

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWA, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

September 12, 2018

Arthur Mercado (*Sent via E-mail to: arthur@alamedacollision.com*)

ARC Partners, Inc.
1911 Park Street
Alameda, CA 94501

SUBJECT: Case Closure Re-evaluation for Former Fuel Leak Case No. STID 604, Ron Goode Toyota located at 2424 Clement Avenue, Alameda, California
[Current Non-Case Information ID RO0003330 & GeoTracker Global ID T10000012016, 2420 & 2424 Clement Avenue and 2419 Eagle Avenue, Alameda, California]

Dear Mr. Mercado:

Alameda County Department of Environmental Health (ACDEH) received your request to re-evaluate the October 15, 1996 Case Closure of the subject site based on the August 23, 2018 Phase II Subsurface Investigation, prepared by Fulcrum Resources Environmental for a pending property transaction. It is our understanding that the property will remain in its current land use with no plans for redevelopment.

Provided that the analytical data is representative of current actual site conditions, groundwater sample analytical results presented in the above-mentioned Phase II report, detected residual total petroleum hydrocarbons (TPH) as diesel (d) in the up-gradient corner of the property in GW-4 at a concentration of 1,140 micrograms per liter ($\mu\text{g/L}$). In GW-5, located down-gradient of GW-4, a lower concentration of TPH-d was detected at 210 $\mu\text{g/L}$ and in GW-6, located down-gradient of both GW-4 and GW-5, TPH-d was not detected above the laboratory detection limit of $<100 \mu\text{g/L}$, which appears to define the contaminant plume onsite. Based on the proximity of the boring locations in relation to the former underground storage tank (UST) locations at the site, the residual contamination detected at the site does not appear to be related to the historical UST release(s) previously identified, investigated, and subsequently closed and may be related to an unknown site activity or potentially an upgradient source.

ACDEH will not re-open the subject case as no volatile organic compounds were detected in groundwater samples collected at the site, the concentrations of TPH-d appear to be defined on site, and site conditions appear similar to those identified in the October 15, 1996 Case Closure. Hence, no additional investigation is required at this time. However, should a change in land-use, any subsurface work or modifications to existing site improvements, or site redevelopment be proposed, ACDEH must be notified, as required by Government Code Section 65850.2.2, and ACDEH will re-evaluate the risk to human health and the environment based on the proposed site improvements or redevelopment.

Please feel free to contact me at (510) 777-2478 or paresh.khatri@acgov.org should you have any questions regarding this letter.

September 12, 2018
Mr. Mercado
RO0003330, Page 2 of 2

Sincerely,

Paresh C. Khatri
Supervising Hazardous Materials Specialist
Local Oversight & Site Cleanup Programs

ENCLOSURES:

Attachment 1 – ACDEH Request for Preliminary Site Review received September 6, 2018

DISTRIBUTION LIST:

Dilan Roe, ACDEH, (*Sent via electronic mail to: dilan.roe@acgov.org*)

Paresh Khatri, ACDEH, (*Sent via electronic mail to: paresh.khatri@acgov.org*)

Mark Detterman, ACDEH, (*Sent via electronic mail to: mark.dettermani@acgov.org*)

Leonard A. Goode, (*Sent via electronic mail to: cabboleo@hotmail.com*)

Hao Zhang, Fulcrum Resources Environmental (*Sent via electronic mail to: hao@frenviro.com*)

Electronic File; GeoTracker

ALAMEDA COUNTY
HEALTH CARE SERVICES
 AGENCY
 REBECCA GEBHART, Interim Director



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 LOCAL OVERSIGHT PROGRAM (LOP)
 For Hazardous Materials Releases
 1131 HARBOR BAY PARKWAY, SUITE 250
 ALAMEDA, CA 94502
 (415) 567-6700
 FAX (415) 337-9335

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REQUEST FOR PRELIMINARY SITE REVIEW

The Responsible Party identified below hereby requests that the Alameda County Department of Environmental Health (ACDEH) provide preliminary site review for the site listed below.

Date of Request: September 5, 2018

RESPONSIBLE PARTY ENTERING AGREEMENT		
Name: <u>ACR Partners Inc</u>	Type of Entity: <u>Individual</u> , Corporation, Trust, etc.	
Contact Name: <u>Arthur Mercado</u>	Phone: <u>510-523-4836, 408-316-5292</u>	
Mailing address: <u>1911 Park St</u>	Email: <u>arthur@alamedacollision.com</u>	
City: <u>Alameda</u>	State: <u>Ca</u>	ZIP Code: <u>94501</u>
Relationship to Property/ Authority: Describe the basis of your authority to request assistance and enter into the agreement. <u>My company & myself are buying the below mentioned Property</u>		
CURRENT PROPERTY OWNER		
Name: <u>Leonard A. Goode</u>	Type of Entity: <u>Individual</u> , Corporation, Trust, etc.	
Mailing Address: <u>425 1st St. #5406</u>	E-mail: <u>caboleo@hotmail.com</u>	
City: <u>San Francisco</u>	State: <u>Ca</u>	ZIP Code: <u>94105</u>

SITE INFORMATION		
Project/Case Name:	Site APN(s) ¹ : <u>2419 Eagle Avenue (APN: 70-193-12-2), 2420 Clement Avenue (APN: 70-193-5-1), and 2424 Clement Avenue (APN: 70-193-8)</u>	
Site Address: <u>2420 & 2424 Clement Avenue, and 2419 Eagle Avenue</u>	RO ² :	
City: <u>Alameda</u>	State: <u>California</u>	ZIP Code: <u>94501</u>
Approximate Size of Site: <u>21,073 square feet</u>	Current Land Use: <u>Vehicle storage and residential purposes</u>	
Type and Extent of Contamination: Identify history of site and substances found at site. <u>FR prepared the Phase I Environmental Site Assessment (ESA) Report for the Subject Property located at 2420 & 2424 Clement Avenue, and 2419 Eagle Avenue, Alameda, California 94501, in July 2018 and conducted the Phase II Subsurface Investigation Report dated August 23, 2018. The findings are summarized as follows:</u> <u>Summary of Property History</u> <u>Based on historical aerial photography and Sanborn Fire Insurance Maps, the subject property</u>		

¹ Include a Site Map illustrating all parcels that comprise the project

² RO Case Number To Be Determined by Agency

VOLUNTARY REMEDIAL ACTION AGREEMENT

was developed with residential dwellings as early as 1897. The subject property is then shown to be developed with the current 6,073 square-foot warehouse building located on 2420 Clement Avenue as early as 1963. According to the City of Alameda's Permit Center records, the 9,000 square-foot concrete tilt-up warehouse located on 2424 Clement Avenue was constructed in 1973. The historical city directories list 2424 Clement Avenue as having been occupied by Alameda City Disposal from 1970 to 1980. By 1985, the subject property is listed as being occupied by Ron Goode Toyota. The Alameda City Permit Center also records that in 1986 a single-family dwelling was demolished at 2419 Eagle Avenue. Although not recorded, FR presumes that this is the same period of time when the third and smallest warehouse building was constructed as well on 2420 Clement Avenue. Per the historical city directories and Alameda City Permit Center records, Ron Goode Toyota occupied the subject property from 1985 until 2006 as an auto repair facility, when it was then sold to Superior Automotive Group.

From 2010 to 2014, the subject property is listed in the historical city directories as Rocky Mountain Wholesale Inc./ Rocky Mountain Supply Inc. FR is unaware as to the nature of what this business(es) produced. At the time of the site visit, FR observed that the only business signs on display at the subject property were advertising Banner Roofing Company. However only very limited business operations appeared to be taking place. Rather, the subject property's main utilization appeared to be for vehicle storage and residential purposes.

Summary of Former USTs Removal & No Further Action

On November 29, 1995, two USTs were removed from the subject property by Golden Gate Tank Removal out of San Francisco, CA. One (1) 3,000-gallon, steel single-walled, tar-wrapped, diesel tank, in good condition, was removed from behind the warehouse (southwest), of 2424 Clement Avenue. One (1) 5,000-gallon, steel single-walled, tar-wrapped, unleaded gasoline tank, in good condition, was also removed from the front of the warehouse (northeast), adjacent to Clement Avenue. During the removal process, a third tank was discovered, also to the northeast of the warehouse, adjacent to Clement Avenue. This third tank was a 1,000-gallon, steel single-walled, tar-wrapped tank; however, the original contents of which are unknown. This third tank was removed later on January 8, 1996.

During the removal process, soil and groundwater samples were collected by ACC Consultants out of Oakland, CA, which were analyzed for contamination in the form of total petroleum hydrocarbons (TPH) as gasoline, TPH as diesel, halogenated volatile hydrocarbons, heavy metals, and benzene, toluene, ethylbenzene, and xylenes (BTEX). Of the nine soil samples collected, only two tested positive for low levels of TPH as diesel (41 and 51 parts per million). All groundwater samples analyzed revealed non-detectable levels of contamination, indicating that there was no impact to groundwater beneath the subject property from the presence of these USTs. On October 15, 1996, the Alameda County Department of Environmental Health issued a "No Further Action Required" letter to Ron Goode Toyota relating to the USTs that were formerly located on the subject property. There are no major violations, spills or releases on record for the subject property.

Due to no reported spills or releases and the "No Further Action Required" status regarding the three former USTs of the subject property, the three removed former USTs are not considered to cause any significant environmental concerns to the subject property during the Phase I ESA.

Summary of Phase I Findings & Recognized Environmental Conditions (RECs)

The Phase I assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- Historical long-term auto repair operations from 1985 until 2006 with hazardous material usage and storage and with extensive oil/grease staining observed in the immediate vicinity of subsurface conduits to groundwater, represents a REC.

The subject property was used for auto repair purposes listed as Ron Goode Toyota from 1985 until 2006 based on city directory records. As early as 1986, the subject property was recorded as a hazardous waste generator. Waste streams generated from 1986 to 2006 by the subject property, under the occupation of Ron Goode Toyota, included asbestos from automotive brakes, waste oil, automatic transmission fluid, waste coolant (anti-freeze/propylene glycol) which cannot be reclaimed, grease-soaked rags, dead lead-acid battery cores, and "Salty Kleen" solvent. During the site reconnaissance, extensive ground surface oil/grease staining was observed throughout the subject property near the floor drains or storm drains, which are possible subsurface conduits to groundwater. These site conditions can indicate the potential impacts to the subsurface with the long-term auto repair operations. Therefore, the historical long-term auto repair operations from 1985 until 2006 with hazardous material usage and storage and with extensive oil/grease staining observed in the immediate vicinity of subsurface conduits to groundwater, represents a REC.

Summary of Phase II Subsurface Investigation Findings

In order to ascertain underlying soil and groundwater conditions at the subject property in relation to the former abandoned USTs and long-term auto repair operations with hazardous material usage and storage and with extensive oil/grease staining observed in the immediate vicinity of subsurface conduits to groundwater, a subsurface investigation was conducted by FR to assess the subsurface beneath the property.

On August 3, 2018, FR conducted a Phase II Subsurface Investigation. A total of six soil borings were advanced at the subject property using Geoprobe® 6600 truck mounted drilling equipment to a maximum drilling depth of 20 feet below ground surface (bgs) in the vicinity area of the extensive oil staining area near floor drains/storm drains, the oil/water separator area, and the former USTs area. Groundwater was encountered at depths ranging from approximately 10 to 15 feet bgs. Temporary wells were installed in the six borings screened between 10.5 to 15.5 feet bgs in order to collect groundwater samples for analysis to determine if groundwater has been impacted from a possible release from former site operations and/or as the result of leakage from long-term vehicle storage to subsurface conduits.

Only low concentrations of TPH as gasoline, diesel, and oil, as well as MTBE were detected in the collected soil samples and below the SFBRWQCB ESLs for commercial land use scenario. TPH as diesel was detected at 1,140 µg/L for groundwater sample GW-4 and 201 µg/L for groundwater sample GW-5, which are above the SFBRWQCB Maximum Contaminants Level (MCL) of TPH as diesel at 150 µg/L for groundwater. TPH as oil and low level of acetone were

VOLUNTARY REMEDIAL ACTION AGREEMENT

detected but below the SFBRWQCB MCLs. No other TPH as gasoline or VOCs were detected above the laboratory reporting limits for the analyzed six groundwater samples.

No significant detections were observed for other groundwater samples for TPH as diesel and the higher concentrations of TPH as diesel are not widespread. TPH diesel and TPH oil are not particularly toxic but can be a nuisance. Potable water is supplied from a city service and consists of blended water from off-site sources; therefore, on-site drinking water is not considered a potential exposure pathway. A potential exposure pathway from inhalation of contaminants of concern is not suspected given the low volatility of petroleum hydrocarbons as diesel and oil and existing commercial use. The diesel detection in groundwater is within the site boundary and it will be degraded with time and doesn't poses a significant risk to industrial workers.

Additionally, on October 15, 1996, the Alameda County Department of Environmental Health issued a "No Further Action Required" letter to Ron Goode Toyota relating to the USTs that were formerly located on the subject property based on the subsurface investigation results during tank removal. There are no major violations, spills or releases on record for the subject property.

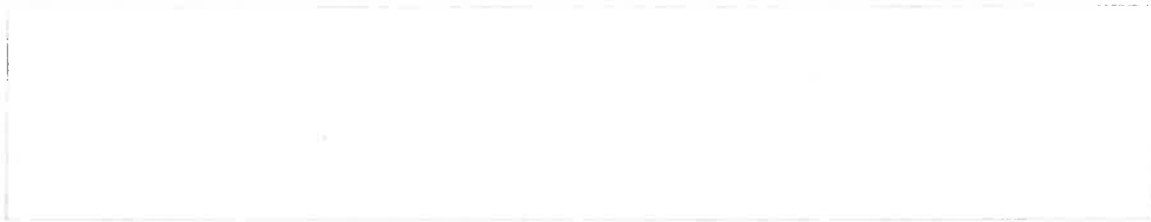
Due to no reported spills or releases and the "No Further Action Required" status regarding the three former USTs of the subject property, FR would submit the TPH as diesel detection in groundwater to the Alameda County Department of Environmental Health for reassessment of "No Further Action Required" for the subject property. FR doesn't suspect a significant human health risk from vapor intrusion or soil matrix or groundwater contact based on the detected TPH as diesel levels and its chemical and physical characteristics.

Based on the information gathered during this subsurface investigation, significant impact from contaminants of concern to the subsurface soil in the areas assessed was not discovered and is not suspected at the subject property. FR will communicate with the Alameda County Department of Environmental Health for reassessment of "No Further Action Required" for the subject property regarding the recent TPH as diesel detection in two out of the six groundwater samples onsite.

SITE INFORMATION - CONTINUED

Planned Redevelopment/Project Description: *Provide brief description of type of planned redevelopment. Include a discussion of the entitlement process status and applicable planning and building department permit numbers and approvals.*

No planned Redevelopment for this Site.



The Responsible Party shall submit to ACDEH all background information, environmental assessment reports (including Phase I Environmental Assessment Reports), analytical results, and if redevelopment is proposed, include any info available on development project (conceptual plans, planning documents, etc). All available information is to be provided to ACDEH by the Responsible Party within 5 working days of any request.

Please check all submitted

- Parcel Map / Site Map Building Plans Conceptual Development Plan
- Phase I Phase II Environmental Assessment Report

By signing below, Responsible Party and Current Property Owner represent that the Responsible Party has the authority to make this request for preliminary site review.


Arthur Mercedo
9/5/18
 Signature (Responsible Party) Printed Name Date

Acknowledged by current property owner (APN: 70-193-12-2; 70-193-5-1; 70-193-6)

DocuSigned by:

Leonard A. Goode
9/5/2018
 Signature Printed Name Date

**ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH
INSTRUCTIONS FOR PRELIMINARY SITE REVIEW**

In order to request that ACDEH conduct a preliminary review for your site, please follow the steps provided below.

VOLUNTARY REMEDIAL ACTION AGREEMENT

1. Complete the request form with site, responsible party, and current property owner information.
2. Submit a deposit of \$1,000.00 payable to Alameda County Department of Environmental Health with the site address and APN(s) written on the check. Checks are to be **mailed** to the attention of ACDEH Finance Department, Suite 111, 1131 Harbor Bay Parkway, Alameda, CA 94502.
 - a. This deposit will be applied towards work performed for opening an account, preliminary site review time by ACDEH staff, and determination whether a Site Cleanup Program (SCP) case under a Voluntary Remedial Action Agreement (VRAA) case needs to be opened.
3. Once the application has been accepted, a Case Number will be established in the State Water Resources Control Board's GeoTracker website (<http://geotracker.waterboards.ca.gov/>).
4. Submit all technical reports in PDF format describing the environmental conditions for the site onto GeoTracker.

Submit the completed request form and send it to Paresh Khatri, ACDEH, 1131 Harbor Bay Parkway, Alameda, CA 94501 (email preferred: paresh.khatri@acgov.org).

Once ACDEH has received payment and requisite documents have been uploaded to the GeoTracker, ACDEH will complete its review within 30 days. ACDEH will review the submitted information to determine whether the site is eligible for oversight in the SCP including consulting with other regulatory agencies to make a determination as to whether a SCP case under a VRAA will be required to be opened. ACDEH may request additional information and an in person meeting during the preliminary review process.

Responsible parties for a release of waste may request that the Alameda County Department of Environmental Health (ACDEH) provide regulatory oversight for investigation and cleanup of contaminated sites under California Health and Safety Code Section 101480. ACDEH may supervise the remedial action provided that adequate staff resources and the requisite technical expertise and capabilities are available. Supervision by ACDEH is provided pursuant to a Voluntary Remedial Action Agreement.

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