

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



02-02-01

20430

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

StID 1101

February 1, 2001

Mr. Greg Tachiera  
Broadway Motors Ford  
2560 Webster Street  
Oakland, CA 94612

**RE: Well Decommission at 22560 Webster Street, Oakland, CA**

Dear Mr. Tachiera:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (MW-1 through MW-4) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County 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: Robert Schultz (rschultz@cambria-env.com)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



11-7-00

20430

StID 1101

November 7, 2000

Mr. Greg Tachiera  
Broadway Motors Ford  
2560 Webster Street  
Oakland, CA 94612

Eugene R Leroy Trust  
Wells Fargo Bank  
555 California, Suite 2700  
San Francisco, CA 94104

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

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED  
OR ISSUE A CLOSURE LETTER FOR 2560 WEBSTER STREET, OAKLAND, CA**

Dear Mr. Tachiera:

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  
Leroy Griffin, Oakland Fire Dept-OES, 1605 MLK Jr. Way, Oakland, CA 94612

bdwymotors5

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



11-1-00

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

StID 1101

October 31, 2000

Mr. Greg Tachiera  
Broadway Motors Ford  
2560 Webster Street  
Oakland, CA 94612

Eugene R Leroy Trust  
Wells Fargo Bank  
555 California, Suite 2700  
San Francisco, CA 94104

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED  
OR ISSUE A CLOSURE LETTER FOR 6253 DOUGHERTY ROAD, DUBLIN, CA**

Dear Mr. Tachiera:

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  
Leroy Griffin, Oakland Fire Dept-OES, 1605 MLK Jr. Way, Oakland, CA 94612

STD# 1101 → RO # 430  
Broadway motors  
2560 webster st. (LUST)  
CLOSED

STD#1216 → RO# 268  
American Building Components  
6253 Dougherty (LUST)  
CLOSED

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 6/7/2000  
INCLD CC'S

R0430

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

StID 1101

June 6, 2000

Mr. Greg Tachiera  
Broadway Motors Ford  
2560 Webster Street  
Oakland, CA 94612

**RE: Risk Management Plan for 2560 Webster Street, Oakland, CA 94612**

Dear Mr. Tachiera:

I have completed review of Cambria's May 2000 *Second Quarter 2000 Monitoring Report* prepared for the above referenced site. That report summarized the sampling of groundwater from Well MW-4 in May 2000. Cambria recommended that the site be treated as a petroleum UST site with incidental solvents. Further, Cambria recommended case closure as this site meets the six criteria for low risk groundwater cases.

This office will review the case for possible closure. In the meantime, a risk management plan should be submitted that will address residual contaminants in soil and groundwater in the event construction and/or trenching/excavation is proposed at the site.

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

eva chu  
Hazardous Materials Specialist

*Wc:* Robert Schultz, Cambria, 1144 65<sup>th</sup> Street, Suite B, Oakland, CA 94608

bdwymotors4

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

ROT30

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

StID 1101

August 10, 1999

Mr. Greg Tachiera  
Broadway Motors Ford  
2560 Webster Street  
Oakland, CA 94612

**RE: Work Plan Approval for 2560 Webster Street, Oakland, CA**

Dear Mr. Tachiera:

I have completed review of Cambria's July 1999 *Investigation Workplan* prepared for the above referenced site. The proposal to define the groundwater contaminant plume and to assess if culverts, storm drains, and buried stream channels act as conduits for the migration of contaminants from the site is acceptable. One groundwater monitoring well and two soil borings will be advanced across and in Valdez Street. Soil samples will be collected from each boring and will be field-screened for hydrocarbons. Grab water samples will be collected from each boring and will be analyzed for TPHg, BTEX, MTBE, and HVOCs.

Field work should commence within 60 days of the date of this letter, or **by October 13, 1999**. Please provide 72 hours notice 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

c: Robert Schultz  
Cambria  
1144 65<sup>th</sup> Street, Suite B  
Oakland, CA 94608

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 430

StID 1101

April 28, 1999

Mr. Greg Tachiera  
Broadway Motors Ford  
2560 Webster Street  
Oakland, CA 94612

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

RE: **Additional Groundwater Monitoring Well at 2560 Webster Street, Oakland, CA**

Dear Mr. Tachiera:

I am in receipt of Cambria's February 1999 *First Quarter 1999 Monitoring Report, Risk Screening and Closure Request* prepared for the above referenced site. That report and the case file have been reviewed to determine if case closure is appropriate. Unfortunately, this office cannot recommend closure at this time because we believe the contaminant plume, resulting from the former underground storage tanks (USTs), has not been adequately defined. Also, the chlorinated hydrocarbon concentrations detected in groundwater monitoring well MW-1 exceed the California Drinking Water Standards' Maximum Contaminant Levels.

In order to delineate the contaminant plume in the downgradient direction, a permanent groundwater monitoring well should be installed east of the former USTs. This well may be installed across the street, in the paved parking lot. Also a grab groundwater sample should be collected from a boring advanced east and within 10' of the former UST. Groundwater should be analyzed for TPHg, BTEX, MTBE, and HVOCs. I believe data from these two points should better define the extent and severity of contamination in groundwater. Lastly, buried stream channels (Glen Echo Creek), culverts and/or storm drains should be surveyed to determine if they may act as conduits for the migration of contaminants.

A workplan for the above investigation is due to this office within 60 days of the date of this letter, **or by June 30, 1999**. If you have any questions, I can be reached at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

c: Robert Schultz, Cambria, 1144 65<sup>th</sup> Street, Suite B, Oakland, CA 94608  
Eugene Leroy Trust, Wells Fargo Bank, 555 California, #2700, San Francisco, CA 94104

bdwymotors2

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO#430

StID 1101

September 1, 1998

Mr. Greg Tachiera  
Broadway Ford Motors  
2560 Webster Street  
Oakland, CA 94612

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

**RE: Groundwater Sampling at 2560 Webster Street, Oakland, CA**

Dear Mr. Tachiera:

I have completed review of Cambria's June 1998 "HVOC Sampling Report" prepared for the above referenced site. This report summarized the initial sampling of groundwater monitoring wells for halogenated volatile organic compounds (HVOCs). Low levels of TCE were identified in groundwater from wells MW-1 and MW-2. These wells are located crossgradient of the groundwater flow direction, which has been calculated to be to the east.

At this time, you should continue with quarterly monitoring and sampling of the wells (MW-1 through MW-3) for HVOCs. If groundwater continues to flow to the east, it will be necessary to determine the extent and severity of the HVOC plume in the downgradient direction. If this will be the case, groundwater samples will need to be collected at a location within 50' and to the east of the former waste oil tank. It is unfortunate that groundwater samples were not collected when boring IB-2 and IB-3 were drilled in December 1996.

If you have any question, I can be reached at (510) 567-6762. I'll be on vacation in September and will return to the office on October 1, 1998.

eva chu  
Hazardous Materials Specialist

c: Kevin Graves, Cambria, 1144 65<sup>th</sup> Street, Suite B, Oakland, CA 94608

bdwymotors1

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0# 430

May 12, 1998

Greg Tachiera, Vice President  
Broadway Motors Ford  
2560 Webster St.  
Oakland CA 94612

ENVIRONMENTAL HEALTH SERVICES

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

Eugene R. Leroy & Wells Fargo Trust  
555 California St., Suite #2700  
San Francisco CA 94104

**RE: HVOC Sampling Required for Case Closure**  
**Broadway Motor's Ford, 2560 Broadway, Oakland 94612 (our site # 1101)**  
webster

Dear Mr. Tachiera:

I have reviewed your case and spoken with both your consultant and the Regional Water Quality Control Board to determine whether the case can be closed. Petroleum constituents have been very low or nondetectable in groundwater. However, the case can not be closed at this time because halogenated volatile organic compounds (HVOCs) may remain in the groundwater at concentrations above acceptable levels. In December 1996, groundwater samples were taken from borings and found to contain HVOCs at concentrations that exceed California's drinking water standards (or Maximum Contaminant Levels, MCLs). Data collected nearly 18 months ago may not reflect current concentrations.

To move toward case closure, please resample your wells for HVOCs. HVOCs were detected in groundwater samples taken from earlier borings, and you were instructed in a January 22, 1997 letter from this Office to test for HVOCs. However, we have not received any analytical reports for these contaminants. It is often the case that contaminant concentrations found in groundwater samples from soil borings are higher than subsequent concentrations found in fully developed monitoring wells. Thus, you may find through sampling your wells that the current HVOC concentrations are below levels of concern.

This Office also requires that you submit a bill of lading or other documentation showing that stockpiled soils from the tank removal have been properly disposed of.

You may contact me with any questions about this letter at (510)567-6770.

Sincerely,

Pamela J. Evans  
Senior Hazardous Materials Specialist

c: Kevin Graves, Cambria Environmental Technology, Inc. 1144 65<sup>th</sup> St., Suite B, Oakland  
94608



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



STID# 1101  
BROADWAY MOTORS  
2560 WEBSTER ST.  
OAKLAND  
RO# 430

September 8, 1997  
STID 1101

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

Greg Tacheira  
Broadway Motors Ford  
2560 Webster St.  
Oakland, CA 94612

Dear Greg Tacheira:

This office has reviewed a Well Installation and Groundwater Monitoring Report, dated July 2, 1997 by Century West Engineering Corporation for the above site. The following are comments concerning this report.

1. The groundwater sampling showed that there is not significant contamination in the monitoring wells.
2. This office agrees with the recommendations on page 8 and expects that another round of well sampling will occur. A request for closure may be appropriate at that time.
3. Please dispose of the stockpiled soil and submit a receipt of disposal to this office.

If you have any questions call this office at (510) 567-6782.

Sincerely,

Thomas F. Peacock, Manager  
Division of Environmental Protection

c: Gordon Coleman, Chief - files  
Eugene R. Leroy Trust, Wells Fargo Bank Trust, 555  
California St., #2700, San Francisco, CA 94104  
Matthew Bromley, Century West Engineering Corp., 7950 Dublin  
Blvd., Suite 109, Dublin, CA 94568

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0430  
R0510

STID 1101

January 22, 1997

Mr. Greg Tachiera-Vice President  
Broadway Ford Motors  
2560 Webster Street  
Oakland, CA 944612

Eugene R. Leroy & Wells Fargo Trust  
555 California Street, Suite #2700  
San Francisco, CA 94104

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

RE: BROADWAY FORD MOTORS, 2560 WEBSTER STREET, OAKLAND, CA

Dear Mr. Tachiera and Wells Fargo Trust:

This office is in receipt of and has completed review of the case file for this site, up to and including the January 7, 1997 Centurywest Engineering Corporation (CEC) "Report of Soil and Groundwater Investigation".

Centurywest Engineering recommends that three (3) groundwater monitoring wells be installed in the locations proposed in Figure 4. **The proposed locations for the three groundwater monitoring wells are approved by this office.**

After installation of the three groundwater monitoring wells, please adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal as referenced in Title 23, California Code of Regulations (CCR) section 2652(d). Sample analytes shall continue to be total petroleum hydrocarbons as gasoline (TPHg), methyl-tert-butyl ether (MTBE), halogenated volatile organic compounds (HVOCS), and the aromatic hydrocarbons benzene, toluene, ethyl benzene and total xylene isomers (BTEX).

Please be advised that in order for your site to fall into the "Low Risk Groundwater Case" the following definitions must apply:

- 1) The leak has been stopped and ongoing sources, including free product, have been removed or remediated.
- 2) The site has been adequately characterized.
- 3) The dissolved hydrocarbon plume is not migrating.
- 4) No water well, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted.
- 5) The site presents no significant risk to human health.
- 6) The site presents no significant risk to the environment.

Mr. Greg Tachiera & Wells Fargo Trust  
RE: Broadway Ford Motors  
January 22, 1997  
Page 2 of 2

As documented in the "Interim Guidance on Required Cleanup at Low Risk Fuel Sites", the preferred management strategy for "Low Risk Groundwater Cases" is passive bioremediation with continued groundwater monitoring of the site to determine plume stability and the effectiveness of the remedial strategy.

Should you have any questions or comments, please feel free to call Thomas Peacock directly at (510)567-6782.

Sincerely,



Dale Klettke, CHMM  
Hazardous Materials Specialist

c: Matthew L. Bromley, R.G., c/o Centurywest Environmental Engineering, 7950 Dublin  
Blvd., Suite 203, Dublin, CA 94568  
Thomas Peacock--files

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 430

STID 1101

November 13, 1996

Mr. Greg Tachiera-Vice President  
Broadway Ford Motors  
2560 Webster Street  
Oakland, CA 944612

Eugene R. Leroy & Wells Fargo Trust  
555 California Street, Suite #2700  
San Francisco, CA 94104

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION (LOP)  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 587-6700  
FAX (510) 337-9335

RE: BROADWAY FORD MOTORS, 2560 WEBSTER STREET, OAKLAND, CA

Dear Mr. Tachiera and Wells Fargo Trust:

This office is in receipt of and has completed review of the case file for this site, up to and including the November 5, 1996 Centurywest Engineering Corporation (CEC) "Work Plan to Conduct Soil and Ground Water Investigation".

The objectives of this Work Plan is to further delineate the vertical and lateral extent of soil and groundwater which has been impacted at the above referenced site. The petroleum hydrocarbons which have been detected beneath the site consist of a mixture of waste oil and gasoline constituents.

The proposed subsurface investigation consists of the following:

- 1) Characterize the vertical and lateral extent of soil and groundwater impacted petroleum hydrocarbons, in both soil and groundwater. Field investigations include the installation of approximately eight (8) on-site probes using rapid site assessment tools (Geoprobe). The probes will be installed to a depth of approximately 15' bgs with soil samples collected at the soil-ground water interface. In addition, groundwater samples are to be collected from each probe.
- 2) Installation of one (1) ground water monitoring well.
- 3) Utility survey to determine locations and depths of subsurface utilities to determine potential for the offsite migration of petroleum hydrocarbons through these preferential pathways.

**This Work Plan is approved, with the stipulation that three groundwater monitoring wells will be installed in locations pre-approved by this office. Please be advised that additional soil sample analyses may be required by this office. The need for the additional soil sampling and analysis will be determined based on field observations.** Information from the rapid site assessment will be reviewed by this office, prior to the installation of the three groundwater monitoring wells.

Mr. Greg Tachiera & Wells Fargo Trust  
RE: Broadway Ford Motors  
November 13, 1996  
Page 2 of 2

After review of the report documenting the above field activities, this site will be reviewed to determine whether it qualifies as a "Low Risk Groundwater Case" as defined in the California Regional Water Quality Control Board "Interim Guidance on Required Cleanup at Low Risk Fuel Sites".

As documented in the "Interim Guidance on Required Cleanup at Low Risk Fuel Sites", the preferred management strategy for "Low Risk Groundwater Cases" is passive bioremediation with continued groundwater monitoring of the site to determine plume stability and the effectiveness of the remedial strategy.

Please notify this office 72 hours in advance of field operations, so I can schedule time to be on site. Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Sincerely,



Dale Klettke, CHMM  
Hazardous Materials Specialist

c: Matthew L. Bromley, R.G., c/o Centurywest Environmental Engineering, 7950 Dublin  
Blvd., Suite 203, Dublin, CA 94568  
Dale Klettke--files

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pc

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



20430

STID 1101

August 26, 1996

Mr. Greg Tachiera-Vice President  
Broadway Ford Motors  
2560 Webster Street  
Oakland, CA 944612

Alameda County CC4580  
Environmental Health Services  
1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577  
(510)567-6700 FAX(510)337-9335

Eugene R. Leroy & Wells Fargo Trust  
555 California Street, Suite #2700  
San Francisco, CA 94104

RE: BROADWAY FORD MOTORS, 2560 WEBSTER STREET, OAKLAND, CA

Dear Mr. Tachiera and Wells Fargo Trust:

This letter is intended to follow-up the Alameda County Health Care Services Agency (ACHCSA) letter dated January 29, 1996. In the ACHCSA letter, a Preliminary Site Assessment (PSA) "Work Plan", prepared by Accutite Environmental Engineering (AEE), was approved by this office.

The objectives of the Accutite "Work Plan" is to further delineate the lateral extent of petroleum hydrocarbon-impacted soil and groundwater for the above referenced site. The petroleum hydrocarbons which have been detected beneath the site consist of a mixture of waste oil and gasoline constituents.

In the ACHCSA approval letter you were requested to "Please keep this office advised on progress of the work plan pertaining to this site on a timely basis". To this date, no report documenting completion of the approved Accutite "Work Plan" or any information on the progress of the work plan has been received by this office.

**Therefore, you are required to submit to this office either a report documenting completion of the approved Accutite "Work Plan", or complete the elements of the "Work Plan" within 30 days of the date of this letter, or no later than September 26, 1996.**

**Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.78.**

Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Sincerely,

Dale Klettke, CHMM  
Hazardous Materials Specialist

Mr. Greg Tachiera & Wells Fargo Trust  
RE: Broadway Ford Motors  
August 26, 1996  
Page 2 of 2

c: Sami Malaeb, c/o Accutite Environmental Engineering, 35 S. Linden Ave., S. San  
Francisco, CA 94080-6407  
Gil Jensen, Alameda County District Attorneys Office  
Thomas Peacock, LOP manager--files

1101nowp.sub

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO#430

RAFAT A. SHAHID, DIRECTOR

STID 1101

Alameda County Environmental Health Div.  
Environmental Protection Services  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
(510)567-6700 fax: (510)337-9335

April 2, 1996

Mr. Greg Tachiera-Vice President  
Broadway Ford Motors  
2560 Webster Street  
Oakland, CA 94612

Eugene R. Leroy & Wells Fargo Trust  
555 California Street, Suite #2700  
San Francisco, CA 94104

RE: BROADWAY FORD MOTORS, 2560 WEBSTER STREET, OAKLAND, CA

Dear Mr. Tachiera and Wells Fargo Trust:

This letter is in response to a request by Kathleen McDonald of McCutchen, Doyle, Brown & Enersen, LLP to designate the Eugene R Leroy & Wells Fargo Trust as having "Secondary Responsible Party Status".

As specified in the State Water Resources Control Board's (SWRCB), January 6, 1995 memorandum, the following criteria is used where a determination of secondary Responsible Party may be made.

- a. **The primary Responsible Party (in this case Broadway Motors) is performing corrective action and**
- b. **It is clear that the party seeking secondary status did not in any way initiate or contribute to the actual discharge**

**Please be advised that if the primary Responsible Party fails to perform corrective action, then the secondary Responsible Party will be considered the primary Responsible Party.**

Based on the file information, secondary Responsible Party status is hereby granted to the Eugene R. Leroy & Wells Fargo Trust. If any of the above named Responsible Parties can dispute this designation, please provide the documentation disputing this secondary Responsible Party designation to my attention within 30 days from the date of this letter, or no later than May 2, 1996.

Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Sincerely,

Dale Klettke, CHMM  
Hazardous Materials Specialist



Mr. Greg Tachiera & Wells Fargo Trust

RE: Broadway Ford Motors

April 2, 1996

Page 2 of 2

c: Kathleen McDonald, c/o McCutchen, Doyle, Brown & Enersen, LLP, 55 South Market  
Street, Suite 1500, San Jose, CA 95113-2327

Lori Casias, SWRCB

Thomas Peacock, LOP manager--files

*pp*

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Ro#430

ARNOLD PERKINS, DIRECTOR  
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 1101

January 29, 1996

Mr. Greg Tachiera-Vice President  
Broadway Ford Motors  
2560 Webster Street  
Oakland, CA 944612

Alameda County CC4580  
Environmental Health Services  
1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577

Eugene R. Leroy & Wells Fargo Trust  
555 California Street, Suite #2700  
San Francisco, CA 94104

RE: BROADWAY FORD MOTORS, 2560 WEBSTER STREET, OAKLAND, CA

Dear Mr. Tachiera and Wells Fargo Trust:

This office is in receipt of and has completed review of the case file for this site, up to and including the January 22, 1996 Accutite Environmental Engineering (AEE) "Work Plan to Conduct Soil and Ground Water Investigation".

The objectives of this Work Plan is to further delineate the lateral extent of soil and groundwater hydrocarbon impact for the above referenced site. The petroleum hydrocarbons which have been detected beneath the site consist of a mixture of waste oil and gasoline constituents.

The proposed subsurface investigation consists of the following:

- 1) Calculation of groundwater gradient. Three (3) piezometers will be installed to depths of approximately 25' below ground surface (bgs).
- 2) Assess the vertical and lateral extent of impacted petroleum hydrocarbons. Field investigations includes the installation of several on-site probes using rapid site assessment tools (Geoprobe). The probes will be installed to a depth of approximately 20' bgs with soil samples collected at the soil-ground water interface. If needed, additional soil samples will be collected based on the field observations. In addition, groundwater samples are to be collected from each probe.
- 3) Installation of one (1) ground water monitoring well.

**This Work Plan is approved, with the stipulation that soil and groundwater samples be analyzed for the presence of methyl-tert-butyl ether (MTBE).** Please keep this office advised on progress of the work plan pertaining to this site on a timely basis.

After review of the report documenting the above field activities, this site will be reviewed to determine whether it qualifies as a "Low Risk Groundwater Case" as defined in the California Regional Water Quality Control Board "Interim Guidance on Required Cleanup at Low Risk Fuel Sites".

Mr. Greg Tachiera & Wells Fargo Trust  
RE: Broadway Ford Motors  
January 29, 1996  
Page 2 of 2

As documented in the "Interim Guidance on Required Cleanup at Low Risk Fuel Sites", the preferred management strategy for "Low Risk Groundwater Cases" is passive bioremediation with continued groundwater monitoring of the site to determine plume stability and the effectiveness of the remedial strategy.

Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Sincerely,



Dale Klettke, CHMM  
Hazardous Materials Specialist

c: Sami Malaeb, c/o Accutite Environmental Engineering, 35 S. Linden Ave., S. San  
Francisco, CA 94080-6407  
Thomas Peacock, LOP manager--files

1101wpok.dkt

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro#430

ARNOLD PERKINS, DIRECTOR  
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 1101

January 10, 1996

Mr. Greg Tachiera-Vice President  
Broadway Ford Motors  
2560 Webster Street  
Oakland, CA 944612

ALAMEDA COUNTY  
ENVIRONMENTAL HEALTH SERVICES  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577  
(510) 567-6700

Eugene R. Leroy & Wells Fargo Trust  
555 California Street, Suite #2700  
San Francisco, CA 94104

RE: BROADWAY FORD MOTORS, 2560 WEBSTER STREET, OAKLAND, CA

Dear Mr. Tachiera and Wells Fargo Trust:

The results of sample analysis and observations documented by ACCUTITE during the December 1995 closure of one (1) 1000-gallon gasoline underground storage tank (UST) and one (1) 750-gallon waste oil UST have been evaluated.

Analytical results from the soil sample GN-5' collected at a depth of approximately 5 feet below grade (bg) from the gasoline excavation detected concentrations of total petroleum hydrocarbons as gasoline (TPHg)-5200 ppm and 8 ppm-MTBE. BTEX compounds were detected at concentrations of 9 ppm-benzene, 0.5 ppm-toluene, 44 ppm-ethyl benzene and 130 ppm-total xylenes from soil sample GN-5'. The soil sample (GN-8.5') collected from the north end of the gasoline excavation at a depth of 8.5' bg resulted in non-detectable concentrations of TPHg and BTEX and 0.2 ppm-MTBE. The final confirmation sample taken from the south end of the gasoline excavation at a depth of 9' bg was analyzed and detected 200 ppm of TPHg, 8 ppm-MTBE as well as BTEX fractions (0.1 ppm, 0.1 ppm, <0.05 ppm and 0.7 ppm), respectively.

Analytical results from the sample (WO-8') collected from the bottom of the waste oil tank excavation at a depth of 8' bg detected 6ppm-TPHd, 930 ppm-TPHg, 5 ppm-MTBE and BTEX compounds at 8 ppm, 2 ppm, 7 ppm and 30 ppm, respectively.

A confirmed release from the UST(s) has occurred at this site. The extent of petroleum hydrocarbon contamination is not adequately defined. Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform a preliminary site assessment (PSA) when a confirmed release from an UST has occurred. To facilitate this task, a PSA work plan must be submitted for review. **This work plan is due within 90 days of the date of this letter or April 10, 1996.**

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. The referenced reports must describe the status of the investigation and include, among other elements, the following:

- Details and results of all work performed during the designated reporting period: records of field observations and data, boring and well construction logs, water

Mr. Greg Tachiera & Wells Fargo Trust  
RE: Broadway Ford Motors  
January 10, 1996  
Page 2 of 2

level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.

- Status of ground water contamination and characterization.
- Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- Recommendations for additional work.

Pursuant to provisions of the Business and Professions Code all work and reports which require geologic or engineering evaluations and/or judgements must be performed under the direction of an appropriately registered or certified professional. Therefore, all proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background.

**Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b).**

For your information, the Underground Storage Tank Cleanup Fund (Fund) is created pursuant to Chapter 6.75 of the California Health & Safety Code to help eligible owners and operators of petroleum underground storage tanks obtain reimbursement for costs of the cleanup of unauthorized releases of petroleum. You are encouraged to contact the SWRCB fund representative (916/227-4529) for more case-specific information and to obtain an application package. Please also bear in mind that, in order to maintain UST clean-up fund eligibility, specific bidding requirements and contracting criteria must be met.

Please call me at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM  
Hazardous Materials Specialist

c: Thomas Peacock, LOP Manager--files  
Gil Jensen, Alameda County District Attorney's Office  
Sami Maleab, Accutite, 35 So. Linden Ave., S. San Francisco, CA 94080

3994psal.dkt

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R0430

June 6, 1995

Mr. Marion Maite  
Broadway Motors Ford  
2560 Webster Street  
Oakland, CA 94612

Dear Mrs. Maite:

On May 25, 1995, two samples of metal shavings were obtained from three metal parts grinders during an inspection of your business, Broadway Motors Ford located at 2560 Webster Street in Oakland. I have enclosed a copy of the laboratory analytical results from these samples. The samples were analyzed for the following heavy metals: cadmium, chromium, copper, lead, nickel and zinc.

The results indicate that the Total Threshold Limit Concentrations (TTLCs) of cadmium (100 ppm), copper (2500 ppm), lead (1000 ppm) and zinc (5000 ppm) were all exceeded in the metal shaving sample taken from the old two wheeled grinder. This waste characterization indicates that the sample is toxic as per Section 66261.24 of Title 22 of the California Code of Regulations. Any waste generated from this operation must be disposed of as hazardous waste under manifest by a licensed hazardous waste hauler with a copy of the manifest sent to this office.

The results for the brake dust sample taken from the newer grinders indicate that none of the TTLCs listed in Title 22 for any of the heavy metals were exceeded. However, the TTLC results for copper (1440 ppm) and nickel (687 ppm) are more than ten times the Soluble Threshold Limit Concentrations (STLCs). In order to determine whether the STLCs are exceeded you need to have a California Modified Waste Extraction Test performed by a California certified laboratory within 30 days. The allowable STLCs in Title 22 for copper is 25 ppm and for nickel is 20 ppm. If these levels are exceeded then the waste metal shavings will also have to be disposed of as hazardous waste under manifest by a licensed hazardous waste hauler. A copy of the manifest must be sent to this office within 30 days.

For your information our Environmental Protection laboratory is certified for this test and can perform it for the charge of \$148.00. Other certified labs can be found in the telephone directory. Please let me know of your intentions within ten days.

ALAMEDA COUNTY HEALTH AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 HARBOR BAY PARKWAY, SUITE 250  
ALAMEDA, CA 94502-6577 (cc 430-451)  
Ph (510) 567-6700 FAX (510) 337-9335

H

Mrs. Marion Maite  
June 6, 1995  
page 2 of 2

If you have any questions, I can be reached at 567-6742.

Sincerely,



Ronald J. Owcarz, REHS  
Hazardous Materials Specialist

Enclosure

c: Richard Boeche, Service Manager  
Paul Giardina, DTSC  
Darcy Wong, EP lab  
Ariu Levi - file

Alameda County Health Care Service Agency  
 Department of Environmental Health  
 Environmental Health Laboratory

ANALYTICAL REQUEST

Certification No. 1816

Laboratory No: 95-054

Sample Identification: Broadway Motors Ford, 2560 Broadway Ave. Oak.

Analysis Requested By: Ron Owcarz

Date Collected: 5/25/95

Collected By: Ron Owcarz

Date Received: 5/26/95

Received By: R. Mankarious

Analysis Requested: Heavy Metals (Cd, Cr, Cu, Pb, Ni, Zn).

Background Information: One grinding dust, and one brake dust sample  
submitted for analysisANALYTICAL RESULTS

Parameter	Observation or Results *		Regulatory Limits	
Sample #	R0525951	R525952	STLC mg/L	TTLIC mg/Kg
Laboratory #	95-054-1	95-054-2		
Cadmium	410 ppm (mg/Kg)	9.02 ppm (mg/Kg)	1	100
Chromium	1070 ppm (mg/Kg)	1960 ppm (mg/Kg)	500	2500
Copper	29000 ppm (mg/Kg)	1440 ppm (mg/Kg)	25	2500
Lead	3500 ppm (mg/Kg)	28.8 ppm (mg/Kg)	5	1000
Nickel	1180 ppm (mg/Kg)	687 ppm (mg/Kg)	20	2000
Zinc	26000 ppm (mg/Kg)	71.7 ppm (mg/Kg)	250	5000

\* All results are TTLIC.

Conclusion:

Date Analysis Completed: 06/02/95

Chemist: R. Mankarious

Approved: *DW*

Distribution: Ron Owcarz, Jun Makishima



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

1000 Lakeside Blvd., Agency Director



R0430

RAFAT A. SHAHID, Assistant Agency Director

December 28, 1993

CERTIFIED MAILER #: P 386 338 262

Broadway Ford  
2560 Webster St.  
Oakland, 94612

UGTID:1101

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

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)  
2560 Webster St. Oakland, 94612**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

- \_\_\_ 1. An accurate and complete plot plan.
- \_\_\_ 2. A written spill response plan. (enclosed)
- \_\_\_ 3. A written tank monitoring plan. (enclosed)
- \_\_\_ 4. Results of precision tank test(s), (initial and annual).
- \_\_\_ 5. Results of precision pipeline leak detector tests (initial and annual).
- \_\_\_ 6. Complete UST PERMIT FORM A-one per facility. (enclosed)
- \_\_\_ 7. Complete UST PERMIT FORM B-one per tank. (enclosed)
- \_\_\_ 8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- \_\_\_ 9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

*Brian M. Oliva for*

Brian Oliva  
HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0430 (2560 Webster)

July 18, 1990

Richard Boeche  
Mr. Pat Carter  
Broadway Ford  
2560 Webster Street  
Oakland, CA 94612

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

**Notice of Violation**

RE: Inspections performed at 2560 Webster and 437 27th Street

Dear Mr. Boeche and Mr. Carter,

This is a follow up letter to the inspections which I performed at the Body Shop facility at 437 25th Street and at the Main Shop Facility at 26th and Broadway. The observed violations are identified by each shop:

**At the Body Shop facility:**

Ten 25 gallon drums labelled "paint waste" are currently being stored onsite. Dates on the labelled drums indicate that storage of this hazardous waste has occurred for over 90 days. Section 66508(a) of California Code of Regulations (CCR) states that a waste generator may accumulate a hazardous waste for 90 days or less without a permit.

It was noted that there are five 25 gallon waste oil drums and one 55 gallon waste oil drum located on the dirt area in the back lot of your facility. All drums were uncovered and most were not labelled. Section 66508(c) CCR states that a label shall be maintained on all containers in which hazardous waste is stored. The label shall include:

- 1) The composition and physical state of the waste
- 2) A Statement of hazardous waste properties i.e. Flammable, Reactive, Corrosive, Toxic;
- 3) Name and address of person producing the waste
- 4) Shall be clearly marked with the words hazardous waste
- 5) Date when waste accumulation began

Section 67243 CCR states that the container used to store hazardous waste shall be covered at all times except when adding or removing the product contained within.

The soil around the area where the drums have been stored appears contaminated. According to Section 25189.5 of the Health and Safety Code (HSC) this constitutes illegal disposal of a hazardous waste. You are hereby required to investigate the nature and extent of soil contamination which has occurred at this location.

Mr. Richard Boeche  
Mr. Pat Carter  
July 18, 1990  
Page 2 of 3

**At the Main 26th and Broadway Auto Service and Repair Facility :**

There is some concern regarding the drainage system leaving the service work stalls; particularly in the service area in the outside fenced in area of your facility. The drain from the stall next to Valdez Street appears to contain a petroleum product (due to the sheen on the water). You are requested to ascertain what type of system these drains ultimately connect to (storm drain or sewer). The main drain which is of particular concern is the one directly below the steam cleaning device. Does this drain connect to an oil grease separator?

The following violations were observed with regard to the two single walled underground storage tanks at the above facility:

There is no monitoring plan available for the two single-walled underground storage tanks at this facility. Section 2711(a)9 and 2712(c) CCR23 state that you must have a written monitoring procedure describing how you monitor the underground storage tanks at your facility. Upon inspection there was no such plan available and none of the inventory alternatives are currently being employed. Section 2641 CCR 23 describes the allowed monitoring alternatives for underground storage tanks which must be observed. You have indicated that the method which you utilize to monitor the underground tanks involves annual tank integrity testing, daily inventory reconciliation monitoring and quarterly reporting.

Inventory reconciliation must be performed daily where physical stick readings taken from the tank are correlated to pump readings to determine if a tank leak has occurred. Upon inspection daily inventory reconciliation was not being performed.

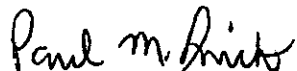
A leak detection test is to be performed annually. We received a copy of a recent Precision test performed of July 13, 1990 from Scott Co.

Section 2644 requires sending quarterly monitoring reports to this office to account for variations beyond the allowable limit.

Mr. Richard Boeche  
Mr, Pat Carter  
July 23, 1990  
Page 2 of 3

You are required to submit a plan of correction within 30 days within the receipt of this letter that describes how you will correct these violations and comply with these regulations.  
If you have any questions please call me at (415) 271-4320.

Sincerely,



Paul M. Smith  
Hazardous Materials Specialist

cc:

Gil Jensen, Alameda County District Attorneys Office of Consumer and  
Environmental Protection  
Lester Feldman, RWQCB  
Howard Hatayama, DHS