

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

StID 622

November 17, 2000

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

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

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

Dear Ms. Ball and Ms. Nokes:

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

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

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

Sincerely,

eva chu
Hazardous Materials Specialist

email: Ken Mateik (horizonei@aol.com)

Alameda County Environmental Health

1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
Telephone (510) 567-6700 FAX (510) 337-9335

FACSIMILE COVER SHEET

TO: Chuck Headlee

FROM: eva chw

DATE: Nov 14, 2000

Total number of pages including cover sheet 2

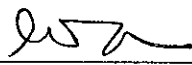
-NOTES- Here is the sign off page for

Winner Ford at 1650 Park Street, Alameda.

I'll send you a copy of the closure summary

w/ your signature when I get it back.

Thanks -



faxdoc.doc/n.arreguin/5-11-98

P.S. Please hard copy the signature page, too.

LOP - CHANGE RECORD REQUEST FORM

printed:
02/14/2000

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: 8006619
 StID : 622 LOC: *****
 SITE NAME: Winner Ford DATE REPORTED : 08/10/1995
 ADDRESS : 1650 Park St DATE CONFIRMED: -0-
 CITY/ZIP : Alameda 94501 MULTIPLE RPs : Y

SITE STATUS

 CASE TYPE: O CONTRACT STATUS: 4 PRIOR CODE:2A4 EMERGENCY RESP: -0-
 RP SEARCH: S DATE COMPLETED: 08/10/1995
 PRELIMINARY ASMNT: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 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: 1 DATE ENFORCEMENT ACTION TAKEN: 08/10/1995
 LUFT FIELD MANUAL CONSID: -
 CASE CLOSED: - DATE CASE CLOSED: -0-
 DATE EXCAVATION STARTED : -0- *8-10-95* REMEDIAL ACTIONS TAKEN: -0-

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: Julie Beck Ball
 COMPANY NAME: Beck Family Properties
 ADDRESS: 2720 Broderick St
 CITY/STATE: San Francisco, C A 94123

 RP#2-CONTACT NAME: Michele Nokes
 COMPANY NAME: Antioch Toyota
 ADDRESS: 1810 Somersville Rd
 CITY/STATE: Antioch, C A 94509

 RP#3-CONTACT NAME: Michael Alfred
 COMPANY NAME: Alameda Ford
 ADDRESS: 1650 Park Street
 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 _____

November 2, 1999

Dear Ms. Chu,

As property manager for Beck Family Properties and one of the owners of 1650 Park Street, I have forwarded a copy of your October 29, 1999 letter to the other owners of 1650 Park Street, Alameda, my mother Mrs. Helen Beck Kleeman and my brother, Peter Beck. If there is anything else I am required to do, please let me know.

Julie Beck Ball

Julie Beck Ball
2720 Broderick Street
San Francisco, CA 94123
(650)473-4010 work
(415)561-0955 home

ENVIRONMENTAL
PROTECTION
99 NOV -3 PM 4:03

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

StID 622

October 29, 1999

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

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

Michael Alfred
Alameda Ford
1650 Park Street
Alameda, CA 94501

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

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

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

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

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

Sincerely,

eva chu
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB

LOP - CHANGE RECORD REQUEST FORM

printed:
10/29/1999

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: 8006619
 StID : 622 LOC: *****
 SITE NAME: Winner Ford DATE REPORTED : 08/10/1995
 ADDRESS : 1650 Park St DATE CONFIRMED:
 CITY/ZIP : Alameda 94501 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: O CONTRACT STATUS: 4 PRIOR CODE:2A4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 08/10/1995
 PRELIMINARY ASMNT: DATE UNDERWAY: 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: 08/10/1995
 LUFT FIELD MANUAL CONSID: -
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Julie Beck Ball
 COMPANY NAME: Beck Family Properties
 ADDRESS: 2720 Broderick St
 CITY/STATE: San Francisco, C A 94123

RP#2-CONTACT NAME: Michele Nokes
 COMPANY NAME: Antioch Toyota
 ADDRESS: 1810 Somersville Rd
 CITY/STATE: Antioch, C A 94509

RP#3-CONTACT NAME: Michael Alfred
 COMPANY NAME: Alameda Ford
 ADDRESS: 1650 Park Street
 CITY/STATE: Alameda, C A 94501

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

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

5011 Golden Foothill Parkway, Suite 7, El Dorado Hills, CA 95762
916-939-2170 Phone 916-939-2172 FAX

**Horizon
Environmental Inc.**

Fax

To: Ms. Eva Chu / ACEH

From: Gary D. Barker

Fax: 510-337-9335

Pages: 2

Phone: 510-567-6762

Date: October 26, 1999

Re: Winner Ford Site

CC: [Click [here](#) and type name]

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

eva, enclosed are the field notes (7-11-96) from the hand auger boring (SB1) and sample collection at the former dispenser inside the building. The notes make no mention of odors or soil type. Normally if an obvious odor was present it would have been noted.

Hope these are of some benefit.

DAILY FIELD REPORT

PROJECT NAME: WINNER FORDSHEET 1 OF JOB NO. 3002.11WORK SCOPE: Drill & install MW-1 & MW-2, hand auger boring in buildingDATE: 7/11/96

- TIME: 5:30 a - load field equipment, travel to site
- 6:40 a - arrive at site, start setting up
- 7:25 a - still no duster called office & left message
- 8:06 a - hand auger boring start, still no duster
- 9:46 a - finished drilling MW-2, started setting well
- 9:55 a - when auger operator to get a cement @ surface was okay - left message. Time = 10:30 a - we would be setting the well @ surface. I will assume that is okay unless I hear from him otherwise (left message on his voicemail last night).
- 10:40 a - Vickers no here yet, cars jammed in way for saw cutting in - need to be moved but they don't have 15' steps. They will try to get them moved.
- 10:55 a - Vickers at site, open bay door, starts setting up - cars still need to be moved.
- 11:20 a - finishing setting box on first well & cleaning up.
- 11:40 a - finished around MW-2, started setting up on MW-1 & cutting asphalt. Still trying to move one car in way door - Vickers starts saw cut.
- 11:50 a - Vickers leaves site, started cutting asphalt & hand augering B-1; collected 5" sample from B1, started drilling MW-1
- 12:50 a - finished drilling MW-1, started setting well, finished hand augering B-1 @ soil wet at 7" in B-1, collected sample at soil/water interface from auger - couldn't use sample because I would be collecting sample from below initial water. Collected soil pile sample from all the cutting on support track.
- 1:30 a - finished setting well & welding to S, added deionized water, hydrated - started mixing grout. - still no late pickups
- ATTACHMENTS: encroachment permit, well permit, MW-2 & MW-1 borelogs
- INITIALS: [Signature]



HORIZON ENVIRONMENTAL INC.

Specialists in Site Assessment, Remedial Testing, Design and Operation

ENVIRONMENTAL
PROTECTION
99 SEP 30 PM 2

September 29, 1999

*MTRB < 100 ppb rad -
recommended closure*

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

Subject: Transmittal of Semi-Annual Monitoring Report, September 1999
Winner Ford, 1650 Park Street, Alameda, California.

Ms. Chu:

At the request of Ms. Julie Beck-Ball of the Beck Family Properties, Horizon Environmental Inc. (Horizon) is transmitting to you this Semi-Annual Monitoring Report, September 1999 for the above-referenced site.

As previously discussed with you, Horizon has requested that the site be submitted for closure and the monitoring wells abandoned.

Please call Horizon at (916) 939-2170 should you have any questions regarding this site.

Sincerely,
Horizon Environmental Inc.

Gary D. Barker
Senior Project Manager

enclosure: Semi-Annual Monitoring Report, September 1999

c: Ms. Julie Beck-Ball, Beck Family Properties

ENTRIX

MEMO

ENTRIX, Inc.
590 Ygnacio Valley Rd., Suite 200
Walnut Creek, CA 94596
(925) 935-9920

To: *FR* Eva Chu fax (510) 337-9335
Alameda County Dept. of Environmental Health

To From: Reg Cullen (1 page fax)

Date: 8 September 1999

Re: Request for ownership of USTs at Allstar Ford (previously Winner Ford) at 1650 Park Street, Alameda, CA

Thanks for talking with me over the telephone regarding the USTs at Allstar Ford (previously Winner Ford) at 1650 Park Street, Alameda, CA 94501. Could you please check your records and see who is the owner of the USTs (Beck Family Properties, Ford, or other)? Thanks.

The UST Form A states that the Tank Owner
is: Winner Ford
1650 Park St.
Alameda.

ENTRIX

MEMO

ENTRIX, Inc.
 590 Ygnacio Valley Rd., Suite 200
 Walnut Creek, CA 94596
 (925) 935-9920

~~To:~~ *FROM* Eva Chu fax (510) 337-9335
 Alameda County Dept. of Environmental Health

To ~~From:~~ Reg Cullen (1 page fax)

~~Date:~~ 8 August 1999

~~Re:~~ Request for update on groundwater monitoring program at Allstar Ford (previously Winner Ford) at 1650 Park Street, Alameda, CA

Thanks for talking with me over the telephone regarding Allstar Ford (previously Winner Ford) at 1650 Park Street, Alameda, CA 94501. I am working for Ford Motor Company (Dearborn, Michigan), writing a Phase I report for this property and have submitted a request for file review to Erlene. Ford is mostly interested in records regarding underground storage tanks, inground hoists, and contamination found at the property.

Prior to the file review could you please check your records and see:

- 1) When the last time this dealership submitted results from groundwater monitoring?

*Semi Annual Groundwater Monitoring Report for Feb 1999
 submitted March 1999*

- 2) Who submitted the results to you?

*Horizon Environmental, El Dorado Hills, CA 95762
 Phone: 916/939-2170*

- 3) What were the results from the most recent analysis?

97ppb TPHg, 8.5ppb benzene, 61ppb MTBE

- 4) Additionally, how low would the MTBE need to be before you would issue a letter of no further action necessary?

If we get another event where MTBE is below 100ppb - I will re-evaluate for possible closure.

Thanks for your help! My fax number is (925) 935-5368 or call me at (925) 935-9920.



Peter M. Rooney
Secretary for
Environmental
Protection

State Water Resources Control Board

John P. Caffrey, Chairman

ENVIRONMENTAL
PROTECTION



Pete Wilson
Governor

Division of Clean Water Programs

2014 T Street, Suite 130 • Sacramento, California 95814 • (916) 227-4539 FAX (916) 227-4531
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf/fundhome.htm>

98 OCT 13 AM 4:31

STID#622
EC

OCT 07 1998

Michelle Nokes
Winner Ford
1810 Somersville Rd
Antioch, CA 94509

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 12188, FOR SITE ADDRESS:
1650 PARK ST, ALAMEDA

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 \$11,000. 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.

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 David Hallstrom, our Technical Reviewer assigned to claims in your Region, at (916) 227-4519. 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.
- "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.**

THIS IS IMPORTANT TO YOU, PLEASE NOTE:

You have 90 calendar days from the date of this letter to submit your first reimbursement request for incurred corrective action costs. **NO EXTENSIONS CAN BE GRANTED.** If you fail to do so, your LOC funds will automatically be reduced to zero (deobligated). Once this occurs, any future funds for this site are subject to availability when you submit your first reimbursement request. We continuously review the status of all active claims. You must continue to remain in compliance and submit a reimbursement request every 6 months. Failure to do so will result in the Fund taking 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



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



StID 622

June 2, 1998

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

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

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

Dear Ms. Beck-Ball:

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

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

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

eva chu
Hazardous Materials Specialist

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

LOP - CHANGE RECORD REQUEST FORM

printed:
03/16/98

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: 8006619
StID : 622 LOC: -0-
SITE NAME: Winner Ford DATE REPORTED : 08/10/95
ADDRESS : 1650 Park St DATE CONFIRMED: -0-
CITY/ZIP : Alameda 94501 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: O CONTRACT STATUS: 4 PRIOR CODE:2A4 EMERGENCY RESP: -0-
RP SEARCH: S DATE COMPLETED: 08/10/95
PRELIMINARY ASMNT: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
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: 1 DATE ENFORCEMENT ACTION TAKEN: 08/10/95
LUFT FIELD MANUAL CONSID: -
CASE CLOSED: - DATE CASE CLOSED: -0-
DATE EXCAVATION STARTED : -0- REMEDIAL ACTIONS TAKEN: -0-

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Julie Beck Ball
COMPANY NAME: Beck Family Properties
ADDRESS: 2720 Broderick St
CITY/STATE: San Francisco, C A 94123

RP#2-CONTACT NAME: Michele Nokes
COMPANY NAME: Antioch Toyota
ADDRESS: 1810 Somersville Rd
CITY/STATE: Antioch, C A 94509

INSPECTOR VERIFICATION:					
NAME _____	SIGNATURE _____	DATE _____			
Name/Address Changes Only			Case Progress Changes		
ANNPCGMS _____	LOP _____	DATE _____	LOP _____	DATE _____	



HORIZON ENVIRONMENTAL INC.

Specialists in Site Assessment, Remedial Testing, Design and Operation

January 14, 1998

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

Subject: Transmittal of Quarterly Groundwater Monitoring Report, Fourth Quarter
1997, Winner Ford, 1650 Park Street, Alameda, California.

Ms. Chu:

Horizon Environmental Inc. (Horizon) is transmitting to you this Quarterly Groundwater
Monitoring Report, Fourt Quarter 1997 for the above-referenced site.

Please call us at 916-939-2170 should you have any questions regarding this site.

Sincerely,
Horizon Environmental Inc.

Gary D. Barker
Senior Project Manager

enclosure: Quarterly Groundwater Monitoring Report, Fourt Quarter 1997

cc: Ms. Julie Beck-Ball, Beck Family Properties



HORIZON ENVIRONMENTAL INC.

Specialists in Site Assessment, Remedial Testing, Design and Operation

November 25, 1997

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

97 DEC -3 PM 3:38
RECEIVED
HORIZON ENVIRONMENTAL INC.

Subject: Evaluation of Soil in Dispenser Area,
Winner Ford, 1650 Park Street, Alameda, California.

Ms. Chu:

As requested and discussed, Horizon Environmental Inc. (Horizon) is forwarding this letter describing the soil conditions evaluated beneath the former dispenser at the above-referenced site. The dispenser and associated underground storage tank (UST) were removed in May 1996. Former locations of the USTs, and dispenser along with other selected site features are shown on the Site Plan included with this letter.

According to the Underground Storage Tank Closure Report (Blymer Engineering, Inc. 1995), following removal of the dispenser, a dispenser island soil sample was collected from approximately 3 inches below grade surface. This soil sample was analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) and the hydrocarbon constituents benzene, toluene, ethylbenzene, and xylenes (BTEX). Laboratory results indicated BTEX concentrations in concentrations ranging from 100 to 1,300 parts per million (ppm) and TPHg concentrations at 46,000 ppm. Based on these concentrations, Alameda County Health Care Services requested that this area be investigated further during the next phase of investigation.

During the next phase of subsurface investigative work (July 1996), a hole was cut in the concrete floor adjacent to the western edge of the concrete pad of the former dispenser (Figure 2). A Horizon geologist then proceeded to drill a hand auger boring through the hole at this location (SB-1). According to the geologist, no subjective evidence of hydrocarbons was present and the soil was native (silty clay) from approximately 6-inches below the slab to the total depth of the boring. Soil samples were collected from the hand auger boring at depths of 5 and 7 feet bsg. Saturated soil was encountered at 8 feet bsg. Each of the collected samples were analyzed for TPHg, BTEX, and MTBE. No detectable concentrations of the gasoline constituents analyzed for were detected in the samples. This data along with copies of the laboratory reports was reported in Horizon's Preliminary Subsurface Assessment Report dated November 11, 1996.

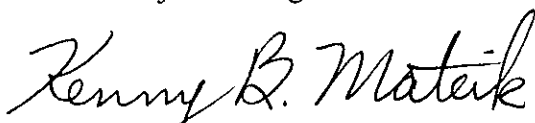
It is Horizon's opinion that the gasoline hydrocarbons initially discovered at 3-inches bsg at the former dispenser location was most likely within the product line trench backfill beneath the floor of the building and does not extend into native soil. Therefore we do not foresee the need for future investigation or concern for hydrocarbon-impacted soil beneath the building at this location.

Please call us at 916-939-2170 should you have any questions regarding this site.

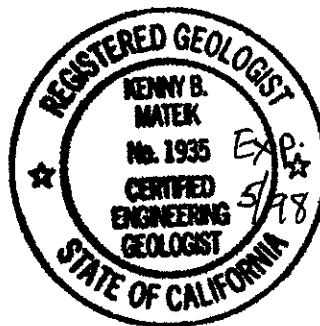
Sincerely,
Horizon Environmental Inc.



Gary D. Barker
Senior Project Manager



Kenny B. Mateik
Registered Geologist
C.E.G. 1935

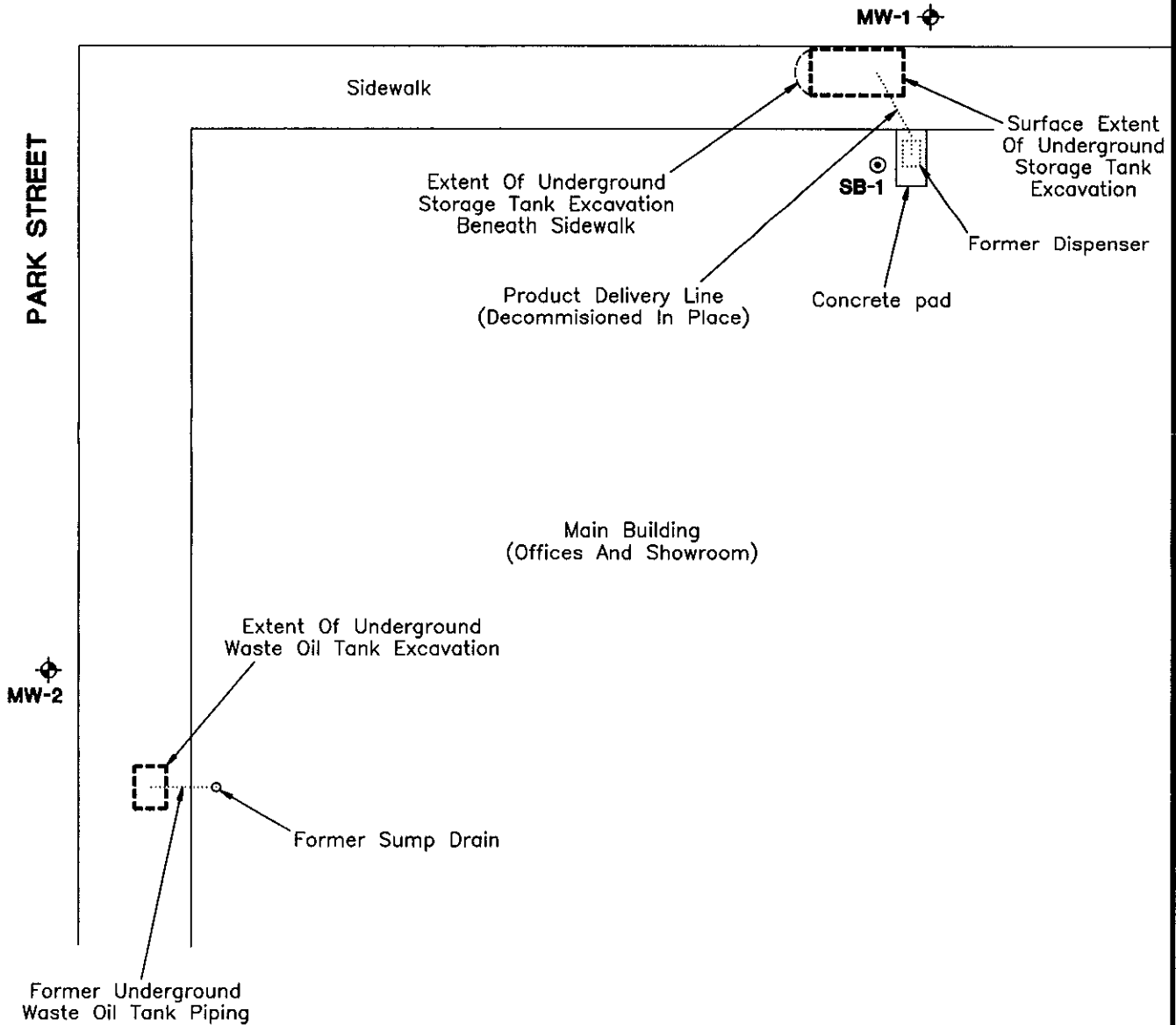


Attachment: Site Plan, Figure 2



cc: Ms. Michelle Nokes, Winner Ford
Ms Julie Beck - Ball, Beck Family Properties

BUENA VISTA AVENUE

PARK STREET



EXPLANATION:

- MW-2**  Groundwater Monitoring Well
- SB-1**  Hand-Augered Soil Boring



Approximate Scale In Feet

Source: Figure Modified From Drawing Provided By Blymer Engineers, Inc.



HORIZON ENVIRONMENTAL INC.

Project Number: 3002.11
 Prepared By: G. Barker
 Reviewed By:

Drawn By: D. Alston
 Date: 8/96
 Revised Date:

SITE PLAN
 WINNER FORD
 1650 PARK STREET
 ALAMEDA, CALIFORNIA

FIGURE

2

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 622

November 15, 1996

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

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

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

Dear Ms. Ball and Nokes:

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

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

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

eva chu
Hazardous Materials Specialist

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 622

March 21, 1996

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

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

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

Dear Ms. Ball and Ms. Nokes:

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

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

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

eva chu
Hazardous Materials Specialist

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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

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

StID 622

October 23, 1995

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

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

RE: PSA for 1650 Park Street, Alameda 94501

Dear Ms. Ball and Ms. Nokes:

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

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

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

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

Page 2

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

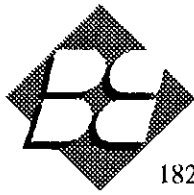
Should you have any questions about the content of this letter, please contact me at (510) 567-6762.

Sincerely,



eva chu
Hazardous Materials Specialist

cc: files



BLYMYER ENGINEERS, INC.

1829 Clement Avenue
Alameda, California 94501-1396

LETTER OF TRANSMITTAL

ENVIRONMENTAL
95 AUG 31 PM 2:24

DATE: August 30, 1995	BEI Job No. 95048
SITE: Winner Ford 1650 Park Street, Alameda, CA	
PM: Deborah Underwood	

Ms. Eva Chu

Alameda Cty Health Care Services Agency

1131 Harbor Bay Parkway, 2nd Floor

Alameda, CA 94502

We are sending you

- Invoice
- Copy of letter

Report

- Prints
- Plans

Work Order

- Change Order

Specifications

- _____

Copies	Date	Number	Description
1	8/30/95		UST Unauthorized Release (Leak)/Contamination Site Report Form

These are transmitted as checked below:

- For signature
- For payment
- As requested
- For approval
- FOR BIDS DUE

- Approved as submitted
- Approved as noted
- Returned for Corrections
- For review and comment
- For your use/files

- Resubmit ___ copies for approval
- Submit ___ copies for distribution
- Return ___ corrected prints

REMARKS:

COPY TO: Michelle Nokes

SIGNED: Deborah Underwood

If enclosures are not as noted, kindly notify Blymyer Engineers, Inc. at once.

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 0 8 3 0 9 5 <small>M M d d y y</small>		CASE # _____		SIGNED: <i>Isaac</i> DATE: 2/22/95	
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT D. Underwood		PHONE (510) 521-3773		SIGNATURE <i>D. Underwood</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 Blymyer Engineers, Inc.		
	ADDRESS 1829 Clement Avenue, Alameda, CA 94501				
RESPONSIBLE PARTY	NAME Beck Family Properties/Winner Ford		CONTACT PERSON Michelle Nokes, Winner Ford		PHONE (510) 865-3673
	ADDRESS 1650 Park Street, Alameda, CA 94501				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Winner Ford		OPERATOR Michelle Nokes		PHONE (510) 865-3673
	ADDRESS 1650 Park Street, Alameda, CA 94501				
	CROSS STREET Buena Vista				
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda Cty Health Care Services Agency		CONTACT PERSON Eva Chu		PHONE (510) 567-6700
	REGIONAL BOARD San Francisco Bay Region RWQCB		PHONE ()		
SUBSTANCES INVOLVED	(1) NAME Unleaded gasoline		QUANTITY LOST (GALLONS) _____ <input type="checkbox"/> UNKNOWN		
	(2) _____		_____ <input type="checkbox"/> UNKNOWN		
DISCOVERY/BATEMENT	DATE DISCOVERED 0 8 3 0 9 5 <small>M M d d y y</small>		HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER _____		
	DATE DISCHARGE BEGAN _____ <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" 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 checked="" type="checkbox"/> OTHER <u>Rinse, grout, cap piping</u>		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 0 2 2 9 4 <small>M M d d y y</small>				
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 type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER _____		
	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input 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 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) <small>(SEE BACK FOR DETAILS)</small> <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 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	_____				

LOP - CHANGE RECORD REQUEST FORM

printed:
08/10/95

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: 8006619
 StID : 622 LOC: -0-
 SITE NAME: Winner Ford DATE REPORTED : 08/10/95
 ADDRESS : 1650 Park St DATE CONFIRMED: -0-
 CITY/ZIP : Alameda 94501 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: G CONTRACT STATUS: 4 PRIOR CODE:2A4 EMERGENCY RESP: -0-
 RP SEARCH: S DATE COMPLETED: 08/10/95
 PRELIMINARY ASMNT: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 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: 1 DATE ENFORCEMENT ACTION TAKEN: 08/10/95
 LUFT FIELD MANUAL CONSID: -
 CASE CLOSED: - DATE CASE CLOSED: -0-
 DATE EXCAVATION STARTED : -0- REMEDIAL ACTIONS TAKEN: -0-

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Michele Nokes
 COMPANY NAME: Winner Ford, Inc
 ADDRESS: 1650 Park St
 CITY/STATE: Alameda, C A 94501

RP#2-CONTACT NAME: Julie Beck Ball
 COMPANY NAME: Beck Family Properties
 ADDRESS: 2720 Broderick St
 CITY/STATE: San Francisco, C A 94123

INSPECTOR VERIFICATION:					
NAME _____	SIGNATURE _____	DATE _____			
DATA ENTRY INPUT:					
Name/Address Changes Only			Case Progress Changes		
ANNPGMS _____	LOP _____	DATE _____	LOP _____	DATE _____	_____

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
 Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy.
 Suite 250
 Alameda, CA 94502-6577
 (510) 567-6700

II, III

Site ID # _____ Site Name Winnertford Today's Date 8/10/95

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Slids. 25503(b)
- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
- ___ 6. Emergency Response 25504(b)
- ___ 7. Training 25504(c)
- ___ 8. Deficiency 25505(a)
- ___ 9. Modification 25505(b)

Site Address 1650 Park St

City Alameda Zip 94501 Phone _____

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

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

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

II.B ACUTELY HAZ. MATLS

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N) _____
- ___ 14. OffSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(f)
- ___ 18. Exemption Request? (Y/N) 25536(b)
- ___ 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- General
- ___ 1. Permit Application 25284 (H&S)
 - ___ 2. Pipeline Leak Detection 25292 (H&S)
 - ___ 3. Records Maintenance 2712
 - ___ 4. Release Report 2651
 - ___ 5. Closure Plans 2670

- Monitoring for Existing Tanks
- ___ 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose Semi-annual groundwater One time soils
 - 3) Daily Vadose One time soils Annual tank test
 - 4) Monthly Groundwater One time soils
 - 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/grdwat mon.
 - 6) Daily Inventory Annual tank testing Cont pipe leak det
 - 7) Weekly Tank Gauge Annual tank testing
 - 8) Annual Tank Testing Daily Inventory
 - 9) Other _____

- ___ 7. Precs Tank Test Date: 2643
- ___ 8. Inventory Rec. 2644
- ___ 9. Soil Testing . 2646
- ___ 10. Ground Water. 2647

- New Tanks
- ___ 11. Monitor Plan 2632
 - ___ 12. Access. Secure 2634
 - ___ 13. Plans Submit Date: 2711
 - ___ 14. As Built Date: 2635

Rev 6/88

Comments:
 Came out to see removal of 550 gallon gas UST and 255-gallon waste oil UST. UEL = 9 and O₂ = 5 on Coastech for gas UST. Mike Devlan, Fire Dept, was out at site. No holes were observed in the gas UST. The gas UST was corroded w/ pitting and stained. Sandy backfill soil was observed on tank. Large holes noted along seam of top of waste oil UST and on bottom of tank (waste oil UST shaped more like a large drum). The whole bottom of the tank was coming off at the seams, & we could see oily residue & melted dry ice coming out from these seams. The waste oil UST was wrapped in vapor for transport. The waste oil UST was actually ~100 gallon capacity. I requested that the fill pipe for the waste oil UST be removed or grouted before capping - same w/ the gas line. The dispenser for the gas UST will be removed.

Contact: Deborah Underwood, Blymyer

Title: Geologist

Signature: [Signature]

Inspector: Juliet Shin

Signature: [Signature]

II, III

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy.
Suite 250
Alameda, CA 94502-6577
(510) 567-6700

II, III

Site ID # _____ Site Name Winner Ford Today's Date 8/10/95

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- ___ 1. Immediate Reporting 2703
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- ___ 7. Training 25504(c)
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- ___ 9. Modification 25505(b)

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City Alameda Zip 94 Phone _____

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- ___ 14. OnSite Conseq. Assess. 25524(c)
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 - 6) Daily Inventory Annual tank testing Cont pipe leak det
 - 7) Weekly Tank Gauge Annual tank testing
 - 8) Annual Tank Testing Daily Inventory
 - 9) Other _____

- ___ 7. Precls Tank Test Date: _____ 2643
- ___ 8. Inventory Rec. 2644
- ___ 9. Soil Testing . 2646
- ___ 10. Ground Water. 2647

- New Tanks
- ___ 11. Monitor Plan 2632
 - ___ 12. Access. Secure 2634
 - ___ 13. Plans Submit Date: _____ 2711
 - ___ 14. As Built Date: _____ 2635

Rev 6/88

Comments:
 and a sample will be collected beneath the dispenser. Stained soil noted beneath fill end, which is to southeast. Soils were clayey sand w/ very strong odor. Sample collected from beneath fill end of gas UST was collected from 8-foot bgs, had strong odor, it was stained. A very small amount of what appeared to be groundwater was seeping into gas pit. Blymyer I decided to conduct limited overexcavation to determine, roughly, what extent of contaminated soil is: Depth of gas Pit before overexcavation was 8' bgs. Groundwater began recharging more readily at 9.25' bgs. Stained soil began at ~4 1/2' bgs on sidewalls. Top of gas tank was at 3 1/2' bgs. Due to all the disturbances & obvious contamination of soil, no groundwater sample will be collected from the pit w/ the understanding that a groundwater investigation will be required. One soil sample will be

II, III

Contact: Deborah Underwood, Blymyer

Title: Geologist

Signature: [Signature]

Inspector: Juhet Shin

Signature: [Signature]

pg. 3

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy.
Suite 250
Alameda, CA 94502-6577
(510) 567-6700

II, III

Site ID # _____ Site Name Winner Ford Today's Date 8/10/95

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- ___ 5. Inventory Complete 2730
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- ___ 8. Deficiency 25505(a)
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Site Address 1650 Park St.

City Alameda Zip 94501 Phone _____

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- ___ 19. Trade Secret Requested? 25538

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 - 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/gndwater mon.
 - 6) Daily Inventory Annual tank testing Cont pipe leak det
 - 7) Weekly Tank Gauge Annual tank testing
 - 8) Annual Tank Testing Daily Inventory
 - 9) Other _____

- ___ 7. Precls Tank Test Date: _____ 2643
- ___ 8. Inventory Rec. 2644
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- ___ 10. Ground Water. 2647

- New Tanks
- ___ 11. Monitor Plan 2632
 - ___ 12. Access. Secure 2634
 - ___ 13. Plans Submit Date: _____ 2711
 - ___ 14. As Built Date: _____ 2635

Rev 6/88

Comments:
 from each sidewall at the soil/water interface, stained soil still left in place because overexcavation limited by sidewalk, street, and building. Soil sample collected from sidewalk at southeast end at ~8' bgs. Still clayey sand. Sample had slight staining. Sample collected from northwest sidewalk at ~8' bgs. Sample was stained w/ strong odor. Sheen observed on water. Soil sample from southwest end was stained, had odor, & was collected at 8' bgs. Sample from north/northeast sidewalk was also collected from 8' bgs & was also stained w/ odor. 8-8 1/2' bgs is soil/water interface. Dimensions of pit is 11' x 6' wide x 8 1/2' deep. No groundwater noted in waste oil UST pit. Soil sample collected from beneath waste oil UST at 6.5' bgs. No staining or odor in this sample. Will try & remove waste oil fill pipe today & gas pipe will be removed & grouted.

II, III

Contact: Deborah Underwood, Blymyer

Title: Geologist

Signature: [Signature]

Inspector: Jubiet Shin

Signature: [Signature]

DEPARTMENT OF ENVIRONMENTAL HEALTH
 ENVIRONMENTAL PROTECTION DIVISION
 1131 HARBOR BAY PARKWAY, RM 250
 ALAMEDA, CA 94502-6577
 PHONE # 510/567-6700
 FAX # 510/337-9335

office copy

Project Specialist

Esteban 7/20/95
Note changes/additions in Red!

ACCEPTED

Underground Storage Tank Closure Permit Application
 Alameda County Division of Hazardous Materials
 80 Swan Way, Suite 200,
 Oakland, CA 94621
 Telephone: (510) 271-4320

These closure/removal plans have been received and found to be acceptable and essentially meet the requirements of the State and Local Health Laws. Changes to your closure plan must be submitted to this Department and to the Environmental Protection Division to determine if such changes meet the requirements of State and local laws.

Notify this Department at least 72 hours prior to the start of any required inspections:

- Removal of Tank(s) and Contents _____
- Sampling _____
- Final Inspection _____

Issuance of a) permit to operate, b) permanent closure permit is dependent on compliance with accepted plans and applicable laws and regulations.

*THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS

Contact Specialist:

05 JUL 19 PM 2:22

ENVIRONMENTAL PROTECTION DIVISION

UNDERGROUND TANK CLOSURE PLAN

*** Complete according to attached instructions ***

1. Name of Business Winner Ford, Inc
 Business Owner or Contact Person (PRINT) Michelle Nokes, V.P.
2. Site Address 1650 Park Street
 City Alameda CA Zip 94501 Phone 510 865-3673
3. Mailing Address Same
 City _____ Zip _____ Phone _____
4. Property Owner Beck Family Properties (Julie Beck Ball)
 Business Name (if applicable) _____
 Address 2720 Broderick Street
 City, state San Francisco CA Zip 94123
5. Generator name under which tank will be manifested
Julie Beck Ball

EPA ID# under which tank will be manifested CAC001053160

Address American Construction exp. 2/28/97
City 567 Exchange Court
Livermore CA 94550 Phone 510 447-2484
License Type* A-Gen Contr. ✓ ID# 702214

Haz Subst. Removal Subst.
*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board.

7. Consultant (if applicable) Blymyer Engineers, Inc.
Address 1829 Clement Ave

City, State Alameda CA 94501 Phone 510 521-3773

8. Main Contact Person for UST Removals Investigation (if applicable)

Name Deborah Underwood Title Geologist

Company Blymyer Engineers Inc.

Phone 510 521-3773

9. Number of underground tanks being closed with this plan 2

Length of piping being removed under this plan 210 Feet

Total number of underground tanks at this facility (**confirmed with owner or operator) 2

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

**** Underground storage tanks must be handled as hazardous waste ****

a) Product/Residual Sludge/Rinsate Transporter

Name Ericksen Inc. EPA I.D. No. CAD009466392

Hauler License No. 0019 License Exp. Date 7/31/95

Address 255 Paris Blvd

City Richmond CA State _____ Zip 94801

b) Product/Residual Sludge/Rinsate Disposal Site

Name Dame EPA ID# _____

Address _____

City _____ State _____ Zip _____

Tank and Piping Transporter

Name same EPA I.D. No. _____
Hauler License No. _____ License Exp. Date _____
Address _____
City _____ State _____ Zip _____

d) Tank and Piping Disposal Site

Name same EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

11. Sample Collector

Name Deborah Underwood
Company Blymyer Engineers Inc
Address 1829 Clement Ave
City Alameda State CA Zip 94501 Phone 510521-3773

12. Laboratory

Name Sparger Technology, Inc.
Address 3050 Fite Circle, Ste. 112
City Sacramento State CA Zip 95827
State Certification No. 2017

13. Have tanks or pipes leaked in the past? Yes [] No [] Unknown [x]

If yes, describe. _____

14. Describe methods to be used for rendering tank(s) inert:

DRY ICE

30 lbs per 1,000 gal

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be permanently plugged.

The Bay Area Air Quality Management District, 415/771-6000, along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of a combustible gas indicator to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas indicator on-site to verify that the tank is inert.

15. Tank History and Sampling Information *** (see instructions) ***

Tank		Material to be sampled (tank contents, soil, groundwater)	Location and Depth of Samples
Capacity	Use History include date last used (estimated)		
255-gallon	Date installed unknown, estimated to be 4 year structure built - 1930. Last used for waste oil containment in 1986.	Soil	1 sample from UST basin floor (2 ft. into native soil).
500-gallon	Date installed unknown, estimated to be 4 year structure built - 1930. Last used in 1993 for unleaded gas containment. Precision tested tight in Jan. 1994; unknown volume of gas removed in Feb. 1994.	Soil	1 sample from UST basin floor (2 ft. into native soil). 1 sample from product piping trench, (in native soil). 1 sample from beneath the fuel dispenser (in native soil).

One soil sample must be collected for every 20 linear feet of piping that is removed. A ground water sample must be collected if any ground water is present in the excavation.

Excavated/Stockpiled Soil	
<p>Stockpiled Soil Volume (estimated) Approximately 20 cubic yards to be removed from the waste oil UST excavation.</p> <p>Approximately 20 cubic yards to be removed from the gasoline UST excavation</p>	<p>Sampling Plan Collect 1 four-point composite sample.</p> <p>Collect- 1 four-point composite sample.</p>

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

Will the excavated soil be returned to the excavation immediately after tank removal? [] yes [X] no [] unknown

If yes, explain reasoning _____

If unknown at this point in time, please be aware that excavated soil may not be returned to the excavation without prior approval from Alameda County. This means that the contractor, consultant, or responsible party must communicate with the specialist IN ADVANCE of backfilling operations.

16. Chemical methods and associated detection limits to be used for analyzing samples:
 The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed.
 See attached Table 2.

17. Submit Site Health and Safety Plan (See Instructions)

Contaminant Sought	EPA or Other Sample Preparation Method Number	EPA or Other Analysis Method Number	Method Detection Limit
Unleaded Gasoline	TPHG 5030	8015 (mod.)	
	BTEX 5030	8020	
Total Pb Waste Oil	TPHG 5030	8015 (mod.)	
	TPH D 3550	8015 (mod.)	
	BTEX 5030	8020	
	TRPH 418.1	418.1	
	VOCS 5030	8240	
	SVOCS 3550	8270	
	Metals Scan (Cd, Cr, Pb, Ni, Zn) 3050	6010/7421	

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AMERICAN CONSTRUCTION

FAX NO. 5104474145

P.02

18. Submit worker's compensation certificate copy

Name of Insurer State Fund

19. Submit Plot Plan ***** (See Instructions) *****

20. Enclose Deposit (See Instructions)

21. Report any leaks or contamination to this office within 5 days of discovery.
The written report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report (ULR) form.

22. Submit a closure report to this office within 60 days of the tank removal. The report must contain all information listed in item 22 of the instructions.

23. Submit State (Underground Storage Tank Permit Application) Forms A and B (one B form for each UST to be removed) (mark box 8 for "tank removed" in the upper right hand corner)

I declare that to the best of my knowledge and belief that 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 approval from the Environmental Protection Division 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 health and safety. 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.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

CONTRACTOR INFORMATION

Name of Business American Construction

Name of Individual Terri Stack

Signature Terri Stack Date 7/17/95

PROPERTY OWNER OR (MOST RECENT TANK OPERATOR) (Circle one)

Name of Business Winner Food

Name of Individual Michelle Nokes

Signature Michelle Nokes Date 7/17/95

ALAMEDA COUNTY ENVIRONMENTAL PROTECTION DIVISION

DECLARATION OF SITE ACCOUNT REFUND RECIPIENT

There may be excess funds remaining in the Site Account at the completion of this project. The PAYOR (person or company that issues the check) will use this form to predesignate another party to receive any funds refunded at the completion of this project. In the absence of this form, the PAYOR will receive the refund.

SITE INFORMATION:

Site ID Number
(if known)

Winner Ford
Name of Site

1650 Park Street
Street Address

Alameda, CA 94501
City, State & Zip Code

I designate the following person or business to receive any refund due at the completion of all deposit/refund projects:

American Constructra
Name

567 Exchange Court
Street Address

Silvermore, CA 94550
City, State & Zip Code

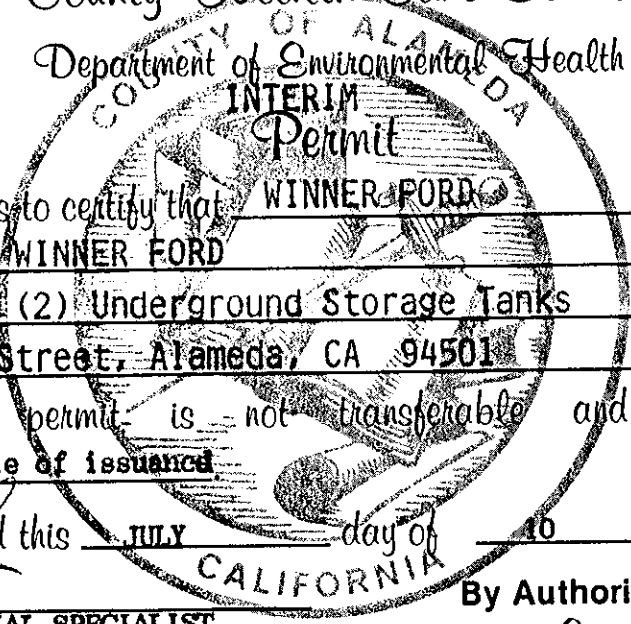
Levi Stock 7/17/95
Signature of Payor Date

AMERICAN CONSTRUCTION American Const.
Name of Payor Company Name of Payor
(PLEASE PRINT CLEARLY)

RETURN FORM TO:
County of Alameda, Environmental Protection
1131 Harbor Bay Parkway, Rm 250
Alameda CA 94502-6577
Phone#(510) 567-6700

Alameda County Health Care Services Agency

Department of Environmental Health



INTERIM Permit

This is to certify that WINNER FORD is permitted
doing business as WINNER FORD is permitted
to operate Two (2) Underground Storage Tanks
at 1650 Park Street, Alameda, CA 94501

This permit is not transferable and is good until
6 Months from date of issuance

Issued this JULY day of 10, 19 90

HAZARDOUS MATERIAL SPECIALIST
Sanitarian

By Authority of
County Health Officer

400-WA-2-3/87

Cheryl

8/28/96

This is the only permit I could find

**AMERICAN CONSTRUCTION &
ENVIRONMENTAL SERVICES, INC.**

LICENSE # 702214



TERRI STACK

567 EXCHANGE COURT
LIVERMORE, CA 94550

(510) 447-2484
FAX (510) 447-9178