  
QA/QC INFORMATION  
SET: 90064NA = ANALYSIS NOT REQUESTED  
ND = ANALYSIS NOT DETECTED ABOVE QUANTITATION LIMIT  
mg/kg = parts per million (ppm)OIL AND GREASE ANALYSIS By Standard Methods Method 5520F:  
Minimum Detection Limit in Soil: 50mg/kgModified EPA SW-846 Method 8015 for Extractable Hydrocarbons:  
Minimum Quantitation Limit for Diesel in Soil: 10mg/kgEPA SW-846 Method 8015/5030 Total Purgable Petroleum Hydrocarbons:  
Minimum Quantitation Limit for Gasoline in Soil: 1mg/kgEPA SW-846 Method 8020/BTXE  
Minimum Quantitation Limit in Soil: 0.003mg/kg

ANALYTE	MS/MSD RECOVERY	RPD	CONTROL LIMIT
Gasoline:	77/85	10%	70-130
Benzene:	112/111	1%	70-130
Toluene:	108/106	2%	70-130
Ethyl Benzene:	104/103	1%	70-130
Total Xylenes:	104/103	1%	70-130
Diesel Range:	111/111	0%	75-125
Oil and Grease:	85/68	22%	56-106

  
 Senior Chemist



# Superior Precision Analytical, Inc.

825 Arnold Drive, Suite 114 • Martinez, California 94553 • (510) 229-1512 / fax (510) 229-1525

SEMCO

OCT - 1 1993

Received

SEMCO  
Attn: Chuck Kiper

Project GOODYEAR93-3258  
Reported 29-September-1993

## ANALYSIS FOR CADMIUM, CHROMIUM, LEAD, NICKEL, & ZINC

by EPA Method SW-846 6010

### Chronology

Laboratory Number 90064

Identification	Sampled	Received	Extracted	Analyzed	Run #	Lab #
#1 SOUTH 8FT	09/21/93	09/22/93	09/27/93	09/28/93		1
#2 NORTH 8FT	09/21/93	09/22/93	09/27/93	09/28/93		2



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SEMCO  
Attn: Chuck Kiper

Project GOODYEAR93-3258  
Reported 29-September-1993

## ANALYSIS FOR CADMIUM, CHROMIUM, LEAD, NICKEL, & ZINC

Laboratory Number	Sample Identification	Matrix
90064- 1	#1 SOUTH 8FT	Soil
90064- 2	#2 NORTH 8FT	Soil

### RESULTS OF ANALYSIS

Laboratory Number: ~~90064- 1~~ 90064- 2

Cadmium	(Cd) :	ND<0.5	ND<0.5
Chromium	(Cr) :	31	45
Lead	(Pb) :	<del>31</del>	14
Nickel	(Ni) :	32	33
Zinc	(Zn) :	140	44

Concentration:                      mg/Kg                      mg/Kg