



HORIZON ENVIRONMENTAL INC.

Specialists in Site Assessment, Remedial Testing, Design and Operation

July 13, 1998

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

Subject: Transmittal of Semi-Annual Monitoring Report, June 1998
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, June 1998 for the above-referenced site.

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

Sincerely,
Horizon Environmental Inc.

Louis D. Smith
Project Geologist

enclosure: Semi-Annual Monitoring Report, June 1998

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



HORIZON ENVIRONMENTAL INC.

Specialists in Site Assessment, Remedial Testing, Design and Operation

July 8, 1998

Same range of MBE in md-2.

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

Subject: **Semi-Annual Groundwater Monitoring Report**
June 1998
Winner Ford
1650 Park Street, Alameda, California

Ms. Beck-Ball:

Horizon Environmental (Horizon) has prepared this Semi-Annual Groundwater Monitoring Report which presents the results of the June 1998 groundwater monitoring for the above-referenced site (Figure 1). This report is intended to comply with the reporting requirements and guidelines set forth by the Alameda County Health Care Services Agency, Department of Environmental Health (ACHCSA-DEH) and the California Regional Water Quality Control Board-San Francisco Bay Region (CRWQCB-SFBR).

Site Description and Background

Winner Ford is an automobile dealership and showroom located on the southeast corner of the intersection of Park Street and Buena Vista Avenue in Alameda, California, as depicted on the Site Vicinity Map (Figure 1). The site is approximately ½-mile south of the Oakland Inner Harbor and approximately 1 mile north of San Leandro Bay, within a primarily commercial area of Alameda. Site facilities include a building with enclosed offices, an automobile showroom, and an automobile storage warehouse. The remaining portion of the property is used to store automobiles. The site is primarily asphalt-paved with some areas of concrete. A former gasoline underground storage tank (UST) was located beneath the sidewalk between the main building and Buena Vista Avenue, and a former waste-oil UST was located beneath the sidewalk between the main building and Park Street. The locations of these facilities and other pertinent site features are shown on the Site Plan (Figure 2). The waste-oil UST had not been used since the commencement of Winner Ford's lease in 1986. The gasoline UST was last used by Winner Ford in 1993 and was precision tested in January 1994, at which time it was certified "tight".

In August 1995, Blymyer Engineers, Inc. (Blymyer) was present on-site to observe the removal of the 500-gallon capacity, single-walled, steel, unleaded gasoline UST, and the 100-gallon capacity, single-walled, steel, waste-oil UST, as well as perform soil sampling related to removal of the USTs, gasoline dispenser, and associated product lines. Piping

connecting a former sump drain to the waste-oil tank was removed during the waste-oil tank removal. Soil samples collected and analyzed from beneath the gasoline UST, gasoline dispenser, and product line removal indicated that soil containing elevated concentrations of gasoline hydrocarbons remained after the excavation. Soil samples collected and analyzed from beneath the former waste-oil UST revealed that the soil containing an elevated concentration of Total Recoverable Petroleum Hydrocarbons (TRPH) remained after the excavation of the waste-oil UST basin to a depth of approximately 6½ feet bsg. A summation of the Blymyer work was presented in earlier reports prepared by Horizon in 1996 and 1997. The approximate locations of the former USTs are depicted on Figure 2.

Blymyer reported the soil type observed in both UST basins to be clayey sand (Underground Storage Tank Closure report, November 22, 1995). Blymyer also reported that initial groundwater was encountered in the gasoline-UST basin at a depth of approximately 9 feet below surface grade (bsg). The groundwater flow direction beneath the site was estimated to be toward the north based on surficial topographic contours and data obtained from the ACHCSA-DEH for an adjacent site, Good Chevrolet, dated October 25, 1995 (Figure 3).

On July 11, 1996, a Horizon geologist observed the drilling of two exploratory soil borings which were completed as monitoring wells MW-1 and MW-2 (Figure 2). Soil boring SB-1 was hand-augered to the soil-water interface at 7 feet bsg where a soil sample was collected from the auger. Groundwater was encountered in the boring for MW-1 at 6.25 feet bsg. In the boring for MW-2, groundwater was encountered at 14.2 feet bsg. After the wells were developed, groundwater samples were collected on July 16 and July 29, 1996 (Table 1). Results of laboratory analyses of the groundwater samples revealed detectable concentrations of total petroleum hydrocarbons as gasoline (TPHg), the volatile aromatics benzene, toluene, ethylbenzene, and total xylenes (BTEX), and methyl tertiary-butyl ether (MTBE) in groundwater from well MW-1, and very low concentrations of benzene and xylenes in groundwater from well MW-2 (Horizon, Monitoring Well Completion and Preliminary Subsurface Assessment Report at Winner Ford, 1650 Park Street, Alameda, California, November 11, 1996).

In April, August, and December 1997, Horizon performed quarterly groundwater monitoring at the site. Results of laboratory analyses of the groundwater samples confirmed detectable levels of TPHg, BTEX, and MTBE in groundwater from well MW-1, and nondetectable to very low concentrations of benzene in groundwater from well MW-2 (Horizon, Quarterly Groundwater Monitoring Reports, Winner Ford, 1650 Park Street, Alameda, California, July 8, 1997, September 22, 1997, and January 18, 1998).

In a June 2, 1998 letter from the ACHCSA-DEH (see Attachment A), the groundwater sampling frequency was reduced to a semi-annual basis. Groundwater sampling events are to be conducted in June and December of each year. As per the ACHSA-DEH letter, sampling of well MW-2 was discontinued in 1998.

Current Groundwater Monitoring

On June 10, 1998, Horizon personnel were onsite to perform groundwater monitoring following Horizon's Field Methods and Procedures (Attachment B). Prior to sampling, monitoring well MW-1 was measured for total depth and wells MW-1 and MW-2 were measured for their respective depths-to-water. Utilizing an electronic interface probe, Horizon personnel intercepted the groundwater surface at an average depth of 5.85 feet below the well casing-tops (Table 1 and Attachment C).

After purging, groundwater samples were collected from well MW-1, each container was properly labeled in the field, placed in an ice chest, and transported to Exelchem Environmental Labs in Roseville, California (Certificate No. 2119). Analyses performed were for TPHg, BTEX, and MTBE by U. S. Environmental Protection Agency (EPA) Methods 602/8015m.

The analytical results are summarized in Table 1, which also includes the historical groundwater data since July 1996. The laboratory analytical reports and the chain-of-custody (COC) record are included as Attachment D.

The groundwater gradient could not be calculated as there are only two wells. ACHCSA-DEH had previously authorized the installation of only two wells, indicating that neighboring wells could be used to evaluate groundwater flow. The adjacent Good Chevrolet site reported a gradient direction to the west toward Park Street on a Gradient Plan Map dated January 1997 and prepared by GeoPlexus Inc.

Summary

On June 10, 1998, monitoring wells MW-1 and MW-2 were sounded and well MW-1 was sampled for the first semi-annual event of 1998.

- **Water Levels:** The average depth to the water table was 5.85 feet bsg. The average depth to water has risen approximately 0.75 foot since the water levels measured in the previous quarterly sampling event on December 2, 1997.
- **TPHg:** The sample collected from well MW-1 indicated TPHg concentrations of 280 parts per billion (ppb). This quantification indicates an increased TPHg concentration since July 1996 and the last quarterly monitoring event on December 2, 1997.
- **BTEX:** The groundwater sample collected from well MW-1 contained detectable concentrations of benzene (69 ppb), toluene (4.6 ppb), ethylbenzene (13 ppb), and xylenes (35.1 ppb). BTEX concentrations indicate an increase in concentrations since July 1996 and the last quarterly monitoring event on December 2, 1997. A Benzene Concentration Map is included as Figure 3.

- **MTBE:** Groundwater samples collected from well MW-1 contained 249 ppb by Method 602. The MTBE concentration indicates a slight increase from the December 2, 1997 quarterly sampling.

Report Distribution

We recommend a copy of this report be forwarded to:

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

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

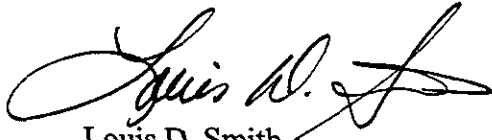
Limitations

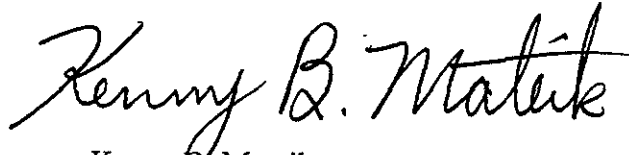
This report was prepared in accordance with the methods and procedures described in the attached field methods, and generally accepted standards for the practice of the environmental and geological sciences in California at the time of the investigation. The investigation was conducted solely for the purpose of evaluating environmental conditions of the groundwater with respect to gasoline hydrocarbons at the site.

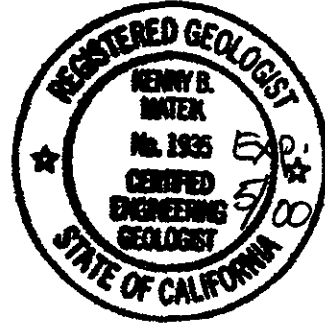
No soil engineering or geotechnical references are implied, nor should any be inferred. Evaluation of the geological conditions at the site for the purpose of this investigation is made from a limited number of observation points. Subsurface conditions may vary away from the available data points. This report is the property of Horizon Environmental Inc. and Winner Ford for their use and distribution.

If you have any questions, please contact Horizon at (916) 939-2170.

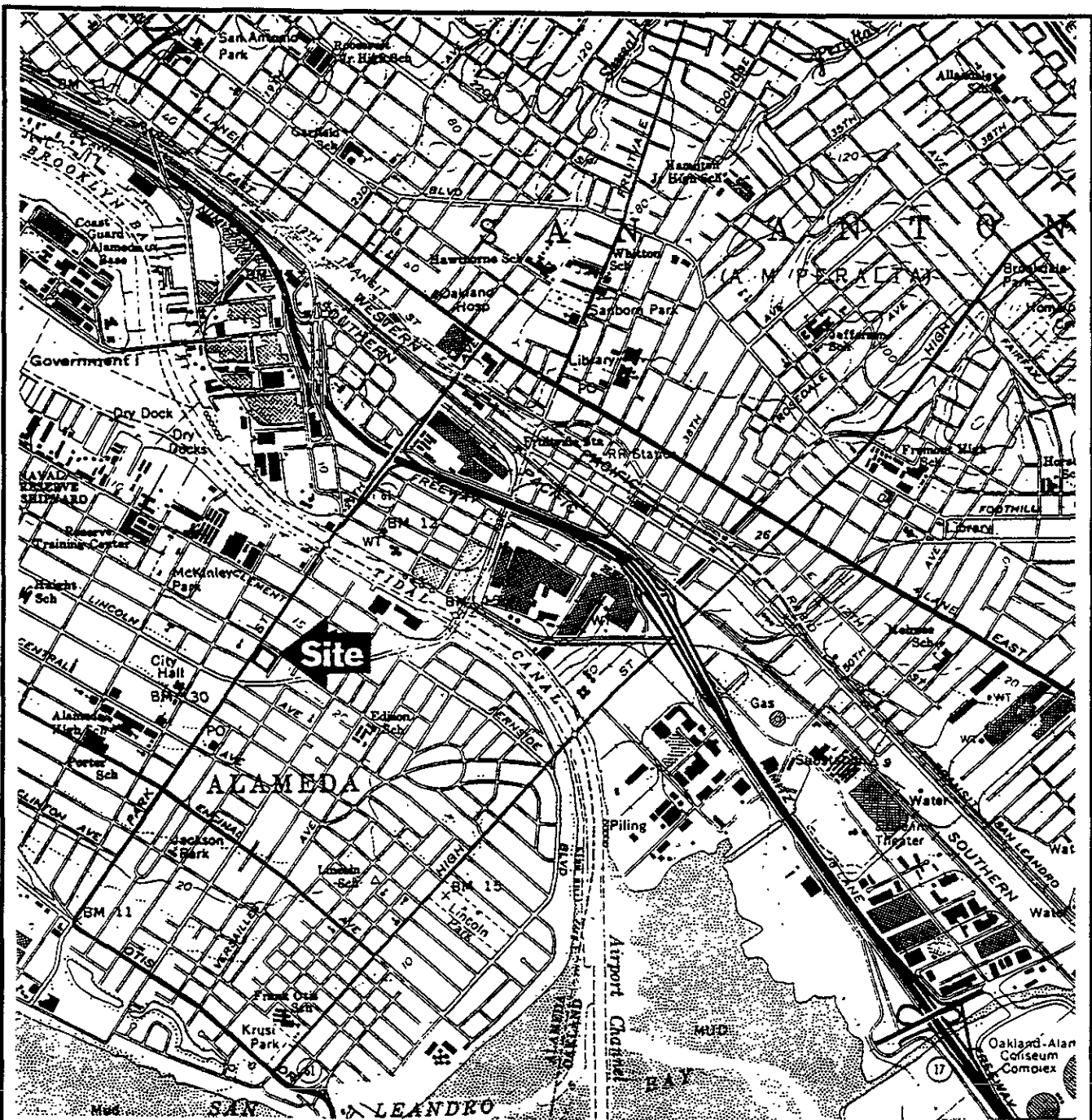
Sincerely,
HORIZON ENVIRONMENTAL INC.


Louis D. Smith
Project Geologist


Kenny B. Mateik
Registered Geologist
C.E.G. No. 1935



| | | |
|--------------|--------------|--|
| Attachments: | Figure 1 | Site Vicinity Map |
| | Figure 2 | Site Plan Map |
| | Figure 3 | Benzene Concentration Map |
| | Table 1 | Groundwater Data |
| | Attachment A | Alameda County letter dated June 2, 1998 |
| | Attachment B | Horizon Field Methods and Procedures |
| | Attachment C | Horizon Field Data Sheets |
| | Attachment D | Laboratory Analytical Reports and Chain-of-Custody |



QUADRANGLE LOCATION

Source: U.S.G.S. 7-1/2 Minute Topographic Map
 Oakland East, California
 Photorevised 1980



0 2,000 4,000



Approximate Scale In Feet



HORIZON ENVIRONMENTAL INC.

Project Number: 300211
 Prepared By: G Barker
 Reviewed By:

Drawn By: D Alston
 Date: 2/96
 Revised Date:

SITE VICINITY MAP

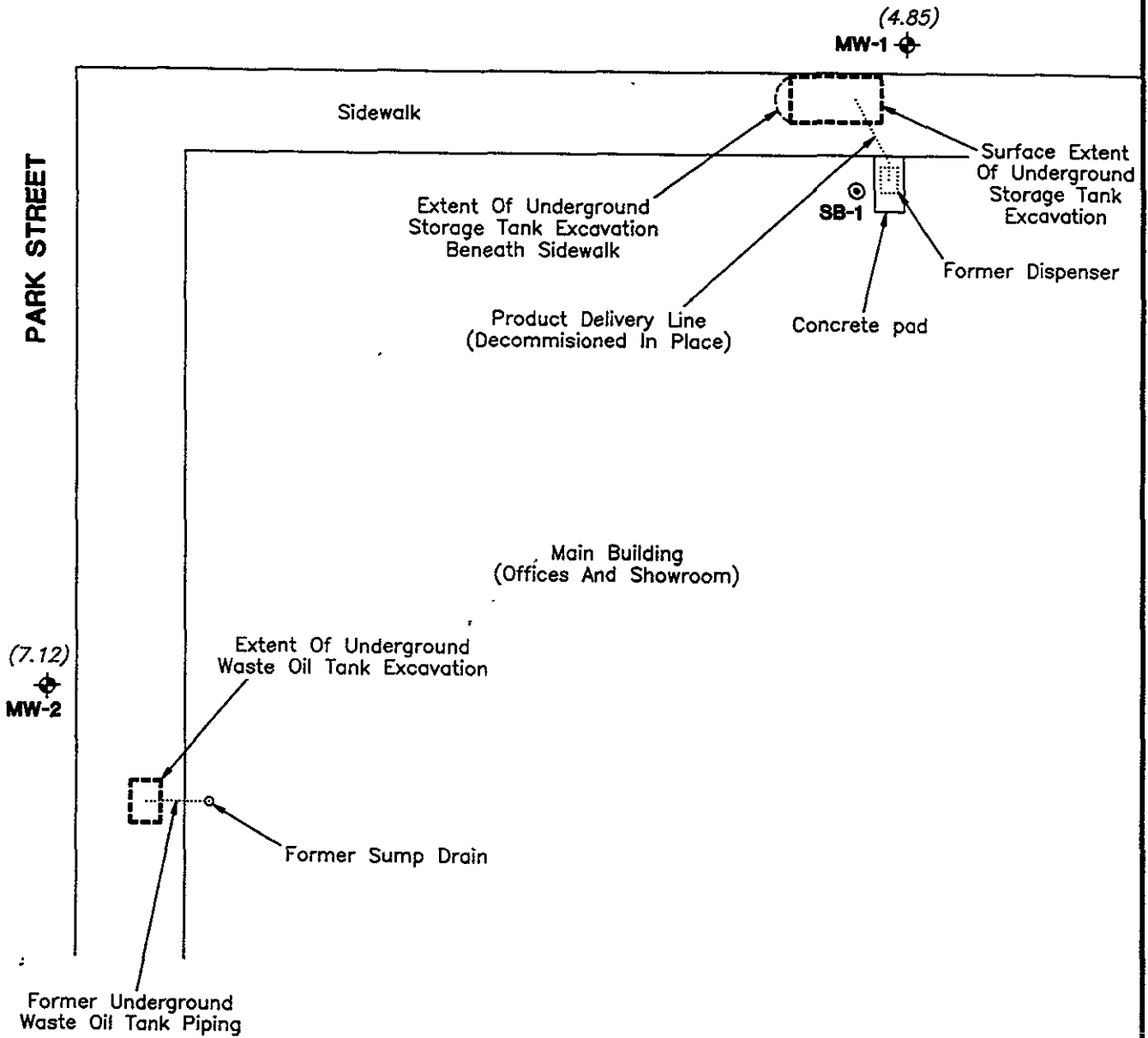
WINNER FORD
 1650 PARK STREET
 ALAMEDA, CALIFORNIA

FIGURE

1

BUENA VISTA AVENUE

PARK STREET



EXPLANATION:

- MW-2** ⊕ Groundwater Monitoring Well
- SB-1** ⊙ Hand-Augered Soil Boring
- (7.12)** Depth To Groundwater Measured In Feet Below Surface Grade

Wells Measured 06/10/98



Approximate Scale In Feet

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



HORIZON ENVIRONMENTAL INC.

Project Number: 3002.41
 Prepared By: G. Barker
 Reviewed By:

Drawn By: D. Alston
 Date: 07/98
 Revised Date:

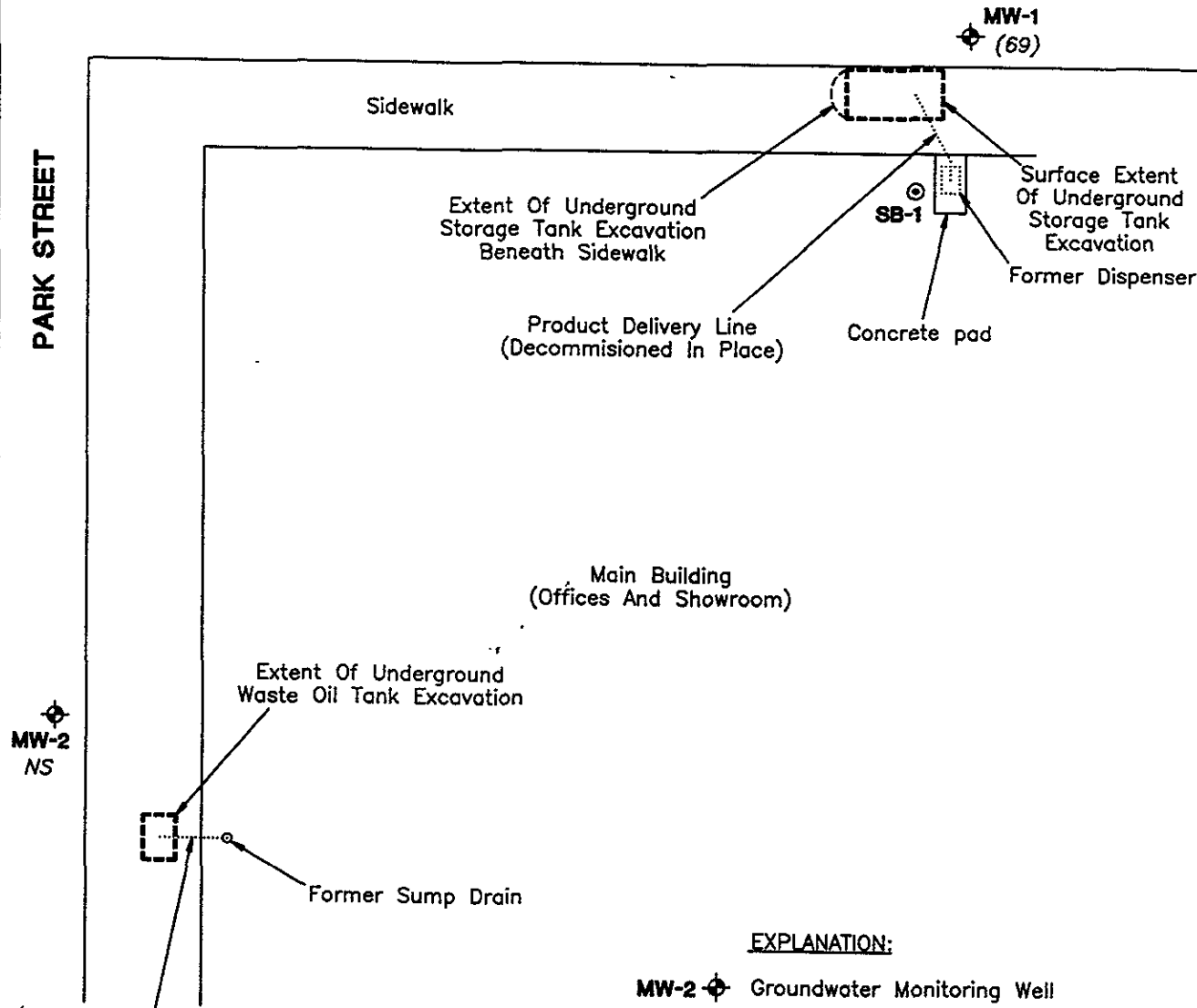
SITE PLAN
 WINNER FORD
 1650 PARK STREET
 ALAMEDA, CALIFORNIA

FIGURE

2

BUENA VISTA AVENUE

PARK STREET



EXPLANATION:

- MW-2** Groundwater Monitoring Well
 - SB-1** Hand-Augered Soil Boring
 - (69)** Benzene Concentrations Measured in Parts Per Billion
 - NS** Not Sampled
- Wells Sampled 06/10/98



Approximate Scale In Feet

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



HORIZON ENVIRONMENTAL INC.

BENZENE CONCENTRATION MAP

FIGURE

WINNER FORD
1650 PARK STREET
ALAMEDA, CALIFORNIA

3

Project Number: 3002.41
Prepared By: G. Borker
Reviewed By:

Drawn By: D. Alston
Date: 07/98
Revised Date:

TABLE 1
GROUNDWATER DATA
Winner Ford
1650 Park Street, Alameda, California

| Well No. | Date Sampled | Total Depth (ft.) | Depth to Water (ft.) | TPHg (ppb) | MTBE† (ppb) | Benzene (ppb) | Toluene (ppb) | Ethyl-Benzene (ppb) | Xylenes (ppb) | TOG (ppm) |
|----------|--------------|-------------------|----------------------|------------|-------------|---------------|---------------|---------------------|---------------|-----------|
| MW-1 | 07/16/96 | --- | --- | 222 | 267 | 62.8 | 34.3 | 5.75 | 32.1 | NA |
| | 04/29/97 | 22.75 | 5.89 | 145 | 312/260* | 53.5 | 6.1 | 4.2 | 9.2 | NA |
| | 08/20/97 | 22.69 | 7.13 | 65 | 331 | 18.0 | 1.3 | 1.6 | 2.5 | NA |
| | 12/02/97 | 22.63 | 5.83 | 62 | 213 | 12.6 | < 0.5 | 0.6 | 1.2 | NA |
| | 06/10/98 | 21.92 | 4.58 | 280 | 249 | 69 | 4.6 | 13 | 35.1 | NA |
| MW-2‡ | 07/16/96 | --- | --- | < 50 | NA | 1.1 | < 0.5 | < 0.5 | 1.05 | NA |
| | 07/29/96 | --- | --- | NA | NA | NA | NA | NA | NA | < 10 |
| | 04/29/97 | 24.77 | 7.62 | < 50 | < 5.0 | 0.6 | < 0.5 | < 0.5 | < 0.5 | < 10 |
| | 08/20/97 | 24.74 | 8.26 | < 50 | < 5.0 | < 0.5 | < 0.5 | < 0.5 | < 0.5 | < 10 |
| | 12/02/97 | 24.73 | 7.37 | < 50 | < 5.0 | < 0.5 | < 0.5 | < 0.5 | < 0.5 | < 10 |
| | 06/10/98 | NM | 7.12 | NA | NA | NA | NA | NA | NA | NA |

TPHg = Total Petroleum Hydrocarbons as gasoline

ppb = parts per billion

ppm = parts per million

‡ = Sampling of well MW-2 discontinued by ACHCSA-DEH letter effective June 1998.

MTBE† = Methyl Tertiary-Butyl Ether, * (by 602 / by 8260)

NA = Not Analyzed

NM = Not Measured

ATTACHMENT A

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

ATTACHMENT B

HORIZON ENVIRONMENTAL INC.

FIELD METHODS AND PROCEDURES

The following section describes field procedures utilized by Horizon Environmental Inc. (Horizon) personnel in performance of the tasks involved with this project.

1.0 HEALTH AND SAFETY PLAN

Field work performed by Horizon and subcontractors at the site will be conducted according to guidelines established in a Site Health and Safety Plan (SHSP). The SHSP is a document that describes the hazards that may be encountered in the field and specifies protective equipment, work procedures, and emergency information. A copy of the SHSP will be at the site and available for reference by appropriate parties during work at the site.

2.0 GROUNDWATER DEPTH EVALUATION

Each monitoring well is opened and allowed to equilibrate to atmospheric pressure prior to measuring depth to groundwater. Depth to groundwater will be measured to the nearest 0.01 foot using an electronic, hand-held, water-level indicator. Depth to groundwater will be measured from the surveyed point on the top of the well casing. The tip of the probe will be examined to assist in the evaluation of the possible presence of a product sheen.

3.0 MONITORING WELL PURGING AND SAMPLING

Prior to purging, a clean, transparent bailer is lowered into the well and a sample of groundwater is hoisted to the surface. The contents are inspected for the presence of product floating on the surface of the sample. Groundwater sampling events conducted subsequent to the initial well development and sampling event will be preceded by purging three to four well-volumes by hand-bailing or use of an electrical purge pump. Purge water will be monitored for the parameters of temperature, pH, and electrical conductivity until stabilized. A well is allowed to recharge to at least 80% of its prepurge volume prior to sampling. If a well dewatered, it will be allowed to recharge for a minimum of one to two hours prior to sampling. After the water level within the well has stabilized, a sample is collected within a dedicated, clean, disposable, plastic bailer lowered into the well and hoisted when filled.

4.0 SAMPLE PREPARATION FOR LABORATORY ANALYSIS

The sample fluid is transferred from the bailer to one or more airtight vials and chilled on ice for transport to a state-certified analytical laboratory. Groundwater samples are analyzed within the EPA-specified holding time for requested analyses.

Each sample container submitted for analysis is appropriately labeled to identify the job number, sample date, time of sample collection, and an individual number unique to that sample.

A chain-of-custody form is used to record possession of the sample from time of collection to its arrival at a California DoHS-certified laboratory. When the sample is shipped, the responsible technician or geologist relinquishes it by signing the chain-of-custody form, also listing the date and time.

The sample control officer at the laboratory:

- verifies sample integrity;
- confirms use of the proper holding container;
- recognizes that an adequate volume of fluid has been collected for the required analysis;
- identifies the method of preservation; and
- accepts custody for the laboratory when these conditions have been satisfied.

ATTACHMENT C

HORIZON ENVIRONMENTAL INC.

Specialists in Site Assessment, Remedial Testing, Design and Operation

MONITORING WELL DATA

| | |
|-----------------------------|-------------------------|
| Station No. | Location ALAMEDA |
| Address 1650 PARK ST | Job No. 3002.41 |
| Well No. MW1 | Date 6-10-98 |

| | | | | |
|---|---------------|--------------|--------------|----------|
| T.D. - D.T.W. x Well Diameter x *VF = Casing Volume | | | | |
| 21.92 | - 4.85 | x .17 | x 2.9 | = |

| | | |
|------------------|------------------------|------------------------|
| *VF= gal./ft. | 2' x 0.17 3' x 0.38 | 4' x 0.66 8' x 1.50 |
|------------------|------------------------|------------------------|

| | | | | | | | |
|---------------|---------------|---------------|---------------|---------------|--|--|--|
| Gals. Purged | | | | | | | |
| Conduct. | 2.03 | 2.18 | 2.23 | 2.28 | | | |
| PH | 8.78 | 8.64 | 8.50 | 8.39 | | | |
| Temp (°F) | 62.1 | 61.9 | 62.2 | 61.4 | | | |
| Turbid | SLIGHT | SLIGHT | SLIGHT | SLIGHT | | | |
| Product/Sheen | NO | NO | NO | NO | | | |
| Time | 6:30 | 6:40 | 6:50 | 7:00 | | | |

ODOR **SLIGHT SLIGHT SLIGHT SLIGHT**

Total Volumes Purged: _____ Purging Equipment: **BAILER**

Total Gallons Purged: _____

Sample Containers: **3** Sampling Equipment: **BAILER + UOA'S**

H₂O Stored? _____

Comments: **SAMPLED 3 UOA'S TPHs, BTEX, MTBE**

DP

Technician

HORIZON ENVIRONMENTAL INC.

Specialists in Site Assessment, Remedial Testing, Design and Operation

MONITORING WELL DATA

| | |
|-----------------------------|-------------------------|
| Station No. | Location ALAMEDA |
| Address 1650 PARK ST | Job No. 3002.41 |
| Well No. MWZ | Date 6-10-98 |

| | | | | | |
|---|---------------|---|--|---|---|
| T.D. - D.T.W. x Well Diameter x *VF = Casing Volume | | | | | |
| | - 7.12 | x | | x | = |

| | | |
|------------------|------------------------|------------------------|
| *VF= gal./ft. | 2" x 0.17 3" x 0.38 | 4" x 0.66 8" x 1.50 |
|------------------|------------------------|------------------------|

| | | | | | | | |
|---------------|--|--|--|--|--|--|--|
| Gals. Purged | | | | | | | |
| Conduct. | | | | | | | |
| P/H | | | | | | | |
| Temp (°F) | | | | | | | |
| Turbid | | | | | | | |
| Product/Sheen | | | | | | | |
| Time | | | | | | | |

Total Volumes Purged: _____ Purging Equipment: _____

Total Gallons Purged: _____

Sample Containers: _____ Sampling Equipment: _____

H₂O Stored? _____

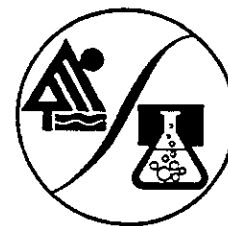
Comments:



 Technician

ATTACHMENT D

EXCELCHEM ENVIRONMENTAL LABS



500 Giuseppe Court, Suite 9
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784

ANALYSIS REPORT

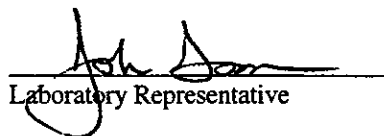
Attention: Richard Johnson
Horizon Environmental Inc.
5011 Golden Foothill Pkwy, Suite 7
El Dorado Hills, CA 95762

Project: 3002.41
Date Received: 06-10-98
Matrix: Water
Units: ug/L

| EPA Method 602/8015m | | | | | | | | | | | | |
|----------------------|------------|---------|-----|---------|-----|---------|-----|---------|-----|---------|-----|---------|
| Client Sample I.D. | W-0610-MW1 | | | | | | | | | | | |
| LAB. NO. | W0698142 | | | | | | | | | | | |
| Date Sampled: | 06-10-98 | | | | | | | | | | | |
| MTBE Analyzed: | 06-18-98 | | | | | | | | | | | |
| BTEX/TPHg Analyzed: | 06-16-98 | | | | | | | | | | | |
| ANALYTE | R/L | Results | R/L | Results | R/L | Results | R/L | Results | R/L | Results | R/L | Results |
| MTBE | 100 | 249 | | | | | | | | | | |
| Benzene | 0.5 | 69 | | | | | | | | | | |
| Toluene | 0.5 | 4.6 | | | | | | | | | | |
| Ethylbenzene | 0.5 | 13 | | | | | | | | | | |
| Total Xylenes | 0.5 | 35.1 | | | | | | | | | | |
| TPH as Gasoline | 50 | 280 | | | | | | | | | | |

| QA/QC RECOVERY | | | |
|----------------|-----|------|---------------|
| | LCS | LCSD | Date Analyzed |
| Benzene | 93% | 90% | 06-17-98 |
| Toluene | 96% | 92% | 06-17-98 |
| Ethylbenzene | 98% | 94% | 06-17-98 |
| Total Xylenes | 99% | 95% | 06-17-98 |

ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.
R/L = Reporting Limit


Laboratory Representative

06-19-98
Date Reported

