



Cal/EPA

**State Water
Resources
Control Board**

**Division of
Clean Water
Programs**

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4307
FAX (916) 227-4530

World Wide Web
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

ST10 3799
"CL"



97 AUG -6 PM 3:23
CALIFORNIA
NATURAL
RESOURCE
PROTECTION
Pete Wilson
Governor

AUG 5 1997

Leonard Goode
Ron Goode Toyota, Inc.
1825 Park St
Alameda, CA 94501

**UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 8866, FOR SITE
ADDRESS: 1825 PARK ST, ALAMEDA 94501**

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$30,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions listed in the enclosed LOC. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is very important that you make use of the funding that has been committed to your cleanup in a timely manner.

Consequently, if you do not submit your first reimbursement request for corrective action costs which you have incurred within ninety (90) calendar days from the date of this letter, your funds will automatically be deobligated. Once deobligated, any future funds for this site will be obligated subject to availability of funds at such time when we receive your reimbursement request.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Steve Marquez, our engineer assigned to claims in your Region, at (916) 227-0746. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.

The following documents needed to submit your reimbursement request are enclosed:

- "Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.

RON GOODE TOYOTA, INC.
Page 2

- "Bid Summary Sheet" to list information on bids received which **must be completed and returned.**
- "Reimbursement Request" forms which you **must use to request reimbursement of costs incurred.**
- "Spreadsheet" forms which you **must use in conjunction with your reimbursement request.**
- "Claimant Data Record" (Std. Form 204) which **must be completed and returned with your first reimbursement request.**

We continuously review the status of all active claims. If you do not submit a reimbursement request or fail to proceed with due diligence with the cleanup, we will take steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Anna Torres at (916) 227-4388.

Sincerely,



Dave Deaner, Manager
UST Cleanup Fund Program

Enclosures

cc: Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



LOP - CHANGE RECORD REQUEST FORM

printed:
01/08/97

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 12035
 StID : 3799 LOC: -0-
 SITE NAME: Ron Goode Toyota DATE REPORTED : 12/27/90
 ADDRESS : 1825 Park St DATE CONFIRMED: 12/27/90
 CITY/ZIP : Alameda 94501 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: O CONTRACT STATUS: 4 PRIOR CODE:2B5 EMERGENCY RESP: -0-
 RP SEARCH: S DATE COMPLETED: 03/17/92
 PRELIMINARY ASMNT: C DATE UNDERWAY: 11/05/91 DATE COMPLETED: 07/31/96
 REM INVESTIGATION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 REMEDIAL ACTION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 POST REMED ACT MON:- DATE UNDERWAY: -0- DATE COMPLETED: -0-

ENFORCEMENT ACTION TYPE: 2 DATE ENFORCEMENT ACTION TAKEN: 12/04/95
 LUFT FIELD MANUAL CONSID: 2HSCAW
 CASE CLOSED: Y DATE CASE CLOSED: 01/10/97
 DATE EXCAVATION STARTED : -0- REMEDIAL ACTIONS TAKEN: NT

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: C. Bjarnson
 COMPANY NAME: Estate of Bertha Keizer
 ADDRESS: P. O. Box 1166
 CITY/STATE: Jacksonville, O R 97530

RP#2-CONTACT NAME: Len Goode
 COMPANY NAME: Ron Goode Toyota
 ADDRESS: 1825 Park St.
 CITY/STATE: Alameda, C A 94501

INSPECTOR VERIFICATION:

NAME _____	SIGNATURE _____	DATE _____
------------	-----------------	------------

DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes	
ANNPGMS _____	LOP _____	DATE _____	LOP _____	DATE _____



January 6, 1997

Mr. Len Goode
Ron Goode Toyota
1825 Park Street
Alameda, California 94501

1661 86 1001

RE: Monitoring Well Destruction Letter Report
1825 Park Street, Alameda, California
ACC Project No. 96-6089-1.4

Dear Mr. Goode:

ACC Environmental Consultants, Inc., (ACC) presents this letter report summarizing the proposed work to be completed at 1825 Park Street, Alameda, California, regarding monitoring well decommissioning for site closure.

BACKGROUND

Ms. Eva Chu with Alameda County Health Care Services Agency (ACHCSA) gave a verbal case closure on October 21, 1996; therefore, groundwater monitoring wells are no longer necessary at the site.

WELL DESTRUCTION PROCEDURES

As required by the Occupational Health and Safety Administration, 29 Code of Federal Regulations 1910.120, ACC prepared a site specific Health and Safety Plan for the proposed work.

Four 2-inch-diameter monitoring wells, each with a total depth of 15 feet, were abandoned by grout by Gregg Drilling & Testing, Inc., Martinez, California, (license C57-485165) on January 2, 1997. The permit for well destruction was obtained from the Zone 7 Water Resources Management prior to performing field activities.

Well Completion Report Numbers 525590 through 525593 for the decommissioned wells are enclosed and will be filed with the Department of Water Resources.

The following procedures were followed for each well to be destroyed.

- The monitoring wells to be abandoned were investigated prior to destruction. The depth, casing diameter, and construction and sealing design of the well were ascertained. The wells

Mr. Len Goode
January 6, 1997
Page 2

were sounded immediately before destruction to determine whether there are obstructions within each wellbore that would interfere with grouting.

- Monitoring wells were destroyed by pressure grouting. A volume of cement grout approximately equal to the pore space in the annular sandpack and the inside diameter of the well was introduced into each well. The top one foot of each wellbore was filled with concrete to surface grade and finished to match the existing surface. A minimum of 10 gallons of grout was introduced into each wellbore.
- Each wellbore accepted the grout slurry and the grout settled uniformly. ACC believes the annular sandpack accepted the grout evenly and the grout volume introduced was equal to or greater than the annular pore space plus the well volume.

No soil cuttings were generated by pressure grouting.

If you have any questions regarding this letter report, please call me at (510) 638-8400.

Sincerely,



David R. DeMent, RG
Senior Geologist

/mcr:drd

Enclosure

cc: ✓ Ms. Eva Chu, ACHCSA

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

StID 3799

October 16, 1996

Mr. Len Good
Ron Good Toyota
1825 Park Street
Alameda, CA 94501

RE: Well Decommission at 1825 Park Street, Alameda, CA

Dear Mr. Goode:

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 through MW-4) 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 Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

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

Sincerely,

eva chu
Hazardous Materials Specialist

cc: files

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.	
REPORT DATE 08/23/96		CASE # _____ SIGNED: <i>Isaiah</i> DATE: 8/23/96			
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT DAVID R. DeMent (ACC)		PHONE (510) 638-8400		SIGNATURE <i>David DeMent</i>
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME ACC Environmental Consultants, Inc.		
	ADDRESS 7977 Capwell Drive OAKLAND CA 94621				
RESPONSIBLE PARTY	NAME Ron Goode TOYOTA <input type="checkbox"/> UNKNOWN		CONTACT PERSON Mr. Len Goode		PHONE (510) 522-6400
	ADDRESS 2424 Clement Street Alameda CA 94501				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Ron Goode TOYOTA		OPERATOR		PHONE (510) 522-6400
	ADDRESS 1825 Park Street Alameda Alameda 94501				
	CROSS STREET Clement Street				
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Health Care Services Agency		AGENCY NAME		CONTACT PERSON Ms. EVA Chu
	REGIONAL BOARD SAN FRANCISCO BAY RWQCB				PHONE (510) 567-6762
SUBSTANCES INVOLVED	(1) Used Motor Oil			QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN	
	(2) Gasoline			<input checked="" type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED 1/22/90		HOW DISCOVERED <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> OTHER		
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 1/22/90				
SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER		
	CASE TYPE <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input checked="" type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY				
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input checked="" type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT)				
COMMENTS	ACC Environmental Consultants, Inc., completed this form on behalf of Ron Goode Toyota, at the request of Ms. EVA Chu, Alameda County Health Care Services Agency, on 8/1/96.				



ENVIRONMENTAL
PROTECTION
96 AUG -9 PM 1:23

August 7, 1996

Ms. Eva Chu
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RE: Ron Goode Toyota, 1825 Park Street, Alameda, California

Dear Ms. Chu:

ACC Environmental Consultants, Inc., (ACC) is forwarding a recently completed copy of an *Underground Storage Tank Unauthorized Release Form*, dated August 7, 1996 on behalf of Mr. Len Goode, of Ron Goode Toyota. This form was requested by your office in a phone call on August 1, 1996.

Please call me at (510) 638-8400 if you require any additional information.

Sincerely,

David DeMent, RG
Senior Geologist

Enclosure

cc: Mr. Len Goode



June 20, 1996

ENVIRONMENTAL
PROTECTION
96 JUN 21 PM 1:49

Ms. Eva Chu
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RE: Ron Goode Toyota, 1825 Park Street, Alameda, California

Dear Ms. Chu:

ACC Environmental Consultants, Inc., (ACC) is forwarding the enclosed *Additional Site Investigation Report*, dated March 19, 1996 for review on behalf of Mr. Len Goode, of Ron Goode Toyota. Mr. Goode inadvertently misplaced his copy ACC provided to him for review by your office and requested we forward another copy.

I would like to use this opportunity to reiterate my opinion that any onsite sources of petroleum hydrocarbons appear to be minor and are probably the result of site practices and incidental spillage. The underground storage tanks (USTs) removed from the western portion of the property do not appear to be a source of petroleum hydrocarbons. Groundwater samples from monitoring well MW-4, located immediately downgradient of the former gasoline and waste-oil USTs, have historically been nondetect for constituents of concern, with the exception of a concentration of 550 parts per billion oil and grease detected in December 1994.

Numerous site investigations have been conducted since 1991, including drilling 17 exploratory soil borings and installation of one groundwater monitoring well in April 1993 by ACC, and drilling 10 additional exploratory borings in February 1996 by ACC. Both ACC investigations documented an offsite source of gasoline constituents in Clement Street but failed to characterize any significant source on the Ron Goode Toyota property. This offsite source is probably the cause of gasoline constituents detected in samples from well MW-3, which apparently are rapidly degrading by natural processes. ACC feels further investigation is unwarranted.

Please call me at (510) 638-8400 if you require any additional information.

Sincerely,

David DeMent, RG
Senior Geologist

Enclosure

cc: Mr. Len Goode w/o enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)

StID 3799

June 10, 1996

Mr. Len Goode
Ron Goode Toyota
1825 Park Street
Alameda, CA 94501

RE: Technical Report for 1825 Park Street, Alameda, CA

Dear Mr. Goode:

On February 7, 1996 additional subsurface investigations were conducted by ACC Environmental Consultants, Inc at the above referenced site. Numerous soil borings were advanced to first encountered groundwater. Groundwater was collected and analyzed for petroleum hydrocarbon constituents.

To date, this office is not in receipt of a report documenting the above referenced investigation. Please submit the necessary report for review within 30 days of the date of this letter, or by July 11, 1996.

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.

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

eva chu
Hazardous Materials Specialist

c: Dave DeMent, ACC, 7977 Capwell Dr, #100, Oakand, CA 94621
files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

StID 3799

December 4, 1995

Mr. Len Goode
Ron Goode Toyota
1825 Park Street
Alameda, CA 94501

RE: Reduced Sampling at 1825 Park Street, Alameda

Dear Mr. Goode:

I have completed review of ACC's November 1995 Report on Quarterly Groundwater Monitoring for the above referenced site. There is sufficient groundwater data at this time that the sampling frequency for the monitorings wells may be changed as follows:

1. Discontinue sampling of wells MW-1 and MW-2; and
2. Sample on an annual basis wells MW-3 and MW-4. This should be performed in March of each year until the site qualifies for site closure.

Well MW-3 should be analyzed for TPH-G, BTEX and MTBE. And, well MW-4 should be analyzed for TPH-G, BTEX, MTBE, and chlorinated hydrocarbons.

In addition, the above referenced report did not include Figures 1, 2, and 3. Please submit these pages at your convenience.

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

eva chu
Hazardous Materials Specialist

cc: Dave DeMent, ACC, 7977 Capwell Dr, #100, Oakland 94621
files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

StID 3799

December 4, 1995

Mr. Len Goode
Ron Goode Toyota
1825 Park Street
Alameda, CA 94501

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

SECOND NOTICE OF VIOLATION

Dear Mr. Goode:

On July 28, 1995, the Alameda County Department of Environmental Health, Hazardous Materials Division, sent you a letter requesting a technical report detailing the work intended to determine the source of petroleum hydrocarbon contamination in the vicinity of the showroom at 1825 Park Street, Alameda. The workplan was due by August 31, 1995. As of the date of this letter, however, we have not received any communication from you on this matter. Therefore, this letter constitutes a Second Notice that you are in violation of specific laws and that the technical report is due.

According to Section 25298 of the California Health and Safety Code, underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge. Therefore, you, as the responsible party are in violation of this section of the Code, for which Section 25299 specifies civil penalties of up to \$5,000, for each day of violation, upon conviction.

You are required to submit the technical reports for the site to this office **within 30 days** from the date of this letter. **Failure to respond may result in referral of this case to the RWQCB or Alameda County District Attorney to consider for enforcement action. Modification of required tasks or extensions of stated deadlines must be confirmed in writing by either this agency or the RWQCB.**

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

eva chu
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office
files (rgoode1.3)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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 3799

October 23, 1995

Mr. Len Goode
Ron Goode Toyota
1825 Park Street
Alameda, CA 94501

RE: Well MW-2 Abandonment at 1825 Park St, Alameda 94501

Dear Mr. Goode:

It has been brought to my attention that recent road work on Clement Avenue in Alameda has damaged groundwater monitoring well MW-2 at the above referenced site. This well has been sampled eight times without detecting contaminants sought. At this time, it does not appear this well will provide additional data needed to assess groundwater quality. It is not necessary that this well be replaced. It is recommended that well MW-2 be properly decommissioned. Permits for well destruction may be obtained from the Alameda County Flood Control and Water Conservation Agency, Zone 7. They can be reached at (510) 484-2600. A brief report documenting this work, when completed, should be sent to this office for review.

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

eva chu
Hazardous Materials Specialist

cc: Dave DeMent, ACC, 7977 Capwell Dr, #100, Oakland 94621
files

GALLAGHER & BURK, INC.

CONTRACTORS • SUPPLIERS

344 HIGH STREET · P.O. BOX 7227 · OAKLAND, CALIFORNIA · 94601
(510) 261-0466 · FAX (510) 261-0478
License No. 92483



October 13, 1995

A C C
Environmental Consultants
7977 Capwell Drive, Suite 100
Oakland, CA 94621

Attention: David DeMent, RG
Senior Geologist

Reference: Damaged Groundwater Monitoring Well,
Ron Goode Toyota, 1825 Park Street, Alameda

Dear Mr. DeMent:

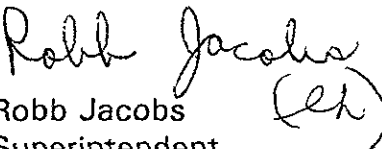
Please be advised that Gallagher & Burk, Inc. disputes the claims of A C C as outlined in your letters dated 10/6/95. Your comment about the well being contaminated is completely unsubstantiated.

We object to your statement that the well needs abandonment due to the fact that the 2" PVC line is now clogged with up to three (3) feet of asphalt or "hydrocarbons". Gallagher & Burk, Inc. reserves and demands the opportunity to clean and remove the debris in the PVC pipe and well in accordance with the recommendations of our consultant, Blymer & Associates.

Gallagher & Burk, Inc. will proceed with the cleaning and "decontamination" of this well. If you or your client disagree with this schedule, Gallagher & Burk, Inc. would be available to meet with you and, if required, Ms. Eva Chu of the Alameda County Health Care Services Agency (Dept. of Environment Health) at your convenience.

Very truly yours,

GALLAGHER & BURK, INC.


Robb Jacobs
Superintendent

RJ/lh

cc: Mr. Len Goode, Ron Goode Toyota
Ms. Eva Chu, Alameda County Department of Environmental Health ✓

August 31, 1995

*left msg w/ L. Goode OK to destroy
damaged MW. No need to replace MW.*

Ms. Eva Chu
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, #250
Alameda, California 94502-6577

RE: Status of Ron Goode Toyota Project
1825 Park Street, Alameda, California
Project No. 94-6089-1.1

Dear Ms. Chu:

On July 20, 1995, I observed damage had been done to groundwater monitoring well MW-2 by contractors performing paving work on Clement Street in Alameda. This well is part of site investigation and groundwater monitoring being performed at Ron Goode Toyota at the corner of Clement and Park Streets. The entire steel lid and rim had been ripped off the vault box and the PVC casing had been damaged and was completely exposed to the elements. I sealed the PVC casing as well as possible at that time.

That day I contacted Rob Jacobs of Gallagher & Burke, job foreman of the paving project on Clement, and informed him of the damage to the monitoring well. He stated this happens frequently, promised me the well would be covered with a temporary cap, and after paving was performed, the temporary cap over the well would be replaced with a new, traffic-rated vault box, and the PVC casing trimmed and resurveyed. I called you Friday, July 21, 1995 and informed you of the damage and raised the question of well integrity and the possibility of contamination. You also brought up the possibility that the casing seal had been cracked and the possible need to destroy the well. At that time, having talked to Rob Jacobs about the well, I requested that we sample the repaired well during the next quarterly sampling event and evaluate the situation then. About this time, I called Mr. Len Goode and discussed the situation with him. About this time, I faxed Gallagher & Burke a table of well elevations so they could survey the trimmed well relative to the other known well elevations.

Approximately one week passed and Gallagher & Burke did not put any type of temporary cover on the well, in fact, they had not touched the well in any way. I called Gallagher & Burke again and talked to Jim Alves, who was covering for vacationing Rob Jacobs. He told me Rob had informed him of the damaged well and he would proceed with the repair. Approximately one more week passed and still nothing had been done to MW-2. I passed the site a number of times to inspect the plastic bag placed down the hole to protect it and periodically placed cones and barricades around it to minimize traffic over the well.

95 SEP -5 PM 4:2
PROJECT 94-6089-1.1

Status Letter
Ms. Eva Chu
Page 2

Some time later I observed that the paving had been done and waited for the new vault box to be installed. About this time, ACC Environmental Consultants moved from their location in Alameda to its new office building in Oakland and I no longer could observe the well on my way to work. On Monday, August 28, 1995, Mr. Len Goode called and informed me he had inspected the well and had observed that the well was not covered prior to road work and paving materials had gone down the well, on more than one occasion.

I immediately called your office and finding you were on vacation, talked with Ms. Susan Hugo about the situation. As things stand now, ACC recommends that the well integrity has been compromised and monitoring well MW-2 should be properly abandoned, at the expense of Gallagher & Barke. Since water samples from this well have historically been non-detect for hydrocarbons, and the well is directly downgradient of the former underground storage tank on the property at 1825 Park Street, ACC feels Gallagher & Burke should replace the damaged monitoring well at their expense, due to negligence before and after being informed of the damaged well.

Rob Jacobs and Jim Alves of Gallagher & Burke can be reached at (510) 261-0466 and Mr. Len Goode can be reached at (510) 522-6400.

Please call me to discuss this letter. My new number is (510) 638-8400.

Sincerely,



David DeMent, RG
Project Manager

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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 3799

July 28, 1995

Mr. Len Goode
Ron Goode Toyota
1825 Park Street
Alameda, CA 94501

RE: Additional Investigations at 1825 Park St, Alameda 94501

Dear Mr. Goode:

I have completed review of ACC's July 1995 Report on Quarterly Groundwater Monitoring and our file of the above referenced site. Although the monitoring wells MW-1 thru MW-4 continue to exhibit low to non-detectable levels of petroleum hydrocarbons, case closure cannot be considered for this site for the following reason:

1. Previous grab groundwater samples collected from borings S-5, 6, 8, and 11 exhibited elevated levels of petroleum hydrocarbons. The source of this contamination has not been determined. Investigations are required upgradient of this area, as well as of utility trenches which may act as conduits for the migration of contaminants.

Additional investigations required were requested by this office several times, granting extensions each time for commencement of the work. At this time, further delay cannot be granted. Please submit a workplan for the advancement of soil borings up- and downgradient of the above referenced boring locations. Locations of utility trenches must be provided. Additional permanent monitoring well(s) are also required. The required workplan is due within 30 days of the date of this letter, or by August 31, 1995.

Also, you should submit an underground storage tank closure plan for the removal of the tank at 2424 Clement Street. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

cc: files (rgoode1.1)

2235 Clement Avenue

Additionally 3 borings, B-11 to B-13 were completed with a low access rig. Between 6 and 10 feet the soil materials were moist to wet and the soil samples were collected at 5 ft and 10 ft. The laboratory results showed sample B11 at 10 feet and B-6 at 10 feet contained diesel. When the concentrations were compared to PRG's, some of them like benzopyrene, chrysene etc exceeded the concentration. However these concentrations were found at 10 feet and hence is not just surficial soil contamination. When naphthalene and Benzopyrene concentrations were compared to that of RBCA Tier 1 levels, for a residential scenario, the concentrations exceeded for the soil to groundwater thru leaching exposure route.

On June 5 and 6, 1991, 9 soil borings were drilled. Borings B21 and 22 were located outside the warehouse, but boring B-14 through B-20 (excluding B-19) were located approximately in the elevated floor of the warehouse. B-19 was located west of the elevated floor of the warehouse. Borings B-14 B-19, B-20 and B-22 was converted to monitoring wells. Samples were collected at 5 foot intervals.

Screening interval -	B-14 MW-1 - 5 ft to 20 ft
	B-19 MW-2 - 5 ft to 20 ft
	B-20 MW-3 - 5 ft to 20 ft
	B-22 MW-4 - 5 ft to 20 ft

Laboratory results of soil samples indicated that 1,4 dimethylphenol was detected at 170 ppb in boring 19 at 20 feet. Boring 17 at 15 feet and boring 18 at 10 feet had some concentrations above background

Naphthalene up to 34 ppm
Phenanthrene up to 14 ppm
2 methylnaphthalene up to 10 ppm
Acenaphthene up to 8.8 ppm

Water samples were analyzed for priority pollutants using EPA method 8270. Groundwater flow direction was determined to be northeast.

Boring 19 had the most significant results from the groundwater samples:

2,4 dimethylphenol - 780 ppb
2 Methylnaphthalene - 150 ppb
2 Methylphenol - 240 ppb
Naphthalene - 1500 ppb

To ask Chris:

1. I need a table with all soil results for B-14 to B-22
2. I need a table with groundwater results for all wells for investigation conducted in May/June 91 during well

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

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

September 20, 1994

Mr. Len Goode
Ron Goode Toyota
1825 Park St.

STID 3799

Re: Investigations at 1825 Park Avenue, Alameda, California

Dear Mr. Goode,

This office has received your letter, dated August 15, 1994, requesting that the required investigations at the site be postponed until Spring 1995. This request was made on the basis of your current financial difficulties. This office will grant you an extension on the condition that you initiate the plume delineation work, outlined in the County's July 1, 1994, by April 1995. A timetable for projected work shall be submitted to this office at that time. This timetable should address your long term plans for the site (e.g., remediation, risk assessment, etc.).

In the interim, quarterly ground water sampling shall continue at the site. As outlined in the July 1, 1994 letter, ground water samples shall be analyzed for TPHg, BTEX, TOG, and chlorinateds.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Ed Buskirk
2025 Gateway Place, Ste 440
San Jose, CA 95110

Edgar Howell-File(JS)

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 1	
To	Susan Churchill	From	Esacho
Co.	ACC	Co.	Alameda Co Health
Dept.		Phone #	567-6762
Fax #	865-5731	Fax #	

ALUG
HAZMAT
94 AUG 19 PM 3:29

RON GOODE TOYOTA
2424 CLEMENT AVE.
ALAMEDA, CA. 94501
(510) 522-6400

ALAMEDA COUNTY HEALTH DEPT.
1131 HARBOR BAY PARKWAY
ALAMEDA, CA. 94502

AUGUST 15, 1994

DEAR JULIET,

IN RESPECT TO RON GOODE TOYOTA'S ONGOING PROJECT FOR TOXIC CLEAN UP FOR BOTH 1825 PARK STREET AND 2424 CLEMENT THE FOLLOWING WILL OUTLINE OUR CURRENT FUTURE POSITION.

AT THIS TIME RON GOODE TOYOTA WILL NOT BE DOING BUSINESS WITH GEN-TECH ENVIRONMENTAL. WE HAVE TENTATIVELY RETAINED PACIFIC ENVIRONMENTAL (2025 GATEWAY PLACE SUITE 440 SAN JOSE, CA. 95110) (408) 441-7500 CONTACT PERSON ED BUSKIRK. OUR PLANS ARE TO FIRST DEMO EXISTING BUILDINGS AND THEN IN THE SPRING AFTER THE RAINY SEASON DRILL A MONITORING WELL ALONG CLEMENT STREET ADJACENT TO THE SHOWROOM. AT THAT TIME WE WILL RE-SUBMIT A NEW WORK PLAN TO YOU FOR APPROVAL.

IN RESPECT TO THE ABOVE I WOULD GREATLY APPRECIATE AN EXTENSION.

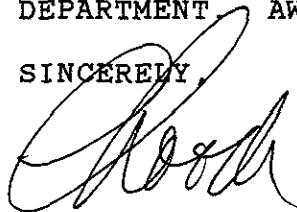
SIMULTANEOUSLY WE ARE PRESENTLY RECEIVING BIDS TO REMOVE A 500 GALLON DIESEL TANK AT 2424 CLEMENT. AS YOU KNOW MY COMPANY HAS BEEN CLASSIFIED C ON THE TOXIC REFUND PROGRAM. DUE TO THE RECESSIONARY TIMES, NAVAL BASE CLOSURE AND STRONG EMPHASIS ON BUY AMERICAN WE HAVE FOUND OURSELVES PRESENTLY IN A POOR FINANCIAL POSITION. I HAVE AN ATTORNEY FROM MENDELSON AND BROWN WORKING ON MONIES COMING FROM 1) TOXIC CLEAN UP FUND 2) PASSED INSURANCE COMPANIES 3) PREVIOUS OWNERS.

or is it gasoline?

*could this
507 comb take
to contain mtd
at 1825 Park?
[Signature]*

PLEASE HAVE CONFIDENCE IN MY ORGANIZATION AND GRANT ME THE TIME TO DO WHAT IS RIGHT FOR THE ALAMEDA COUNTY HEALTH DEPARTMENT. AWAITING YOUR RESPONSE.

SINCERELY,



LEN GOODE



GRADIENT
CONSTRUCTION INC.

August 3, 1994
Project 259-001.01

Mr. Len Goode
Ron Goode Toyota
2424 Clement Ave
Alameda, California 94501

Re: Underground Tank Removal Bid

Dear Mr. Goode:

Gradient Construction, Inc. is submitting our bid for the removal of one 500 gallon gasoline tank at your Alameda site. The total price to remove the tank and backfill and resurface the hole is \$9,930. The duration the area will be disrupted is 5 days provided that no overexcavation of contaminated soil is performed. Steel plates to cover the hole can be provided for an additional \$600. Clarifications to the scope of work are provided below.

Gradient will remove and legally dispose of one 500 gallon gasoline tank. A permit will be obtained from the City of Alameda and from the Alameda County Environmental Health Department. An underground utility locator will locate the tank. Approximately 15'x15' of concrete slab will be broken for tank removal. The concrete will be disposed of offsite. Any underground pipes into the building will be filled in place with cement grout.

2 soil samples are included in the price. The hole will be immediately backfilled with clean soil and the concrete slab repaired. No overexcavation of soil is included. If overexcavation of contaminated soil is required, Gradient will notify you of the extra work and potential cost prior to continuing work.

Payment

Gradient will require payment terms of 15 days after completion of the work.

Thank you for the opportunity to present the proposal. If you have any questions please call me at (408)441-1680, extension 300.

Sincerely,

Gradient Construction, Inc.

Brian Wetzsteon
Superintendent of Construction

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

July 1, 1994

Mr. Len Goode
Ron Goode Toyota
1825 Park St.
Alameda, CA 94501

STID 3799

Re: Work plan for 1825 Park Avenue, Alameda, California

Dear Mr. Goode,

This office has reviewed Gen-Tech Environmental's (Gen-Tech) work plan, dated June 6, 1994, for the above site. This office has some concerns about the proposed bioremediation. If the ground water is reinjected into the excavation pit, it appears that mounding of the ground water may occur, and expedite migration of the contaminant plume off site. Further information needs to be provided to assure that this problem will not occur. Additionally, this office needs more information on how you intend on recycling the ground water, if none of the contaminants of concern are identified in the samples. Do you intend on discharging into the storm drain, back into the pit, sanitary sewer, or reuse it on site for irrigation? It is uncertain whether it will be acceptable to the Regional Water Quality Control Board (RWQCB) to recycle the ground water. At the very least, it appears that a permit will be required from RWQCB for discharge.

During the investigations conducted out at the site in April 1993, very elevated levels of TPHg and BTEX contamination were identified in "grab" ground water samples collected from almost all of the 17 borings placed on and off site. As stated in the County's December 2, 1993 and April 28, 1994 letters to your office, you are required to delineate the extent of this ground water contaminant plume, per Article 11 Title 23 California Code of Regulations, with permanent monitoring wells. "Grab" ground water samples may only be used as a screening tool to determine the placement of permanent monitoring wells. All monitoring wells must be adequately screened to account for seasonal fluctuations of the water table, and surveyed to an established benchmark (i.e., Mean Sea Level). Ground water sampling results and elevation contour maps must be submitted on a quarterly basis until the site qualifies for case closure. An addendum to the work plan, proposing the installation of additional monitoring wells, must be submitted to this office within 30 days of the date of this letter.

Mr. Len Goode
Re: 1825 Park St.
July 1, 1994
Page 2 of 3

This office has no information on the screened interval of Wells MW-1 through MW-3. Based on the huge disparity of contaminant levels observed between ground water samples collected from MW-1 through MW-3, and the "grab" ground water samples collected from the borings, and the fact that ground water has been recorded to be as shallow as 2.52-feet below ground surface in the last several quarters, it appears that Wells MW-1 through MW-3 may not be adequately screening the water table. This office needs to be assured that the samples collected from the existing monitoring wells will be representative of true ground water conditions. Representative monitoring will also play an important role in determining whether any future remediation systems are effectively mitigating the contaminant plume.

Gen Tech has proposed to destroy Well MW-3 and replace it with a new well across Clement Street. In order to assure that the new location of Well MW-3 will accurately delineate the extent of the plume, you are required to conduct a utility line survey for Clement Street to determine whether any utility line trenches may be intercepting the contaminant plume before reaching the new well location. Information on the utility lines must be provided to this office for our review, prior to the well installation.

All soil and ground water samples collected from the overexcavation and wells must be analyzed for **TPHg, BTEX, TOG, and chlorinateds** (since levels of 1,2-DCA, exceeding both EPA and DHS drinking water standards, was identified in ground water samples collected from Well MW-4 and several chlorinated halocarbons were detected in the soil samples collected from this well).

Please be reminded that although Gen Tech proposes aeration for the excavated soil, this may not be feasible if unacceptable levels of chlorinateds are identified in the soil samples. If the excavated soil can be aerated, it must be secured to prevent contact with the public.

Again, the work plan addendum, addressing all the above concerns, must be submitted to this office within 30 days of the date of this letter.

If you have any questions or comments, please contact me at (510) 271-4530.

Mr. Len Goode
Re: 1825 Park St.
July 1, 1994
Page 3 of 3

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Stuart Solomon
Gen-Tech Environmental
1936 Camden Ave., Ste 1
San Jose, CA 95124

Edgar Howell-File(JS)

Post-It™ brand fax transmittal memo 7671 # of pages ▶ 3

To	Ed Buskirk	From	Edgar Chow
Co.	Pacific ENV.	Co.	Alameda Co. Health
Dept.	441-9002	Phone #	(510) 567-6762
Fax #	(408) 441-7539	Fax #	



1936 Camden Ave., Suite 1
San Jose, CA 95124
Contractor's Lic. #615869

Tel. (408) 559-1220 • Fax (408) 559-1228 • 1-800-499-1220

June 13, 1994

Alameda County Health Care Services Agency
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Attn: Juliette Chin

Subject: Supplement to Work Plan for Ron Goode Toyota

Dear Ms. Chin,

We understand that the subject project may be your first exposure to the Bio-Ponding technology that has been proposed in our work plan. We felt it appropriate to supplement our plan with a little more data to help you to more fully understand the simplicity of this process. We have included a contact at the Santa Clara Valley Water District who is in the process of overseeing a bio-pond project very similar in nature to this one.

Ironically, it is the simplicity of these projects that make them so attractive. GTE's remediation plan is not complicated, nor does it involve any enigmatic or newly discovered technology. The plan is simply to excavate the areas where contamination has been discovered, and then decontaminate the soil and groundwater in and immediately surrounding the excavated areas. The decontamination process is accomplished by introducing commonly used microbial bacteria which feed on hydrocarbons. These bacteria are nearly identical to those which naturally exist in the native soil and groundwater. We are simply multiplying their presence by billions and billions, which is why the process of natural degradation is accelerated by a factor of thousands. When there is no food source left for the bacteria to digest (ie; when the petroleum is gone), the bugs die - becoming natural organic matter - absolutely harmless, and absolutely innocuous to the environment. This biological degradation process is not new. It is, in fact, one of the most accepted technologies that our industry currently uses throughout the world for petroleum decontamination projects. There are, of course, some "tricks" that make the process work more quickly and efficiently. Basically, these involve supplying the bacteria with an ideal growth environment, which is accomplished by fertilization, oxygen, and warmth. In essence, we are "farming" the soil and groundwater. Nothing could be more basic in application.

It may be this simplicity that makes some agencies initially uncertain about this procedure. There are no complicated skimming or stripping systems to engineer, no harmful chemicals used, no need to monitor for toxic gasses, and no potential threats to

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humans, animals, or the environment. This may seem somewhat "unreal" to those who are accustomed to the commonly proposed remediation complexities. All the same, we have never had a work plan of this nature turned down by any agency - including the Regional Water Quality Control Board.

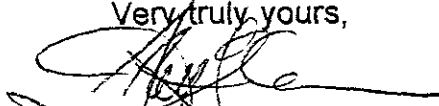
As far as comparing the effectiveness of this approach with other alternatives, there are simply none to compare. In this process, petroleum contaminates are completely removed from the soil and groundwater that the microbes come into contact with. This means that we can achieve virtually "non-detect" levels. There is no better denominator available. The "trick" (if there is one) is to get the bugs into contact with all of the affected soil and groundwater. Excavation of the soil accomplishes this for the most part. The areas which cannot be excavated pose more of a problem. In this particular case, we have a transmissive sandy soil, which naturally allows for good penetration and movement of water throughout.

There is a possibility that we may not be able to fully contact all of the effected areas. This may be especially true in the areas of the street and directly underneath the building. If this turns out to be the case, depending on the degree of residual petroleum left, we will propose either alternative remediation measures, or long term monitoring - whichever is appropriate.

For more information on Bio-Ponding, please contact Mr. Ken Yee at the Santa Clara Valley Water District (408) 927-0710. The project is called Reliance Metals. They are located in Santa Clara on Robert Avenue. GTE is the remediation contractor. SCS Engineers is the consultant. The project involved excavating underneath a building and creating two bio-ponds. Approximately 225,000 gallons of water has been decontaminated to non-detect, pumped out, and discharged by waiver from the RWQCB into a golf course irrigation pond in San Jose. The Regional Board contact is John West. John has monitored the decontamination process, and has analytical test data. We can supply you with the water test data upon your request. The project has been completely successful at decontaminating the water. There remains some soil contamination below the building perimeter wall that cannot be accessed, and a little remaining contamination in the soil at one extremity of the excavation. Negotiations are under way to ascertain final site disposition.

We are prepared to commence with the Goode project as soon as you approve. Please let me know if I can be of further assistance.

Very truly yours,



Stuart G. Solomon
Resident

April 28, 1994

Mr. Len Goode
Ron Goode Toyota
1825 Park St.
Alameda, CA 94501

STID 3799

Re: Investigations at 1825 Park Street, Alameda, California

NOTICE OF VIOLATION

Dear Mr. Goode,

This office sent you a letter on December 2, 1993, requiring you to submit a work plan by mid-January 1994, which addressed further delineation of the ground water contaminant plume at the above site. Per Article 11, Title 23 California Code of Regulations, you are required to delineate the extent and severity of both soil and ground water contamination at the site, address containment for the ground water contaminant plume, and the remediation of both soil and ground water contamination. **A work plan addressing the above issues shall be submitted to this office within 45 days of the date of this letter.**

Additionally, as stated in the December 2, 1993 letter, you are delinquent in conducting quarterly ground water monitoring and gradient determinations out at the site. The last quarterly ground water monitoring report submitted to this office was dated May 12, 1993. A quarterly ground water monitoring report is due to this office **within 45 days** of the date of this letter. As stated in the December 1993 letter, you are required to analyze ground water samples for purgeable chlorinated halocarbons, in addition to TPHg, BTEX, and Total Oil & Grease, since levels of 1,2-Dichloroethane, exceeding both EPA and DHS drinking water standards, was identified from Well MW-4 and since a number of chlorinated halocarbons were detected in the soil samples collected from Well MW-4.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

Mr. Len Goode
Re: 1825 Park St.
April 28, 1994
Page 2 of 2

cc: Gil Jensen, Alameda County District Attorney's Office

Misty Kaltreider
ACC Environmental
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

William Burr
Estate of Bertha Keizer
4735 Brookwood St.
Eugene, Oregon 97405

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

April 28, 1994

Mr. Len Goode
Ron Goode Toyota
1825 Park St.
Alameda, CA 94501

STID 3799

Re: Investigations at 1825 Park Street, Alameda, California

NOTICE OF VIOLATION

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If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,


Juliet Shin

Hazardous Materials Specialist

Mr. Len Goode
Re: 1825 Park St.
April 28, 1994
Page 2 of 2

cc: Gil Jensen, Alameda County District Attorney's Office

Misty Kaltreider
ACC Environmental
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

William Burr
Estate of Bertha Keizer
4735 Brookwood St.
Eugene, Oregon 97405

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

October 26, 1993

Mr. Len Goode
Ron Goode Toyota
1825 Park St.
Alameda, CA 94501

STID 3799

Re: Investigations at 1825 Park Street, Alameda, California

Dear Mr. Goode,

Per our conversation on October 26, 1993, ACC's work plan for further investigations at the above site, dated March 23, 1993, has already been implemented at the site. Additionally, you stated that since implementing this work plan, ACC has submitted an additional work plan to you for further investigations and remediation of the site. This office has not received copies of any reports documenting the above work, or copies of the latest work plan. Please be aware that all work plans should be submitted to this office for our review and approval prior to implementing the work. Additionally, please submit a report documenting the work done to date at the site **within 45 days** of the date of this letter.

Lastly, it is the understanding of this office, from our conversation, that the next phase of work will be conducted by January 1, 1994. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Misty Kaltreider
ACC Environmental Consultants
1000 Atlantic Ave., Ste. 110
Alameda, CA 94501

Edgar Howell-File(JS)

December 2, 1993

Mr. Len Goode
Ron Goode Toyota
1825 Park St.
Alameda, CA 94501

STID 3799

Re: Investigations at 1825 Park Street, Alameda, California

Dear Mr. Goode,

Thank you for submitting ACC's Soil and Ground water Investigations Report, dated November 1993. Elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX) were identified from the "grab" ground water samples collected from almost all of the seventeen borings. According to the results of the investigation, it appears that the extent of the ground water contaminant plume has not yet been delineated towards the north/northeast, towards Clement Avenue. The highest level of TPHg in ground water was identified from boring S8, located on Clement Avenue, at 6,000,000 parts per billion (ppb). Currently, there are no monitoring wells in the immediate area of this boring. Per Section 2725, Article 11, Title 23 California Code of Regulations, you are required to install permanent monitoring wells to complete the delineation of the ground water contaminant plume. A proposal for this phase of work shall be included in the work plan that is due to this office by mid to late January 1994.

ACC proposed the destruction of Well MW-3, which is located on Clement Avenue. However, this office does not understand why this would be necessary, since ground water contamination was identified in borings S13 and S9, which are located adjacent to this well. Based on the results of the recently collected "grab" ground water samples, this office is requiring that you continue monitoring of this well, unless you can provide good reason for its destruction.

Lastly, this office is requiring that you continue to analyze quarterly ground water samples for purgeable chlorinated halocarbons, in addition to TPHg, BTEX, and Total Oil and Grease, since levels of 1,2-Dichloroethane, exceeding both EPA and DHS drinking water standards, was identified from Well MW-4 and since a number of chlorinated halocarbons were detected in the soil samples collected from MW-4.

Mr. Len Goode
Re: 1825 Park St.
December 3, 1993
Page 2 of 2

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Misty Kaltreider
ACC Environmental
1000 Atlantic Ave., Ste 110
Alameda, CA 94501

William Burr
Estate of Bertha Keizer
4735 Brookwood St.
Eugene, Oregon 97405

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 18, 1993

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Mr. William E. Burr II
4735 Brookwood St.
Eugene, Oregon 97405

STID 3799

Re: Investigations at 1825 Park Street, Alameda, California

Dear Mr. Burr,

This office received and reviewed Environmental Technical Services' Quarterly Ground Water Monitoring Report, dated March 3, 1993. Quarterly monitoring shall continue until this site qualifies for closure certification by the Regional Water Quality Control Board. Additionally, please be reminded that you will eventually have to address the soil contamination identified at the site in former investigations.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Mr. Len Goode
Ron Goode Toyota
1825 Park St.
Alameda, CA 94501

Helen Mawhinney
Environmental Technical Services
1548 Jacob Avenue
San Jose, CA 95118

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 18, 1993

Mr. Len Goode
Ron Goode Toyota
1825 Park St.
Alameda, CA 94501

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

STID 3799

Re: Investigations at 1825 Park Street, Alameda, California

Dear Mr. Goode,

This office received and reviewed Environmental Technical Services' Quarterly Ground Water Monitoring Report, dated March 3, 1993. Quarterly monitoring shall continue until this site qualifies for closure certification by the Regional Water Quality Control Board. Additionally, please be reminded that you will eventually have to address the soil contamination identified at the site in former investigations.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

William E. Burr II
4735 Brookwood St.
Eugene, Oregon 97405

Helen Mawhinney
Environmental Technical Services
1548 Jacob Avenue
San Jose, CA 95118

Edgar Howell-File(JS)

William Edward Burr II
4735 Brookwood Street
Eugene, Oregon 97405-4832

May 26, 1992

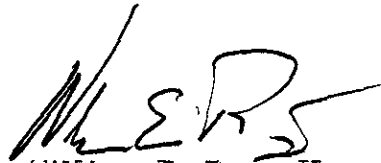
Scott O. Seery
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
80 Swan Way, Room 200
Oakland, California 94621

Dear Mr. Seery:

This responds to your May 15, 1992 to me regarding the situation at 1825 Park Street, Alameda.

I have instructed Gary Zaccor of Zaccor Corporation to undertake the steps required by your agency.

Sincerely,



William E. Burr II
Personal Administrator
Estate of Bertha S. Keizer

cc: Gary Zaccor, Zaccor Corp.
Robert M. Corson, Attorney

92 MAY 27 10 11 AM '92

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

May 15, 1992

Len Goode
Ron Goode Toyota
1825 Park St.
Alameda, CA 94501

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

STID 3799

RE: Required well surveying and monitoring at the Ron Goode Toyota site, located at 1825 Park Street, Alameda, California

Dear Mr. Goode,

This office has received the letter from Zaccor Corporation, dated May 6, 1992, requesting a time extension for the surveying and monitoring of the on-site wells. This time extension was requested with the reasoning that Ron Goode Toyota was in the process of planning this work with its consultants.

Per a conversation between Ms. Shin, an Alameda County Hazardous Materials Specialist, and Mr. Goode on May 11, 1992, Mr. Goode stated that he is not planning to have his consultants conduct the investigative work required by this office. Our records show that both Ron Goode Toyota and the Estate of Bertha S. Keizer share the responsibility for investigative and remedial work at the site. It is up to both of them to negotiate the distribution of responsibility for the implementation and cost of this work. The work requested by this office on April 17, 1992, is still required to be conducted and the results shall be submitted to this office by May 31, 1992. This office cannot grant an extension of the due date for the reasons given on May 6, 1992.

You are required to commence with conducting a well survey on the on-site monitoring wells and to submit the survey information with a commensurate gradient map to this office by May 31, 1992. Groundwater elevations are to be measured monthly for 12 consecutive months, and then quarterly thereafter. Groundwater gradient maps must be developed for each water level monitoring event occurring at the site. Additionally, you are required to continue quarterly groundwater sampling of the on-site wells. You must submit a report to this office each quarter until this site qualifies for final RWQCB "sign-off". The quarterly reports shall include, but not be limited to, groundwater sampling results, tabulations of free product thicknesses and dissolved fractions, gradient maps, copies of original lab report sheets, and chain-of-custody forms.

Additionally, the soil investigations conducted at the site in April 1991, appear to be inadequate to define the extent and severity of the soil contamination at the site. According to the Soil Sampling Report, dated April 30, 1991, 64 soil borings were made at the site, and samples collected from 14 of these borings were analyzed. Soil discoloration and/or odor were observed in 40 out of the 64 soil borings, however, only four out of the 14 samples actually analyzed were collected from these visibly contaminated areas. The remaining 10 soil samples analyzed were collected from areas that had no observed soil discoloration or odor. Analysis of the 14 soil samples identified high concentrations of gasoline (1,900 ppm), diesel (250 ppm), and oil and grease (380 ppm) in two samples that were collected from the visibly contaminated areas.

You are required to submit a work plan to this office **within 60 days** of the date of this letter, addressing your proposals for the delineation of the extent and severity of the contaminated soils at the site, and the remediation of this contamination. This proposal must adhere to the Regional Water Quality Control Board's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks and the State Water Board's LUFT manual.

Copies of all plans and proposals should be sent to this office for approval before implementing them.

If you have any question or comments, please contact Juliet Shin at (510) 271-4320.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Richard Quarante, Alameda Fire Dept.

William E. Burr II
4735 Brookwood St.
Eugene, Oregon 97405

Gary Zaccor
Zaccor Corporation
791 Hamilton Avenue
Menlo Park, CA 94025

File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

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

May 15, 1992

William E. Burr II
4735 Brookwood St.
Eugene, Oregon 97405

STID 3799

RE: Required well surveying and monitoring at the Ron Goode Toyota site, located at 1825 Park Street, Alameda, California

Dear Mr. Burr,

This office has received the letter from Zaccor Corporation, dated May 6, 1992, requesting a time extension for the surveying and monitoring of the on-site wells. This time extension was requested with the reasoning that Ron Goode Toyota was in the process of planning this work with its consultants.

Per a conversation between Ms. Shin, an Alameda County Hazardous Materials Specialist, and Mr. Goode on May 11, 1992, Mr. Goode stated that he is not planning to have his consultants conduct the investigative work required by this office. Our records show that both Ron Goode Toyota and the Estate of Bertha S. Keizer share the responsibility for investigative and remedial work at the site. It is up to both of them to negotiate the distribution of responsibility for the implementation and cost of this work. The work requested by this office on April 17, 1992, is still required to be conducted and the results shall be submitted to this office by May 31, 1992. This office cannot grant an extension of the due date for the reasons given on May 6, 1992.

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Additionally, the soil investigations conducted at the site in April 1991, appear to be inadequate to define the extent and severity of the soil contamination at the site. According to the Soil Sampling Report, dated April 30, 1991, 64 soil borings were made at the site, and samples collected from 14 of these borings were analyzed. Soil discoloration and/or odor were observed in 40 out of the 64 soil borings, however, only four out of the 14 samples actually analyzed were collected from these visibly contaminated areas. The remaining 10 soil samples analyzed were collected from areas that had no observed soil discoloration or odor. Analysis of the 14 soil samples identified high concentrations of gasoline (1,900 ppm), diesel (250 ppm), and oil and grease (380 ppm) in two samples that were collected from the visibly contaminated areas.

You are required to submit a work plan to this office **within 60 days** of the date of this letter, addressing your proposals for the delineation of the extent and severity of the contaminated soils at the site, and the remediation of this contamination. This proposal must adhere to the Regional Water Quality Control Board's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks and the State Water Board's LUFT manual.

Copies of all plans and proposals should be sent to this office for approval before implementing them.

If you have any question or comments, please contact Juliet Shin at (510) 271-4320.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Richard Quarante, Alameda Fire Dept.

Len Goode
Ron Goode Toyota
1825 Park St.
Alameda, CA 94501

Gary Zaccor
Zaccor Corporation
791 Hamilton Avenue
Menlo Park, CA 94025

File (JS)

271-4520
569-4757



RON GOODE TOYOTA INC.

2424 CLEMENT AVE.
ALAMEDA, CALIFORNIA 94501

TELEPHONE 522-6400

TO: JULIET SHIN
DIVISION OF HAZARDOUS MATERIALS
DEPARTMENT OF ENVIRONMENTAL HEALTH
80 SWAN WAY ROOM 200
OAKLAND CA 94621

FROM: LEN GOODE
RON GOODE TOYOTA
1825 PARK ST.
ALAMEDA CA 94501

PLEASE SEND ME ANY INFORMATION REGARDING THE
CLEAN UP AT RON GOODE TOYOTA.

THANK YOU

A handwritten signature in cursive script, appearing to read "Len Goode". The signature is written in dark ink and is positioned above the printed name "LEN GOODE".

LEN GOODE

Who Could Ask for Anything More

ZACCOR

CORPORATION

UC. #478790

TELECOPIER COVER LETTER

DATE: May 7, 92

TO Scott Seery or Subject Shen

COMPANY Alameda County Environ.

FAX 510-569-4757

FROM: Gary

**ZACCOR CORPORATION
(415)326-7753 FAX**

TOTAL NO. OF PAGES: 3

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (415) 363-2181.

*-but list of consultants
currently working on
the site.*

ZACCOR

CORPORATION

UC 9478788

May 6, 1992

Alameda County Office
of Environmental Health
80 Swan Way
Room 200
Oakland, CA 94621

Attn: Mr. Scot Seery, CHMM
Ms. Juliet Shen

RE: 1825 Park Street
Ron Goode=Toyota
ACOEH ltr. to Mr. Burr dated 4-17-92

Mr. Seery & Ms. Shen:

This property is currently offered for sale by the owner in an "as is" condition. One perspective buyer, Mr. Len Goode (the present tenant) is in the process of gathering relevant data as to total cleanup costs. Zaccor Corp. has been in contact with a number of the consulting firms that Mr. Goode is considering for this project and it appears that the requirements in your April 17, 1992 letter would be met as part of the additional investigation tasks needed to inform a potential buyer the cleanup costs.

Mr. Burr has asked Zaccor Corporation to inquire of your office if a time extension could be granted to avoid duplication of effort.

Thank you for your consideration, if you have any questions, please do not hesitate to contact my office at 415-363-2181.

Sincerely,
ZACCOR CORP


Gary Zaccor
Project Manager

GZ/lis

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

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

April 17, 1992

William E. Burr II
4735 Brookwood Street
Eugene, Oregon 97405

STID. 3799

RE: The Ron Goode Toyota site, located at 1825 Park Street,
Alameda, California

Dear Mr. Burr,

This office has received and reviewed the Groundwater Well Installation, Development, and Sampling report for the site, dated December 2, 1991. According to this report, three monitoring wells were installed at the site in November 1991. However, these wells were not surveyed. This office is requiring that a well survey be conducted in order to determine the flow direction of groundwater. Groundwater gradient behavior must be determined for the site in order to locate the migration pathways of contaminants for remediation purposes. Additionally, knowledge of the groundwater gradient helps to determine whether all of the identified contamination is attributable to the site.

You are required to submit the results of the well survey along with a commensurate gradient map to this office within 45 days. Groundwater elevations are to be measured monthly for 12 consecutive months, and then quarterly thereafter. Groundwater gradient maps must be developed for each water level monitoring event occurring at the site. Additionally, you are required to continue quarterly groundwater sampling of the on-site wells. You must submit a report to this office each quarter until this site qualifies for final RWQCB "sign-off". The quarterly reports shall include, but not be limited to, groundwater sampling results, tabulations of free product thicknesses and dissolved fractions, and chain-of-custody forms.

If you have any questions or comments please contact Juliet Shin at (510) 271-4320.

Sincerely,

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

May 6, 1992

Alameda County Office
of Environmental Health
80 Swan Way
Room 200
Oakland, CA 94621

Attn: Mr. Scot Seery, CHMM
Ms. Juliet Shen

RE: 1825 Park Street
Ron Goode:Toyota
ACOEH ltr. to Mr. Burr dated 4-17-92

Mr. Seery & Ms. Shen:

This property is currently offered for sale by the owner in an "as is" condition. One perspective buyer, Mr. Len Goode (the present tenant) is in the process of gathering relevant data as to total cleanup costs. Zaccor Corp. has been in contact with a number of the consulting firms that Mr. Goode is considering for this project and it appears that the requirements in your April 17, 1992 letter would be met as part of the additional investigation tasks needed to inform a potential buyer the cleanup costs.

Mr. Burr has asked Zaccor Corporation to inquire of your office if a time extension could be granted to avoid duplication of effort.

Thank you for your consideration, if you have any questions, please do not hesitate to contact my office at 415-363-2181.

Sincerely,
ZACCOR CORP.


Gary Zaccor
Project Manager

GZ/lts



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

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

April 17, 1992

William E. Burr II
4735 Brookwood Street
Eugene, Oregon 97405

STID 3799

RECEIVED
4-27-92

RE: The Ron Goode Toyota site, located at 1825 Park Street,
Alameda, California

Dear Mr. Burr,

This office has received and reviewed the Groundwater Well Installation, Development, and Sampling report for the site, dated December 2, 1991. According to this report, three monitoring wells were installed at the site in November 1991. However, these wells were not surveyed. This office is requiring that a well survey be conducted in order to determine the flow direction of groundwater. Groundwater gradient behavior must be determined for the site in order to locate the migration pathways of contaminants for remediation purposes. Additionally, knowledge of the groundwater gradient helps to determine whether all of the identified contamination is attributable to the site.

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If you have any questions or comments please contact Juliet Shin at (510) 271-4320.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery".

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

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

April 17, 1992

William E. Burr II
4735 Brookwood Street
Eugene, Oregon 97405

STID 3799

RE: The Ron Goode Toyota site, located at 1825 Park Street,
Alameda, California

Dear Mr. Burr,

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If you have any questions or comments please contact Juliet Shin at (510) 271-4320.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Richard Hiett, RWQCB
Richard Quarante, Alameda Fire Dept.

Gary Zaccor, Zaccor Corporation,
791 Hamilton Ave.
Menlo Park, CA 94025

FILE

P 367 604 227

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

U.S.G.P.O. 1989-234-555

PS Form 3800, June 1985

Sent to <i>Ron Goode Toyota</i>	
Street and No. <i>1825 Park St</i>	
P.O., State and ZIP Code <i>Alameda, CA 94501</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ <i>2.29</i>
Postmark or Date <i>3.23.92 gm</i>	

SHD # 3799

● **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "TURN TO" Space on the reverse side. Failure to do so will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. (Extra charge) 2. Restricted Delivery (Extra charge)

3. Article Addressed to: <i>SHD # 3799 Ron Goode Toyota attn: Len Goode 1825 Park St. Alameda, CA 94501</i>	4. Article Number <i>P 367 604 227</i>
Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input checked="" type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature - Address <i>X Sandra Uyelle</i>	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature - Agent <i>X</i>	
7. Date of Delivery <i>3-24-92</i>	

DATE: 3-5-92

TO : Local Oversight Program

FROM: George Redger

SUBJ: Transfer of Eligible Oversight Case

Site name: Ron Goode Toyota

Address: 1825 PARK ST City ALAMEDA Zip 94501

Closure plan attached? Y N DepRef remaining \$ 347.75

DepRef Project # 2058 A STID #(if any) 2058 3799

Number of Tanks: 2 removed? Y N Date of removal 12/27/1990

Leak Report filed? Y N Date of Discovery _____

Samples received? Y N Contamination: Yes, gas, TOG, diesel

Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents

Monitoring wells on site 3 Monitoring schedule? Y N

LUFT category 1 2 3 * H S C A R W G O

Briefly describe the following:

Preliminary Assessment Soil Borings in area

Remedial Action _____

Post Remedial Action Monitoring _____

Enforcement Action none

- 3 M.W.'s were placed, but none were located within 10' of tank locations.

~~Does not appear M.W. plan was signed off by either a P.E. or a R.G. (DISREGARD)~~

worst case: TPH 5,300 PPM, TOG 2,100.
- no indicator of disposition of ~~soil~~ ^{removed} soil.
- well drilled logs?

WATER RESOURCES CONTROL BOARD
DIVISION OF WATER QUALITY - UST CLEANUP PROGRAM
SITE SPECIFIC QUARTERLY REPORT
AGENCY NO: 10000
10/15/91 THROUGH 01/15/92

SOURCE OF FUNDS:

StID : 1746
SITE NAME: Unocal SS #5760
ADDRESS : 376 Lewelling Blvd.
CITY/ZIP : San Lorenzo 94580
SUBSTANCE:

MULTIPLE RP's?:
DATE REPORTED:
DATE CONFIRMED:

SITE STATUS

CASE TYPE:	CONTRACT STATUS:	EMERGENCY RESP:
RP SEARCH:	DATE UNDERWAY:	DATE COMPLETED:
PRELIMINARY ASMNT:	DATE UNDERWAY:	DATE COMPLETED:
REM INVESTIGATION:	DATE UNDERWAY:	DATE COMPLETED:
REMEDIAL ACTION:	DATE UNDERWAY:	DATE COMPLETED:
POST RA MON:	DATE UNDERWAY:	DATE COMPLETED:

ENFORCEMENT ACTION TYPE :	DATE TAKEN:	
LUFT FIELD MANUAL CONSID:		
CASE CLOSED:		DATE CLOSED:
DATE EXCAVATION STARTED:		REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY

RP#1-CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/STATE:
PHONE:

RP#2-CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/STATE:
PHONE:

RP#3-CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/STATE:
PHONE:

RP#4-CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/STATE:
PHONE:



LIC. #478789

TELECOPIER COVER LETTER

DATE January 24, '92

TO Harry Aeto

COMPANY ACOEH

FAX 510-568-3706

FROM Mary Zaccor

COMPANY ZACCOR CORPORATION

FAX 415-326-7753

TOTAL NO. OF PAGES INCLUDING THIS PAGE _____

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (415) 363-2181

ZACCOR

CORPORATION

January 22, 1992

Mr. Eddy So
California Regional Water
Quality Control Board
San Francisco Bay Region
2101 Webster Street
Suite 500
Oakland, CA 94612

RE: 1825 Park Street, Alameda, California

Dear Mr. So:

Enclosed please find a copy of your January 2, 1992 letter to Zaccor Corporation and a copy of Environmental Bio-Systems (Zaccor's subcontractor) letter of response.

Zaccor was retained by the Estate of Bertha S. Keizer c/o William Burr II to perform the initial removal of two underground storage tanks and further investigation as a result of the analytical findings associated with these UST removals. The site is previously occupied by Ron Goode Toyota and the work areas are usually occupied by new automobiles seven days per week.

Zaccor Corporation advanced several borings around the two UST removals via an approved work plan submitted to Mr. William Faulhaber of the Alameda County Office of Environmental Health (ACOEH) on March 11, 1991. The "clean line" for gasoline contamination in the area of the removed gasoline tank was established on the premise that this tank had contained gasoline only - sources for this were the client, personnel at Ron Goode Toyota, and available Fire Dept. records.

During further exploration of adjacent soils to the waste oil UST formerly located inside the warehouse, petroleum affected soils were discovered and the extent could not be defined because of the logistics involving the movement of many automobiles. Subsequent arrangements were made to move all vehicles parked inside the warehouse so that the soils investigation could continue. Zaccor arranged a field meeting with Katherine Chesick of ACOEH (Mr. Faulhaber had left the employ of the ACOEH). Mr. William Burr II, the executor of the Estate, Mr. Robert Corson, the Attorney for the Estate, Brenda McNabb of Environmental Bio-Systems, and Gary Zaccor of Zaccor Corporation.

Ms. Chesick was "brought up to date" on analytical findings corresponding to specific sample locations, observed what appeared to be five (5) buried hydraulic lifts that were discovered after vehicles parked over them had vacated to allow additional

borings. Then Mrs. Chesick observed the advancement, sampling, and grouting of additional borings, and explained to Zaccor's client the ACOEH position as the front line agency for the SFBRQCB in regards to environmental compliance concerning leaking UST's.

Zaccor's client has indicated desire to sell the property to another party pre-remediation. Zaccor was asked to provide a ballpark full clean-up quote and the installation of the three wells was recommended by Zaccor to aid in that quote.

The locations of the wells were chosen by Zaccor based upon the following facts and logistics:

One well was installed, at an assumed, upgradient location southwest of the gasoline tank on the property edge. Reason, upgradient releases from the 1800 block of Park Street required investigation of groundwater that may confirm or deny the presence of multiple responsible parties in regards to the groundwater beneath the subject site.

Two wells were installed in Clement Street because of the impaired vertical clearance inside the warehouse, and to minimize the disruption caused to the present tenant's business. Both wells are located in the assumed down-gradient position from two "hot" borings from inside the building. Note, elevated levels of TPH as Gasoline and the BTEX constituents were discovered; in a soil sample from one of these borings that was converted into MW# 3. There is no direct evidence based upon borings collected inside the warehouse that this contamination is a result of activities conducted at 1825 Park Street. All three wells were re-sampled by Environmental Bio-Systems at Zaccor's request and the samples taken to a second State Certified Lab (Soil and Water) because it seemed unlikely that elevated concentrations of gasoline in silty sandy soils would not be reflected in the groundwater quality directly beneath these soils.

Summary

Zaccor performed all investigative work to date based upon the two previously removed UST's as the source of contamination. More potential sources were discovered during the further investigative work and a formal Phase I has been recommended. The three (3) installed wells are not yet on a quarterly monitoring program, they were installed for informational purposes only. A large soil clean-up project exists at this site, however, Zaccor has not been engaged by any party to date to perform any additional work or investigation.

Zaccor is cognizant of the legal issues involved in the transfer of the subject property. A formal investigation of site practice may lead to the discovery of multiple responsible parties as it relates to environmental cleanup. These are legal issues for Attorneys.

Hope the above enlightens you to the "goings on" at this property. Our apologies for the inaccuracy of your item 1.

If I may be of any further assistance to you please do not hesitate to contact my office at 415-363-2181.

Respectfully,
ZACCOR CORP.

Gary Zaccor
Gary Zaccor
Project Manager

GZ/s

cc: Larry Seto, (ACOEH)
Robert Weston, (ACOEH)



STATE OF CALIFORNIA

PETE WILSON, Governor

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION
2101 WEBSTER STREET, SUITE 500
OAKLAND, CA 94612

Phone: (510) 464-1255
FAX: (510) 464-1290



January 2, 1992
UST (ES)

Mr. Gary Zaccor
Zaccor Corporation
791 Hamilton Avenue
Menlo Park, CA 94025

Re: Ron Goode Toyota at 1825 Park Street, Alameda, California

Dear Mr. Zaccor:

This office has recently received and reviewed a copy of your Groundwater Well Installation, Development and Sampling Report dated December 2, 1991 under a covering letter of December 30, 1991. The report was prepared by Environmental Bio-Systems, Inc. documenting the additional subsurface investigation at the above property. The major activities included the advancement of three on-site soil borings and the installation of three monitoring wells to a depth of 15 feet below ground surface.

Upon review of the above-referenced report, I have found the following areas that require you to elaborate in further details:

- 1) Section 1 of the report stated that it documented the soil and groundwater exploration done on February 15 and 16, 1991 whereas, on page 4, the date of work was said to be November 1991. Please clarify the confusion.
- 2) Section 4 of the report stated that the date of excavation and removal of 1,300-gallon and 1,550-gallon USTs was December 27, 1991. I guessed it should be the year of 1990, not 1991. Please confirmed.
- 3) Section 3 of the report stated that a 300-gallon UST was inside the southeastern side of the building and a 500-gallon UST was located outside the building. Does it mean that there are altogether four USTs on site and only the 1,300- and 1550-gallon tanks were removed? If so, what will be the other two small tanks (300- and 500-gallon tanks)?
- 4) Analyses of the groundwater and soil samples were targeted only to TPHg, TPHd, TOG and BTEX as documented in Sections 8.2 and 8.3 of the report. According to the Tri-regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites of August 10, 1990 (the "Tri-regional guidelines"), Table #2, the recommended minimum verification analyses for possible used oil leaks from an underground tank shall include the detection of CHLORINATED HYDROCARBONS, selected HEAVY METALS and the EPA Method 8270 compounds for both soil and water samples. In the absence of these analyses, this office does not consider that the tests were done on a full spectrum in accordance with the Table #2 of the Tri-regional guidelines. You are therefore required to have these analyses done in your next sampling event. Please confirm.
- 5) The report documented neither the groundwater levels in a table form, nor any calculated gradient and direction of the groundwater flow. Please assure that these information will be provided in your future monitoring and sampling reports.

Ron Goode Toyota
Mr. Gary Zaccor
January 02, 1992
Page 2 of 2

- 6) Figure 2 of the report shown that MW-1 was approximately 45 feet from the center of the former gasoline tank pit (on south side), whereas MW-2 and MW-3 were measured to be about 120 and 100 feet north of the former waste oil tank pit. All the three monitoring wells were not within 10 feet of the tank. Besides, in the absence of the local groundwater flow data, whether the wells are located in the downgradient direction of the potential leak sources is not verified as required in section III.L.b. of the Tri-regional guidelines. Unless otherwise, additional wells are required to assist in characterizing the soil and groundwater contamination associated with the former USTs. A work plan to address this point is required.
- 7) Section 10.0 of the report recommended that "...a letter attesting to the validity of this report to the best of the property owner's knowledge.... must be prepared on the property owner's letterhead and signed" was not followed by the property owner. Please note that it is required by the State for this type of report. Please follow accordingly.
- 8) Recommendations for immediate future activities associated with the investigation and clean-ups of the subsurface contamination at the above property shall be included in the report to show that the property owner is taking a diligent approach in mitigating its groundwater contamination problem.

Note that the above-mentioned comments do not preclude those, if there is any, from the local agency. In this case, the Alameda County Health Care Agency, Hazardous Material Division, may have further comments to your report. Therefore, you are requested to coordinate with them for further details, since they are still the lead agency for this case.

As I am the project handler in this office for the Alameda County UST leak cases, please address all the reports and required work plans to me accordingly. Should you have any questions, do not hesitate to call me at 510-464-4366.

Truly yours,



Eddy So, P.E.
Water Resource Control Engineer

cc: Robert Weston, ACHD
File

January 22, 1992

92 JUN 26 11:04

LARRY:

WE APOLOGIZE
FOR THE DELAY IN
RESPONDING. WE WERE
AWAITING A RESPONSE
FROM OUR SUBCONT.
EBS, INC.

Mr. Eddy So
California Regional Water
Quality Control Board
San Francisco Bay Region
2101 Webster Street
Suite 500
Oakland, CA 94612

RE: 1825 Park Street, Alameda, California

Dear Mr. So:

Enclosed please find a copy of your January 2, 1992 letter to Zaccor Corporation and a copy of Environmental Bio-Systems (Zaccor's subcontractor) letter of response.

Zaccor was retained by the Estate of Bertha S. Keizer c/o William Burr II to perform the initial removal of two underground storage tanks and further investigation as a result of the analytical findings associated with these UST removals. The site is previously occupied by Ron Goode Toyota and the work areas are usually occupied by new automobiles seven days per week.

Zaccor Corporation advanced several borings around the two UST removals via an approved work plan submitted to Mr. William Faulhaber of the Alameda County Office of Environmental Health (ACOEH) on March 11, 1991. The "clean line" for gasoline contamination in the area of the removed gasoline tank was established on the premise that this tank had contained gasoline only - sources for this were the client, personnel at Ron Goode Toyota, and available Fire Dept. records.

During further exploration of adjacent soils to the waste oil UST formerly located inside the warehouse, petroleum affected soils were discovered and the extent could not be defined because of the logistics involving the movement of many automobiles. Subsequent arrangements were made to move all vehicles parked inside the warehouse so that the soils investigation could continue. Zaccor arranged a field meeting with Katherine Chesick of ACOEH (Mr. Faulhaber had left the employ of the ACOEH). Mr. William Burr II, the executor of the Estate, Mr. Robert Corson, the Attorney for the Estate, Brenda McNabb of Environmental Bio-Systems, and Gary Zaccor of Zaccor Corporation.

Ms. Chesick was "brought up to date" on analytical findings corresponding to specific sample locations, observed what appeared to be five (5) buried hydraulic lifts that were discovered after vehicles parked over them had vacated to allow additional

borings. Then Mrs. Chesick observed the advancement, sampling, and grouting of additional borings, and explained to Zaccors client the ACOEH position as the front line agency for the SFBRQCB in regards to environmental compliance concerning leaking UST's.

Zaccor's client has indicated desire to sell the property to another party pre-remediation. Zaccor was asked to provide a ballpark full clean-up quote and the installation of the three wells was recommended by Zaccor to aid in that quote.

The locations of the wells were chosen by Zaccor based upon the following facts and logistics:

One well was installed, at an assumed, upgradient location southwest of the gasoline tank on the property edge. Reason, upgradient releases from the 1800 block of Park Street required investigation of groundwater that may confirm or deny the presence of multiple responsible parties in regards to the groundwater beneath the subject site.

Two wells were installed in Clement Street because of the impaired vertical clearance inside the warehouse, and to minimize the disruption caused to the present tenant's business. Both wells are located in the assumed down-gradient position from two "hot" borings from inside the building. Note, elevated levels of TPH as Gasoline and the BTEX constituents were discovered; in a soil sample from one of these borings that was converted into MW# 3. There is no direct evidence based upon borings collected inside the warehouse that this contamination is a result of activities conducted at 1825 Park Street. All three wells were re-sampled by Environmental Bio-Systems at Zaccors request and the samples taken to a second State Certified Lab (Soil and Water) because it seemed unlikely that elevated concentrations of gasoline in silty sandy soils would not be reflected in the groundwater quality directly beneath these soils.

Summary

Zaccor performed all investigative work to date based upon the two previously removed UST's as the source of contamination. More potential sources were discovered during the further investigative work and a formal Phase I has been recommended. The three (3) installed wells are not yet on a quarterly monitoring program, they were installed for informational purposes only. A large soil clean-up project exists at this site, however, Zaccor has not been engaged by any party to date to perform any additional work or investigation.

Zaccor is cognizant of the legal issues involved in the transfer of the subject property. A formal investigation of site practice may lead to the discovery of multiple responsible parties as it relates to environmental cleanup. These are legal issues for Attorneys.

Hope the above enlightens you to the "goings on" at this property. Our apologies for the inaccuracy of your item 1.

If I may be of any further assistance to you please do not hesitate to contact my office at 415-363-2181.

Respectfully,
ZACCOR CORP.

Gary Zaccor
Project Manager

GZ/lis

cc: Larry Seto, (ACOEH)
Robert Weston, (ACOEH)

January 22, 1992

92 JAN 24 PM 12:49

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Quality Control Board
San Francisco Bay Region
2101 Webster Street
Suite 500
Oakland, CA 94612

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Respectfully,
ZACCOR CORP.

Gary Zaccor
Project Manager

GZ/ls

cc: Larry Seto, (ACOEH)
Robert Weston, (ACOEH)



ENVIRONMENTAL BIO-SYSTEMS, INC.

Innovative Solutions for a Better Environment

January 15, 1992

Mr. Gary Zaccor
Zaccor Corporation
791 Hamilton Avenue
Menlo Park, CA 94025

Dear Mr. Zaccor,

The following letter has been drafted in response to comments from Mr. Eddy So of the Regional Water Quality Control Board-San Francisco Bay Region (SFRWQCB) in a letter addressed to Zaccor Corporation dated January 2, 1992. Sections referred to in this letter, and Mr. So's letter, directly correspond to the sections of EBS report #003-190-01 of well installation, development and sampling.

In section 1 we erroneously stated a date of exploration as being February 15 & 16, 1991. The actual date of work was November 8, 1991. We will submit an ammendment to the report to reflect a correction of this error.

In section 4 we reported the year of tank excavation to be 1991. The correct year of tank removal was in 1990. An ammendment of the correction of this error will also be submitted.

The volumes of tanks located at the site were referred to in section 3 as being 300 and 550 gallons. These volumes are correct. Mr. So has apparently misread the stated volumes listed in this section. I assume that this misunderstanding is due to the fact that the number and volume of tanks were listed with a comma and space between. The actual sentence of question in section 3 reads: "On December 27, 1991, Zaccor Corporation excavated and removed 1, 300-gallon UST and 1, 550 gallon UST". The

January 15, 1992

Zaccor CorporationBurr Property
1825 Park Street
Alameda, California

2

wording will be changed to include an amended phrase to read: "one 300-gallon UST and one 550-gallon UST" to prevent further misunderstanding.

In regards to Mr. So's comments on the analytical protocol used for soil samples collected during the tank removal, EBS was instructed by Zaccor Corporation to have the stated analyses performed. The EBS staff person responsible for performing sampling at the tank pull commented that the instruction for sample analyses given to EBS were the result of an on site decision by Inspector William Faulhauber of the the Alameda County Health Department (ACHD). It should be noted that EBS was instructed by your firm to have 3 subsequently collected soil samples (EBS Soil Sampling Report of April 30, 1991) analyzed for one or all of the following analyses heavy metals (antimony, arsenic, beryllium, cadmium, chromium, copper, lead, mercury, nickel, selenium, thallium, and zinc), volatile organic compounds (EPA method 8240), or semi-volatile organic compounds (EPA method 8270). Of these 3 samples, 2 were located within 10-feet of the waste oil tank excavation. Soil sample EB6 @ 5.5-feet was collected from the edge of the pit wall and sample EB27 @ 4.0-feet was located approximately 8-feet from the pit.

EBS was not contracted to have the elevations of well heads surveyed or to perform an evaluation of the direction of groundwater flow, as requested by Mr. So. We do have the depths of groundwater measured at the time of sampling on file. In addition, prior to the performance of additional explorations, our office was contracted to perform a public record search of groundwater gradient evaluations in the vicinity of the site. The information accumulated in this search was forwarded to Zaccor Corporation to aid in the orchestration of further exploration.

Mr. So references the locations of the monitoring wells installed. These locations were chosen by Zaccor Corporation.

January 15, 1992

Zaccor Corporation
Burr Property
1825 Park Street
Alameda, California

3

The statement in our report advising the property owner to include a signed cover letter on their letterhead with all reports is standard and has passed the inspection of numerous county and RWQCB personnel. Our clause states that a letter from the property owner is to be prepared on their letterhead and signed. We will submit an amended version to include the additional phrase "by the property owner" as requested by Mr. So.

The letter also requests that recommendations be submitted for further work at the site. EBS submitted recommendations for further work in a separate letter to Zaccor Corporation, dated January 2, 1992.

I hope that our comments adequately address any concerns raised by Mr. So's letter of review. Please contact me at (510) 429-9988 if I can further assist in any way.

Sincerely,
ENVIRONMENTAL BIO-SYSTEMS, INC.

Timothy M. Babcock
Environmental Scientist
Project Manager

TMB/sls



ENVIRONMENTAL BIO-SYSTEMS, INC.
Innovative Solutions for a Better Environment

January 15, 1992

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Zaccor Corporation
791 Hamilton Avenue
Menlo Park, CA 94025

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January 15, 1992

Zaccor Corporation
Burr Property
1825 Park Street
Alameda, California

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Timothy M. Babcock
Environmental Scientist
Project Manager

TMB/sls

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION
2101 WEBSTER STREET, SUITE 500
OAKLAND, CA 94612

Phone: (510) 464-1255

FAX: (510) 464-1380



January 2, 1992
UST (ES)

Mr. Gary Zaccor
Zaccor Corporation
791 Hamilton Avenue
Menlo Park, CA 94025

Re: Ron Goode Toyota at 1825 Park Street, Alameda, California

Dear Mr. Zaccor:

This office has recently received and reviewed a copy of your Groundwater Well Installation, Development and Sampling Report dated December 2, 1991 under a covering letter of December 30, 1991. The report was prepared by Environmental Bio-Systems, Inc. documenting the additional subsurface investigation at the above property. The major activities included the advancement of three on-site soil borings and the installation of three monitoring wells to a depth of 15 feet below ground surface.

Upon review of the above-referenced report, I have found the following areas that require you to elaborate in further details:

- 1) Section 1 of the report stated that it documented the soil and groundwater exploration done on February 15 and 16, 1991 whereas, on page 4, the date of work was said to be November 1991. Please clarify the confusion.
- 2) Section 4 of the report stated that the date of excavation and removal of 1,300-gallon and 1,550-gallon USTs was December 27, 1991. I guessed it should be the year of 1990, not 1991. Please confirmed.
- 3) Section 3 of the report stated that a 300-gallon UST was inside the southeastern side of the building and a 500-gallon UST was located outside the building. Does it mean that there are altogether four USTs on site and only the 1,300- and 1550-gallon tanks were removed? If so, what will be the other two small tanks (300- and 500-gallon tanks)?
- 4) Analyses of the groundwater and soil samples were targeted only to TPHg, TPHd, TOG and BTEX as documented in Sections 8.2 and 8.3 of the report. According to the Tri-regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites of August 10, 1990 (the "Tri-regional guidelines"), Table #2, the recommended minimum verification analyses for possible used oil leaks from an underground tank shall include the detection of CHLORINATED HYDROCARBONS, selected HEAVY METALS and the EPA Method 8270 compounds for both soil and water samples. In the absence of these analyses, this office does not consider that the tests were done on a full spectrum in accordance with the Table #2 of the Tri-regional guidelines. You are therefore required to have these analyses done in your next sampling event. Please confirm.
- 5) The report documented neither the groundwater levels in a table form, nor any calculated gradient and direction of the groundwater flow. Please assure that these information will be provided in your future monitoring and sampling reports.


Ron Goode Toyota
Mr. Gary Zaccor
January 02, 1992
Page 2 of 2

- 6) Figure 2 of the report shown that MW-1 was approximately 45 feet from the center of the former gasoline tank pit (on south side), whereas MW-2 and MW-3 were measured to be about 120 and 100 feet north of the former waste oil tank pit. All the three monitoring wells were not within 10 feet of the tank. Besides, in the absence of the local groundwater flow data, whether the wells are located in the downgradient direction of the potential leak sources is not verified as required in section III.L.b. of the Tri-regional guidelines. **Unless otherwise, additional wells are required to assist in characterizing the soil and groundwater contamination associated with the former USTs.** A work plan to address this point is required.
- 7) Section 10.0 of the report recommended that "...a letter attesting to the validity of this report to the best of the property owner's knowledge.... must be prepared on the property owner's letterhead and signed" was not followed by the property owner. Please note that it is required by the State for this type of report. Please follow accordingly.
- 8) Recommendations for immediate future activities associated with the investigation and clean-ups of the subsurface contamination at the above property shall be included in the report to show that the property owner is taking a diligent approach in mitigating its groundwater contamination problem.

Note that the above-mentioned comments do not preclude those, if there is any, from the local agency. In this case, the Alameda County Health Care Agency, Hazardous Material Division, may have further comments to your report. Therefore, you are requested to coordinate with them for further details, since they are still the lead agency for this case.

As I am the project handler in this office for the Alameda County UST leak cases, please address all the reports and required work plans to me accordingly. Should you have any questions, do not hesitate to call me at 510-464-4366.

Truly yours,



Eddy So, P.E.
Water Resource Control Engineer

cc: Robert Weston, ACHD
File

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
 SAN FRANCISCO BAY REGION
 2101 WEBSTER STREET, SUITE 500
 OAKLAND, CA 94612

Phone: (510) 464-1255
 FAX: (510) 464-1380



January 2, 1992
 UST (ES)

Mr. Gary Zaccor
 Zaccor Corporation
 791 Hamilton Avenue
 Menlo Park, CA 94025

Re: Ron Goode Toyota at 182

Dear Mr. Zaccor:

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 4
To Len Goode	From Juliet Shin	
Co. Ron Goode Toyota	Co. Alameda County	
Dept.	Phone # (510) 271-4320	
Fax # 522-3673	Fax #	

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December 30, 1991

91 DEC 31 11 2 07

Alameda County Health Agency
Division of Hazardous Materials
Department of Environmental Health
80 Swan Way
Room 200
Oakland, CA 94621

Attn: Mr. Rob Westin

RE: 1825 Park Avenue
Alameda, CA

Gentlemen:

Enclosed please find the documentation regarding groundwater well installation, development and sampling at:

**RON GOODE TOYOTA
1825 Park Avenue
Alameda, CA**

One copy of this report has been mailed to the Owner of the property and to Mr. Rich Hiatt of Water Quality Control Board San Francisco Bay Region.

If you have any further questions, please do not hesitate to contact my office at 415-363-2181.

Sincerely,
ZACCOR CORP.

Gary Zaccor
Gary Zaccor
Project Manager

GZ/1s

Enclosure

November 7, 1991

Alameda County Office
of Environmental Health
Hazardous Materials Division
80 Swan Way
Room 200
Oakland, CA 94621

Attn: Rob Westin

RE: 1825 Park Street
Alameda, CA

Gentlemen:

Enclosed please find the work plan for soil and groundwater exploration, the soil sampling report which includes the original tank removal report and the phase one site assessment completed at this site. The manifests for the disposal of the tanks and the disposal of product are also included.

I will phone you this afternoon to discuss this site after you have had time to review these documents. If you have any questions upon reviewing, please call me at 415-363-2181.

Sincerely,
ZACCOR CORP.

Gary Zaccor

Gary Zaccor
Project Manager

November 7, 1991

Alameda County Office
of Environmental Health
Hazardous Materials Division
80 Swan Way
Room 200
Oakland CA 94621

Attn: Rob Westin

RE: Installation of Groundwater Monitoring Wells
at 1825 Park Street, Alameda CA

Gentlemen:

Per our conversation, the installation of three groundwater monitoring wells is
as indicated in the following locations:

- One well between exploratory boring 60 and 61 to serve
as an up-gradient verification of potential off-site migration
of contaminants into the subject property.
- One well north of EB48 in Clement Street.
- One well north of EB53 in Clement Street.

These three wells will verify gradient because of the triangular pattern. The two wells
in Clement Street will provide a good indication of the magnitude of lateral migration of
hydrocarbons in the existing groundwater and most important the quality of the
groundwater "upstream" of the 1825 Park Street address. If the existence of an off-site
"plume" of contamination were documented and submitted to the ACOEH-HMD, the
County may require the participation of the responsible parties in investigation and/or
remediation activities. These possibilities were discussed and acknowledged by Ms.
Chesick during the March 29, 1991 meeting.

As discussed in our conversation, we would like to commence drilling of these
wells on Friday, November 8, 1991. If you have any further questions
do not hesitate to contact my office at 415-363-2181.

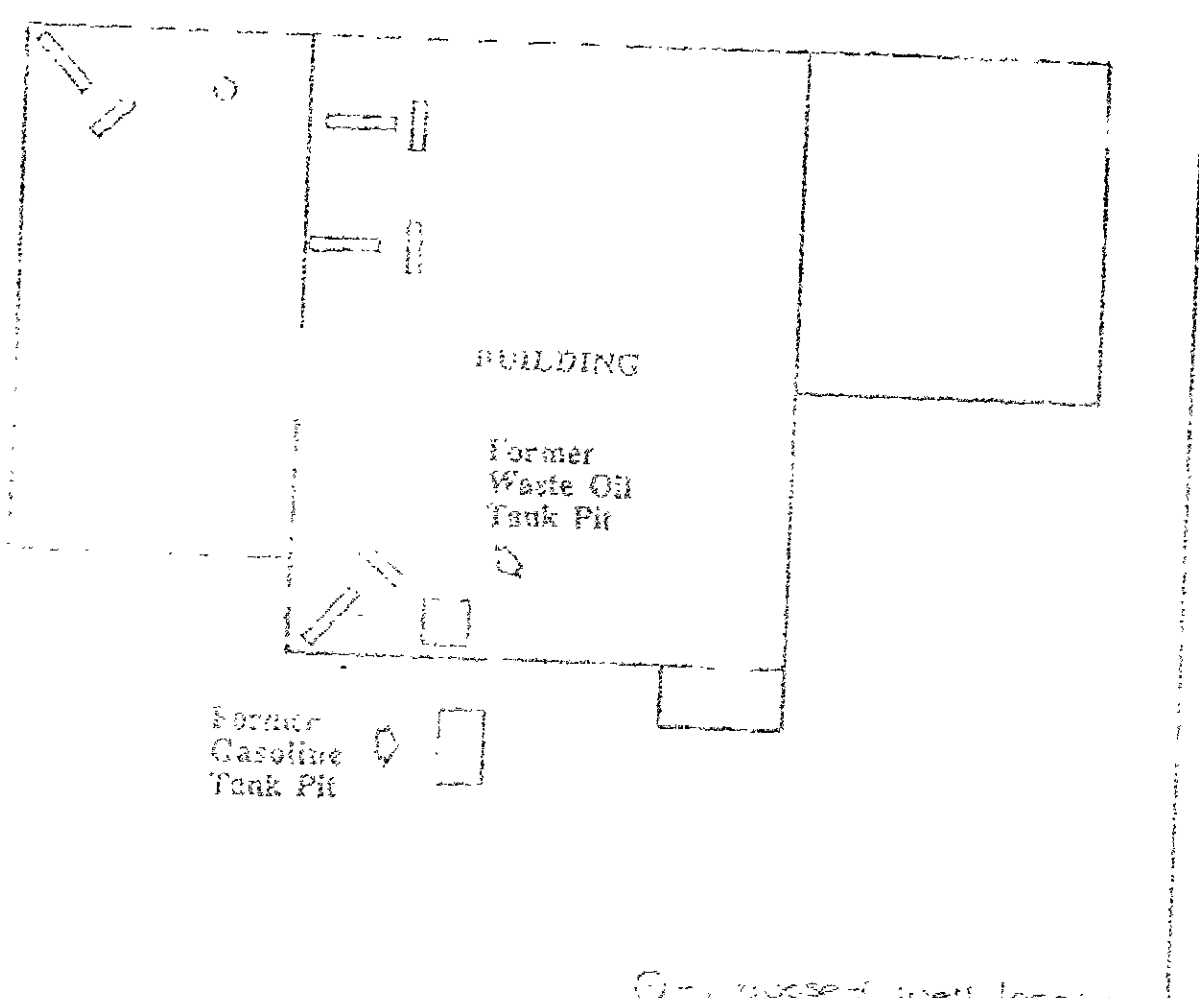
Sincerely,
ZACCOR CORP.
Gary Zaccor
Gary Zaccor
Project Manager

USA No. 337757 - November 5, 1991

Proposed well location #2

Clement Avenue

Proposed well location #3

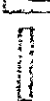



Park Street

Proposed well location

Property Line

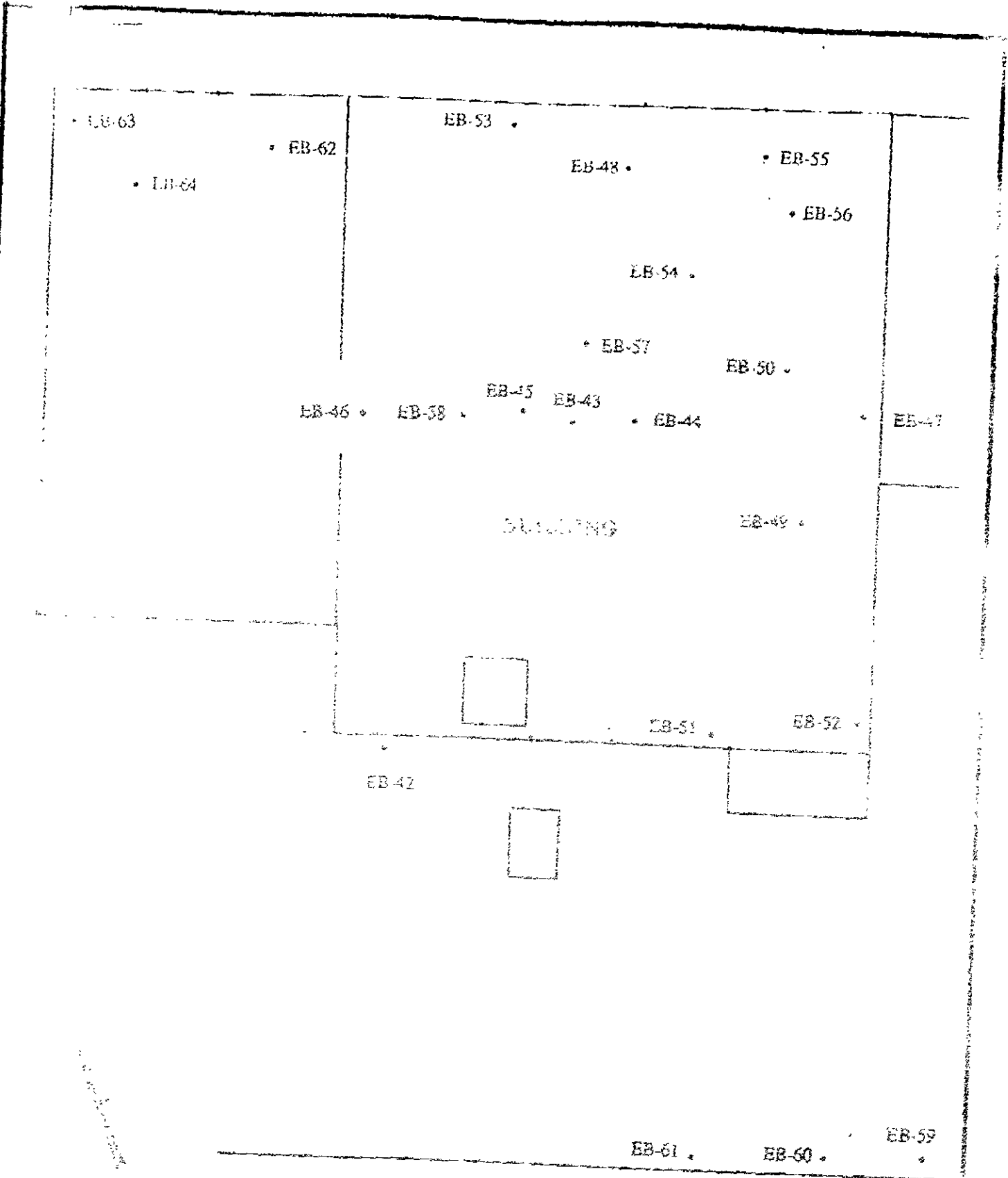
Scale: 1" = 30 feet

-  HYDRAULIC LIFT
-  HYDRAULIC LIFT

ENVIRONMENTAL BIO-SYSTEMS, INC.
 Innovative Solutions for a Better Environment
 30028 Industrial Pkwy. SW.
 Suite C
 Hayward, CA 94542

DATE: MARCH 1991
 DRAWN BY: BDM
 APPROVED: TMB

SITE DIAGRAM A
 KEIZER ESTATE
 1825 PARK STREET
 ALAMEDA, CALIFORNIA



Scale - 1" = 20 feet



ENVIRONMENTAL BIO-SYSTEMS, INC.
Innovative Solutions for a Better Environment

30028 Industrial Pkwy, S.W.
Suite C
Hayward, CA 94544

DATE: MARCH 1991

DRAWN BY: BDM

BY: TMB

SITE DIAGRAM C

KEIZER ESTATE
1825 PARK STREET
AS SHOWN

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Page 1 of 1
80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name Ron Good Toyota Today's Date 12 27 90
Site Address 1825 Park St. EPA ID# _____
City Alameda Zip 94 501 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? **Y N**
Hazardous Waste generated per month?

Inspection Categories:

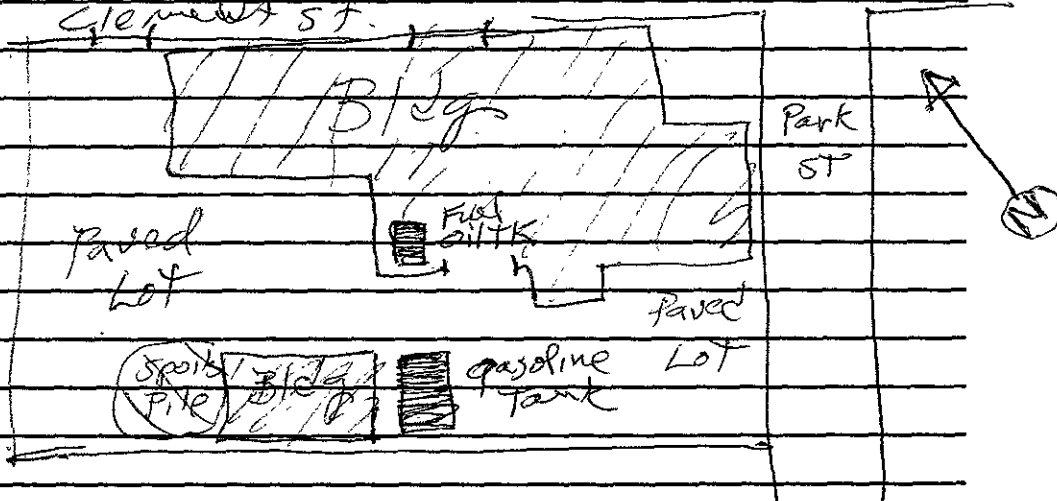
- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

IA GENERATOR (Title 22)			
___	1. Waste ID	* 66471	
___	2. EPA ID	66472	
___	3. > 90 days	66508	
___	4. Label dates	66508	
___	5. Biennial	66493	
<hr/>			
Manifest	___	6. Records	66492
	___	7. Correct	66484
	___	8. Copy sent	66492
	___	9. Exception	66484
	___	10. Copies Rec'd	66492
<hr/>			
Misc.	___	11. Treatment	66371
	___	12. On-site Disp. (H.S.&C.)	26189.5
	___	13. Ex Haz. Waste	66570
<hr/>			
Prevention	___	14. Communications	67121
	___	15. Aisle Space	67124
	___	16. Local Authority	67126
	___	17. Maintenance	67120
	___	18. Training	67105
<hr/>			
Confir. gency	___	19. Prepared	67140
	___	20. Name List	67141
	___	21. Copies	67141
	___	22. Emg. Coord. Tmg.	67144
<hr/>			
Containers, Tanks	___	23. Condition	67241
	___	24. Compatibility	67242
	___	25. Maintenance	67243
	___	26. Inspection	67244
	___	27. Buffer Zone	67246
	___	28. Tank Inspection	67259
	___	29. Containment	67245
	___	30. Safe Storage	67261
	___	31. Freeboard	67257
	<hr/>		
IB TRANSPORTER (Title 22)			
___ 32. Applic./Insurance 66428			
___ 33. Comp. Cert./CHP Insp. 66448			
___ 34. Containers 66465			
<hr/>			
Manifest	___	35. Vehicles	66465
	___	36. EPA ID #s	66531
	___	37. Correct	66541
	___	38. HW Delivery	66543
	___	39. Records	66544
<hr/>			
Cont'r	___	40. Name/ Covers	66545
	___	41. Recyclables	66800

Comments:

1. Two tanks pulled: 300 GL fuel oil and 400 GL gasoline. ~~Edward~~ Clement Clement St.



2. Contractor: Zaccor Corp. (415) 363-2181
gary Zaccor 791 Hamilton Ave
Menlo Park 94025

3. Consultant: Environmental Bio-Systems
Brenda McNabb 30028 Industrial Way, SW
(415) 29-9988 Hayward, CA 94544 Suite C

4. Randall Miller Alameda Fire Dept, (415) 748-4602
1300 Park St, Alameda 94501

5. Hauler: Ericson, Richmond
Manifest # 89891299

Rev 6/88

Contact: _____

Title: _____

Signature: _____

Inspector: William F. Faulhaber

Signature: _____

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Division Inspection Form

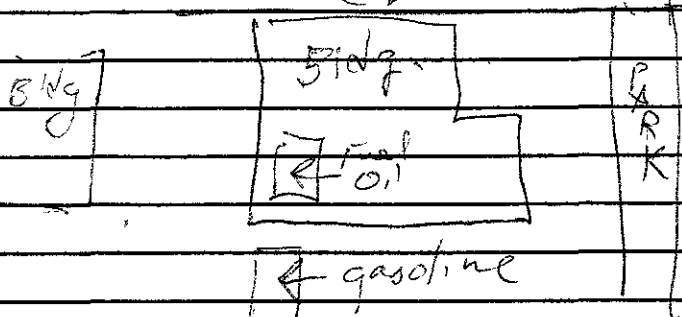
Site ID# _____ Site Name Ron Goode Toyota Today's Date 12/21/90
 Site Address 1825 Park EPA ID# _____
 City Alameda Zip 94501 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month? _____

Inspection Categories:
 I. Haz. Mat/Waste GENERATOR/TRANSPORTER
 II. Business Plans, Acute Hazardous Materials
 III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

- I.A. GENERATOR (Title 22)**
- ___ 1. Waste ID * 66471
 - ___ 2. EPA ID 66472
 - ___ 3. > 90 days 66508
 - ___ 4. Label dates 66508
 - ___ 5. Biennial 66493
-
- Manifest**
- ___ 6. Records 66492
 - ___ 7. Correct 66484
 - ___ 8. Copy sent 66492
 - ___ 9. Exception 66484
 - ___ 10. Copies Rec'd 66492
-
- Misc.**
- ___ 11. Treatment 66371
 - ___ 12. On-site Disp. (H.S.&C.) 26189.5
 - ___ 13. Ex Haz. Waste 66570
-
- Prevention**
- ___ 14. Communications 67121
 - ___ 15. Aisle Space 67124
 - ___ 16. Local Authority 67126
 - ___ 17. Maintenance 67120
 - ___ 18. Training 67105
-
- Contingency**
- ___ 19. Prepared 67140
 - ___ 20. Name List 67141
 - ___ 21. Copies 67141
 - ___ 22. Emg. Coord. Trng. 67144
-
- Containers, Tanks**
- ___ 23. Condition 67241
 - ___ 24. Compatibility 67242
 - ___ 25. Maintenance 67243
 - ___ 26. Inspection 67244
 - ___ 27. Buffer Zone 67246
 - ___ 28. Tank Inspection 67259
 - ___ 29. Containment 67245
 - ___ 30. Safe Storage 67261
 - ___ 31. Freeboard 67257
-
- I.B. TRANSPORTER (Title 22)**
- ___ 32. Applic./Insurance 66428
 - ___ 33. Comp. Cert./CHP Insp. 66448
 - ___ 34. Containers 66465
-
- Manifest**
- ___ 35. Vehicles 66465
 - ___ 36. EPA ID #s 66531
 - ___ 37. Correct 66541
 - ___ 38. HW Delivery 66543
 - ___ 39. Records 66544
-
- Confits**
- ___ 40. Name/ Covers 66545
 - ___ 41. Recyclables 66800

Comments:
 1. Two tank pulls: 500 gal gasoline & 300 gal fuel oil. LEL 5% on fuel oil and 10% on gasoline (9:04 am)
 CLEMENT

 2. Fuel oil tank in good condition. No holes. Black coating intact & shiny. No odor in pit. Water in pit 6' below surface. Several corrosion holes discovered while scraping off mud. Tag on tank "inspected in 1946." Four soil samples from north wall ~~and~~ on south, east & west taken by "Environmental Biosystems" 429-9988, just above groundwater.
 3. Randy Miller from Alameda FD observed.
 4. Willco Diesel, gasoline, ODD & BTEX.

Rev 6/88
 Contact: _____
 Title: _____
 Signature: _____

Inspector: William Faulhaber
 Signature: William F. Faulhaber

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name Ron good Toyota Today's Date 12 27 90
 Site Address 1825 park EPA ID# _____
 City Alameda Zip 94501 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? **Y N**
 Hazardous Waste generated per month?

- Inspection Categories:**
- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
 - ___ II. Business Plans, Acute Hazardous Materials
 - ___ III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

IA GENERATOR (Title 22)		
___	1. Waste ID	* 66471
___	2. EPA ID	66472
___	3. > 90 days	66508
___	4. Label dates	66508
___	5. Biennial	66493
Manifest		
___	6. Records	66492
___	7. Correct	66484
___	8. Copy sent	66492
___	9. Exception	66484
___	10. Copies Rec'd	66492
Misc.		
___	11. Treatment	66371
___	12. On-site Disp. (H.S.&C.)	26189.5
___	13. Ex Haz. Waste	66570
Prevention		
___	14. Communications	67121
___	15. Aisle Space	67124
___	16. Local Authority	67126
___	17. Maintenance	67120
___	18. Training	67105
Confin. Agency		
___	19. Prepared	67140
___	20. Name List	67141
___	21. Copies	67141
___	22. Emg. Coord. Tmg.	67144
Containers, Tanks		
___	23. Condition	67241
___	24. Compatibility	67242
___	25. Maintenance	67243
___	26. Inspection	67244
___	27. Buffer Zone	67246
___	28. Tank Inspection	67259
___	29. Containment	67245
___	30. Safe Storage	67251
___	31. Freeboard	67257

Comments:
 gasoline tk pull.
 Strong odor. Tank broken open by backhoe on end away from pipe fittings & fill pipe.
 No obvious leaks. No water in pit.
 Apparent leak of gasoline from fill pipe has dissolved far coating from top of tank around fill pipe.
 East wall blue discoloration & gasoline odor. Gostec gas 120ppm after about 20 seconds near this wall. Same in north end at 5' depth.
 #56 sample at 5' depth south end - green sand
 #88 sample east wall 5 1/2' depth green sand
 #85, sample south wall 5' depth green sand
 #57, " west wall 5' "

IB TRANSPORTER (Title 22)		
___	32. Applic./Insurance	66428
___	33. Comp. Cert./CHP Insp.	66448
___	34. Containers	66465
Manifest		
___	35. Vehicles	66465
___	36. EPA ID #s	66531
___	37. Correct	66541
___	38. HW Delivery	66543
___	39. Records	66544
Cont's		
___	40. Name/ Covers	66545
___	41. Recyclables	66800

samples 3, 4, 7, 8 going on hold, pending client authorization.
 Both holes to be back filled with clean sand ASAP.
 spoils pile

Rev 6/88

Contact: _____
 Title: _____ Inspector: _____
 Signature: _____ Signature: _____

Please print or type. (Form designed for use on elliptical pitch typewriter).

90239086

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8602, WITHIN CALIFORNIA CALL 1-800-852-7550

GENERATOR

TRANSPORTER

FACILITY

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.	Manifest Document No.	2. Page 1 of 1	Information in the shaded areas is not required by Federal law.
3. Generator's Name and Mailing Address CITY OF SACRAMENTO, CALIFORNIA 1015 E. CLINTON ST. SACRAMENTO, CA 95833			A. State Manifest Document Number 90239086		B. State Generator's ID
4. Generator's Phone 916-498-6333			C. State Transporter's ID 107170		D. Transporter's Phone (408) 432-6333
5. Transporter 1 Company Name ALLIED CHEMICAL			6. US EPA ID Number 011003114177		E. State Transporter's ID
7. Transporter 2 Company Name			8. US EPA ID Number		F. Transporter's Phone
9. Designated Facility Name and Site Address REFINERIES SERVICES 13331 NORTH HWY. 33 PATTERSON, CA. 95366			10. US EPA ID Number 011003114177		G. State Facility's ID CA10033166728
H. Facility's Phone (800) 874-4444					
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)		12. Containers	13. Total Quantity	14. Unit Wt/Vol	I. Waste No.
a. WASTE OIL NO. 2 COMBUSTIBLE LIQUID UNL		No. Type			State 221 EPA/Other
b.					State EPA/Other
c.					State EPA/Other
d.					State EPA/Other
J. Additional Descriptions for Materials Listed Above 1.0 WASTE 1.1 WASTE 1.2 WASTE			K. Handling Codes for Wastes Listed Above a. b. c. d.		
15. Special Handling Instructions and Additional Information					
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.					
Printed/Typed Name		Signature		Month Day Year	
17. Transporter 1 Acknowledgement of Receipt of Materials					
Printed/Typed Name		Signature		Month Day Year	
18. Transporter 2 Acknowledgement of Receipt of Materials					
Printed/Typed Name		Signature		Month Day Year	
19. Discrepancy Indication Space					
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.					
Printed/Typed Name		Signature		Month Day Year	

Do Not Write Below This Line

Please print or type. (Form designed for use on elite (12 pitch typewriter).

89891299 IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7550

UNIFORM HAZARDOUS WASTE MANIFEST		1 Generator's US EPA ID No. CA0009466392		Manifest Document No. 11111		2. Page 1 1 of 1		Information in the shaded areas is not required by Federal law.		
3. Generator's Name and Mailing Address STATE OF CALIFORNIA S. KATZER 1322 BELMONT BLVD RICHMOND, CA 94801						A. State Manifest Document Number 89891299				
4. Generator's Phone (415) 235-1393						B. State Generator's ID 1				
5. Transporter 1 Company Name ERICKSON TRUCKING INC. (CA0009466392)				6. US EPA ID Number CA0009466392		C. State Transporter's ID 106245				
7. Transporter 2 Company Name						8. US EPA ID Number				
9. Designated Facility Name and Site Address Erickson, Inc. 255 Parr Blvd. Richmond, Ca. 94801						10. US EPA ID Number CA0009466392		G. State Facility's ID		
						H. Facility's Phone (415) 235-1393				
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)					12. Containers		13. Total Quantity		14. Unit	1. Waste No.
a. Waste Empty Storage Tank					No		Type		Wt/Vol	State
NON-RCRA Hazardous Waste Solid.					00R		1P		2200	512
b.										EPA/Other NONE
c.										State
d.										EPA/Other
J. Additional Descriptions for Materials Listed Above						K. Handling Codes for Wastes Listed Above				
Dry Ice per 1000 Gal. Capacity.						a.		b.		c.
15. Special Handling Instructions and Additional Information										
Keep away from sources of ignition. Always wear hardhats when working around materials.										
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment, OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.										
Printed/Typed Name				Signature		Month Day Year				
17. Transporter 1 Acknowledgement of Receipt of Materials				Signature		Month Day Year				
Printed/Typed Name DAVID BUNCE				David Bunce		12 27 90				
18. Transporter 2 Acknowledgement of Receipt of Materials				Signature		Month Day Year				
Printed/Typed Name				Signature		Month Day Year				
19. Discrepancy Indication Space										
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.										
Printed/Typed Name				Signature		Month Day Year				

DATE:

TO : Local Oversight Program

FROM: Larry Selb

SUBJ: Transfer of Eligible Oversight Case

Site name: Ron Goode Toyota
Address: 1825 Park St. city Alhambra zip 94501
Closure plan attached? Y N DepRef remaining \$ _____
DepRef Project # 2058A STID #(if any) _____
Number of Tanks: 2 removed? Y N Date of removal 12-27-90
Leak Report filed? Y N Date of Discovery 12-27-91
Samples received? Y N Contamination: Gas, diesel, TOG
Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents
Monitoring wells on site Proposed 11-7-91 Monitoring schedule? Y N
LUFT category 1 2 3 * H S C A R W G O
Briefly describe the following:
Preliminary Assessment Soil boring in area
Remedial Action Proposed excavation of contaminated soil
Post Remedial Action Monitoring _____
Enforcement Action None

ALAMEDA COUNTY
HEALTH CARE SERVICES

CARL N. LESTER AGENCY
Agency Director



470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

November 27, 1985

VIGARS BAYSIDE SERVICE
EVERETT VIGARS
1380 OTTAWA AVE
SAN LEANDRO, CA 94579

SUBJECT: Alameda County Hazardous Materials/Waste Management Programs

This is to inform you that the Alameda County Board of Supervisors adopted a County-wide program for the management of hazardous materials and waste in this County. The intent of this program is to protect the public health and the environment and to minimize the impact of hazardous materials accidentally or intentionally released or illegally disposed of to the environment.

The County entered into a Memorandum of Understanding with the State of California, Department of Health Services, Toxic Substances Control Division, to enforce California hazardous waste control laws and its enabling regulations. The County Board of Supervisors enacted a fee ordinance to offset the costs of these programs. The elements of the County program will provide the following services to businesses and public agencies:

1. Inspections of hazardous waste generators
2. Inspections of hazardous waste haulers
3. Permitting and inspection of underground tanks containing hazardous substances
4. Inspection and identification of abandoned hazardous waste sites
5. Emergency response for hazardous materials incidents
6. Development of the hazardous materials/waste data bank
7. Development of a hazardous waste exchange service
8. Development of hazardous materials/waste disclosure service
9. Support services for land-use planning and development activities
10. Occupational safety and health services to employees and employers involved in hazardous materials/waste facilities

WATER RESOURCES CONTROL BOARD
DIVISION OF WATER QUALITY - UST CLEANUP PROGRAM
SITE SPECIFIC QUARTERLY REPORT
01/01/92 THROUGH 03/31/92

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 12035
StID : 3799
SITE NAME: Ron Goode Toyota DATE REPORTED : 12/27/90
ADDRESS : 1825 Park St. DATE CONFIRMED: 12/27/90
CITY/ZIP : Alameda 94501 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: G	CONTRACT STATUS: 3	EMERGENCY RESP:
RP SEARCH: S		DATE COMPLETED:
PRELIMINARY ASMNT: U	DATE UNDERWAY: 11/05/91	DATE COMPLETED:
REM INVESTIGATION:	DATE UNDERWAY:	DATE COMPLETED:
REMEDIAL ACTION:	DATE UNDERWAY:	DATE COMPLETED:
POST REMED ACT MON:	DATE UNDERWAY:	DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/17/92
LUFT FIELD MANUAL CONSID: 2, HSCAW
CASE CLOSED: DATE CASE CLOSED:
DATE EXCAVATION STARTED : REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: William Burr
COMPANY NAME: Estate Of Bertha Keizer
ADDRESS: 4735 Brookwood St.
CITY/STATE: Eugene, O R 97405

RP#2-CONTACT NAME: Len Goode
COMPANY NAME: Ron Goode Toyota
ADDRESS: 1825 Park St.
CITY/STATE: Alameda, C A 94501

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320

Project # 577058

Fee Paid 933.⁰⁰

Date 9-25-90

2 tanks to be removed

R. Chesick 10/11/90

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name Ron Goode Toyota
Business Owner Len Goode
2. Site Address 1825 Park Street
City Alameda, CA Zip 94501 Phone (415) 522-6408
3. Mailing Address 4735 Brookwood Street
City Eugene, Oregon Zip 97405-4832 Phone 503-343-3928
4. Land Owner Estate of Bertha S. Keizer/William E. Burr II Admin.
Address 4735 Brookwood St. City, State Eugene, OR Zip 97405-4832
5. EPA I.D. No. CAC000517008
6. Contractor Zaccor Corporation
Address 791 Hamilton Avenue
City Menlo Park, CA Phone 415-363-2181
License Type Class A ID# 478799
7. Consultant None
Address _____
City _____ Phone _____

8. Contact Person for Investigation

Name Gary A. Zaccor Title Project Manager
Phone 415-363-2181

9. Total No. of Tanks at facility 4

10. Have permit applications for all tanks been submitted to this office?
Yes [] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name Allied Oil EPA I.D. No. CAT 080014277
Address P. O. Box 399
City Alviso State CA Zip 95002

b) Rinsate Transporter

Name Allied Oil & Pumping EPA I.D. No. CAT080014277
Address P. O. Box 399
City Alviso State CA Zip 95002

c) Tank Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392
Address 225 Parr Blvd.
City Richmond State CA Zip 94801

d) Tank Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392
Address 225 Parr Blvd.
City Richmond State CA Zip 94801

e) Contaminated Soil Transporter

Name N/A EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

12. Sample Collector

Name Tim Babcock
 Company Environmental Bio-Systems
 Address 30028 Industrial Parkway, S.W.
 City Hayward State CA Zip 94544 Phone 429-9988

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
500 gal	gasoline	soil	- one sample beneath the tank a maximum of 2 ft below native soil/fill interface
550 gal	waste oil	soil	- one sample beneath the tank a maximum of 2 ft below native soil/fill interface
<i>(sample must be taken per 20' associated piping)</i>			

14. Have tanks or pipes leaked in the past? Yes [] No [] unknown X

If yes, describe. _____

15. NFPA methods used for rendering tank inert? Yes [x] No []

If yes, describe. triple rinse, hydroblast and dry ice at
6.5 lbs per 100 gallons

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name Anamatrix Labs, Inc.
 Address 1961 Concourse Drive, Ste. E
 City San Jose, State CA Zip 95118
 State Certification No. 151

All piping must be flushed/ - 3 - drained into the tanks before tanks nerted. All piping must then be removed or plugged.

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
gas tank { TPH G	5030	GCFID
BTXE	8020 or 8240 prep method	8020 or 8240
Total Lead	AA	AA
waste oil tank { TPH G	5030	GCFID
TPH D	3550	GCFID
BTXE	8020 or 8240 prep method	8020 or 8240
O+G	5520 D+F	5520 D+F
Chlorinated Hydrocarb.	8010 or 8240 prep method	8010 or 8240
Cd, Cr, Pb, Zn, Ni	ICAP or AA	ICAP or AA
PCB, PCP, PNA + Creosote	8270 prep method	8270

detection limits must meet RWACS detection limits (see attached green sheet)

18. Submit Site Safety Plan

19. Workman's Compensation: Yes No

Copy of Certificate enclosed? Yes No

Name of Insurer State Fund

20. Plot Plan submitted? Yes No

21. Deposit enclosed? Yes No

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel and safety.

* } I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor

Name (please type) ZACCOR CORPORATION

Signature _____

Date* Sept. 5, 1990

Signature of Site Owner or Operator

Name (please type) William Burr II

Signature W. Burr II

Date 9-13-90

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

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Signature of Contractor

Name (please type) ZACCOR CORPORATION

Signature 

Date Sept. 5, 1990

Signature of Site Owner or Operator

Name (please type) William Burr II

Signature _____

Date _____

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A
SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)

**STATE
COMPENSATION
INSURANCE
FUND**

P.O. BOX 807, SAN FRANCISCO, CA 94101-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

March 29, 1990

POLICY NUMBER: 801858-90
CERTIFICATE EXPIRES: 03-15-91

Alameda County Environmental Health
80 Swan Wy Rm 200
Oakland, Ca 94621

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon ³⁰~~ten~~ days' advance written notice to the employer.

We will also give you ³⁰~~TEN~~ days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.


PRESIDENT

ENDORSEMENT #2065 ENTITLED CERTIFICATE HOLDERS' NOTICE
EFFECTIVE 03-15-90 IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

RECEIVED
4/2/90

EMPLOYER

Zaccor Companies Inc
791 Hamilton Ave
Menlo Park, Ca 94025

SITE SAFETY PLAN

1. Site to be barricaded prior to excavation and warning signs and/or tape labeled NO SMOKING UNDERGROUND TANK TEST and CAUTION OPEN TRENCH put around areas of excavation.
2. All personnel from Zaccor Corporation will have hard hats, rubber gloves, eye protection and disposable coveralls (if needed)
3. All personnel will have cartridge type respirators.
4. Gastech 1314 Vapor Meter supplied by Zaccor Corporation will be present. A second Gastech will be supplied by Environmental Bio-Systems during sampling.
5. Air Quality Control Board will be notified prior to excavation.
6. Underground Service Alert will be contacted prior to excavation for underground utilities.
7. Zaccor Corporation will supply an industrial hygienist only in the event of large scale remediation requirements.

Parking Area

Driveway

Waste oil
U.S.T. - 7



work
area -
Council
Blot.

Existing Blot

Dispenser



GAS

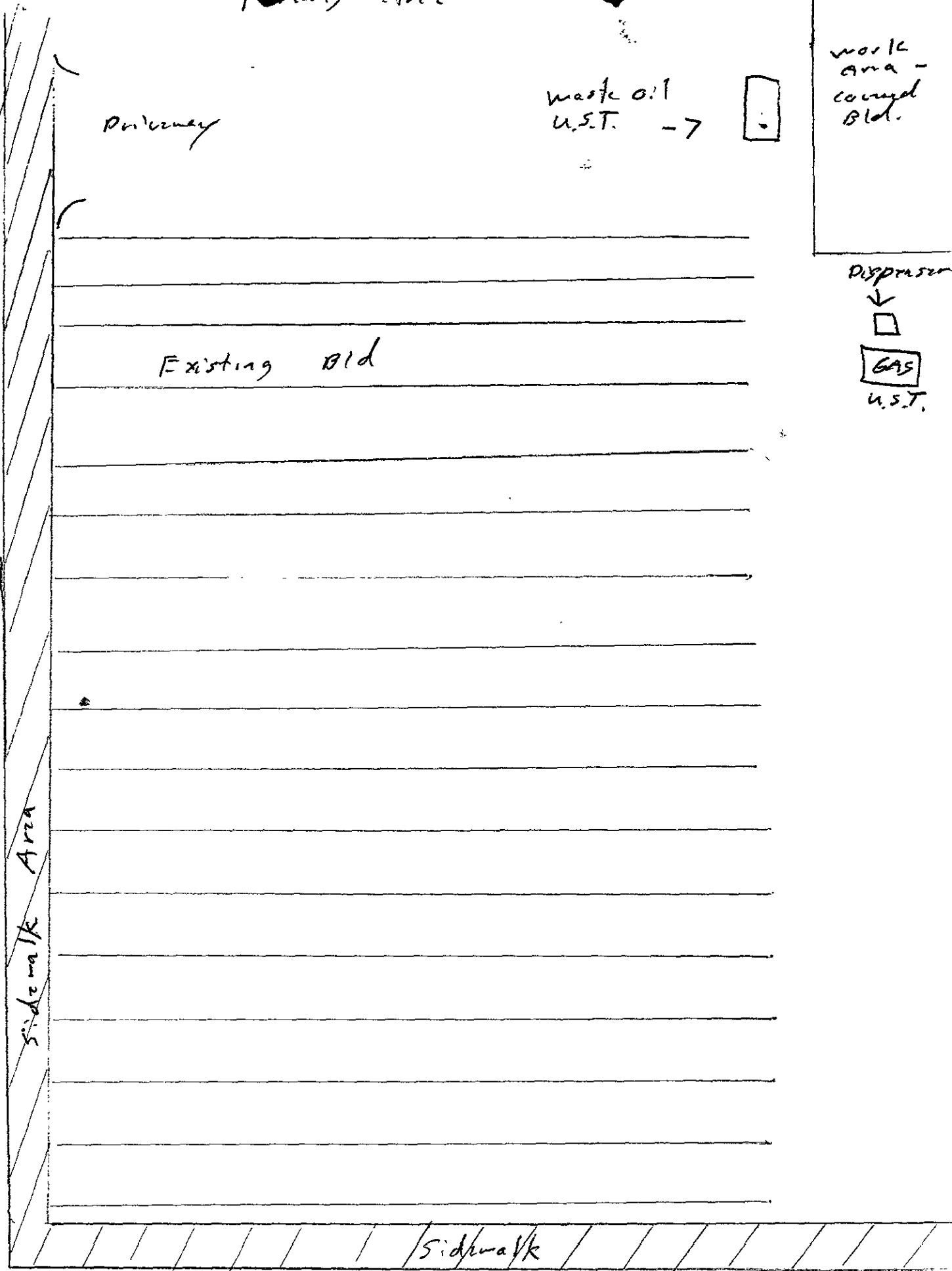
U.S.T.

PARK BLD

Sidewalk Area

Sidewalk

Clement St.



91 MAR 21 PM 12:05

TABLE 1

EMERGENCY INFORMATION

EMERGENCY TELEPHONE NUMBERS

In Emergency: 911

Site Telephone: (415) 999-2016
(415) 999-8806

Alternate Telephone No.
(415) 363-2181

Hospital: Alameda Hospital
2070 Clinton Ave., Alameda
(415) 522-3700

Police and Fire Department: 911

Poison Control: 1 (800) 792-0720

Zaccor Companies, Inc.

Project Manager, Gary Zaccor wk. (415) 363-2181
hm. (415) 769-9528

Site Safety Officer, Scot Zaccor wk. (415) 363-2181
hm. (415) 327-7998

Corp. Safety Officer, Scot Zaccor wk. (415) 363-2181
hm. (415) 965-5190

Directions to Emergency Hospital (see attached map)

SITE HEALTH AND SAFETY PLAN SUMMARY

SITE NAME: Ron Goode Toyota

ADDRESS: 1825 Park Street
Alameda, CA

SITE TELEPHONE: (415) 999-2016 (Scot Zaccor mobile)
(415) 999-8806 (Portable phone)
(415) 363-2181 (main office)

INVESTIGATION DATE: March 21, 1991

SITE SAFETY OFFICER: SCOT ZACCOR

PROJECT MANAGER: GARY ZACCOR

TYPE OF INVESTIGATION

POTENTIAL HAZARDS

<input checked="" type="checkbox"/> Soils Sampling	<input checked="" type="checkbox"/> Organics	<input type="checkbox"/> Acids
<input checked="" type="checkbox"/> Groundwater Sampling	<input type="checkbox"/> Inorganics	<input type="checkbox"/> Bases
<input type="checkbox"/> Site Walkthrough	<input type="checkbox"/> Heavy Metals	<input type="checkbox"/> Fire
<input type="checkbox"/> Remedial Activities	<input type="checkbox"/> Solvents	
<input type="checkbox"/> Subcontractor Supervision	<input type="checkbox"/> Pesticides	
<input checked="" type="checkbox"/> Other: <u>installation of wells</u>	<input type="checkbox"/> Other: _____	

PERSONAL PROTECTIVE EQUIPMENT - Level: A B C D

<input type="checkbox"/> Hard Hat	<input type="checkbox"/> Ear Plugs/Muffs
<input checked="" type="checkbox"/> Boots	<input type="checkbox"/> Safety Glasses
<input checked="" type="checkbox"/> Steel toed	
<input type="checkbox"/> Chemical resistant	<input type="checkbox"/> Respirator
	<input checked="" type="checkbox"/> Organic vapor cartridge
<input checked="" type="checkbox"/> Coveralls	<input type="checkbox"/> Particulate filters
<input type="checkbox"/> Cotton	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Tyveks, if necessary	<input checked="" type="checkbox"/> First Aid Kit
<input type="checkbox"/> Gloves	<input checked="" type="checkbox"/> Organic Vapor Meter
<input type="checkbox"/> Disposable inner PVC	<input type="checkbox"/> Other: OVA (OVM backup)
<input type="checkbox"/> Disposable outer vinyl	

1.0 INTRODUCTION

This Site Health and Safety Plan, developed in accordance with Occupational Safety and Health Administrative (OSHA) standards for hazardous waste operations (29 CFR 1910.120), establishes general health and safety protocol for Zaccor Companies, Inc., ("ZCI") personnel at the site of Ron Goode Toyota 1825 Park Street, Alameda.

For informational purposes only, this plan may be provided to subcontractors of ZCI involved in activities at the Ron Goode Toyota 1825 Park Street, Alameda facility. However, entities and personnel other than ZCI staff shall be solely responsible for their own health and safety and shall independently assess onsite conditions and develop their own health and safety protocol. Other entities or personnel that anticipate using health and safety measures which are less stringent than ZCI's measures should immediately contact ZCI's Site Safety Officer.

Zaccor Companies, Inc. has developed a corporate health and safety plan. The Corporate Plan complies with current health and safety regulations, including OSHA 29 CFR 1910.120, Hazardous Waste Operations and Emergency Repsonse. Many of the protocols of the corporate plan are conducted on a routine basis (general training, respirator fit testing, general medical record keeping, etc.) and are not repeated herein. The Corporate Plan was developed for ZCI employees. Questions regarding the ZCI Corporate Plan are referred to the ZCI Corporate Safety Supervisor, Scot Zaccor.

A copy of the Zaccor Companies, Inc. Field Investigations Site Health and Safety Plan along with any addenda, if issued, containing activity specific health and safety information will be kept in a conspicuous location on-site at all times while work is being conducted.

2.0 KEY HEALTH AND SAFETY PERSONNEL

The ZCI Site Safety Officer (SSO) is Scot Zaccor. In the absence of the SSO during field activities, a member of the field investigation team will be designated as the ZCI Field Site Safety Officer (FSSO). The SSO or FSSO are responsible for the following:

- ° Observing field activities for compliance with this Site Health and Safety Plan, applicable addenda, ZCI's Corporate Health and Safety Plan.
- ° Modifying health and safety protocols or terminating field work when unsafe work conditions exist.

- Familiarizing ZCI personnel with health and safety protocols.
- Ensuring that ZCI field personnel wear appropriate personal protective equipment.
- Recording data from direct reading instruments and evaluating potential hazards to ZCI personnel.
- Monitoring decontamination procedures.
- Recording the occurrence of any site injury or illness.

3.0 SITE DESCRIPTION AND HISTORY

- Car dealership and repairs.
- Previously removed underground storage tanks.

4.0 PROPOSED FIELD ACTIVITIES

The proposed field activities include:

- Site Assessment
- Additional Excavation
- Installation of (3) groundwater monitoring wells.

5.0 HAZARD ANALYSIS

5.1 POTENTIAL PHYSICAL HAZARDS

Field personnel should be cognizant of potential physical hazards associated with use of heavy equipment, steam cleaning equipment, and electrical equipment during field operations. Equipment should be operated by S.A.R.A. trained personnel. Appropriate protective equipment includes the following:

- Hardhats, safety glasses, and steel-toe boots will be worn.
- Gloves will be worn when handling equipment or moving drums.
- Hearing protection (ear plugs or ear muffs) will be worn when noise becomes discomforting.

- ° A first aid kit will be available at the jobsite.

Adverse climate conditions, primarily heat, are important considerations in planning and conducting site operations. Heat stress is an associated concern, particularly when protective clothing is worn. Preventative measures include the following:

- ° Frequent rest periods in the shade when heat and/or humidity is high.
- ° Provide water and/or commercial electrolyte solutions. Drinking of these fluids will be encouraged.
- ° Suitable acclimation periods will be provided for workers to gradually establish their resistance to heat stress.

Personnel exhibiting symptoms of heat stress (nausea, cramps, dizziness, clammy skin) will be removed from the work area, cooled, fluids will be administered, and the personnel will be observed. Personnel exhibiting symptoms of heat stroke (hot dry skin, mental confusions, unconsciousness) will be immediately cooled and taken to the hospital.

ZCI FIELD PERSONNEL SHOULD NOT ENTER ANY EXCAVATIONS. ZCI personnel should be aware of the potential hazards associated with unshored excavations, and should not stand on unsupported ground within 5 feet of any unshored or unsloped walls of the excavation.

5.2 POTENTIAL CHEMICAL HAZARDS

Volatile organics and heavy metals are the primary chemicals of concern detected in the sample of soil and sludge.

Field personnel could potentially be exposed to the heavy metals by direct contact with soil, or through inhalation of dusts containing heavy metals. Field personnel could potentially be exposed to volatile organics by direct contact with soil or groundwater.

Field personnel will minimize potential chemical hazards by 1) standing upwind of the work area when possible. 2) avoiding direct contact with soil and groundwater, 3) avoiding generation of dust (visual monitoring), and 4) wearing appropriate personal protective equipment as outlined in Section 6.1. As a general precaution to detect organic vapors, air monitoring to measure organic vapor concentrations in the breathing zone will be performed.

Ingestion of soil and particulate matter containing chemicals is another general exposure route. However, the potential for this type of exposure is minimal during site investigation of the type planned. Safe work practices, including prohibition of eating, drinking, or smoking on site will be enforced at the worksite.

Field personnel will wear coveralls at the site (if required) to minimize contact of clothing with mud and soil potentially containing contaminants. Used and soiled coveralls will be removed and disposed onsite, before leaving the area. Shoes, tools, and hands will be cleaned before leaving the site.

5.3 COMMUNITY HAZARD ANALYSIS

Vapor emissions generated during the proposed field activities are expected to be insignificant. Potential exposure to the surrounding community is unlikely. If significant vapor emissions do occur, the work will be stopped and corrective actions implemented to reduce vapor emissions.

6.0 PROTECTIVE ACTIONS

6.1 PERSONAL PROTECTIVE EQUIPMENT

Field personnel will wear equipment to protect against the potential physical and chemical hazards which have been identified herein and those that become apparent in the field. Level D protection will be required at a minimum for field activities at the site. Level D personal protective equipment to be used will include:

- Hard Hat
- Chemical resistant disposable gloves
- Boots, steel toe and shank
- Safety glasses and earplugs

Modified Level C protection will be required during collection or handling of soil samples and whenever VOCs are found in the workspace, based on OVM readings. In addition to the Level D protection above, modified Level C protection includes:

- Tyvek coveralls
- Respiratory protection consisting of a half-mask purifying respirator with organic and particulate filter cartridges.

The level of protection employed for general site activities by ZCI personnel may be upgraded, as deemed necessary to the Site Safety Officer. If significant dust generation occurs or organic vapors are detected (see Monitoring below), the Site Safety Officer may require modified Level C protection, i.e., donning of respirator.

6.2 SITE CONTROL

Unauthorized and unprotected individuals will be requested to remain out of the area where work is being performed. Specific work zones will not be established for Level D activities at the facility. Work zones, including designation of an exclusion zone, a contamination reduction zone, and a support zone will be established for field activities which require Level C protection.

6.3 MONITORING

Field personnel will perform air monitoring continuously with a direct reading organic vapor meter (OVM) in the breathing zone at the work location. If OVM readings for a particular work area consistently exceed 5 parts per million (ppm) above background, personnel will withdraw upwind from the work area, if possible, or upgrade to modified Level C protection as outlined in Section 6.1. If OVM readings consistently exceed 10 ppm in the breathing zone while workers are in modified Level C protection, then work will cease and the source of the emission will be identified and controlled before work continues.

7.0 DECONTAMINATION

Minimum decontamination procedures associated with modified Level C protection will be followed, and established within the decontamination reduction zone. At the conclusion of each day, disposable gloves and coveralls will be removed and disposed of in on-site, designated containers. In addition, work boots will be removed and cleaned in a decontamination solution, or by using a pressurized spray washer, prior to leaving the site.

Decontamination procedures for modified Level C protection will be as follows:

Station 1: Equipment Drop Deposit equipment (tools, sampling devices and containers, monitoring instruments, radios, clipboards, etc.) in a designated area.

Station 2: Boot and outer glove wash and rinse Scrub boots and outer gloves with TSP solution. Rinse off using copious amounts of water.

Station 3: Outer glove removal Remove outer gloves and deposit in designated receptacle.

Station 4: Gloves and outer garment removal Remove Tyveks and inner gloves and deposit in designated containers.

Station 5: Face Piece Removal Remove facepiece. Avoid excessively touching facepiece with fingers. Dispose of canisters in designated receptacle and wash facepiece in TSP solution.

Station 6: Field wash Thoroughly wash hands and face. Shower as soon as possible.

8.0 TRAINING

ZCI personnel participating in field activities will have completed the Hazardous Waste Operations and Emergency Response 40-hour health and safety training course (29 CFR 1910.120). Training requirements are discussed in ZCI Corporate Health and Safety Program. Prior to each day work, a meeting will be held at the site to familiarize personnel with health and safety issues, protective equipment, emergency information and supplies, and to discuss special topics.

9.0 MEDICAL MONITORING

ZCI personnel participating in field activities are included in a medical monitoring program. The program includes a baseline physical examination, pulmonary function test, and blood and urine tests. Annual follow-up examinations are included. Details of the medical program are included in ZCI's Corporate Health and Safety Program.

10.0 SITE FACILITIES

The site will be equipped with rest room. Drinking water will also be available.

11.0 EMERGENCY RESPONSE PLAN

The nature of work at the jobsite makes emergencies a continual possibility. The ZCI Site Safety Officer (SSO) will be familiar with emergency procedures and evacuation routes.

If an injury occurs due to an accident, the SSO will be immediately notified so appropriate first aid can begin and medical attention arranged, if necessary. The SSO will investigate the nature and cause of the accident so that work procedures can be modified to minimize the likelihood of the incident's recurrence.

A first aid kit and emergency wash water will be readily available.

Routine and emergency communication will be provided by the mobile telephone. Emergency telephone numbers are given in Table 1. For emergencies not requiring an ambulance, injured personnel will be transported to (see attached map).

Signatures

Site Safety Officer Scott Zaccor Date 3-19-91

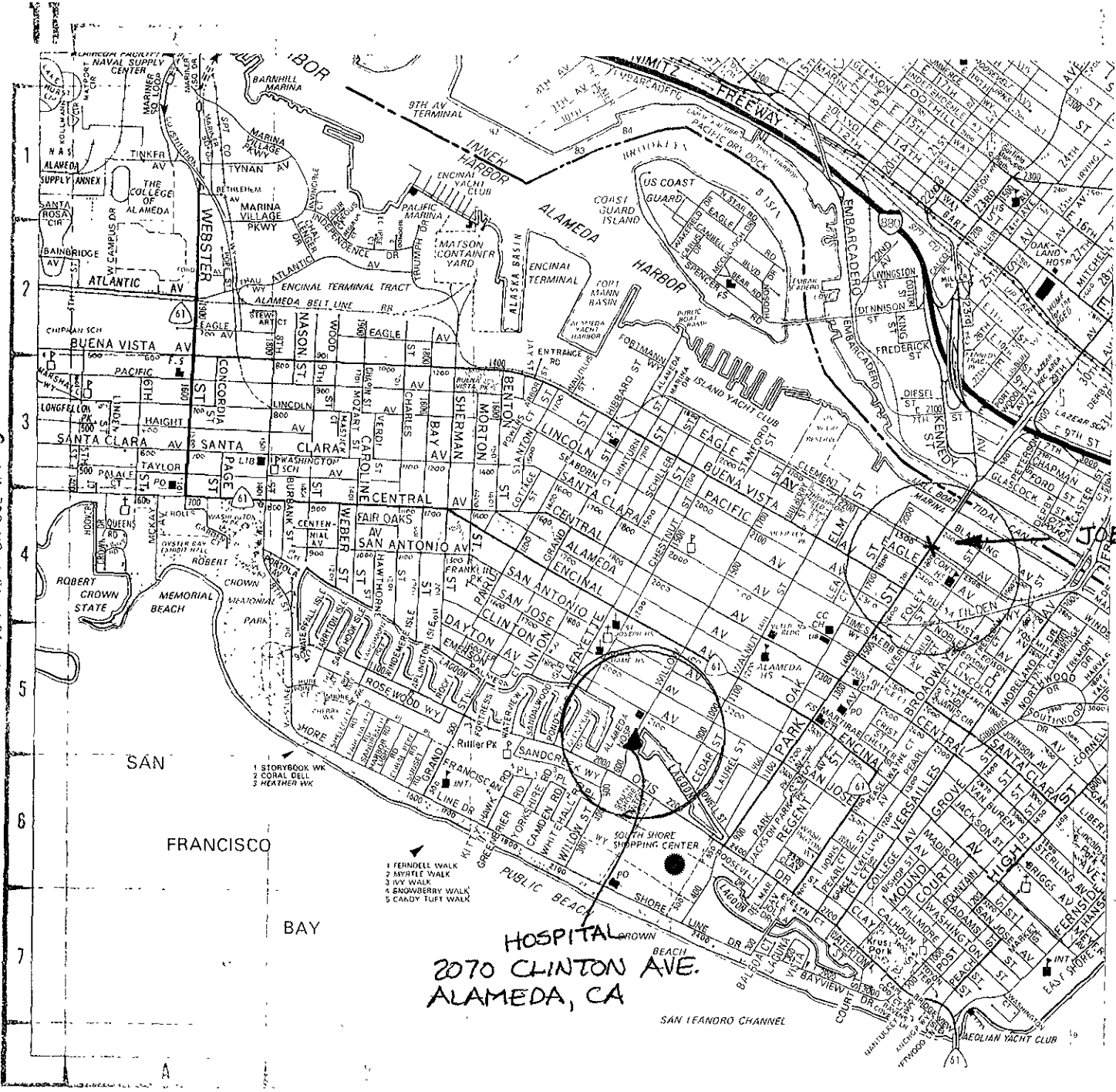
Corporate Safety
Supervisor Scott Zaccor Date 3-19-91

Project Manager Mary Zaccor Date 3-19-91

JOB SITE: 1825 PARK STREET, ALAMEDA

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FOR CONTINUATION SEE MAP 8



HOSPITAL CROWN BEACH
2070 CLINTON AVE.
ALAMEDA, CA

- 1 FERNDLE WALK
- 2 MYRTLE WALK
- 3 IVY WALK
- 4 SNOWBERRY WALK
- 5 CRADY LUFT WALK

470
3
4
5
6
7

JOB SITE

SAN LEANDRO CHANNEL