

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO#603

StID 3799

October 16, 1996

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

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

**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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO#603

StID 3799

June 10, 1996

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

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

**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, Oakland, CA 94621  
files



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



R0603

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

**ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY**

DAVID J. KEARS, Agency Director



R0603

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.

A handwritten signature in cursive script, appearing to read 'eva chu'.

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



R0603

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)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID M. KEARS, Agency Director



R0603

RAFAT A. SHAHID, Assistant Agency Director

September 20, 1994

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

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,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin  
Hazardous Materials Specialist

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

Edgar Howell-File(JS)

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0603

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).

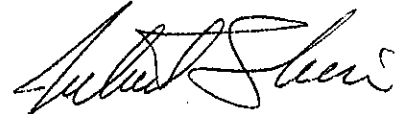
Please be reminded that although Gen Tech proposes aeration for the excavated soil, this may not be feasible if unacceptable levels of chlorinateds are identified in the soil samples. If the excavated soil can be aerated, it must be secured to prevent contact with the public.

**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)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0603

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**

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



R0603

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

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.

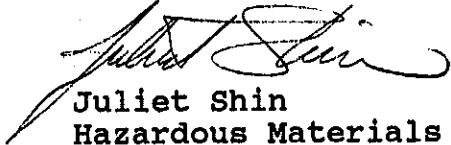
ACC proposed the destruction of Well MW-3, which is located on Clement Avenue. However, this office does not understand why this would be necessary, since ground water contamination was identified in borings S13 and S9, which are located adjacent to this well. Based on the results of the recently collected "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

R0603

December 2, 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,

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.

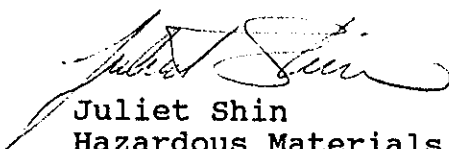
ACC proposed the destruction of Well MW-3, which is located on Clement Avenue. However, this office does not understand why this would be necessary, since ground water contamination was identified in borings S13 and S9, which are located adjacent to this well. Based on the results of the recently collected "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



R0603

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

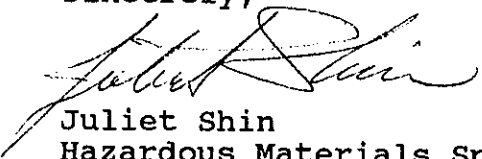
Re: Investigations at 1825 Park Street, Alameda, California

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)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0603

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 Hiatt, 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)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director

March 18, 1993



RO603

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

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



R0603

RAFAT A. SHAHID, Assistant Agency Director

May 15, 1992

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

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. 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.

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.

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

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

File (JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0603

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

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

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