

R0199

Hwang, Don, Env. Health

From: Drogos, Donna, Env. Health
Sent: Monday, July 17, 2006 6:35 PM
To: Paul S. Kibel
Cc: Bob Clark-Riddell; Hwang, Don, Env. Health
Subject: RE: Additional Background for Tomorrow's Conference Call Re 3093 Broadway

Hi Paul,

Okay, thanks much. This helps me better understand what the issues at the site are. Don & I will talk to you tomorrow. Donna

Donna L. Drogos, PE
LOP Program Manager
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

510-567-6721
donna.drogos@acgov.org

From: Paul S. Kibel [mailto:PKibel@fablaw.com]
Sent: Monday, July 17, 2006 6:25 PM
To: Drogos, Donna, Env. Health
Cc: Bob Clark-Riddell
Subject: Additional Background for Tomorrow's Conference Call Re 3093 Broadway

Dear Ms. Drogos,

Robert Clark-Riddell of Pangea Environmental Services asked me to contact you regarding the conference call scheduled for tomorrow. I am environmental counsel for the current co-owners -- the Hill Family Trust and the Linden Broadway Property Trust -- of 3093 Broadway in Oakland. Thank you once again for making yourself available on such short notice. We recognize that calls of this nature are somewhat outside your regular duties, and we therefore greatly appreciate your taking the time to participate in the discussion.

In terms of what the conference call will cover, I do not know for certain because the conference call was requested by the prospective buyers -- a company called JPI. My understanding is that JPI is interested in developing the property as a mixed use (residential/retail) project. This change in use seems consistent with the City of Oakland's plans for the neighborhood, as well as the City's efforts to relocate automotive dealerships currently on Broadway to space at the Oakland Army Base. The City has already approached the current dealership tenant on the site about this relocation, which is likely to happen in the next year or two.

At this point, Mr. Clark-Riddell and I have provided JPI with information about the environmental conditions at the site, and about the IRAP that was recently approved by Alameda County. My understanding is that JPI's environmental counsel (Elizabeth Mack and Susan Rainey) are trying to get a better sense of what they can expect on the environmental front -- in terms of regulatory standards, timeframes and cooperation -- if they purchase the property and attempt to move forward with their plans for a mixed-use development. This is why they wanted to talk with you. If JPI's sense is that there could be significant environmentally-related delays and

7/18/2006

obstacles associated with their proposed plans, there is a good chance JPI will simply walk away from the deal. This would be real disappointment for the current owners, as it has been difficult to find potential buyers for the site. From my previous discussions with Elizabeth Mack and Susan Rainey, they both seem fairly experienced in terms of environmental issues.

I am sorry there is not additional information to provide you, but I hope my comments above are helpful. You are certainly welcome to contact me (at 510.419.2235) tomorrow morning if you have any follow up questions. And once again, thank you for your willingness to participate in tomorrow's conference call.

Yours, Paul Kibel

-----Original Message-----

From: Alleen N. Hodgkin

Sent: Monday, July 17, 2006 11:17 AM

To: 'donna.drogos@acgov.org'; 'emack@lockeliddell.com'; 'srainey@lockeliddell.com'; 'Bob Clark-Riddell'

Cc: Paul S. Kibel; Alleen N. Hodgkin

Subject: Conference Call Re 3093 Broadway

Ladies and Gentlemen:

Pursuant to Paul Kibel's request, a conference call has been scheduled for tomorrow to discuss the environmental matters pertaining to 3093 Broadway in Alameda. Please make note of the following conference call information:

Date: Tuesday, July 18, 2006

Time: 11:00 a.m.

Access Number: 800-450-7156

Moderator Number: 9635377

Please feel free to contact me if you have any questions regarding the above.

Sincerely,

Alleen N. Hodgkin

Alleen N. Hodgkin, RP
Litigation Paralegal Supervisor
Fitzgerald Abbott & Beardsley LLP
1221 Broadway, 21st Floor
Oakland, CA 94612
tel 510.451.3300
fax 510.451.1527
ahodgkin@fablaw.com
www.fablaw.com



Important: This electronic mail message, including any attached files, is being sent by or on behalf of a lawyer; it is confidential and it may

7/18/2006

R0199

Hwang, Don, Env. Health

From: Hwang, Don, Env. Health
Sent: Wednesday, May 17, 2006 6:05 PM
To: 'Bob Clark-Riddell'
Subject: RE: 3093 Broadway, Oakland StID#469

ok

From: Bob Clark-Riddell [mailto:BRiddell@pangeaenv.com]
Sent: Wednesday, May 17, 2006 5:18 PM
To: Hwang, Don, Env. Health
Cc: Paul S. Kibel
Subject: 3093 Broadway, Oakland StID#469

Mr. Hwang,

On behalf of the responsible parties, Pangea Environmental Services, Inc. respectfully requests an extension for implementation of the approved Interim Remedial Action Plan (IRAP) for the subject site. The responsible parties are renegotiating with the current tenant over the next two months and would like to resolve the lease situation before turning implementing the IRAP. IRAP implementation will cause significant disruption to the tenant. Air permitting will also require four months to complete upon authorization to proceed. Therefore, Pangea requests a 180-day extension, until November 17, 2006, for the technical report. Thank you.

Bob Clark-Riddell, P.E.
Principal Engineer
Pangea Environmental Services, Inc.
1710 Franklin Street, Suite 200
Oakland, CA 94612
510.435.8664 phone
510.836.3709 fascimile
briddell@pangeaenv.com
www.pangeaenv.com

5/17/2006

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

March 17, 2006

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

Gordon Linden
150 La Salle Avenue
Piedmont, CA 94611

George Hill
305 Sheridan Avenue
Piedmont, CA 94611

Dear Mr. Linden and Mr. Hill:

Subject: Fuel Leak Case No. [REDACTED], Connell Automobile Dealership,
3093 Broadway, Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "Addendum to Interim Remedial Action Plan" dated December 6, 2005, and "Interim Remedial Action Plan - Addendum #2" dated January 9, 2006, both prepared by Pangea Environmental Services, Inc. (Pangea). These Addendums clarified and modified "Interim Remedial Action Plan" dated November 11, 2004. The Interim Remedial Action Plan with Addendums is approved. We request that you perform the proposed work and send us the technical reports requested below.

OTHER COMMENTS

- 1) Perjury Statement - All work plans, technical reports, or technical documents submitted to this office must be accompanied by a cover letter from the responsible party that states, at a minimum, the following:

"I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge."

This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

ELECTRONIC SUBMITTAL OF REPORTS

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of

Mr. Linden and Mr. Hill

March 17, 2006

Page 2 of 2

reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at don.hwang@acgov.org.

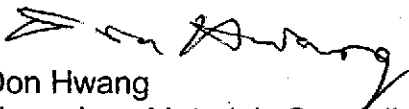
TECHNICAL REPORT REQUEST

Please submit technical reports to the Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

May 17, 2006 – Interim Remedial Action Report

If you have any questions, call me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

C: Bob Clark-Riddell, Pangea Environmental Services, Inc., 64 Sonia Street,
Suite B, Oakland, California 94618
Donna Drogos
File

RO 199



RECEIVED
APR 18 2005
PANGEA ENVIRONMENTAL SERVICES, INC.

April 9, 2005

Mr. Don Hwang
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: **Response to Agency Letter of April 7, 2005**
Connell Automotive Dealership
3093 Broadway
Oakland, California
StID #469

Dear Mr. Hwang:

On behalf of the Hill Family Trust and the Linden Broadway Property Trust, Pangea Environmental Services, Inc. (Pangea), prepared this response to your letter dated April 7, 2005. Your letter also requests a perjury statement. The information requested by your letter is provided below.

TECHNICAL COMMENT #1

Your letter requested an explanation about items in the *Interim Remedial Action Plan (IRAP)* that you believe could be inconsistent with the following statements from the *Feasibility Test Report* dated March 16, 2001:

- A - The limited mass removal rate (1-2 pounds per day TPHg) from MW-6 indicates that the short-term DVE with a 5-horsepower blower is not effective for remediating the remaining source material (free product) in well MW-6. Free product historically detected in well MW-6 could be submerged in well MW-6 and not readily accessible to short-term DVE. The short duration of DVE testing and the 2.8 feet of water drawdown may not have been sufficient to access the subsurface zone with historic free product. Please note that the SVE remedial activities on MW-6 conducted by prior consultants may have removed most or all of the free product historically detected near MW-6.

- B - The limited mass removal rates from MW-14 and MW-15 and lack of significant free product detected in wells MW-14 and MW-15 suggests: 1) there is not a significant source near wells MW-14 and MW-15, or 2) source material is submerged and inaccessible to the short-term DVE efforts conducted during the testing.



- C - Air sparging could be performed without SVE in areas like MW-6 where elevated hydrocarbon vapors were not detected.

Explanation

Pangea's IRAP proposes dual-phase extraction (DPE) with air sparging (AS) as an appropriate and cost effective technique for interim remedial action at the site. The IRAP stated that DPE/AS is a common technique for remediating sites impacted with elevated concentrations of petroleum hydrocarbons and separate-phase hydrocarbons (free product). The above statements from the *Feasibility Test Report* are not inconsistent with the IRAP. See explanation below for further clarification.

Explanation for Statement A

Short-term DPE Versus Long-term DPE: Statement A pertains to the use of *short-term* DPE with a *small* blower in MW-6. For that reason, Pangea has proposed *additional* DPE wells and a *larger* DPE system to target the MW-6 area, and for the installation of a system rather than periodic short-term extraction events to 'sting' out the contamination. Pangea believes that Cambria had considered using short-term extraction events with a vacuum truck, and that Statement A eliminated that short-term extraction alternative. Again, the proposed system will allow for a *longer-term* DPE approach, not a *short-term* approach.

Addition of Air Sparging: To enhance the effectiveness of DPE, the IRAP also proposes the use of *air sparging*. Air sparging will help volatilize and biodegrade the residual hydrocarbon mass in this area. While statement A from March 2001 noted that free product may have been significantly removed from well MW-6 by prior SVE activities, subsequent groundwater monitoring into 2005 indicates that free product is clearly still present in this area. It is likely that small globules of free product are present in the interstitial space between soil particles in the saturated zone. Air sparging will help provide oxygenated water to the residual hydrocarbon area and help volatilize the hydrocarbons. Air sparging rates can be adjusted to control groundwater oxygenation and sparging rates. Without the use of air sparging, significantly more DPE (or other remedial approach) could be required to remediate the MW-6 area. Industry literature clearly indicates that hydrocarbon plume biodegradation is largely a function of the amount of dissolved oxygen within the plume. Providing oxygen with air sparging will significantly accelerate biodegradation of the hydrocarbon plume.

Explanation for Statement C

SVE to Capture Sparge Vapors near MW-6: Statement C refers to the fact that there is not a source of hydrocarbons in *unsaturated* soil near MW-6 that requires SVE. Nonetheless, Pangea proposes SVE (as part of DPE) to help remediate capillary fringe and deeper soil, and to help capture any hydrocarbon vapors created by air sparging. Furthermore, additional wells are proposed in this area to expand the effectiveness of SVE/DPE since the soil lithology apparently varies at the site. During air sparging, Pangea will monitor extracted vapor concentrations for hydrocarbon concentrations, and will monitor vacuum influence in nearby

wells. Groundwater monitoring of nearby monitoring wells will help confirm that remedial efforts are not causing lateral migration of hydrocarbons.

Explanation for Statement B

Short-term DPE Versus Long-term DPE: The explanation for Statement B is similar to that for Statement A. Again, statement B pertains to the use of *short-term* DPE rather than *long-term* DPE. Monitoring of wells MW-14 and MW-15 since 2001 clearly indicates that there is significant source material near these wells. The source material is likely submerged and inaccessible to *short-term* DPE; therefore, Pangea proposed longer-term DPE coupled with air sparging for added remedial effectiveness.

TECHNICAL COMMENT #2

A perjury statement is included with the signature page.

CLOSING

Pangea has proposed DPE/AS as an appropriate and cost effective technique for interim remedial action at the site. Pangea plans to commence implementation of the IRAP upon receipt of regulatory approval. Pangea respectfully requests that you provide IRAP approval soon. Pangea appreciates this opportunity to present further explanation. If you have any questions or comments, please contact me at (510) 435-8664 or bcr@pangeaenv.com.

Pangea understands that your agency is required to review corrective action plans within 60 days of receipt. However, your agency took nearly three times that duration (approximately 170 days) to review the IRAP dated October 14, 2004. Our client is very eager to implement this IRAP, and appreciates any efforts to expedite your review and approval of the IRAP.

I declare, under penalty of perjury, that information and/or recommendations contained in this document or any attached documents are true and correct to the best of my knowledge.

Sincerely,
Pangea Environmental Services, Inc.



Bob Clark-Riddell, P.E.
Principal Engineer

CC: George Hill, 305 Sheridan Ave., Piedmont, CA 94611
Gordon Linden, 150 La Salle Avenue, Piedmont, California 94611
Paul Kibel, Fitzgerald, Abbott & Beardsley, LLP, 1221 Broadway, 21st Floor, Oakland, CA 94612
Leroy Griffin, Hazardous Materials Manager, Fire Department - OES, 1605 MLK Jr. Way, Oakland, CA 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

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

April 7, 2005

Gordon Linden
150 La Salle Avenue
Piedmont, CA 94611

George Hill
305 Sheridan Avenue
Piedmont, CA 94611

Dear Mr. Linden and Mr. Hill:

Subject: Fuel Leak Case No. [REDACTED] Connell Automobile Dealership,
3093 Broadway, Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "Interim Remedial Action Plan" dated October 14, 2004, prepared by Pangea Environmental Services, Inc. (Pangea). The "Interim Remedial Action Plan" proposes using dual phase extraction (DPE) with air sparging (AS). We request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) "Feasibility Test Report" dated March 16, 2001 by Cambria Environmental Technology (Cambria) - The "Interim Remedial Action Plan" was inconsistent with some of the conclusions of the "Feasibility Test Report".
 - a. "The limited mass removal rate (1-2 pounds/day TPHg) from MW-6 indicates that the short-term DVE with a 5-horsepower blower is not effective for remediating the remaining source material (free product) in well MW-6. Free product historically detected in well MW-6 could be submerged in well MW-6 and not readily accessible to short-term DVE. The short duration of DVE testing and the 2.8 feet of water drawdown may not have been sufficient to access the subsurface zone with historic free product. Please note that the SVE remedial activities on MW-6 conducted by prior consultants may have removed most or all of the free product historically detected near MW-6."

- b. "The limited mass removal rates from MW-14 and MW-15 and lack of significant free product detected in wells MW-14 and MW-15 suggests: 1) there is not a significant source near wells MW-14 and MW-15, or 2) source material is submerged and inaccessible to the short-term DVE efforts conducted during the testing."
- c. "... Air sparging could be performed without SVE in areas like MW2-6 where elevated hydrocarbon vapors were not detected, ... "

Please explain.

OTHER COMMENTS

- 2) Perjury Statement - All work plans, technical reports, or technical documents submitted to this office must be accompanied by a cover letter from the responsible party that states, at a minimum, the following:

"I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge."

This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

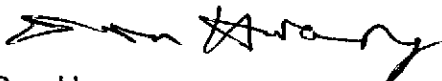
TECHNICAL REPORT REQUEST

Please submit technical reports to the Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

June 7, 2005 – Response to "Feasibility Test Report" with Perjury Statement

If you have any questions, call me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: Bob Clark-Riddell, Pangea Environmental Services, Inc., 64 Sonia Street, Suite B, Oakland, California 94618
Donna Drogos
File

Alameda County
OCT 21 2004
Environmental Health



October 18, 2004

Mr. Don Hwang
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: **Change of Consultant**
3093 Broadway
Oakland, California
StID #469

Dear Mr. Hwang:

On behalf of the Hill Family Trust & Linden Broadway Property Trust, I am notifying you that Pangea Environmental Services, Inc. (Pangea) has been retained as the environmental consultant for the project referenced above, and will be replacing the former project consultant, Cambria Environmental Technology, Inc. (Cambria). To the extent your agency has questions regarding environmental work being performed at this site, in the future please direct your inquiries to my attention at Pangea rather than to Cambria. Pangea is in the process of obtaining the project files, and I will be following up with you shortly concerning the Interim Remedial Action Plan (IRAP) that has been requested.

If you have any questions or comments, please contact me at (510) 435-8664 or bcr@pangeaenv.com.

Sincerely,
Pangea Environmental Services, Inc.

A handwritten signature in black ink, appearing to read "Bob Clark-Riddell".

Bob Clark-Riddell
Principal Engineer

Cc: Mr. Paul Kibel, Fitzgerald Abbott & Beardsley LLP, 1221 Broadway, 21st Floor, Oakland, CA 94612
Gordon Linden
George Hill



Pangea Environmental Services, Inc., 64 Sonia Street, Suite B, Oakland, California 94618
(510) 435-8664 phone + (510) 654-4006 fax + inquiry@pangeaenv.com + www.pangeaenv.com

"A Network of Specialists...At Your Service"



FITZGERALD ABBOTT & BEARDSLEY LLP
ATTORNEYS AT LAW

1221 Broadway, 21st Floor Oakland, CA 94612
reply to: P.O. Box 12867 Oakland, CA 94604-2867

tel 510.451.3300
fax 510.451.1527
www.fablaw.com

Paul S. Kibel
pkibel@fablaw.com

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
SEP 15 2004
ENVIRONMENTAL TECHNOLOGY INC.

September 14, 2004

UNITED STATES MAIL

Mr. Don Hwang
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: **Request for 60-Day Extension for Submission of IRAP**
Connell Auto Dealership
3093 Broadway, Oakland, California
Site ID #469

Dear Mr. Hwang:

This law firm represents the owners of the above-referenced Connell Auto Dealership property. On behalf of my clients, I am writing to request a 60-day extension for the submission of the Interim Remedial Action Plan (IRAP). Pursuant to previous correspondence between your office and Cambria Environmental Technology Inc. (Cambria), it was agreed that Cambria would submit the IRAP before September 11, 2004. A new tenant has recently taken over the lease of the Connell Auto Dealership, and my clients wish to ensure that any proposed IRAP will not have a significant adverse effect on the new tenant's operations at the site. In light of these considerations, my clients request an extension until November 11, 2004 to submit the IRAP. Please notify me if this presents a problem.

Additionally, in your letter last month to Cambria you indicated that your agency planned to review site information and comment on preparation of a corrective action plan (CAP) for this site. Has your agency reviewed the site information?

Thank you for your assistance, and if you have questions regarding this request please do not hesitate to call me at (510) 419-2235.

Very truly yours,

FITZGERALD ABBOTT & BEARDSLEY LLP

Paul S. Kibel

Cc: Robert Clark-Riddell, Cambria Environmental Technology Inc.

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

August 11, 2004

Gordon Linden
150 La Salle Avenue
Piedmont, CA 94611

George Hill
305 Sheridan Avenue
Piedmont, CA 94611

Dear Mr. Linden and Mr. Hill:

Subject: Fuel Leak Case No. RO000199, Connell Automobile Dealership, 3093 Broadway, Oakland, CA

Your consultant, Bob Clark-Riddell of Cambria Environmental Technology (Cambria) has made several inquiries to our office requesting approval for the preparation of a feasibility study/corrective action plan (CAP) instead of the preparation of an Interim Remedial Action Plan which was authorized on June 10, 2004 via email. We intend to review your request for the preparation of a CAP within a couple of weeks. After our review for the suitability of a CAP, we will send correspondence including other corrective action tasks that will be required before this case may be closed. We request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) Free-Phase Product - The continued presence of free-phase product in several of the on-site wells since groundwater monitoring was initiated in 1991 warrants interim remedial action. Manual bailing with absorbent sock or passive skimmer have only been able to remove limited amounts. Vapor extraction was also tried briefly. Mr. Clark-Riddell's email of August 5, 2004 states that Cambria is considering soil vapor extraction with ozone sparging or dual-phase extraction for the site. Mr. Clark-Riddell proposes to not include an evaluation of other alternatives. Prior studies at the site can be used to demonstrate the effectiveness of remedial methods.
- 2) Remediation System Design - Please include in the Interim Remedial Action Plan requested below and submit for approval prior to installation.
- 3) Perjury Statement - All work plans, technical reports, or technical documents submitted to this office must be accompanied by a cover letter from the responsible party that states, at a minimum, the following:

"I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge."

This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

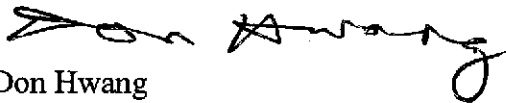
TECHNICAL REPORT REQUEST

Please submit technical reports to the Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

September 11, 2004 - Interim Remedial Action Plan

If you have any questions, call me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: Bob Clark-Riddell, Cambria Environmental Technology, Inc., 5900 Hollis St., Suite A,
Emeryville, CA 94608
Donna Drogos
File



State Water Resources Control Board

Division of Clean Water Programs

1001 I Street • Sacramento, California 95814

P.O. Box 944212 • Sacramento, California • 94244-2120

(916) 341-5757 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf



Gray Davis
Governor

Winston H. Hickox
Secretary for
Environmental
Protection

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

October 29, 2002

Hill Family Trust
Paul S. Kibel
1221 Broadway 21st Fl
Oakland, CA 94612-1837

Alameda County

NOV 07 2002

Environmental Health

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 001673, PA # 9
SITE ADDRESS: 3093 BROADWAY, OAKLAND, CA 94611**

I have reviewed your request, received on October 2, 2002, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the October 29, 2002, Cambria's proposal for work requested by the Alameda County EHD (County) in their September 23, 2002 letter, is \$ 2,800; see the table below for a breakdown of costs. *(The total amount that has been reimbursed and approved for payment up to this point is \$ 581,844.)*

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

California Environmental Protection Agency



COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	Preparation of Interim Remedial Workplan	\$2,800	This cost includes all time and materials associated with this task.
	TOTAL PRE-APPROVED	\$ 2,800	

* Task descriptions are the same as those identified in Cambria's October 29, 2002 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the Cambria proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated October 29, 2002 by Cambria for conducting the work requested by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. ***Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs.***

When the invoices are submitted you must include copies of all:

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5757.

Sincerely,

Sunil Ramdass.

Sunil Ramdass, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

C A M B R I A

Alameda County

OCT 24 2002

Environmental Health

October 17, 2002

Mr. Scott O. Seery
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: **Request for Extension
Interim Remediation Work Plan**
Connell Automotive Dealership
3093 Broadway
Oakland, California
StID #469



Dear Mr. Seery:

On behalf of Messrs. George Hill and Gordon Linden, Cambria Environmental Technology, Inc. (Cambria) requests a 60-day extension for the submittal of the *Interim Remediation Work Plan* (Work Plan). In a letter dated September 23, 2002, the Alameda County Health Care Services Agency requested submittal of the Work Plan by October 23, 2002. Cambria has submitted a request for cost pre-approval to the Underground Storage Tank Cleanup Fund (Fund) for preparation of the requested Work Plan. Cambria called the Fund to expedite pre-approval, but was informed that pre-approval would likely take approximately 30 days due the current backlog at the Fund.

Cambria respectfully requests a 60-day extension until December 23, 2002 to obtain Fund pre-approval and to submit the required Work Plan. We appreciate your assistance with this project. If you have any questions or comments, please contact me at (510) 420-3303.

Sincerely,
Cambria Environmental Technology, Inc.

Bob Clark-Riddell, P.E.
Principal Engineer

Oakland, CA
San Ramon, CA
Sonoma, CA

**Cambria
Environmental
Technology, inc.**

1144 65th Street
Suite B
Oakland, CA 94608
Tel (510) 420-0700
Fax (510) 420-9170

H:\Sb-2004 (UST Fund)\Connell\Correspondence 02\Request for Extension.doc

cc: George Hill, 305 Sheridan Ave., Piedmont, CA 94611
Gordon Linden, 101 Gleneden Ave., Oakland, CA 94611
Paul Kibel, Fitzgerald, Abbott & Beardsley, LLP, 1221 Broadway, 21st Floor, Oakland, CA 94612
Leroy Griffin, Hazardous Materials Manager, Fire Department - OES, 1605 MLK Jr. Way, Oakland, CA 94612

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

September 23, 2002

RO 199

Mr. George Hill
305 Sheridan Avenue
Piedmont, CA 94611

Mr. Gordon Linden
101 Gleneden Avenue
Oakland, CA 94611

Re: Connell Automotive Dealership, 3093 Broadway, Oakland – Request for Interim Remediation Work Plan

Dear Messrs. Hill and Linden:

This office has been in recent contact with Mr. Bob Clark-Riddell of Cambria Environmental Technology (Cambria) regarding the long-term environmental cleanup project at the referenced site. We have also reviewed Cambria's *Feasibility Test Report* dated March 16, 2001.

This office has determined that *interim* remediation is warranted to address the continued presence of free-phase (FP) product in several of the on-site wells, some 13 years after removal of the underground storage tanks. Such interim FP removal is in addition to other corrective action tasks that may eventually be requested by this office as components to a final Corrective Action Plan (CAP). The referenced interim FP removal measures will be in addition to the FP removal measures, e.g., passive skimmers, employed to date.

At this time, you are requested to submit an interim FP remediation work plan. This work plan is due within 30 days of the date of this letter.

Please feel free to call me at (510) 567-6783 should you have any questions about the content of this letter.

Sincerely,

Scott O. Seery, CHMM
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB
Sunil Ramdass, SWRCB UST Fund
Leroy Griffith, Oakland Fire Department
Paul Kibel, Fitzgerald, Abbot & Beardsley, 1221 Broadway, 21st Fl., Oakland, CA 94612
Bob Clark-Riddell, Cambria Env. Technology, 1144 65th St., Ste. B, Oakland, 94608



Winston H. Hickox
Secretary for
Environmental
Protection

State Water Resources Control Board

Division of Clean Water Programs

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5757 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf



Gray Davis
Governor

*The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption.
For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.*

April 3, 2002

Hill Family Trust
Paul S. Kibel
1221 Broadway 21st Fl
Oakland, CA 94612-1837

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 001673, PA # 8
SITE ADDRESS: 3093 BROADWAY, OAKLAND, CA 94611**

I have reviewed your request, received on March 27, 2002, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the February 15, 2002, Cambria's proposal for continued Quarterly Groundwater Monitoring is \$ 36,454; see the table below for a breakdown of costs. (The total amount that has been reimbursed and approved for payment up to this point is \$ 555,948.)

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	Quarterly Groundwater Monitoring and Reporting for 4 Events	\$14,440	This cost includes all time and materials associated with this task. (Quarterly Groundwater Monitoring and Reporting for 4 Events, EDF data setup & submittal, Check for SPH, gauge depth to groundwater, and collect samples in 5 wells, quarterly and 4 additional wells annually.) Copies of all reports must be submitted to the Fund.
2	Laboratory Analysis For 4 Events	\$10,672	This cost includes all time, materials & markups associated with this task. (Laboratory Analysis For 4 Events - Samples will be analyzed for TPH(g), BTEX, MtBE, TPH(d), TPH(mo), LUFT metals, etc.)
3	Free Product Removal (12 monthly events)	\$7,740	Monthly inspection and bailing of separate phase hydrocarbons from site wells, replacement of absorbent socks, and emptying of skimmer.
4	Waste Disposal For 4 Events	\$2,522	This cost includes all time, materials & markups associated with this task. Copies of all disposal manifests must be submitted to the Fund.
5	Client & Regulatory Interaction	\$1,080	
	TOTAL PRE-APPROVED	\$ 36,454	

* Task descriptions are the same as those identified in Cambria's February 12, 2002 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.

- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the Cambria proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated February 12, 2002 by Cambria for conducting the work approved by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. *Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5757.

Sincerely,

Sunil Ramdass

Sunil Ramdass, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

FITZGERALD, ABBOTT & BEARDSLEY LLP

ATTORNEYS AT LAW

1221 BROADWAY, 21ST FLOOR

OAKLAND, CALIFORNIA 94612-1837

TELEPHONE: (510) 451-3300

PLEASE REPLY TO:

P. O. Box 12867

OAKLAND, CALIFORNIA 94604-2867

R. M. FITZGERALD 1858-1934
CARL H. ABBOTT 1867-1933
CHARLES A. BEARDSLEY 1882-1963

MICHAEL P. WALSH
EDWARD M. KEECH
OF COUNSEL

PHILIP E. DRYSDALE
SENIOR COUNSEL

MARY BETH TRICE
SPECIAL COUNSEL

FACSIMILE: (510) 451-1527
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PHILIP M. JELLEY, INC.
GERALD C. SMITH
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RICHARD T. WHITE
J. BRITTAIN HABEGGER
VIRGINIA PALMER
TIMOTHY H. SMALLSREED
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STEPHEN M. WILLIAMS
KRISTIN A. PACE
MICHAEL M. K. SEBREE
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FATIMA BRUNSON EVANS
DENA R. GRAFF
DAVID C. LEE
ELNA R. SHAH
JULIE A. COLDICOTT
DAWN NEWTON

20199
455

August 1, 2001

Via Facsimile & U.S. Mail

Ms. Susan Hugo
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

AUG 04 2001

Re: Corrective Action Plan for 3093 Broadway in Oakland

Dear Ms. Hugo:

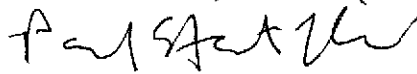
This law firm represents the owners of the above-referenced property, Gordon Linden and George Hill. The property is currently the site of the Connell Automobile Dealership. I am contacting you in regard to my clients' efforts to obtain site closure from Alameda County Health Care Services Agency (ACHCSA). More specifically, I am contacting you to inquire about the status of your review of the *Feasibility Test Report* submitted to ACHCSA by Robert Clark-Riddell of Cambria Environmental Technology Inc. ("Cambria") on March 16, 2001.

As Cambria indicated in its March 16, 2001 submittal to your office, Gordon Linden and George Hill have now been conducting product removal and groundwater monitoring for over a decade, and yet it is still unclear when and under what conditions ACHCSA will issue a closure letter. This is a paramount concern for my clients, because the uncertainty about the status of the environmental remediation work is interfering with their ability to finance and plan future operations at the site. As Cambria indicated, Gordon Linden and George Hill are prepared to move forward with the Corrective Action Plan ("CAP") that was approved by ACHCSA and the UST Fund. However, before they do so, they would like some assurances from ACHCSA that the successful completion of the CAP will in fact lead to site closure. Given their past experience, they are concerned that the CAP may simply be the start of another open-ended investigation and monitoring process with no apparent end in sight.

My clients would like to arrange a meeting with you and Cambria to discuss how we can work together to move this process forward. If ACHCSA is willing to provide guidance and approval (to assure UST Fund reimbursement), Gordon Linden and George Hill are prepared to do what is required to obtain closure. I will call you next week to schedule a time when we can all meet.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY LLP



Paul S. Kibel

cc: Gordon Linden
George Hill
Robert Clark-Riddell

Hugo, Susan, Env. Health

From: Bob Clark-Riddell[SMTP:briddell@cambria-env.com]
Sent: Friday, June 29, 2001 10:12 AM
To: SHugo@co.alameda.ca.us
Cc: PKibel@fablaw.com
Subject: RE: Connell Corrective Action
Importance: High

Will the draft letter attached to my last email suffice?

FYI, I'd like to remind you that the March 16, 2001 Feasibility Test Report stated that your agency had already requested CAP approval (when it approved Subsurface Consultant's Workplan), and that the Fund pre-approved Cambria's costs to prepare the CAP. Since it has been over a year and since the Fund convinced you to amend your requirements (i.e., no need for a risk assessment at this time), a letter from your agency stating that a CAP is still needed may be required by the Fund.

>Date: Wed, 27 Jun 2001 18:45:33 -0700
>To: "Hugo, Susan, Env. Health" <SHugo@co.alameda.ca.us>
>From: Bob Clark-Riddell <briddell@cambria-env.com>
>Subject: RE: Connell Corrective Action
>X-Attachments: H:\Sb-2004 (UST Fund)\Connell\Correspondence
01\agency-cap-approval.doc;
>In-Reply-To: <0957DC44897FD41197BE00A0C9E524183BE1F8@ALCOEX08>

>
>Thank you for the update, Susan. We have attached a brief letter to expedite your written response.

>

>

>

>At 06:37 PM 6/26/01 -0700, you wrote:

>>Hi Bob:

>>

>>Please draft me a letter and e-mail it to me. Sorry for the delay. Let me
>>know your time frame. I'm filling in as acting supervisor for the program
>>and have added responsibilities. Do you want me to transfer this case to
>>another case worker?

>>

>>

>>

>>> -----

>>> From: Bob Clark-Riddell[SMTP:briddell@cambria-env.com]
>>> Sent: Monday, June 25, 2001 2:48 PM
>>> To: shugo@co.alameda.ca.us
>>> Cc: Gordon.Linden@parsons.com; PKibel@fablaw.com
>>> Subject: Connell Corrective Action

>>>

>>> Susan,

>>>

>>> Thank you for returning my call the other day. You asked that I call you
>>> if we needed anything from your agency regarding our March 2001
>>> Feasibility

>>> Test Report. I left you a message last week requesting written approval
>>> of
>>> our recommendation to prepare a corrective action plan.
>>>
>>> Please let me know the status of your written approval. The site owners
>>> and their counsel are eager to proceed.
>>>
>>

Report 6

QUARTERLY UNDERGROUND STORAGE TANK PROGRAM REPORT
 27 CCR §15290 and 23 CCR § 2713

Quarter: Apr 2000 to June 2000 CUPA: County of Alameda

STATUS OR ACTIVITY	A. Information as of (Provided quarterly by SWRCB)	B. Changes This Quarter
I. Regulated Facilities With UST Systems	123	-1
II. Petroleum UST Systems		
2A. Active	271	-1
2B. Permanently Closed	1674	3
III. Hazardous Substance UST Systems		
3A. Active	35	0
3B. Permanently Closed	556	0
IV. Active UST Systems With Approved Leak Detection Systems	300	-1
4a. Percent of active UST systems with approved leak detection systems	98%	
V. Active UST Systems Meeting 1998 Upgrade/Replacement Requirements	294	0
5a. Percent of active UST systems meeting 1998 requirements	96%	
VI. Completed UST Facility Inspections	2461	37

Information provided by: Rob Weston

Phone: 510-567-6781

Date: Aug 21, 2000

Comments:

June 28, 2001

Mr. George Hill
305 Sheridan Avenue
Piedmont, California 94611

Mr. Gordon Linden
101 Gleneden Avenue
Oakland, California 94611

**Subject: Feasibility Test Report
Connell Automotive Dealership Facility (STID #469)
3093 Broadway, Oakland, California 94611**

Dear Messrs. Hill and Linden:

This office has reviewed the above referenced feasibility test report, dated March 16, 2001 prepared and submitted by Cambria Environmental Technology, Inc. for the subject site.

The feasibility test report states that preparation of a corrective action plan has begun. This office agrees that corrective action is merited and requests that the corrective action plan be completed.

If you have any questions regarding this letter or the subject site, please call me at (510) 567-6780.

Sincerely,

Susan L. Hugo, Hazardous Materials Specialist

cc: Chuck Headlee, San Francisco Bay RWQCB
Mark Gomez, City of Oakland Public Works Agency - Environmental Services
250 Frank H. Ogawa Plaza, Suite 5301, Oakland, CA 94612
Paul Kibel, Fitzgerald Abbott & Beardsley, 1221 Broadway, 21st Floor, Oakland, CA 94612-1837
Bob Clark-Riddell, Cambria Environmental Technology, 1144 65th St, Ste C, Oakland, CA 94608
SH / files



Winston H. Hickox
Secretary for
Environmental
Protection

State Water Resources Control Board

Division of Clean Water Programs

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(916) 341-5831 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf



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March 6, 2001

Paul S. Kibel
W A Connell Trust C/Gc & Kt Hill
1221 Broadway 21st Fl
Oakland, CA 94612-1837

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 001673, PRE-APPROVAL REQUEST NO. 8
SITE ADDRESS: 3093 BROADWAY, OAKLAND, CA 94611**

I have reviewed your request, received on February 16, 2001, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the May 8, 2000, Cambria workplan approved by the Alameda County EHD (County) in their July 14, 2000 letter, is \$ 30,030; see the table below for a breakdown of costs. (The total amount that has been reimbursed and approved for payment up to this point is \$ 506,064.)

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary. If the Fund agrees that they were in fact necessary, the Fund will reimburse at reasonable rates (rates consistent with those pre-approved.)

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

California Environmental Protection Agency

COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	FP Removal	\$6,042	Perform 12 FP removal events. Remove the FP, purge the wells with free product, replace absorbent socks in all the wells with FP.
2	4-QMR events	\$4,920	Perform five QMR events. Gauge and sample 9 GWMWs.
3	Lab Analysis	\$10,914	Laboratory analysis of 9 GW samples per quarter by EPA methods 8015/ 8015(M) for diesel, waste oil, 8010, 8270, and CAM metal.
4	Report	\$5,012	Prepare a detailed QMR report that shows historic gw elevation, TPH(g), TPH(d), Benzene and MTBE isoconcentration maps, and a table showing historic concentrations, conclusions and recommendations.
5	FP & Purged GW disposal	\$3,142	Disposal of 16-55 gallon drums of FP and purged GW.
	TOTAL PRE-APPROVED	\$ 30,030	

* Task descriptions are the same as those identified in Cambria's February 15, 2001 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the Cambria proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated February 15, 2001 by Cambria for conducting the work approved by the County for implementing the May 8, 2000, Cambria workplan.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. *Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5831.

Sincerely,



Hari Patel, Sanitary Engineering Associate
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Ms. Susan L. Hugo
Alameda County EHD
✓ 1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs
1001 I Street • Sacramento, California 95814 • (916) 341-5757
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 341-5806 • Internet Address: <http://www.swrcb.ca.gov/cwphome/ustcf>

Gray Davis
Governor

November 15, 2000

LOP 469

Paul S. Kibel
W A Connell Trust C/Gc & Kt Hill
1221 Broadway 21st Fl
Oakland, CA 94612-1837

**REQUEST FOR ADDITIONAL INFORMATION FOR PRE-APPROVAL OF
CORRECTIVE ACTION COSTS, CLAIM NO. 001673,
SITE ADDRESS: 3093 BROADWAY, OAKLAND, CA 94611**

I have reviewed your request, received on November 8, 2000, for pre-approval of corrective action costs.

Your pre-approval request submittal is incomplete and cannot be processed at this time. The following marked items were not included in your submittal and must be submitted before Fund staff can review and determine the reasonableness and necessity of the costs. I will place these documents in your claim file for future reference.

- A minimum of three competitive bids is required for the proposed scope of work.** The proposed corrective action activity in your Pre-Approval Request requires a minimum of three competitive bids. If the prime consultant or the prime contractor identified in the Pre-Approval Request has not been selected utilizing a competitive bid process, then a minimum of three bids must be received for their services. Three bids are required for all corrective action work. However, we typically only require the project to demonstrate compliance at the soil and groundwater investigation phase and the remediation phase. At least one competitive bid process must occur at each of these two phases.
- A completed "Cost Pre-Approval Request" form; signed by the claimant or an authorized representative.** I have enclosed with this letter a copy of the "Cost Pre-Approval Request" form; please use this form in the future to request pre-approval of corrective action costs. If an authorized representative signs the pre-approval request form, then an authorized representative form must be on file for this claim or submitted with your request.
- A complete and signed copy of the proposed investigative work plan, corrective action plan, or other work plan, including copies of all work plan addenda.**
- A signed copy of the appropriate lead regulatory oversight agency approval letter for the proposed plan and all addenda.**

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



October 30, 2000

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

Mr. Robert Schultz
Cambria Environmental Technology Inc.
1144 65th Street, Suite B
Oakland, California 94608

**Subject: Proposed Feasibility Testing (Second Run)
Connell Automotive Dealership Facility (STID# 469)
3093 Broadway, Oakland, California 94611**

Dear Mr. Schultz:

Based on our telephone discussion today and last October 24, 2000, you are requesting our office approval to conduct a second run on the feasibility testing of dual - phase soil vapor and groundwater extraction (DVE) using monitoring wells MW-1 and MW-6 at the subject site. Please submit a brief work plan (letter report) which should include the following items:

- Rationale for conducting a second run
- Additional information to be collected during the second run
- Results of the initial DVE test run
- Rationale for selection of wells MW-1 and MW-6
- Rationale for conducting the test for forty (40) hours

If you have any questions regarding this letter or the subject site, please call me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Chuck Headlee, San Francisco Bay RWQCB
George Hill, 305 Sheridan Avenue, Piedmont, California 94611
Gordon Linden, 101 Gleneden Avenue, Oakland, California 94611
SH / files



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs
2014 T Street • Sacramento, California 95814 • (916) 227-7886
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/cwphome/ustcf>

Gray Davis
Governor
00 AUG 29 PM 4:22
ENVIRONMENTAL
PROTECTION

August 25, 2000

S.S.
RO-0199

~~SH~~
4/69
~~SH~~

Paul S. Kibel
W A Connell Trust C & Gc & Kt Hill
1221 Broadway 21st Fl
Oakland, CA 94612-1837

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 001673,
SITE ADDRESS: 3093 BROADWAY, OAKLAND, CA 94611

I have received your signed **Acceptance of /Concurrence With Reasonable Costs Determination Form** dated Aug 24, 2000, for pre-approval of corrective action costs; I will place this document in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the May 8, 2000, Cambria Environmental Technology, Inc. proposal/workplan approved by the Alameda County EHD (County) in their July 14, 2000 letter, is \$ 15,315; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: necessary (as determined by the Fund) corrective action costs for corrective action work directed and approved by the County will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary. If the Fund agrees that they were in fact necessary, the Fund will reimburse at reasonable rates (rates consistent with those pre-approved.)

In an effort to expedite future reimbursement requests associated with the implementation of these pre-approved tasks, we request that the attached 'Pre-Approval Specific Reimbursement Request Spreadsheet' be completed/updated and submitted with the relevant supporting documentation.

In order for future costs for corrective action to be part of the expedited reimbursement processes they must be pre-approved in writing by Fund staff and must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations.

COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	Soil Vapor Sampling--Labor/Personnel	\$0	Per conversation with Ms. Susan L. Hugo of Alameda County, this work is not required now.
2	Soil Vapor Sampling--Direct Expenses	\$0	Per conversation with Ms. Susan L. Hugo of Alameda County, this work is not required now.
3	Soil Vapor Sampling--Outside Expenses	\$0	Per conversation with Ms. Susan L. Hugo of Alameda County, this work is not required now.
4	Soil Vapor Survey Report	\$0	Per conversation with Ms. Susan L. Hugo of Alameda County, this work is not required now.
5	RI/FS (Dual Phase extraction) Labor/Personnel	\$5,880	Project planning, performing the test for four days, and equipment procurement.
6	RI/FS (DPE)--Direct Expenses	\$1,876	Vaccum Gauges, flow meter assembly, mobil DVE, FID, supplies and travel
7	RI/FS (DPE)--Outside Expenses	\$1,771	Baker tank (delivery & pickup), laboratory analysis, electrical generator.
8	Feasibility Testing--Interpretation & Reporting	\$2,460	Prepare a comprehensive report with conclusions and recommendations, with projected removal rates.
9	GW confirmation Sampling & Reporting	\$1,068	Collect GW confirmation samples and prepare report.
10	ACHCSA Correspondance	\$2,260	Communications and corospondance with the Regulatory Agencies.
	TOTAL PRE-APPROVED	\$ 15,315	

* Task descriptions are the same as those identified in Cambria Environmental Technology, Inc.'s May 8, 2000 Cost Estimate

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid. Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to determine if the additional tasks and costs are necessary and reasonable. Unfortunately, if costs exceed the pre-approval amounts, Fund staff will be unable to expedite your reimbursement request associated with this pre-approval.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.

August 25, 2000

- The Fund regulations require three bids for corrective action work unless three bids are unnecessary, unreasonable or impossible under the particular circumstances. Because the proposed costs appear reasonable, it is unnecessary to obtain three bids for the proposed corrective action efforts; the Fund's three bid requirement is waived for this scope of work only. Any future scopes of work are subject to the three bid requirement unless a waiver of the bidding requirements is received.
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the Cambria Environmental Technology, Inc. proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated May 8, 2000 by Cambria Environmental Technology, Inc. for implementing the May 8, 2000, Cambria Environmental Technology, Inc. workplan.

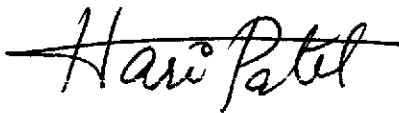
If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. *Please insure that your consultant prepares their invoices to include the required break down of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 227-7886.

Sincerely,



Hari Patel, Sanitary Engineering Associate
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Mr. Thomas Peacock
Alameda County EHD
✓ 1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



Winston H. Hickox
Secretary for
Environmental
Protection

CAMP

State Water Resources Control Board

Division of Clean Water Programs

2014 T Street • Sacramento, California 95814 • (916) 227-7886
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: <http://www.swrwb.ca.gov/cwphome/state/>



Gray Davis
Governor

August 15, 2000

Paul S. Kibel
W A Connell Trust C & Gc & Kt Hill
1221 Broadway 21st Fl
Oakland, CA 94612-1837

**REQUEST FOR PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 001673, PRE-APPROVAL REQUEST NO. 6 (REVISED)
SITE ADDRESS: 3093 BROADWAY, OAKLAND, CA 94611**

I have reviewed your request, received on July 28, 2000, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

Pursuant to Section 2811.4, subdivision (c), of the Cleanup Fund regulations and based upon the materials submitted, the Cleanup Fund must deny your request for pre-approval. You have failed to submit the required three bids for the tasks covered by your pre-approval request. Also the single bid you provided for the task covered by your pre-approval request is unreasonable for the scope of work. Based on the Cleanup Fund's experience with similar sites in your area, we have determined that \$15,315 is reasonable for the tasks included in your pre-approval request. The breakdown of costs associated with each task is shown in Table 1 below. Based upon the information you submitted and in the absence of additional bids, we can only pre-approve \$15,315.

There are two options available to you. You must secure the requisite bids for the tasks covered by the pre-approval request, and the Cleanup Fund will evaluate the reasonableness of the costs in light of the additional bids.

Or, you may resubmit the existing bid and request pre-approval for the amounts specified in Table 1. Since the Cleanup Fund has determined that the amount specified in Table 1 is reasonable for this scope of work, the three-bid requirement is unnecessary if you concur with the Cleanup Fund's determination. The Cleanup Fund has the authority to waive the three-bid requirement as unnecessary upon your request to do so. Therefore, if your resubmitted pre-approval request only seeks pre-approval for the amount the Cleanup Fund has determined reasonable (the amount specified in Table 1) and you request waiver of the three-bid requirement as unnecessary, the Cleanup Fund will grant your request for pre-approval and waive the three bid requirement, with respect to this scope of work, as unnecessary.

A waiver does not waive the three-bid requirement for the claim, but only for the tasks covered by the pre-approval request. Again, if you decide to seek waiver of the three-bid requirement

California Environmental Protection Agency



CAMBRIA



Fax

To:	Ms. Susan Hugo	
Organization:	ACHCSA	
Fax:	(510) 337-9335	
Phone:	(510) 567-6780	
From:	Bob Schultz	
Phone:	(510) 420-3341	
Pages (incl. cover):	4	Result
Date:	August 24, 2000	11/1/00
Re:	USTCF response	

Dear Ms. Hugo:

Per your request, please find the response Mr. Hari Patel of the UST Cleanup Fund sent to my client. As shown in Mr. Patel's table, costs for a soil vapor survey have not been approved. As we discussed at our April 3, 2000, meeting, and as presented in Cambria's May 8, 2000, *Workplan Addendum* a soil vapor survey will allow us to complete the human health risk assessment requested by your office. The proposed soil vapor survey would cost effectively replace the additional soil sampling and lithologic characterization proposed in the Subsurface Consultants, Inc. April 15, 1999, *Work Plan* and requested by your office on May 3, 1999.

Please call me to discuss the health risk assessment requirement at your earliest convenience.

Thank you,

Robert W. Schultz, R.G.
Project Geologist

Here is my
earlier fax.
Pls. call w/
questions.

This fax transmittal is intended solely for use by the person or entity identified above. Any copying or distribution of this document by anyone other than the intended recipient is strictly prohibited. If you are not the intended recipient, please telephone us immediately and return the original transmittal to us at the address listed below.

Cambria Environmental Technology, Inc. 1144 65th Street Suite B Oakland CA 94608 Tel (510) 420-0700 Fax (510) 420-9170

CAMBRIA



LOP 469

Fax

To: Ms. Susan Hugo

Organization: ACHCSA

Fax: (510) 337-9335

Phone: (510) 567-6780

From: Bob Schultz

Phone: (510) 420-3341

Pages (incl. cover): 4

Date: August 24, 2000

Re: USTCF response

Dear Ms. Hugo:

Per your request, please find the response Mr. Hari Patel of the UST Cleanup Fund sent to my client. As shown in Mr. Patel's table, costs for a soil vapor survey have not been approved. As we discussed at our April 3, 2000, meeting, and as presented in Cambria's May 8, 2000, *Workplan Addendum* a soil vapor survey will allow us to complete the human health risk assessment requested by your office. The proposed soil vapor survey would cost effectively replace the additional soil sampling and lithologic characterization proposed in the Subsurface Consultants, Inc. April 15, 1999, *Work Plan* and requested by your office on May 3, 1999.

Please call me to discuss the health risk assessment requirement at your earliest convenience.

Thank you,

Robert W. Schultz, R.G.
Project Geologist

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Cambria Environmental Technology, Inc. 1144 85th Street Suite B Oakland CA 94608 Tel (510) 420-0700 Fax (510) 420-8170



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs
2014 T Street • Sacramento, California 95814 • (916) 227-7886
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/cwphome/ustcf>

Gray Davis
Governor

August 10, 2000

Paul S. Kibel
W A Connell Trust C & Gc & Kt Hill
1221 Broadway 21st Fl
Oakland, CA 94612-1837

RO 0199
S.S

8/10/00
25:2 PM 2:52
NOVEMBER 15 2000
PROTECTION

**REQUEST FOR PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 001673, PRE-APPROVAL REQUEST NO. 6
SITE ADDRESS: 3093 BROADWAY, OAKLAND, CA 94611**

I have reviewed your request, received on July 28, 2000, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

Pursuant to Section 2811.4, subdivision (c), of the Cleanup Fund regulations and based upon the materials submitted, the Cleanup Fund must deny your request for pre-approval. You have failed to submit the required three bids for the tasks covered by your pre-approval request. Also the, single bid you provided for the task covered by your pre-approval request is unreasonable for the scope of work. Based on the Cleanup Fund's experience with similar sites in your area, we have determined that \$11,987 is reasonable for the tasks included in your pre-approval request. The breakdown of costs associated with each task is shown in Table 1 below. Based upon the information you submitted and in the absence of additional bids, we can only pre-approve \$ 11,987.

There are two options available to you. You must secure the requisite bids for the tasks covered by the pre-approval request, and the Cleanup Fund will evaluate the reasonableness of the costs in light of the additional bids.

Or, you may resubmit the existing bid and request pre-approval for the amounts specified in Table 1. Since the Cleanup Fund has determined that the amount specified in Table 1 is reasonable for this scope of work, the three-bid requirement is unnecessary if you concur with the Cleanup Fund's determination. The Cleanup Fund has the authority to waive the three-bid requirement as unnecessary upon your request to do so. Therefore, if your resubmitted pre-approval request only seeks pre-approval for the amount the Cleanup Fund has determined reasonable (the amount specified in Table 1) and you request waiver of the three-bid requirement as unnecessary, the Cleanup Fund will grant your request for pre-approval and waive the three bid requirement, with respect to this scope of work, as unnecessary.

A waiver does not waive the three-bid requirement for the claim, but only for the tasks covered by the pre-approval request. Again, if you decide to seek waiver of the three-bid requirement

because it is unnecessary, then you must provide a written request for waiver of the three-bid requirement and resubmit your pre-approval request seeking only the amounts specified in Table 1. In an effort to assist you in expediting the pre-approval process we have prepared the attached *Acceptance of Reasonable Cost/Request for Bid Waiver* form letter. If you concur/accept our reasonable cost determination and would like to request a bid waiver, then just sign and date the attached letter and return to us for further processing your Pre-Approval.

Table 1

REASONABLE COST BREAKDOWN

#	Task*	Reasonable Cost, \$	Comments/Changes
1	Soil Vapor Sampling-- Labor/Personnel	\$0.00	Per conversation with Ms. Susan L. Hugo of Alameda County, this work is not required now.
2	Soil Vapor Sampling-- Direct Expenses	\$0.00	Per conversation with Ms. Susan L. Hugo of Alameda County, this work is not required now.
3	Soil Vapor Sampling-- Outside Expenses	\$0.00	Per conversation with Ms. Susan L. Hugo of Alameda County, this work is not required now.
4	Soil Vapor Survey Report	\$0.00	Per conversation with Ms. Susan L. Hugo of Alameda County, this work is not required now.
5	RI/FS (Dual Phase extraction) Labor/Personnel	\$5,880	Project planning, performing the test for four days, and equipment procurement.
6	RI/FS (DPE)--Direct Expenses	\$1,876	Vaccum Gauges, flow meter assembly, mobil DVE, FID, supplies and travel
7	RI/FS (DPE)--Outside Expenses	\$1,771	Baker tank (delivery & pickup), laboratory analysis, electrical generator.
8	Feasibility Testing-- Interpretation & Reporting	\$2,460	Prepare a comprehensive report with conclusions and recommendations, with projected removal rates.
	TOTAL Reasonable Cost	\$ 11,987	

* Task descriptions are the same as those identified in Cambria Environmental Technology, Inc.'s May 8, 2000 Cost Estimate

W A Connell Trust C & Gc & Kt Hill
Claim No. 001673

-3-

469
August 10, 2000
Pre-Approval Request No. 6

Should you decide to obtain the additional bids for satisfying the three-bid requirement, and if you need assistance in procuring contractor and consultant services for corrective action don't hesitate to call me at (916) 227-7886.

Sincerely,



Hari Patel, Sanitary Engineering Associate
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Ms. Susan L. Hugo
Alameda County Environmental Health Services
1131 Harbor Bay Pkway, Suite 250
Alameda, CA 94502-6577

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



July 14, 2000

ENVIRONMENTAL HEALTH SERVICES

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

Mr. George Hill
305 Sheridan Avenue
Piedmont, California 94611

Mr. Gordon Linden
101 Gleneden Avenue
Oakland, California 94611

**Subject: Work Plan Addendum
Connell Automotive Dealership Facility (STID # 469)
3093 Broadway, Oakland, California 94611**

Dear Messrs. Hill and Linden:

This office has reviewed the above referenced work plan addendum, dated May 8, 2000 prepared and submitted by Cambria Environmental Technology Inc., for the subject site.

The elements of the work plan addendum were discussed with Mr. Bob Schultz of Cambria during telephone conversation last May 30, 2000 and was verbally approved provided the following items are addressed:

1. In addition to monitoring wells MW-6, MW-14 and MW-15, monitoring well MW-1 should be included on page 3 for LUFT Metal analysis as listed on Table A. Please confirm if filtered samples were used for metal analysis.
2. Notify our office when field activities are scheduled at the site.

If you have any questions regarding this letter or the subject site, please call me at (510) 567-6780.

Sincerely,

Susan L. Hugo, Hazardous Materials Specialist

- c: Chuck Headlee, San Francisco Bay RWQCB
Mark Gomez, City of Oakland Public Works Agency - Environmental Services,
250 Frank H. Ogawa, Plaza, Suite 5301, Oakland, CA 94612
Bob Schultz / Bob Riddell, Cambria, 1144 65th St., Suite B, Oakland, CA 94608
SH / files

CAMBRIA



Fax

To: Ms. Susan Hugo

Organization: ACHCSA

Fax: (510) 337-9335

Phone: (510) 567-6780

From: Bob Schultz

Phone: (510) 420-3341

Pages (incl. cover): 4

Date: June 8, 2000

Re: non-purge well sampling

Dear Ms. Hugo:

Please find the RWQCB letter regarding non-purge sampling enclosed. I apologize for the delay in getting this letter to you. Please call me with any questions.

Thank you,

Bob Schultz
Project Geologist
R.G. #7012

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Cambria Environmental Technology, Inc. 1144 65th Street Suite B Oakland CA 94608 Tel (510) 420-0700 Fax (510) 420-9170

Interested Parties

Page 2 of 3

January 31, 1997

addition, there is a positive cost savings and, consequently, a potential savings to the State's limited Clean Up Fund resources. We therefore believe that this approach is consistent with Section 13267.

We recognize at least one disadvantage from not purging is that, if true, higher analytic readings from non-purged samples may result in unnecessarily prolonging remediation and monitoring. In the worst case, some minor changes in water quality may be missed on a timely basis, such as those due to changes resulting from utilizing effective remediation techniques or, conversely, missing the detection of a new release from on or off site. Also, if further refinement of the WSPA study provides new information in conflict to the present study, we are prepared to modify our requirements accordingly.

Conditions on Using the Non-Purging Approach

In consideration of the above, we will now require the following for any Responsible Party or consultant proposing to utilize the non-purging approach:

1. The non-purging approach shall be used only for monitoring wells where groundwater has been impacted by Petroleum Hydrocarbons, BTEX, and MTBE.
2. Non-purge sampling shall be utilized for unconfined aquifers only.
3. The monitoring well shall be properly permitted, constructed (in this case, screened across the water table), and developed.
4. The well is not presently in use for groundwater or soil vapor extraction.
5. The well does not have free product.
6. For new wells or wells brought into monitoring for the first time, the first round of groundwater sampling performed at a site shall be with both non-purged and purged samples. The purging and sampling method used shall be documented. This shall include the rate of purge and sampling details. For these wells we require measurements of dissolved oxygen, specific conductance, pH, and temperature whether purged or not purged. Also, if biodegradation is being tracked at the well, our requirements do not preclude the measurement of other parameters.

Interested Parties

Page 3 of 3

January 31, 1997

7. Existing wells which have already been routinely purged in previous sampling events immediate to being switched to a non-purging mode do not require an initial duplicate non-purged and purged sample.
8. Monitoring data frequency shall be as required by the appropriate regulatory oversight agency.
9. Should a Responsible Party request site closure where the non-purged approach has been used, the final confirmation sampling event shall include both non-purged and purged samples from each well or as agreed upon with the appropriate regulatory oversight agency.

Prior to implementing the non-purge approach, the appropriate regulatory oversight agency shall be contacted, with an information copy to this office. Please call John Kaiser (510 - 286 - 0803) or me (510 - 286 - 0304) if you have any questions regarding this letter.

Loretta K. Bersamian
Executive Officer


Stephen I. Morse, P.E.
Chief,
Toxics Cleanup Division

cc: SWRCB - CWP (Alan Patton and Dave Deaner)
Regional Boards 1,3-9 UST Program Managers
RWQCB Region 2 UST Staff
USEPA, Region 9 (Matt Small)
Region 2 Local Agency UST Managers

Note: A synopsis of the WSPA Report including information on how to obtain the complete report may be found on the Internet at
<http://www.secor.com/purge.html>



Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

TOTAL P.04

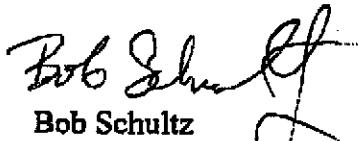
CAMBRIA

**Fax****To:** Ms. Susan Hugo**Organization:** ACHCSA**Fax:** (510) 337-9335**Phone:** (510) 567-6780**From:** Bob Schultz**Phone:** (510) 420-3341**Pages (incl. cover):** 2**Date:** May 3, 2000**Re:** Connell Auto Dealership

Dear Ms. Hugo:

Please find a simplified version of Table A enclosed (the content is identical to the table I faxed you earlier today). I look forward to discussing this site with you tomorrow.

Thank you,


Bob Schultz
Project Geologist

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Cambria Environmental Technology, Inc. 1144 65th Street Suite B Oakland CA 94608 Tel (510) 420-0700 Fax (510) 420-8170

Ms. Susan Hugo
May 3, 2000

Site monitoring has followed this protocol for three consecutive quarters. Tables 1, 2, and 3 summarize historical groundwater analytical results.

Proposed Modification

Several modifications to this protocol are warranted. Cambria's proposed well sampling protocol and the changes relative to the current protocol are presented below in Table A.

Table A - Proposed Well Sampling Protocol

Source Area Wells				
MW-1				
MW-6	Annually (Gauge Quarterly)	TPHd, TPHmo, TPHg, BTEX, MTBE, HVOCs, SVOCs, LUFT Metals, DO	(DO)	Reduced Well Sampling Frequency
MW-14				
MW-15				
Down-Gradient/Cross-Gradient Wells				
MW-4				
MW-7	Quarterly (annually for SVOCs)	TPHd, TPHmo, TPHg, BTEX, MTBE, HVOCs, SVOCs, DO	DO	LUFT Metals, Annual SVOCs
MW-13				
MW-8 (non-purge*)				
MW-9	Quarterly (annually for SVOCs and LUFT Metals)	TPHd, TPHmo, TPHg, BTEX, MTBE, HVOCs, SVOCs, LUFT Metals, DO	DO	Annual LUFT Metals, Annual SVOCs



Handwritten note: New guidelines

Handwritten note: pumping from wells

Handwritten notes:
RMP proposed →
Proposed feasibility testing → dual phase vapor extraction
to in/ to remove H2O

CAMBRIA

**Fax**

To: Ms. Susan Hugo
Organization: ACHCSA
Fax: (510) 337-9335
Phone: (510) 567-6780

From: Bob Schultz
Phone: (510) 420-3341
Pages (incl. cover): 3
Date: May 3, 2000
Re: Connell Auto Dealership

Dear Ms. Hugo:

Please find the revised well monitoring protocol for Connell Automobile Dealership, 3093 Broadway, Oakland, on the enclosed map and table. I will call you this afternoon to discuss this with you.

Thank you,

Bob Schultz
Project Geologist

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Cambria Environmental Technology, Inc. 1144 65th Street Suite B Oakland CA 94608 Tel (510) 420-0700 Fax (510) 420-9170

Talked to Bob Schultz

DRAFT

Ms. Susan Hugo
May 3, 2000

Proposed Modification

Several modifications to this protocol are warranted. Cambria's proposed well sampling protocol and the changes relative to the current protocol are presented below in Table A.

Table A - Proposed Well Sampling Protocol

Well ID	Location	Sampling Frequency	Parameters	DO	Notes
FPL MW-1	Source Area	Gauge Quarterly, Sample Annually	TPHd, TPHmo, TPHg, BTEX, MTBE, HVOCs, SVOCs, LUFT Metals, DO	DO	Reduced Well Sampling Frequency
MW-4	Cross-Gradient	Quarterly	TPHd, TPHmo, TPHg, BTEX, MTBE, HVOCs, SVOCs, DO	DO	LUFT Metals, Annual SVOCs
FP MW-5	Source Area	Gauge Quarterly, Sample Annually	TPHd, TPHmo, TPHg, BTEX, MTBE, HVOCs, SVOCs, LUFT Metals, DO	DO	Reduced Well Sampling Frequency
MW-7	Cross-Gradient	Quarterly	TPHd, TPHmo, TPHg, BTEX, MTBE, HVOCs, DO	DO	LUFT Metals, Annual SVOCs
MW-8	Down-Gradient (non-purge)	Quarterly	TPHd, TPHmo, TPHg, BTEX, MTBE, HVOCs, DO	DO	LUFT Metals, Annual SVOCs
MW-9	Down-Gradient (annually for LUFT Metals)	Quarterly	TPHd, TPHmo, TPHg, BTEX, MTBE, HVOCs, SVOCs, LUFT Metals, DO	DO	Annual LUFT Metals, Annual SVOCs
MW-13	Down-Gradient	Quarterly	TPHd, TPHmo, TPHg, BTEX, MTBE, HVOCs, DO	DO	LUFT Metals, Annual SVOCs
FR MW-14	Source Area	Gauge Quarterly, Sample Annually	TPHd, TPHmo, TPHg, BTEX, MTBE, HVOCs, SVOCs, LUFT Metals, DO	DO	Reduced Well Sampling Frequency
FP MW-15	Source Area	Gauge Quarterly, Sample Annually	TPHd, TPHmo, TPHg, BTEX, MTBE, HVOCs, SVOCs, LUFT Metals, DO	DO	Reduced Well Sampling Frequency

1st & 2nd filtered or non filtered

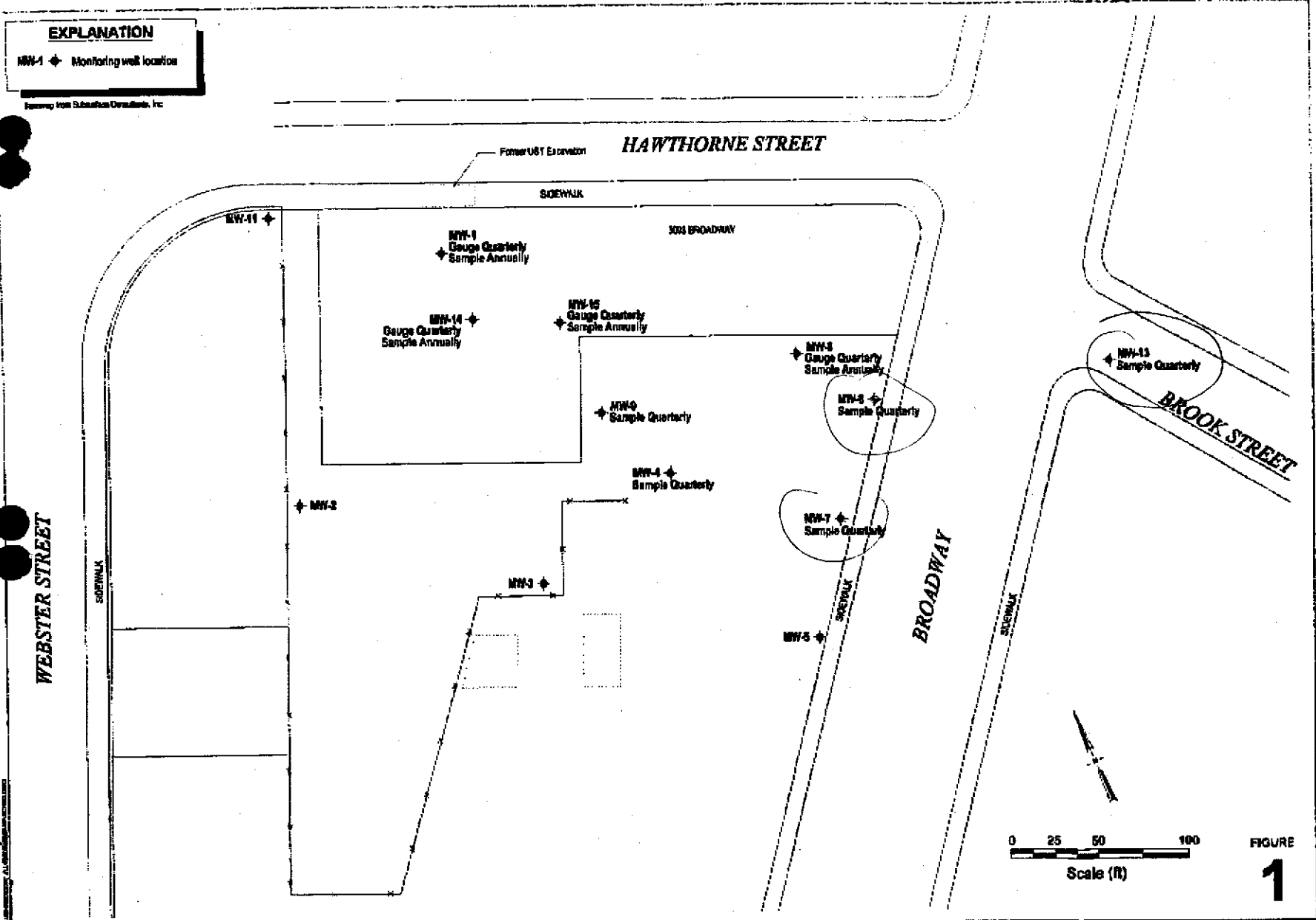


DRAFT

510 420 9170 P.03/03

CAMBRIA

MAY-03-2000 14:16



Proposed Well
Sampling Schedule



CAMBRIA

Connell Automobile Dealership
3093 Broadway
Oakland, California

TOTAL P.03



State Water Resources Control Board

Division of Clean Water Programs

2014 T Street • Sacramento, California 95814 • (916) 227-
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf>



Winston H. Hickox
Secretary for
Environmental
Protection

November 23, 1999

cc
STID 469
Mr. Paul Kibel
Fitzgerald, Abbott & Beardsely
1221 Broadway, 21st Floor
Oakland, CA 94612-1832

99 NOV 29 PM 4:45
ENVIRONMENTAL
PROTECTION

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 1673, SITE ADDRESS: 3093 BROADWAY, OAKLAND

I have reviewed your request, received on October 25, 1999 for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

You have not satisfied the Fund's 3-bid requirement. However, since the proposed costs from Cambria appear reasonable and typical of what the Fund encounters for this type of work, **the Fund pre-approves Cambria's costs as submitted, in the amount of \$37,621.00.** Note that this for a one-time-basis only and applies only for the tasks described in Cambria's cost estimate. You must obtain 3 bids for all future corrective action work.

In an effort to expedite future reimbursement requests associated with the implementation of these pre-approved tasks, we request that the attached budget tracking form be completed/updated and submitted with the relevant supporting documentation.

*Be aware that this pre-approval does not constitute a decision on reimbursement: **all reasonable and necessary corrective action costs for work directed and approved by the local regulator will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.***

***All future costs for corrective action must be approved in writing by Fund staff.
Future costs for corrective action must meet the requirements of
Article 11, Chapter 16, Underground Storage Tank Regulations.***

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to Alameda County Health Care Services (ACHCS).

California Environmental Protection Agency

- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to Cambria's proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all future necessary corrective action work.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. ***Please insure that your consultant prepares their invoices to include the required break down of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:***

- *subcontractor invoices (includes lab invoices)*
- *technical reports, when available, and*
- *applicable correspondence from ACHCS.*

Please call if you have any questions; I can be reached at (916) 227-7883.

Sincerely,



Mark Owens, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

Cc: Ms. Susan Hugo, Alameda County Health Care Services, Alameda



29 June, 1999

STID 469

Alameda County
Health Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Attention: Susan L. Hugo, Hazardous Materials Specialist

Re: Certified List of Record Fee Title Owners for
Connell Automobile Dealership (STID#469)
3093 Broadway
Oakland, California 94611

Dear Ms. Hugo:

In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, we certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

George & Kay Hill
305 Sheridan Avenue
Piedmont, CA 94611

Gordon Linden
150 La Salle Ave.
Piedmont, CA 94610

Sincerely,


George Hill


Kay Hill


Gordon Linden

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

June 9, 1999

Mr. George Hill
305 Sheridan Avenue
Piedmont, California 94611

Mr. Gordon Linden
101 Gleneden Avenue
Oakland, California 94611

RE: Connell Automotive Dealership Facility (STID # 469)
3093 Broadway, California 94611

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Messrs. Hill and Linden:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 3093 Broadway, Oakland

June 9, 1999

Page 2 of 2

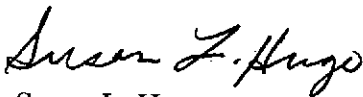
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6780 should you have any questions about the content of this letter.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
SH / files

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(*Site Name and Address*)

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



May 3, 1999

Mr. George Hill
305 Sheridan Avenue
Piedmont, California 94611

Mr. Gordon Linden
101 Gleneden Avenue
Oakland, California 94611

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

Subject: Work Plan -Groundwater Monitoring and Expanded Corrective Action Plan for Connell Automotive Dealership Facility (STID # 469) 3093 Broadway, Oakland, California 94611

Dear Messrs. Hill and Linden:

This office has reviewed the above referenced work plan, dated April 15, 1999, prepared and submitted by Subsurface Consultant, Inc. for the subject site.

The work plan is acceptable provided the following items are addressed:

1. Monitoring wells MW-1, MW-4, MW-6, MW-9, MW-14 and MW-15 should be sampled every quarter if free product is not detected. Samples must be analyzed for Total Petroleum Hydrocarbon (TPH) as gasoline; TPH as diesel; TPH as motor oil; benzene, toluene, ethyl benzene, xylene (BTEX); methyl tertiary butyl ether (MTBE); halogenated volatile organic compounds (HVOCs); semi volatile organic compounds (SVOCs); lead, cadmium, chromium, zinc and nickel.
2. Monitoring wells MW-7, MW-8 and MW-13 must be sampled every quarter and analyzed for target compounds listed in item #1.
3. Monitoring wells MW-2, MW-3, MW-5, MW-10 and MW-11 can be dropped from the monitoring program at this time.

Please notify this office of any field activities at the subject site.

If you have any questions regarding this letter or the subject site, please call me at (510) 567-6780.

Sincerely,

Susan L. Hugo, Hazardous Materials Specialist

- c: Chuck Headlee, San Francisco Bay RWQCB
Mark Gomez, City of Oakland Public Works Agency - Environmental Services,
250 Frank H. Ogawa, Plaza, Suite 5301, Oakland, CA 94612
Jerri Alexander, SCI, 3736 Mt. Diablo Blvd., Suite 200, Lafayette, CA 94549
SH / file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

January 25, 1999

Mr. George Hill
305 Sheridan Avenue
Piedmont, California 94611

Mr. Gordon Linden
101 Gleneden Avenue
Oakland, California 94611

**Subject: Corrective Action Requirements for Site Closure
Connell Auto Dealership - 3093 Broadway, Oakland, CA 94611 (STID# 469)**

Dear Messrs. Hill and Linden:

The Alameda County Department of Environmental Health (ACDEH) has met with you, Mr. Charles Headlee of the Cal/EPA San Francisco Bay Regional Water Quality Control Board (RWQCB), Mr. Mark Gomez of the City of Oakland, and members of Subsurface Consultants, Inc. to discuss the proposed corrective actions for the subject site. This letter documents the decisions made during our four meetings (July 13, August 18, October 1, and October 8, 1998), including the regulatory requirements that will facilitate moving the subject site towards closure.

Our office is the lead agency overseeing the investigation and remediation at the Connell Site. Case closure recommendation for the site is submitted to the RWQCB for concurrence. Recently, City of Oakland has been requested to participate in the meetings since the site is being considered as a "pilot site" to utilize the City of Oakland's Urban Land Redevelopment (Oakland's ULR) Program Risk Based Screening Level (RBSL) criteria.

As you know, additional subsurface investigation was conducted in May 1998 to further delineate the extent of free product within the permeable sand and gravel layers beneath the site building and near the former UST/product line source area. Seven soil borings were drilled to depths ranging from 27 to 40 feet below ground surface (bgs) and two monitoring wells (MW-14 and MW-15) were installed inside the building. One shallow soil sample collected from boring F at 0.5 feet bgs showed up to 25,000 ppm Total Volatile Hydrocarbons (TVH). Deeper soil samples collected from boring F at 6.0 to 21 feet bgs showed no detectable level of petroleum hydrocarbon with the exception of benzene (24 ppb) and 1,2 DCA (48 ppb) found at 21 feet bgs. Groundwater samples collected from well (MW-15) inside the building showed up to 130,000 ppb TVH; 1,700 ppb Total Extractable Hydrocarbons (TEH); 30,000 ppb benzene; 38,000 toluene; 2,500 ppb ethylbenzene; 12,600 ppb xylene and 1,200 ppb 1,2-DCA. Monitoring well MW-14 which is also located inside the building detected up to 41,000 ppb TVH; 7,700 ppb

Mr. George Hill
Mr. Gordon Linden
January 25, 1999
Page 2 of 3

TEH; 7,100 ppb benzene; 11,000 ppb toluene; 720 ppb ethyl benzene; 3,900 ppb xylene and 440 ppb 1,2 DCA. Grab water sample collected from boring G (drilled outside the building) found up to 590,000 ppb TVH; 35,000 ppb TEH; 15,000 ppb benzene; 25,000 ppb toluene; 2100 ppb ethyl benzene; 10,800 ppb xylene and 880 ppb 1,2 DCA.

Based on the data collected for the site, the presence of free product and dissolved constituents in individual wells appears to be dependent on the presence of permeable sand and gravel layers within the screened interval of the wells. The permeable channel deposits found beneath the site appears to act as a preferential pathway for the migration of the product plume.

As we have discussed during the meetings, this agency in conjunction with the San Francisco Bay Regional Water Quality Control Board (RWQCB) will consider using the City of Oakland's Urban Land Redevelopment (Oakland's ULR) Program Risk Based Screening Level (RBSL) criteria for the subject site. A risk-based clean up action for the site is acceptable provided the following criteria are addressed in the Corrective Action Plan (CAP):

- 1) Primary source of contamination including free product found in the groundwater has been removed.
- 2) Extent of the soil and /or groundwater contamination has been adequately characterized.
- 3) The dissolved hydrocarbon plume is stable and not migrating.
- 4) No water wells, 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 and the environmental. Residual contamination in soil and groundwater does not pose a risk to human health or the environment.

Our office understands that the last criterion will be satisfied by using the City of Oakland's Urban Land Redevelopment (ULR) Program Risk Based Screening Level (RBSL) criteria. As a result, an expanded CAP will be required that will incorporate the following necessary elements of the ULR program:

- Geotechnical laboratory testing of two soil samples to confirm that soils beneath the site satisfy the ULR criteria; specific tests shall include grain size distribution (sieve analysis with hydrometer), porosity, moisture content, and specific yield;

Mr. George Hill
Mr. Gordon Linden
January 25, 1999
Page 3 of 3

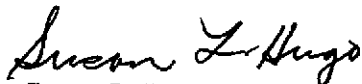
- Risk Management Plan (RMP) to manage residual contamination left at the site. ACDEH and City of Oakland Building and Planning Department should be notified prior to any construction, redevelopment and / or change in land use at the site.
- Upon direction of the regulatory agencies, appropriate abandonment of the monitoring wells prior to issuance of Site closure.

Our office also requires that the following specific actions be performed at the site and included in the CAP:

- Evaluation of the presence of preferential pathways such as utility lines or trenches along Broadway for the contaminant plume to migrate off-site.
- Free product recovery must be continued at the site as previously specified in our letter dated January 26, 1998; your proposal to install a passive product skimmer in well MW#6 and an absorbent "sock" in well MW#1 is acceptable.
- Groundwater monitoring should be continued as previously specified in the County's January 26, 1998 letter. The two monitoring wells MW-14 and MW-15 should be included in the groundwater-monitoring program. Any changes or modifications must have approval from this office.

In summary, the CAP must address the regulatory agency criteria described above. The site will be evaluated for closure when all the criteria described above have been met. During that time, the need for a deed notification will be evaluated as a condition of site closure. If you have any questions concerning this letter or the subject site, please call me at (510) 567-6780.

Sincerely,



Susan L. Hugo, Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Environmental Health Protection Division
Steve Morse / Ravi Arulanantham, Cal/EPA San Francisco Bay RWQCB
Charles Headlee, Cal/EPA San Francisco Bay RWQCB
Mark Gomez, City of Oakland Public Works Agency - Environmental Services
250 Frank H. Ogawa Plaza, Suite 5301, Oakland, CA 94612
Jerri Alexander / Meg Mendoza, SCI, 3736 Mt. Diablo Blvd., Suite 200, Lafayette, CA 94549
SH/ files

Hugo, Susan, Public Health, EH

From: Derek Lee [DCL@rb2.swrcb.ca.gov]
Sent: Friday, December 11, 1998 3:08 PM
To: lynnsence@home.com; mmgomez@oaklandnet.com
Cc: shugo@co.alameda.ca.us; small.matthew@epamail.epa.gov;
trommerd@gwgate.swrcb.ca.gov
Subject: Groundwater gradient

I looked up in some reports for GW gradient in both sandy silts and clayey silts. The numbers range from 0.003 ft/ft to 0.084 ft/ft. Except for one site in SE Oakland, most of the others have gradients closer to 0.003 than 0.084.

Derek Lee

November 10, 1998

Mr. George Hill
305 Sheridan Avenue
Piedmont, California 94611

Mr. Gordon Linden
101 Gleneden Avenue
Oakland, California 94611

**Corrective Action Requirements for Site Closure
Connell Automobile Dealership Site
3093 Broadway (STID# 469)
Oakland, California**

Dear Messrs. Hill and Linden:

The Alameda County, Department of Environmental Health, Environmental Protection Division has met with you, Mr. Charles Headlee of the Cal/EPA Regional Water Quality Control Board (RWQCB), Mr. Mark Gomez of the City of Oakland, and members of Subsurface Consultants, Inc. to discuss the proposed corrective actions for subject Site. This letter documents the decisions made during our four meetings (July 13, August 18, October 1, and October 8, 1998), including the regulatory requirements that will facilitate moving the Site toward closure.

Our office has served as the lead agency for the Connell Site since inception, responsible for primary regulatory oversight. Recently, the RWQCB and the City of Oakland have also been requested to participate in several meetings to assure that there was a consensus for decisions made regarding proposed Site corrective actions. These meetings were arranged at your request to focus and resolve outstanding investigation and remediation activities at the Site, in an effort to move toward Site closure. Through a cooperative effort by all of the participants, the outcome of these meetings has been preliminary acceptance and approval of a risk-based approach for corrective action, specifically natural attenuation. Acceptance of this approach was based on the following criteria that will be addressed in the Corrective Action Plan (CAP).

- Primary source of contamination has been removed;

Mr. George Hill
Mr. Gordon Linden
November 10, 1998
Page 2

- Extent of plume in groundwater is defined and stable;
- Water wells and/or sensitive receptors are not likely to be impacted;
- Free product on groundwater is removed; and
- Residual contamination in soil and groundwater does not pose a significant risk to human health or the environment.

Our office understands that the last criterion will be satisfied by using the City of Oakland's Urban Land Redevelopment (ULR) Program Risk Based Screening Level (RBSL) criteria. As a result, an expanded CAP will be required that will incorporate the following necessary elements of the ULR program:

- Geotechnical laboratory testing of two soil samples to confirm that soils beneath the Site satisfy the ULR criteria; specific tests shall include grain size distribution (sieve analysis with hydrometer), porosity, moisture content, and specific yield;
- Risk Management Plan (RMP) that will satisfy the requirements of and comply with the City of Oakland's Permit Tracking System; this RMP will be issued as an institutional control to ensure the proper management of residual contamination at the Site; and
- Upon direction of the regulatory agencies, appropriate abandonment of the monitoring wells within the building prior to issuance of Site closure.

Our office also requires that the following specific actions be performed at the Site and included in the CAP:

- Research must be undertaken to determine whether or not there are any utility lines or trenches under Broadway that may serve as preferential pathways for the contaminant plume;
- Free product recovery must be continued at the Site as previously specified in our letter dated January 26, 1998; in addition, at a minimum, a passive product skimmer shall be installed in MW#6 and an absorbent "sock" installed in MW#1;
- Groundwater monitoring shall be continued as previously specified in the County's January 26, 1998 letter; any changes or modifications must have approval from this office.

In summary, the CAP must address the regulatory agency criteria and decisions made during the four meetings. Following approval of the CAP, our office will issue a letter stating that you may apply for closure once free product has been removed. If you have any questions concerning this letter or the subject Site, please call me at (510) 567-6780.

Mr. George Hill
Mr. Gordon Linden
November 10, 1998
Page 3

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

JLR:TJM:jr 447.055/shugoltr.doc

cc: Mee Ling Tung, Director, Environmental Health

Dick Pantages, Chief, Environmental Health Protection Division / SH / files

Charles Headlee
Cal/EPA San Francisco Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, California 94612

Mark Gomez
City of Oakland Public Works Agency - Environmental Services
Dalziel Building
250 Frank H. Ogawa Plaza, Suite 5301
Oakland, California 94612

Jeffrey L. Rubin
Subsurface Consultants, Inc.
3736 Mt. Diablo Blvd., Suite 200
Lafayette, California 94549

Jonathan Redding, Esq.
Fitzgerald, Abbott, and Beardsley, LLP
1221 Broadway, 21st Floor
Oakland, California 94612



Subsurface Consultants, Inc.

FAX TRANSMITTAL

Date: October 30, 1998

Number of pages (including cover sheet): 3

To: Ms. Susan Hugo
Alameda County Health Care Services
Agency
1131 Harbor Bay Parkway
Alameda, CA 94502

Phone:

Fax: (510) 567-6780

cc: (510) 337-9355

From: Jeff Robin

Sent From: Lafayette

SCI Job #: 447.055

Re: Connell Automobile Dealership
Meetings

REMARKS: Urgent For your review Reply ASAP Please comment
 For your use Original in mail As requested

Susan,

Attached are copies of the electronic mail from Mark Gomez that memorializes your meeting with Mark and Chuck on October 8, 1998. Your meeting confirms our initial meeting with Mark on October 1, 1998. The decisions made and information shared during each of the four meetings (July 13, August 18, October 1, and October 8) has been an iterative process. Mark's e-mail generally summarizes the decisions made and necessary actions. As I mentioned yesterday in our phone conversation, our Corrective Action Plan contains a section regarding Regulatory Framework. This section summarizes regulatory requirements and decisions during our four meetings.

As per your request, we will draft a letter on behalf of the County that outlines the required actions and next steps for the Site.

Please call me if you have any questions. (925) 299-7960

Thanks,

Jeff.

3736 Mt. Diablo Boulevard ■ Suite 200 ■ Lafayette, California 94549 ■ (925) 299-7960 ■ Fax (925) 299-7970

171 12th Street ■ Suite 202 ■ Oakland, California 94607 ■ (510) 268-0461 ■ Fax (510) 268-0137

Date sent: Mon, 12 Oct 1998 10:22:44 -0700
From: "Mark Gomez" <mmgomez@oaklandnet.com >
Organization: City of Oakland
To: shugo@co.alameda.ca.us, cth@rb2.swrcb.ca.gov, lynnspece@jrubin@subsurfaceconsultants.com
Subject: Connell Auto clarification

Dear Susan, Chuck and Lynn:

This is to clarify bullet point #3 from my October 8, 1998 e-mail regarding the Connell Auto site. Although the monitoring wells inside the building must be properly grouted and abandoned, this action should not take place until such time as the regulatory agencies direct it. This will allow for additional sampling, if necessary, without the need to put in new borings.

Again, I am copying Jeff Rubin of Subsurface Consultants on this correspondence.

Sincerely,

Mark Gomez

Date sent: Thu, 08 Oct 1998 17:30:10 -0700
From: "Mark Gomez" <mmgomez@oaklandnet.com >
Organization: City of Oakland
To: shugo@co.alameda.ca.us, cth@rb2.swrcb.ca.gov, lynnspece@
jrubin@subsurfaceconsultants.com
Subject: confirmation of Connell Auto meeting decisions

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Content-Transfer-Encoding: 7bit

Dear Susan, Chuck and Lynn:

This is to confirm the main decisions made at our meeting earlier today regarding the preferred corrective action plan for the Connell auto dealership site located on the corner of Broadway and Hawthorne in Oakland. Agreement was reached on the following:

- * the Oakland Urban Land Redevelopment Program RBSLs may be used in place of a Tier 2 ASTM risk analysis
- * research must be undertaken to determine whether or not there are any utility lines or trenches under Broadway that may serve as preferential pathways for the contaminant plume
- * prior to site closure, monitoring wells inside the building must be properly abandoned, including grouting to prevent a preferential pathway for volatilization to indoor air
- * the City's Permit Tracking System, designed to flag properties issued conditional closures, appears to be an effective institutional control for ensuring the proper management of residual contamination and will obviate the need for a deed restriction
- * upon approval of a corrective action plan, Alameda County will issue a letter to the property owners stating that they may apply for closure once free product has been removed

I am copying Jeff Rubin of Subsurface Consultants on this correspondence. Please contact me at (510) 238-7314 if you feel I have stated anything inaccurately. Thank you.

Sincerely,

Mark Gomez

Hugo, Susan, Public Health, EH

From: Mark Gomez [mmgomez@oaklandnet.com]
Sent: Monday, October 12, 1998 10:23 AM
To: Hugo, Susan, Public Health, EH; cth@rb2.swrcb.ca.gov; lynnspace@home.com;
jrubin@subsurfaceconsultants.com
Subject: Connell Auto clarification

Dear Susan, Chuck and Lynn:

This is to clarify bullet point #3 from my October 8, 1998 e-mail regarding the Connell Auto site. Although the monitoring wells inside the building must be properly grouted and abandoned, this action should not take place until such time as the regulatory agencies direct it. This will allow for additional sampling, if necessary, without the need to put in new borings.

Again, I am copying Jeff Rubin of Subsurface Consultants on this correspondence.

Sincerely,

Mark Gomez

Hugo, Susan, Public Health, EH

From: Mark Gomez [mmgomez@oaklandnet.com]
Sent: Thursday, October 08, 1998 5:30 PM
To: Hugo, Susan, Public Health, EH; cth@rb2.swrcb.ca.gov; lynnspece@home.com; jrubin@subsurfaceconsultants.com
Subject: confirmation of Connell Auto meeting decisions

Dear Susan, Chuck and Lynn:

This is to confirm the main decisions made at our meeting earlier today regarding the preferred corrective action plan for the Connell auto dealership site located on the corner of Broadway and Hawthorne in Oakland. Agreement was reached on the following:

- the Oakland Urban Land Redevelopment Program RBSLs may be used in place of a Tier 2 ASTM risk analysis
- research must be undertaken to determine whether or not there are any utility lines or trenches under Broadway that may serve as preferential pathways for the contaminant plume
- prior to site closure, monitoring wells inside the building must be properly abandoned, including grouting to prevent a preferential pathway for volatilization to indoor air
- the City's Permit Tracking System, designed to flag properties issued conditional closures, appears to be an effective institutional control for ensuring the proper management of residual contamination and will obviate the need for a deed restriction
- upon approval of a corrective action plan, Alameda County will issue a letter to the property owners stating that they may apply for closure once free product has been removed

I am copying Jeff Rubin of Subsurface Consultants on this correspondence. Please contact me at (510) 238-7314 if you feel I have stated anything inaccurately. Thank you.

Sincerely,
Mark Gomez



Subsurface Consultants, Inc.

ENVIRONMENTAL
PROTECTION
98 AUG -6 PM 3:12

R. William Rudolph, P.E.
President

August 3, 1998
SCI 447.055

Ms. Susan L. Hugo
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

**Report of Groundwater Monitoring Activities
and Additional Subsurface Investigation
Connell Automobile Dealership Site
3093 Broadway (STID# 469)
Oakland, California**

Dear Ms. Hugo:

On behalf of the property owners, Subsurface Consultants, Inc. (SCI) is pleased to submit the subject report that records the results of groundwater monitoring activities and additional subsurface investigation performed in April and May 1998 at the Connell automobile dealership in Oakland, California. This report is being submitted pursuant to Alameda County Health Care Services Agency (ACHCSA) requirements specified in written correspondence dated May 30, 1997 and January 26, 1998. Based on the additional information collected during the subsurface investigation activities described in the enclosed report, it is SCI's opinion that the site has been adequately characterized, and a corrective action plan may now be prepared.

We are prepared to discuss with you the status of investigation activities to date and our preliminary conceptual approach for corrective action. We look forward to meeting with you and Chuck Headlee of the Cal/EPA San Francisco Regional Water Quality Control Board (RWQCB) at the new RWQCB offices on August 18.

We anticipate that our proposed remedial alternatives will be discussed and considered, so that the information can be reflected in our corrective action plan. We discussed several of these during our previous meeting at the ACHCSA offices on July 13. The remedial options we are considering include:

- Natural attenuation / passive product removal;
- Enhanced bioremediation with oxygen-containing material (and/or other enhancing nutrients) / passive product removal;
- Groundwater extraction and treatment (total fluids removal); and

3736 Mt. Diablo Boulevard ■ Suite 200 ■ Lafayette, California 94549 ■ (510) 299-7960 ■ FAX (510) 299-7970

171 12th Street ■ Suite 205 ■ Oakland, California 94607 ■ (510) 268-0461 ■ FAX (510) 268-0137

Ms. Susan Hugo
Alameda County Health Care Services Agency
August 3, 1998
Page 2

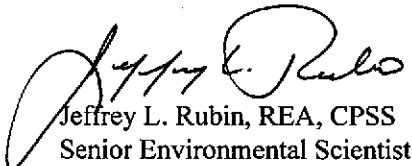
- Co-extraction (vapor and groundwater extraction and treatment).

We hope to discuss these and other options during our meeting, in light of our overall understanding of the site and desired closure objectives. In addition, we would also like to discuss re-evaluation and reduction in the current groundwater monitoring program.


If you have any questions, please call either Jeff Rubin or Terry McManus at (925) 299-7960.

Yours very truly,

Subsurface Consultants, Inc.



Jeffrey L. Rubin, REA, CPSS
Senior Environmental Scientist



Terence J. McManus, REA
Principal Environmental Scientist

JLR:TJM:jr 447.055/798gwltr.doc

Enclosure: noted

cc: Mr. Charles Headlee
Cal/EPA San Francisco Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, California 94612

Mr. George Hill
655 University Avenue, Suite 100
Sacramento, California 95825

Mr. Gordon Linden
150 LaSalle Avenue
Piedmont, California 94611

Mr. Jonathan Redding, Esq.
Fitzgerald, Abbott, and Beardsley, LLP
1221 Broadway, 21st Floor
Oakland, California 94612



Cal/EPA

March 25, 1998

469
SH



Pete Wilson
Governor

**State Water
Resources
Control Board**

Division of
Clean Water
Programs

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-0742
FAX (916) 227-4530

World Wide Web
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

C.Mormorunni%Fitzgerald,Abbott,Beardsley
W A Connell Trust C & Gc & Kt Hill
1221 Broadway 21st Fl
Oakland, CA 94612-1837

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 1673,
SITE ADDRESS: 3093 BROADWAY, OAKLAND, CA 94611

I have reviewed your request, received on March 24, 1998, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective actions costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the , Subsurface Consultants, Inc. workplan approved by the Alameda County EHD (County) in their letter, is \$ 73,345; see the table below for a breakdown of costs. (The total amount approved for payment through request number 3 for work at your site that has been directed and approved by the County is \$ 334,969.)

The law that establishes the Underground Storage Tank Cleanup Fund (Fund) requires that claimants who contract for corrective action work must receive multiple bids (at least three) for future work if they file a claim against the Fund. The effective date of the regulations was December 2, 1991. Any work conducted after that date must be supported by multiple bids. All future corrective action costs not submitted to the bid process and preapproved by the Fund will be adjusted accordingly.

Be aware that this pre-approval does not constitute a decision on reimbursement: all reasonable and necessary corrective action costs for work directed and approved by the County will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.

All future costs for corrective action must be preapproved in writing by Fund staff.

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the Subsurface Consultants, Inc. proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the



Cal/EPA

State Water
Resources
Control Board

Division of
Clean Water
Programs

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P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-0742
FAX (916) 227-4530

World Wide Web
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

March 10, 1998

C.Mormorunni%Fitzgerald,Abbott,Beardsley
W A Connell Trust C & Gc & Kt Hill
1221 Broadway 21st Fl
Oakland, CA 94612-1837

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 1673,
SITE ADDRESS: ~~3093~~ BROADWAY, OAKLAND, CA 94611**

I have reviewed your request, received on February 9, 1998, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective actions costs.

At this time, the Fund is unable to preapprove costs for corrective actions at this site as proposed by Subsurface Consultants, Inc.. All corrective actions, investigations, and remediation alternatives must be solicited utilizing the 3 bid process. To date, corrective activities reimbursed have totaled approximately \$340,000. It is apparent free product is present at this site. It is not apparent if full delineation of petroleum hydrocarbon contamination has been determined.

The issues of costs efficiency and 3 bid solicitation were discussed with Ms Susan Hugo of Alameda County Health Care Services on March 3, 1998. Ms. Hugo stated no disagreements regarding the required 3 bids for any further corrective action. Also, previous reimbursement requests submitted to the Fund have shown elements of Subsurface Consultants labor costs to be excessive and unreasonable. Fund staff have notified both the claimant and Subsurface that future labor costs must be reasonable or they will **not be reimbursed**. The Fund will only reimburse corrective action costs that are necessary and reasonable. You must demonstrate that the cleanup proposal is feasible, cost-effective, and able to achieve the desired level of groundwater cleanup required by Section 2725, Chapter 16, of the Underground Storage Tank Regulations (Article 11).

Review of submitted information indicates that Fund staff previously preapproved the removal of free product via vapor extraction for a period of three months. It appears that you or your consultant continue to operated the system for well over a year without attempting to obtain preapproval. In addition, it also appears that you are continuing to operate the VES system and to hand bail for free product - how is this apparent duplication of effort cost effective?

In light of the above, you must demonstrate, 1) compliance with the Fund's three bid requirement, and 2) that the current and proposed activities (including VES and hand bailing) are cost effective, as required by UST regulations, and that past identified excessive labor costs are either justified or reduced. Following satisfaction of the aforementioned concerns Fund staff will reconsider a request for preapproval. Finally, be aware that failure to adequately respond to Fund concerns and failure to obtain preapproval will result in all future reimbursements being adjusted accordingly.



Pete Wilson
Governor

98 MAR 11 PM 2:47

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C.Mormorunni%Fitzgerald,Abbott,Beardsley
W A Connell Trust C & Gc & Kt Hill

-2-

Please call if you have any questions; I can be reached at (916) 227-0742 or you can call Jim Munch at (916) 227-4430..

Sincerely,

ORIGINAL SIGNED BY

Leo Savalin, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc:

Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.



Subsurface Consultants, Inc.

R. William Rudolph, P.E.
President

March 20, 1998
SCI 447.055

Ms. Susan Hugo
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, California 94502-6577

**Confirmation of Telephone Discussion
Separate-Phase Product Removal Activities
Connell Oldsmobile Site
3093 Broadway (STID #469)
Oakland, California**

Dear Ms. Hugo:

This letter will confirm our telephone conversation on March 18, 1998, regarding the separate-phase (free) product removal activities being conducted by Subsurface Consultants, Inc. (SCI) at the above-captioned site. As described in our Work Plan for Ongoing and Additional Investigation Tasks, dated December 23, 1997, and approved by Alameda County Health Care Services Agency (ACHCSA) by letter dated January 26, 1998, SCI continues to check site wells for free product, and manually bail product from wells MW-1, MW-4, MW-6, and/or MW-9, on a monthly basis. In addition to these monthly activities, SCI is operating a vapor extraction system (VES) to remove product from well MW-6. In a letter dated March 10, 1998, the California Underground Storage Tank Cleanup Fund questioned the cost-effectiveness of conducting both monthly hand-bailing of product and operation of the VES unit.

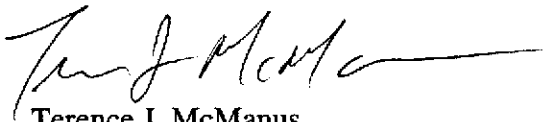
As we discussed on March 18, 1998, SCI agrees that continued operation of the VES unit does not appear to be cost-effective. You agreed that SCI may discontinue operating the VES unit at this time, pending completion of a feasibility study and corrective action plan for this site. SCI will continue to manually bail free product on a monthly basis. In addition, SCI plans to implement the other activities described in our December 1997 work plan as directed and approved by ACHCSA.

Ms. Susan Hugo
Alameda County Health Care Services Agency
March 20, 1998
SCI 447.055
Page 2

I trust that this correctly summarizes our conversation. If you have any questions, please call me at (510) 299-7960.

Yours very truly,

Subsurface Consultants, Inc.



Terence J. McManus
Associate Environmental Scientist

TJM:ly 447.055\ceaseves.doc

cc: W.A. Connell Trust
c/o Mr. Gordon Linden
101 Gleneden Avenue
Oakland, California 94611

Mr. George Hill
305 Sheridan Avenue
Piedmont, California 94611

Mr. Jonathan Redding
Fitzgerald, Abbott & Beardsley, LLP
1221 Broadway, 21st Floor
Oakland, California 94612-1837

Mr. Leo Savalin
Technical Review Unit
Underground Storage Tank Cleanup Fund
State Water Resources Control Board
P.O. Box 944212
Sacramento, California 94244-2102

98 01

NTS

January 30, 1998

Mr. George Hill
655 University Avenue, Suite 100
Sacramento, California 95825

Mr. Gordon Linden
150 La Salle Avenue
Piedmont, California 94611

**RE: Work Plan Approval at Connell Oldsmobile
3093 Broadway, Oakland, California 94611 (STID# 469)**

Dear Messrs Hill & Linden:

The Alameda County Department of Environmental Health, Environmental Protection Division has reviewed the recently submitted work plan (dated December 23, 1997) prepared by Subsurface Consultants, Inc. for the above referenced site. On January 26, 1998, I met with Mr. Terry McManus, Mr. Samuel Won, and Mr. Jeff Rubin of Subsurface Consultants, Inc. to discuss the status of the project and the scope of proposed activities for the subject site.

This office has the following comments regarding activities proposed by SCI:

1. Groundwater monitoring must be continued on a quarterly basis. As detailed on our May 30, 1997 letter, groundwater samples from MW-1 must be analyzed for TVH, BTEX, O&G, TEH, DCA, and MTBE. Samples from MW-4 and MW-9 must be analyzed from TVH, BTEX, TEH, DCA, and MTBE. Any changes to the monitoring program must be approved of by this office.
2. The soil vapor extraction system (SVES) has removed approximately 250 gallons from monitoring well MW-6 since its operation in November 1996. Approximately 145 gallons of free product has been removed by hand bailing (prior to SVES installation) at wells MW-1, MW-4, MW-6, and MW-9 since 1991. Free product removal must be continued at the site. This office will permit operation of the SVES for one year, whereupon its effectiveness will be re-evaluated.



Subsurface Consultants, Inc.

FAX TRANSMITTAL

Date: January 26, 1998

Number of pages (including cover sheet): 3

To: Susan Hugo
Alameda County
Health Care Services Agency
Div. of Envir. Health

Phone:

Fax: (510) 337-9335

cc:

From: Samuel Won

Sent From: Oakland

SCI Job #: 447.055

Re:

REMARKS: Urgent For your review Reply ASAP Please comment
 For your use Original in mail As requested

Susan-

Thank you for meeting with us today regarding the Connell Oldsmobile site. As requested, attached is a copy of the form letter that was on the disk given to you today. We hope this will assist you in preparing your work plan approval letter. Please feel free to make any changes necessary.

Samuel Won

3736 Mt. Diablo Boulevard ■ Suite 200 ■ Lafayette, California 94549 ■ (510) 299-7960 ■ Fax (510) 299-7970

171 12th Street ■ Suite 202 ■ Oakland, California 94607 ■ (510) 268-0461 ■ Fax (510) 268-0137

Mr. Hill and Mr. Linden
RE: 3093 Broadway, Oakland, CA 94611
January 26, 1998
Page 2 of 2

- 3) The proposed plan for additional site characterization beneath the building is acceptable. Placement of wells to be installed at the site based on the results of the additional site characterization must be discussed and approved by this office.
- 4) The proposed groundwater pumping test to evaluate the potential enhancement of vapor extraction and product-recovery rates is acceptable. Results of the test should be used in the feasibility study to evaluate remedial options.
- 5) As stated in my May 30, 1997 letter, the stockpiled soil generated during the removal of the tank and subsequent investigations must be characterized and disposed properly. Copies of the disposal record must be submitted to this office.
- 6) The presence of utility lines along Broadway which may act as preferential pathways for contaminants to migrate must be evaluated.
- 7) Sampling event conducted last 11/5/97 showed MTBE at $< 1,000$ ug/l. Please use the lowest detection levels to confirm the concentration of MTBE found in the groundwater.

If you have any questions concerning this letter or the subject site, please call me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Environmental Protection Division / SH / files
Stephen Hill, San Francisco Bay RWQCB
Jeffrey Rubin, SCI, 3736 Mt. Diablo Blvd., Suite 200, Lafayette, CA 94549
Jonathan Redding, Fitzgerald, Abbott & Beardsley, 1221 Broadway, 21st Floor
Oakland, CA 94611

STID 469

Additional Characterization



Subsurface Consultants, Inc.

R. William Rudolph, P.E.
President

June 30, 1997
SCI 447.055

Ms. Susan Hugo
Alameda County Health Care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Response to Comments
Soil and Groundwater Investigation/Remediation
Connell Oldsmobile
3093 Broadway (STID# 469)
Oakland, California

Dear Ms. Hugo:

Subsurface Consultants, Inc. (SCI) has prepared this letter in response to your comments (letter dated May 30, 1997) to Mr. George Hill and Mr. Gordon Linden regarding the status of free-phase product recovery, groundwater monitoring, and future work required at the referenced site.

In preparation of this letter, SCI has reviewed operational data from the existing soil vapor extraction (SVE) system, free product recovery quantities, available subsurface investigation data, and field notes for the removal of the underground storage tanks (USTs) in December 1989. The following lists our responses to your comments:

1. Free product recovery using the existing SVE system has been effective in reducing the free product in well MW-6. Prior to the implementation of SVE, approximately 141 gallons of free product was hand-bailed from wells MW-1, MW-4, MW-6, and MW-9. Since November 1996, approximately 100 gallons of free product was recovered from well MW-6 by SVE alone.

The concentration of petroleum hydrocarbons entering the SVE system has been decreasing steadily even though free product is still present in well MW-6. We conclude that the decreasing hydrocarbon concentration in the inlet vapor stream is due to the necessity of introducing dilution air into the SVE system. Introduction of dilution air is necessary to mitigate the high vacuum experienced by the SVE system due to a shortened well screen interval caused by a rise in the groundwater table.

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Ms. Susan Hugo
 Alameda County Health Care Services Agency
 June 30, 1997
 SCI 447.055
 Page 2

As an interim measure, SCI plans to enhance SVE by adding well MW-4 to the system. SCI will continue to operate the SVE system in conjunction with free product removal by hand bailing from wells MW-1 and MW-9 until the final Corrective Action Plan is determined.

2. SCI will continue groundwater monitoring in accordance with the established schedule (as presented in SCI's Corrective Action Workplan dated November 6, 1995). SCI will modify the frequency of sampling for wells MW-1, MW-4, and MW-9 from semi-annual to quarterly only if no free product is detected in the wells. Methyl tert-butyl ether (MTBE) will be added into the chemical testing program for wells MW-1, MW-4, and MW-9. The sampling frequencies and analytes to be tested are summarized in the following table:

<u>Well</u>	<u>Location</u>	<u>Impact</u>	<u>Analytes</u>	<u>Sampling Frequency</u>
1	Source Area	Yes	TVH, BTEX, O&G, TEH, DCA, SVOC, and MTBE	Q*
2	Upgradient/Side Gradient	No	TVH, BTEX, TEH, and DCA	A
3	Side Gradient	No	TVH, BTEX, TEH, and DCA	A
4	Mid Plume	Yes	TVH, BTEX, THE, DCA, and MTBE	Q*
5	Side Gradient	No	TVH, BTEX, TEH, and DCA	A
6	Mid Plume	Yes	TVH, BTEX, TEH, and DCA	SA
7	Side/Down Gradient	No	TVH, BTEX, TEH, and DCA	Q
8	Downgradient	Yes	TVH, BTEX, TEH, and DCA	Q
9	Mid Plume	Yes	TVH, BTEX, THE, DCA, and MTBE	Q*
10	Mid Plume	Yes	TVH, BTEX, TEH, and DCA	A
11	Upgradient	No	TVH, BTEX, TEH, and DCA	A

Ms. Susan Hugo
 Alameda County Health Care Services Agency
 June 30, 1997
 SCI 447.055
 Page 3

<u>Well</u>	<u>Location</u>	<u>Impact</u>	<u>Analytes</u>	<u>Sampling Frequency</u>
13	Downgradient	Yes	TVH, BTEX, TEH, and DCA	Q

* Performed quarterly only when product is not detected; otherwise the well will be sampled on a semi-annual basis.

- TVH - Total volatile hydrocarbons as gasoline
- BTEX - Benzene, toluene, ethylbenzene, and total xylenes
- TEH - Total extractable hydrocarbons as diesel
- O&G - Oil and grease
- DCA - 1,2-dichloroethane
- MTBE - Methyl tert-butyl ether
- A - Annual
- SA - Semi-annual
- Q - Quarterly

3. SCI will submit estimated costs for disposal of the soil stockpile to the Underground Storage Tank Cleanup Fund for pre-approval. Upon obtaining pre-approval, SCI will sample the soil stockpile for profiling purposes. Upon receiving the analytical results, SCI will coordinate the disposal of the soil stockpile with a licensed transportation subcontractor and the appropriate regulated disposal facility.
4. Groundwater monitoring will be continued at the site in accordance with the sampling frequencies and chemical testing program listed in Item 2 above.
5. SCI will continue gauging groundwater and product levels at all well locations on a monthly basis. Data from the monthly measurements will be incorporated into the quarterly groundwater monitoring reports.
6. SCI believes that additional site characterization is necessary prior to completing the feasibility study and final Corrective Action Plan for the site. The extent of impacts in and around the former product pipeline area has not been fully investigated, including the lateral and vertical extent of separate-phase product beneath the site building.

A review of records showed that leak testing was conducted on the original product lines in September 1985 by Comer Petroleum Equipment Company. The results of their testing indicated that leaks were present in both the product lines and tank system. In May 1987, the product lines were replaced with new fiberglass pipelines. The USTs were removed in

Ms. Susan Hugo
Alameda County Health Care Services Agency
June 30, 1997
SCI 447.055
Page 4

December 1989; the pipelines were apparently left in-place. Product level measurements in well MW-1 in the immediate downgradient location indicate that the product thickness has varied from 0 feet to about 1 foot since October 1990. The most recent measurements conducted in the last three months at MW-1 show product thickness increasing from 0 feet to about 0.3 feet.

A review of CPT and soil boring data indicate that the site is underlain by interbedded lenses of silt, sand, clay, and gravel. These randomly formed deposits have irregular thicknesses and are laterally discontinuous. The presence of separate-phase product appears to coincide with the locations of permeable sand and gravel layers between 20 and 35 feet below ground surface. Additional investigation is necessary to identify the extent of these sand and gravel layers and the presence of product downgradient of MW-1, and upgradient of MW-4, MW-6, and MW-9. The area that requires further investigation is primarily beneath the existing automobile dealership building. This additional investigation is necessary to obtain required information for the feasibility study and to prepare the final Corrective Action Plan.

If ACHCSA agrees that additional investigation is necessary, SCI will prepare a work plan that describes the scope of additional activities. If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.



Samuel C. Won, PE, REA
Project Engineer



Terence J. McManus, REA
Associate Environmental Scientist

SCW:TJM:ly 447.055\preap797.doc

cc: Mr. Jonathan Redding, Fitzgerald, Abbott & Beardsley
Mr. George Hill
Mr. Gordon Linden

KEARNEY STREET

APPROXIMATE LOCATION OF FORMER BURIED DRUMS

APPROXIMATE LOCATION OF FORMER UST

SERVICE PARKING

CONCRETE PAD

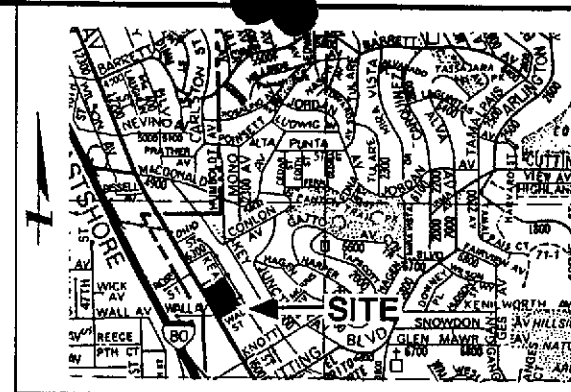
11820 SAN PABLO AVENUE

SERVICE SHOP

CANOPY

PARTS

SAN PABLO AVENUE



VICINITY MAP

EXPLANATION

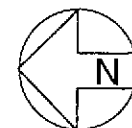


EXISTING STRUCTURE

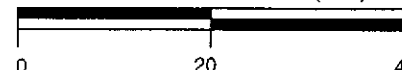


PROPOSED TEST BORING LOCATION

PLAN NORTH



APPROXIMATE SCALE (feet)



SITE PLAN

HONDA OF EL CERRITO
EL CERRITO, CALIFORNIA

PLATE

1



Subsurface Consultants, Inc.
Geotechnical & Environmental Engineers

JOB NUMBER
1039.003

DATE
4/7/97

APPROVED

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



May 30, 1997

Mr. George Hill
655 University Avenue, Suite 100
Sacramento, California 95825

Mr. Gordon Linden
150 La Salle Avenue
Piedmont, California 94611

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

**RE: Soil and Groundwater Investigation / Remediation at Connell Oldsmobile
3093 Broadway, Oakland, California 94611 (STID # 469)**

Dear Messrs Hill & Linden:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently reviewed the case file including the most recent reports (Groundwater Monitoring for February 1997 Event and the Free Product Recovery Update for March 1997) prepared and submitted by Subsurface Consultants, Inc. for the above referenced site. On March 18, 1997, I met with Mr. Samuel Won and Mr. James Helge of Subsurface Consultants, Inc. to discuss the status of the active remediation (soil vapor extraction system), free product recovery, groundwater monitoring and further work that will be required at the subject site.

This office has the following comments regarding the soil and groundwater investigation / remediation at the subject site:

- 1) Free product recovery must be continued at the site. The soil vapor extraction system (SVES) was installed in well MW-6 on October 29, 1996. The system was temporarily stopped in December 1996 due to large quantity of moisture being extracted and operation was resumed after replacement of the moisture trap. The SVES is currently operating at the site and have removed approximately 98 gallons of product as of 3/5/ 97. In addition, about 141 gallons of product have also been removed from monitoring wells MW-1, MW-4, MW-6 (prior to SVES installation) and MW-9 by hand bailing since 1991. Monthly product level measurements must be conducted in all the wells with the exception of MW-6. Termination of free product removal measures at the site must be approved by this office.
- 2) Monitoring wells MW-1, MW-4 and MW-9 must be sampled every quarter for dissolved petroleum hydrocarbon if product is not detected in the wells. Groundwater sample collected from MW-1 must be analyzed for TVH, BTEX, O&G, TEH, DCA, SVOC and MTBE. Samples collected from MW-4 and MW-9 must be analyzed for TVH, BTEX, TEH, DCA and MTBE. Review of the data collected for the site showed that MTBE was analyzed on samples collected from wells with low or non detectable total petroleum hydrocarbon concentration.

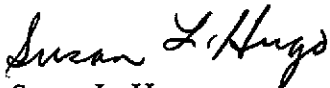
Mr. Hill and Mr. Linden
RE: 3093 Broadway Street, Oakland, CA 94611
May 30, 1997
Page 2 of 2

- 3) Stockpiled soil generated during the removal of the tank and subsequent soil / groundwater investigation must be characterized and disposed properly. Please submit copies of the disposal record to this office.
- 4) Groundwater monitoring must be continued at the site. Item # 2 listed above must be incorporated with the current monitoring program. Any changes in the monitoring program must be approved by this office.
- 5) Monthly free product removal updates can be incorporated with the quarterly groundwater monitoring report submittal.
- 6) The feasibility study results and final corrective action plan have to be submitted.

Response to the items listed above should be submitted to this office **no later than July 1, 1997.**

If you have any questions concerning this letter or the subject site, please call me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Chief, Environmental Protection Division
Kevin Graves, San Francisco Bay RWQCB
Samuel Won, SCI, 3736 Mt. Diablo Blvd., Suite 200, Lafayette, CA 94549
Jonathan Redding, Fitzgerald, Abbott & Beardsley, 1221 Broadway, 21st Floor
Oakland, CA 94611



Subsurface Consultants, Inc.

ENVIRONMENTAL
PROTECTION
96 NOV 27 PM 1:33

R. William Rudolph, P.E.
President

November 26, 1996
SCI 447.055

Mr. George Hill
655 University Avenue, Suite 100
Sacramento, California 95825

Mr. Gordon Linden
150 LaSalle Avenue
Piedmont, California 94611

**Groundwater Monitoring
November 1996 Event
3093 Broadway
Oakland, California**

Dear Messers Hill & Linden:

This letter records the results of November 1996 groundwater monitoring event performed by Subsurface Consultants, Inc. (SCI) at the Connell Oldsmobile facility in Oakland, California. The facility is situated at the southwest corner of the intersection of Hawthorne Avenue and Broadway, as shown on the Site Plan, Plate 1.

BACKGROUND

Twelve wells have been periodically sampled at the site since 1990 to evaluate impacts to groundwater due to previous underground storage tank (UST) releases. Groundwater monitoring is performed in general accordance with the program outlined in the Corrective Action Plan (CAP) dated November 6, 1995 and approved by the Alameda County Health Care Services Agency (ACHCSA) in a letter dated November 29, 1995. This event was a quarterly event as described in the CAP and involved the sampling of monitoring wells MW-1, MW-4, MW-7, MW-8, MW-9 and MW-13.

3736 Mt. Diablo Boulevard ■ Suite 200 ■ Lafayette, California 94549 ■ (510) 299-7960 ■ FAX (510) 299-7970

171 12th Street ■ Suite 205 ■ Oakland, California 94607 ■ (510) 268-0461 ■ FAX (510) 268-0137

Mr. George Hill
November 26, 1996
SCI 447.055
Page 2

Free product removal has been implemented in MW-6. On October 29, 1996, SCI installed an interim product removal system (PRS) consisting of an internal combustion engine that uses vapor extraction techniques to remove free product from well MW-6. Startup results have been submitted to the Bay Area Air Quality Management District (BAAQMD). To date approximately 40 pounds of hydrocarbons have been removed by the PRS between October 29 and November 5, 1996. The VES system is operated in general accordance with BAAQMD permit conditions. A detailed discussion is presented in a subsequent letter.

MONITORING EVENT RESULTS

A. General

On November 4, 1996 depth-to-water and free product thickness were measured in all wells. Free product was removed by hand bailing methods from the wells in which appreciable free product was measured. Free product removal data are summarized in Table 1. Groundwater and free product elevation data are summarized in Table 2. Our interpretation of the flow direction and gradient for the November 1996 event are presented on Plate 2.

On November 5, 1996, monitoring wells MW-1, MW-4, MW-7, MW-8, MW-9, and MW-13 were purged by removing water with new disposable bailers. The wells were purged until measurements of pH, temperature, and conductivity had stabilized. After the wells recharged to within 80 percent of their initial level they were sampled with new disposable bailers. Purge water was placed in a depression created on top of the existing soil stockpile and allowed to evaporate.

Samples were retained in pre-cleaned containers supplied by the analytical laboratory, and were placed in ice-filled coolers and remained iced until delivery to the analytical laboratory. Chain-of-custody records accompanied the samples to the laboratory.

Chemical characterization testing of individual samples was performed by Curtis & Tompkins, Ltd. A summary of sample preparation and test methods are presented below.

Mr. George Hill
 November 26, 1996
 SCI 447.055
 Page 3

<u>Analysis</u>	<u>Sample Preparation Method</u>	<u>Analysis Method</u>
Total Volatile Hydrocarbons (TVH)	EPA 5030	EPA 8015 Mod.
Total Extractable Hydrocarbons (TEH)	EPA 3550	EPA 8015 Mod.
Benzene, Toluene, Ethylbenzene, Xylene (BTEX)	EPA 5030	EPA 8020
Hydrocarbon Oil and Grease	SMWW 5520	SMWW 5520
1,2-Dichloroethane (DCA)	EPA 5030	EPA 8010

Analytical test results are summarized in Table 3. Field sampling forms, analytical test reports and chain-of-custody documents are attached.

CONCLUSIONS

Free Product

The apparent lateral extent of free product has remained relatively constant when compared to the previous monitoring events. Free product continues to be present in wells MW-1 and MW-4. The product thickness in well MW-1 (0.78 feet), and well MW-4 (0.35) were consistent with previous events. To date, approximately 140 gallons of product have been removed by hand bailing as summarized in Table 2. Approximately 6 gallons of product have been removed by VES in 3 days of operation.

Free product was not measured in well MW-6 because this well is actively being remediated by a vapor extraction system.

Dissolved Product Plume

The distribution of the dissolved product plume remains relatively the same when compared to previous events. The dissolved plume appears to be stable and has not migrated significantly since monitoring began in March 1991. Samples from MW-8, situated at the downgradient property

Mr. George Hill
November 26, 1996
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Page 4

boundary consistently contains low concentrations of petroleum hydrocarbons and samples from well MW-13, the farthest downgradient well, consistently contain 1,2-DCA.

Future Monitoring

The next monitoring event will occur in February 1997. During this quarterly event, monitoring wells MW-7, MW-8, and MW-13 will be sampled.

If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.



Samuel C. Won
Project Engineer
Registered Environmental Assessor 06711 (exp. 6/30/97)



Jeriann N. Alexander
Civil Engineer 40469 (expires 3/31/99)
Registered Environmental Assessor 03130 (exp. 6/30/97)

Attachments: Table 1 - Free Product Recovery
Table 2 - Groundwater Elevation Data
Table 3 - Summary of Contaminant Concentrations in Groundwater
Plate 1 - Site Plan
Plate 2 - Groundwater Surface Elevation Contours. 11/4/96
Field forms
Analytical test reports
Chain-of-custody documents



Subsurface Consultants, Inc.

R. William Rudolph, P.E.
President

October 16, 1996
SCI 447.055

Mr. George Hill
655 University Avenue, Suite 100
Sacramento, California 95825

Mr. Gordon Linden
150 LaSalle Avenue
Piedmont, California 94611

Project Status
Product Recovery System
3093 Broadway
Oakland, California

Dear Gentlemen:

Construction of the fenced compound for the product recovery system (PRS) will occur on Friday, October 18, 1996. Delivery of the PRS equipment and the propane tank is scheduled for October 21, 1996. Upon installation of the PRS, Subsurface Consultants, Inc. (SCI) will perform system startup on October 22, 1996. System startup will consist of three continuous days of vapor sampling from the PRS to assess its hydrocarbon removal rate and destruction efficiencies.

Results of the system startup will be submitted to the Bay Area Air Quality Management District (BAAQMD), in accordance with permit requirements. Upon acceptance of the startup data, BAAQMD will request payment of a fee for PRS operation. The fee will be based upon the emission rates calculated during system startup. Once the fee is received, BAAQMD will issue a Permit to Operate.

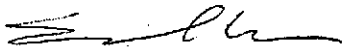
Mr. Robert Cave
BAAQMD
July 3, 1996
SCI 447.055
Page 3

It is proposed to operate the SVE system in well MW-6 for an initial period of 6 months. Upon startup of the SVE system, vapor samples will be collected and submitted for laboratory analysis including total Volatile Hydrocarbons as gasoline and BTEX. Initial test results and hydrocarbon removal rates will be submitted to BAAQMD in accordance with permit conditions.


If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.



Samuel C. Won
Project Engineer



Jeriann N. Alexander
Civil Engineer 40469 (expires 3/31/99)

SCW:JNA:sld

Attachments: Site Plan- Plate 1
SVE Process Diagram
Equipment Manufacturer Information
Check # 2043 and #5040 for \$493.00 total (BAAQMD Permit Fee)
Permit Application Form P-101B
Data Forms G, C, A, and P
Risk Screen Analysis Request for Information
Application for Permit to Operate, Maintain or Store

cc: Mr. Jonathan Redding (letter only)
Mr. George Hill (letter only)
Mr. Gordon Linden (letter only)
✓ Ms. Susan Hugo (letter only)
Mr. Gary Collins OFD (letter only)



5653 Stoneridge Drive, Suite 122
Pleasanton, CA 94588
Tel: (510) 734-9595
Fax: (510) 734-9611

March 7, 1996

Mr. Jim Helge
SUBSURFACE CONSULTANTS
171 12th Street, Suite 201
Oakland, CA 94607

**RE: PROPOSAL FOR RENTAL OF A VR SYSTEMS MODEL V3 INTERNAL
COMBUSTION ENGINE FOR SIX MONTHS AT YOUR SITE IN
OAKLAND, CALIFORNIA.
PROPOSAL NUMBER 96SF100.A**

Dear Mr. Helge :

Thank you for taking the time to meet with me on Monday, Jim. I appreciate the opportunity you have given us to be of service to you on this project. Please keep in mind that the VR Systems V3 is capable of a maximum of 250 SCFM. Realistically, the highest you will see in the field is 160 SCFM. This is a 460 cid V-8 engine. My competitors are offering a 6 cylinder unit capable of 120 SCFM maximum. Realistically, I do not believe that you will see any more than 77 SCFM maximum in the field. Please find below the investment amount associated with the rental, installation, propane tank installation, and O & M, for the above referenced project:

<u>VR SYSTEMS MODEL V3</u>		<u>ESTIMATED TOTAL</u>
EQUIPMENT RENTAL	\$2,400/Month	\$14,400.00
DELIVERY & PICKUP		\$ 90.00
INSTALLATION & STARTUP		\$ 135.00
PROPANE TANK DELIVERY, PICKUP, & INSTALLATION		\$ 200.00
PROPANE	\$ 1.35/Gallon	
PROPANE TANK PERMIT		\$ 200.00
PROPANE TANK RENTAL	\$30.00/Month	\$ 180.00
OPERATIONS & MAINTENANCE	\$500/Month	\$ 3,000.00

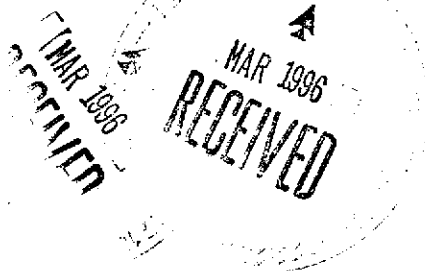
This quote is valid for 90 days. These prices do not include applicable sales tax.

Thank you for the opportunity to be of service to you. If we can be of any further assistance or you have any questions, please feel free to contact me at (510) 734-9595.

Sincerely,

S. Dunbar

Sean Dunbar
Sales Engineer



V3 STANDARD FEATURES

- * FIRE CONTROL SYSTEM
- * INPUT FLAME ARRESTER
- * AUTO SHUT DOWN
 - High Water Temperature
 - High Oil Temperature
 - Low Oil Level
- * AUTOMATIC OIL LEVEL REGULATOR
- * "0" PRESSURE COOLANT SYSTEM
 - (Safety & Long Life)
- * 16 ITEM PRINTOUT CAPABILITY
- * WELL GAS FLOW METER
- * EASILY TRANSPORTED - ONE MAN SETUP
- * SHUTDOWN/CALL-UP CAPABILITY
- * PERMITTABILITY IN SCAQMD
 - Soil Remediation (Various Locations)
 - Underground Tank Degassing (Various Locations)
 - Above Ground Tank Degassing (In Progress)
- * L.A. CITY FIRE DEPARTMENT
 - General Approval
- * SANTA ANA FIRE DEPARTMENT
 - General Approval
- * 20 MINUTE INSTALLATION CAPABILITY
- * SLIDE IN/SLIDE OUT ENGINE PACKAGE
- * LARGE SERVICE DOORS
- * PERMANENT STAND OR TRANSPORTABILITY
- * PRINTER AND PRINTER STAND
- * 15' x 2" INTERNALLY GROUNDED VAPOR HOSE
- * 50' STATIC REELS

AVAILABLE OPTIONS

- * MONITORING BY MODEM
- * FOXBORO OVA
- * KIT FOR NATURAL GAS OPERATION
- * LONG RUN OIL TANK
- * LCD MONITOR W/DISC DRIVE
 - For Report Accumulation
- * INVERTER PACKAGE
 - For "Stand Alone" Capability

4/27/93

MATL

FINISH

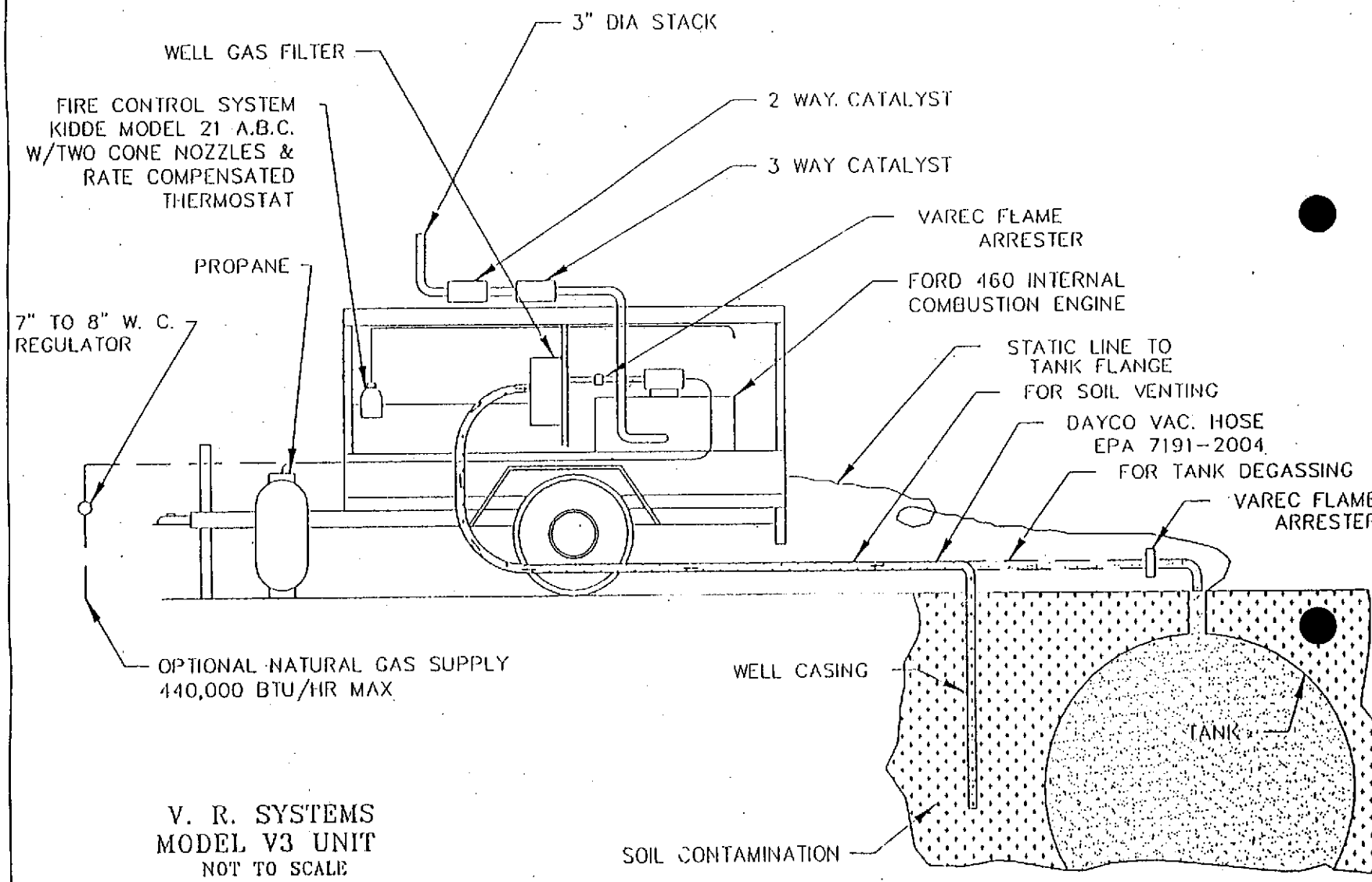
DESC.

V3 SYSTEM SCHEMATIC

SHEET OF

ITEM NO.

EC2H02



DRAWN BY: DBG

SCALE: NONE

DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED.
TOLERANCES UNLESS OTHERWISE SPECIFIED ARE AS FOLLOWS:
ANGLES: ±1' FRACTIONS ±1/16 .XX ±.01 .XXX ±.001

VR SYSTEMS
ANAHEIM, CA.

THIS DOCUMENT AND INFORMATION THEREON ARE THE PROPERTY OF VR SYSTEMS AND ARE NOT TO BE USED WITHOUT THEIR EXPRESS PERM

SPECIFICATIONS - MODEL V3

1.00 GENERAL

It is the intent of these specifications to describe a "State of the Art" Soil Remediation System including an internal combustion engine capable of extracting hydrocarbon vapors from contaminated soil or storage tanks without the use of a compressor or pump, and destruct such vapors as fuel in a controlled manner by the use of an on-board computer system.

2.00 DETAILED DESCRIPTION

System shall conform to the following minimum requirements:

2.01 ENGINE

The engine shall be a Ford 460 C.I.D. long block altered to design specifications exclusive to VR Systems Vapor Extraction Equipment. The engine shall be totally controlled by the computer system described below and shall be capable of operating four weeks without need of servicing. The engine shall be equipped with an automatic oil level device together with three (3) automotive type cartridge filters. The engine serves as both a vacuum pump and as a means of destroying hydrocarbon vapors removed from the soil. Engine cooling shall be by means of an oversized radiator and zero-pressure cooling system to insure safety and long life.

2.02 FUEL CONTROL SYSTEM

Supplemental fuel as may be required for proper combustion shall be either Propane (LPG) or Natural Gas. The control of the fuel to the engine shall be by the means of an electro/mechanical system including a "Master Control Unit" (MCU). The MCU shall adjust the supplemental fuel flow to compensate for changing influent hydrocarbon concentrations and maintain an air/fuel ratio at stoichiometric.

2.03 IGNITION SYSTEM

The Ignition System shall be an electronic type, automatically adjusted by commands from the computer.

2.04 ELECTRICAL POWER

No power required.

2.05 ON-BOARD COMPUTER CONTROL

The system shall include a "State of the Art" Data Acquisition System for monitoring and engine control.

2.06 MONITORING

Monitoring shall include a 16 channel data reporting system on engine vital signs and operation. Reporting can be on regular intervals (every hour or half hour) or manually at the discretion of the operator, or stored (30 days max.) for future retrieval. Remote monitoring by modem shall also be available.

2.07 WELL GAS HOSE

An internally grounded 15' main well gas vacuum hose is also supplied.

2.08 WELL GAS FILTER

The system shall include a particulate Well Gas Filter and Moisture Knock Out. A Transducer shall be included to indicate well gas vacuum levels.

2.09 EXHAUST SYSTEM

The Exhaust System shall include a dual NOx reduction monolith and a dual HC/CO monolith. The oxygen supply to the NOx reduction unit shall be controlled at all times at 0.5% to 0.7% as read by an O₂ sensor in the exhaust system.

3.00 OPERATION

The operation of the system shall be automatic (except for start up, shut down and RPM set point) and shall not require manual adjustment of influent gas, supplemental fuel or combustion air.

4.00 CAPACITIES

4.01 VACUUM AND FLOW

The system shall be capable of developing up to 18" Hg at the well gas inlet. Flow rates shall be from 0 to 250 CFM. These conditions will depend on soil conditions, hydrocarbon concentrations and level of inerts encountered.

4.02 HYDROCARBON REMOVAL

The system shall be capable of removing up to 55 lbs/hr of hydrocarbons at a total destruction efficiency in excess of 99%.

5.00 SAFETY FEATURES

5.01 FIRE CONTROL SYSTEM

A Fire Control System shall be included as an integral part of the unit and consists of a Kidde 21# dry chemical automatic package with dual "Rate of Rise" temperature probes and a manual emergency override.

any flash back from the engine.

5.03

GROUNDING

A 50' Static Grounding Line and Reel shall be included.

5.04

AUTOMATIC ENGINE SHUT DOWN

The system shall be protected by automatic shut down under the following conditions:

- Overspeed
- High Coolant Temperature
- High Oil Temperature
- Low Oil Pressure
- Fire
- High Water Level (Well Gas Filter)

The computer shall be programmed to store and report the reason for the automatic engine shut down:

5.05

FUEL SHUT OFF

Means shall be included to automatically shut off the fuel supply should the engine shut down for any reason.

5.06

LABEL AND INSTRUCTIONS

An Operation and Maintenance Manual shall be included establishing safe operation and required maintenance together with pertinent Material Safety Data Sheets from various suppliers. Safety and Warning Labels shall be appropriately affixed to the unit according to accepted standards. Safety and Operation instructions shall be conspicuously posted at the operation console within easy view of the operator.

6.00

TRANSPORTATION AND INSTALLATION

Included as part of the package shall be a transporter to safely move the unit from one site to another. Also, a stand shall be available and means supplied to slide the unit off of the transporter onto the stand (and vice versa) as a one-man operation.

7.00

GENERAL APPROVAL

The system shall have an approval by a registered third party testing laboratory for safety and operations.

8.00

WARRANTY

The system shall carry a one-year warranty on all items manufactured by the seller and the seller will pass on the guarantee of the manufacturer of purchased parts installed on the unit.

9.00

MANUFACTURE

The unit shall be manufactured in the United States of America and the supplier shall hold the owner and/or its various departments free and harmless from any patent infringement suit arising out of the purchase of this Soil Venting System.

U.S. PATENTS: 4,846,134, 5,070,850, 5,101,799
CANADIAN PATENT 1,287,805

5/19/94

FITZGERALD, ABBOTT & BEARDSLEY

ATTORNEYS AT LAW

1221 BROADWAY, 21ST FLOOR
OAKLAND, CALIFORNIA 94612-1837

TELEPHONE: (510) 451-3300

R. M. FITZGERALD 1858-1934
CARL H. ABBOTT 1867-1933
CHARLES A. BEARDSLEY 1882-1963

PLEASE REPLY TO:

P. O. Box 12867
OAKLAND, CALIFORNIA 94604-2867

FACSIMILE: (510) 451-1527

JAMES C. SOPER, INC.
PHILIP M. JELLEY, INC.
GERALD C. SMITH
LAWRENCE R. SHEPP
RICHARD T. WHITE
MICHAEL P. WALSH
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MATTHEW P. MATIASEVICH
PAUL B. SALVATY
CARLO C. MORMORUNNI
MICHAEL S. WARD
JEAN C. FUNG

March 1, 1996

Susan L. Hugo
Senior Hazardous Material Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Re: Reimbursement Application To UST Fund Plan for 3093
Broadway, Oakland, California 94611

Dear Ms. Hugo:

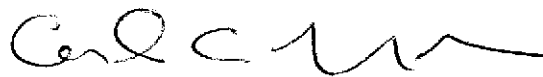
I am enclosing herewith for your records, a copy of the correspondence dated February 27, 1996 that we mailed to the UST Fund in conjunction with the reimbursement application for the above-referenced site.

Please call me with any questions or comments you might have. Thank you for your continuing assistance.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY

By



Carlo C. Mormorunni

CCM:ttj

Enclosure

cc: Clients (w/o encls.)
James C. Soper, Esq. (w/o encls.)
Jonathan W. Redding, Esq.

ENVIRONMENTAL INSTRUMENTS MFG. CO.

657-D Armstrong Way, Oakdale, California 95361

Tel: (209) 848-0154 Fax: (209) 848-3459

February 28, 1996

Mr. Jim Halge
Project Manager
Subsurface Consultants, Inc.,
171- 12th Street, Suite 201
Oakland, California 94607

Dear Mr. Halge:

RE: Addendum to the cost estimate provided regarding an I.C. engine rental

At the request of Subsurface Consultants, EICO., provided a cost estimate to rent an I.C. engine on November 2, 1995. The intention of this letter is to offer you additional discounts on this I.C. engine rentals. Currently we are renting I.C. engines at \$2,800.00 per month on a month to month rental. Please note that a deposit of first and last month is required at the time of issuing a contract. One month notice is required before decommissioning the equipment. The permit handling fee for this system can be performed by EICO., for an additional cost of \$1,000.00. Please call me if you need further information.

Sincerely,
EICO.,

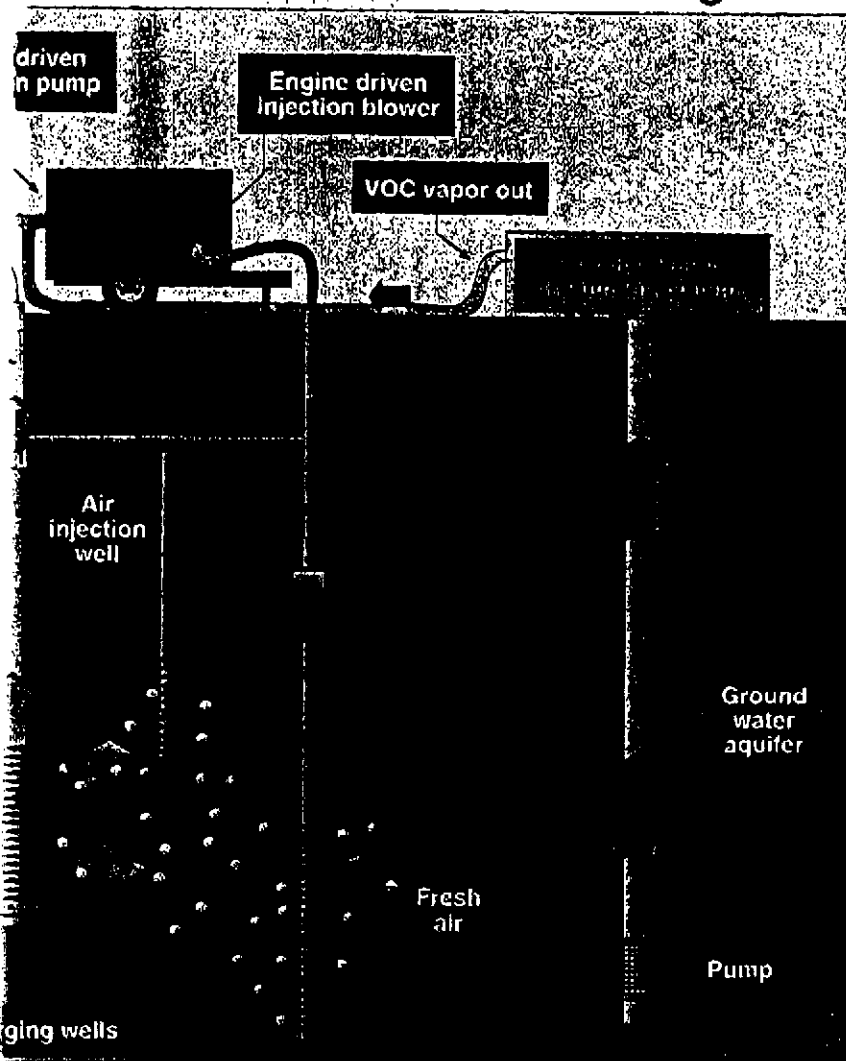


Naresh Channaveerappa
Senior Engineer

SALES RENTALS SERVICE

Soil Vapor Extraction and Thermal Treatment

nents Internal Combustion Engine



EI
ENVIRONMENTAL
INSTRUMENTS

Warranty

EI **COMMUTER** IC engines carry a 1 year warranty on all EI-manufactured components. Engine blocks are warranted for 1 year or 2,000 hours whichever comes first. EI will pass-on guarantees of the manufacturers of purchased parts installed on the system. Proof of compliance with recommended maintenance schedules must be furnished in order for the warranty to remain valid.

Call 1-800/648-9355
Fax 1-510/686-4608



The COMMUTER is built to be the most cost-effective IC Engine available at the best price, anywhere!

COMMUTER Components

COMMUTER IC Engines are supplied as self-contained trailer-mounted systems. Standard components include:

- 6 Cylinder Liquid Cooled Engine
- Microprocessor-Based Fuel Control System
- 7 Hp Rotary Lobe Extraction Blower with Clutch and Balance Valve
- On-Board Environmental Sampling Pump with 3-Way Selector, Teflon Fittings and Purge/Clean Air Setting
- Moisture Separator with Auto Drain
- Full Instrumentation to Monitor:
 - Extracted Vapor Flow/Vacuum
 - Water Temperature
 - Oil Pressure
 - RPM - 2,000 Typical, 2,700 Max.
 - Hours of Operation
 - DC Voltage
 - Exhaust Temperature
- 2-Stage Vaporizer/Regulator Carburetor
- 3-Way Catalytic Converter for EPA and AQMD Compliance
- Dilution and Total Air Particulate Filters
- Safety Controls and Equipment:
 - Propane Disconnect
 - Master Shut-Down Switch
 - Locking Instrument/Control Panel Door
 - 10 Lb ABC Fire Extinguisher
- Heavy Duty Trailer with Levelling Jacks and Removable Tongue
- 10 Gallon Propane Fuel Tanks (2)

System Options

- Natural Gas Supplemental Fuel
- 2-Amp, 110 V AC Electrical Service
- Strip Chart Recorder
- Remote Data Acquisition/Control Package

Engine Options

Model	Engine/CID	Typical Flow	Typical Destruction Capacity
140-F	Ford 140	70 CFM	14 Lbs/Hr
300-N	Navistar 304	120 CFM	30 Lbs/Hr
300-F	Ford 300	120 CFM	30 Lbs/Hr
350-N	Navistar 345	150 CFM	34 Lbs/Hr
350-F	Ford 351	150 CFM	35 Lbs/Hr
400-N	Navistar 392	180 CFM	39 Lbs/Hr
460-F	Ford 460	250 CFM	55 Lbs/Hr

All models supplied with direct drive coupling to blower, standard. Rockford Power Take-Off or Pitts Electric Clutches are optional.

JAMES C. SOPER, INC.
PHILIP M. JELLEY, INC.
GERALD C. SMITH
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FITZGERALD, ABBOTT & BEARDSLEY

ATTORNEYS AT LAW

1221 BROADWAY, 2ND FLOOR
OAKLAND, CALIFORNIA 94612-1837

TELEPHONE: (510) 451-3300

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CARL H. ABBOTT 1867-1933
CHARLES A. BEARDSLEY 1882-1963

PLEASE REPLY TO:

P. O. Box 12867
OAKLAND, CALIFORNIA 94604-2867

FACSIMILE: (510) 451-1527

February 27, 1996

COPY

VIA OVERNIGHT MAIL

State Water Resources Control Board
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund
Attention: Dave Deaner, Manager
Post Office Box 944212
Sacramento, California 94244-2120

Re: UST Reimbursement Application for Claim No. 001673,
at 3093 Broadway, Oakland, California

Dear Mr. Deaner:

We represent George C. Hill, Kay T. Hill, and the W.A. Connell Trust C (collectively, the "Claimants") in connection with the management and cleanup of the above-referenced property (the "Site"). We previously forwarded to the Fund the Authorized Representative Designation Form executed by Gordon Linden and Irene Linden as trustees of, and on behalf of, co-claimant W.A. Connell Trust C as well as the Forms executed by co-claimants George C. Hill and Kay T. Hill in their individual capacities. We are executing all reimbursement application materials on behalf of the Claimants pursuant to the Authorized Representative Designation Forms.

In mid-1994, we requested that the UST Fund amend the claimant name for Claim No. 001673 to reflect the true names and identities of the responsible parties who were in fact paying the costs of corrective action at the Site. I am enclosing herewith for your reference as Exhibit A, a copy of a letter dated June 20, 1994, from Jonathan Redding of this office to Mr. Steve Parada requesting the change in claimant name. I am also enclosing the attachments to the June 20, 1994 letter demonstrating that the Claimants reimbursed Dean Weaver Oldsmobile, Inc. ("Weaver") for the

corrective action costs paid by Weaver, and are accordingly entitled to reimbursement of those costs from the Fund.

With respect to the reimbursement application itself, I trust that you will find the reimbursement materials in order. Two points, however, bear mention. First, we are currently in the process of locating the cancelled checks corresponding to the invoices represented in columns 37 through 42 of the Reimbursement Application Spreadsheet and will forward those to the Fund under separate cover as soon as they are located. Second, at the direction of Christopher Stevenson of the UST Fund, we are submitting the Narrative Work Description in seemingly piecemeal fashion. For each task performed at the Site, a Narrative Work Description (the "Narrative") was prepared and attached to the invoices and technical reports generated for that task. The Narrative, invoices and technical reports are located in the two gray binders enclosed herewith.

Please contact the undersigned with any questions or comments you might have regarding the Reimbursement Application.

Thank you for your attention to this matter.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY

By
Carlo C. Mormorunni

CCM:ttj

Enclosures

cc: Clients (w/o encls.)
Subsurface Consultants, Inc. (w/o encls.)
Susan Hugo (w/o encls.)
James C. Soper, Esq. (w/o encls.)
Jonathan W. Redding, Esq. (w/o encls.)

JAMES C. SOPER, INC.
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OAKLAND, CALIFORNIA 94612-1837

TELEPHONE: (510) 451-3300

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PLEASE REPLY TO:

P. O. Box 12867
OAKLAND, CALIFORNIA 94604-2867

FACSIMILE: (510) 451-1527

February 1, 1996

Susan L. Hugo
Senior Hazardous Material Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Re: Pre-Approval of Proposed Corrective Action Work
Plan for 3093 Broadway, Oakland, California 94611

Dear Ms. Hugo:

I am enclosing herewith for your records, the following documents: (1) a copy of a correspondence dated January 23, 1996, to Christopher Stevenson of the Pre-Approval Unit of the UST Cleanup Fund requesting pre-approval of the costs to be incurred in implementing the Corrective Action Work Plan (the "Work Plan") Subsurface Consultants, Inc. ("SCI") prepared for the above-referenced site; and (2) a copy of the UST Fund Pre-Approval Application and the affiliated attachments that we mailed to Mr. Stevenson in conjunction with the letter.

We realize that the Alameda County Health Care Services Agency is anxious to have the Work Plan implemented as soon as possible. The owners intend to proceed with the Work Plan immediately upon receipt of pre-approval from the UST Fund. Accordingly, we urge you to exert your influence with the UST Fund to see to it that the Fund authorizes the claimants to incur the costs to be generated through implementation of the Work Plan.

Thank you for your continuing assistance.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY

By

Jonathan W. Redding
Jonathan W. Redding

JWR:dhl

Enclosures

cc: Clients (w/o encls.)
Bill Rudolph ("SCI," w/o encls.)
James C. Soper, Esq. (w/o encls.)

JAMES C. SOPER, INC.
PHILIP M. JELLEY, INC.
GERALD C. SMITH
LAWRENCE R. SHEPP
RICHARD T. WHITE
MICHAEL P. WALSH
J. BRITAIN HABEGGER
VIRGINIA PALMER
TIMOTHY H. SMALLSREED
STEPHEN M. JUDSON
STEPHEN M. WILLIAMS
JONATHAN W. REDDING
BETH E. ASPEDON
KRISTIN A. FACE
ROBERT F. CAMPBELL
MICHAEL M. K. SEBREE
ANTONIA L. MORE
SARAH ROBERTSON McCUAIG
PHILIP E. DRYSDALE
KRISTEN THALL PETERS
MATTHEW P. MATIASEVICH
PAUL B. SALVATY
CARLO C. MORMORUNNI
MICHAEL S. WARD

FITZGERALD, ABBOTT & BEARDSLEY

ATTORNEYS AT LAW
1221 BROADWAY, 21ST FLOOR
OAKLAND, CALIFORNIA 94612-1837
TELEPHONE: (510) 451-3300

R. M. FITZGERALD 1858-1934
CARL H. ABBOTT 1867-1933
CHARLES A. BEARDSLEY 1882-1963

PLEASE REPLY TO:
P. O. Box 12867
OAKLAND, CALIFORNIA 94604-2867

FACSIMILE: (510) 451-1527

January 23, 1996

VIA FEDERAL EXPRESS

State Water Resources Control Board
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund
Attention: Christopher Stevenson
P.O. Box 944212
Sacramento, California 94244-2120

COPY

Re: UST Reimbursement Claim No. 001673, Pre-Approval Of Corrective Action Costs For The 3093 Broadway, Oakland, California 94611

Dear Mr. Stevenson:

Pursuant to Section 25299.57(c) of the California Health & Safety Code, we are submitting the enclosed Corrective Action Work Plan and Estimated Fee Breakdown, dated November 6, 1995 (the "Work Plan"), for cost pre-approval.

By letter dated November 29, 1995, the Department of Environmental Health, Environmental Protection Division, approved and ordered implementation of the Work Plan, which was prepared by Subsurface Consultants, Inc. ("SCI") for the above-referenced site (the "Site"). Until recently, a lack of funds prevented the claimants from proceeding with the requisite Site remediation. However, the Underground Storage Tank Cleanup Fund recently issued the claimants a Letter of Commitment. Thus, the claimants now intend to proceed immediately with the proposed remediation, including the interim measures, upon receipt of cost pre-approval. We are accordingly enclosing herewith as Exhibit A, a Cost Pre-Approval Request Form (the "Cost Pre-Approval Form"), as well as

State Water Resources Control Board
Page 3

January 23, 1996

Please feel free to call me with any questions or comments you may have.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY

By

Jonathan W. Redding

JWR:ttj

Enclosures

cc: George and Kay Hill (w/o encls.)
Gordon Linden (w/o encls.)
James C. Soper, Esq. (w/o encls.)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

November 29, 1995
STID# 469

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

George and Kay Hill
305 Sheridan
Piedmont, California 94611

Gordon Linden
150 La Salle
Piedmont, California 94611

Jonathan Redding
Fitzgerald, Abbott & Beardsley
1221 Broadway, 21st Floor
Oakland, California 94612

RE: Proposed Corrective Action Plan at Connell Oldsmobile
3093 Broadway, Oakland, California 94611

Dear Mesdame and Sirs:

The Department of Environmental Health, Environmental Protection Division has completed review of the proposed Corrective Action Work Plan dated November 6, 1995, prepared and submitted by Subsurface Consultants, Inc. for the referenced site.

The proposed corrective action plan is acceptable to this agency and can be implemented. Please notify this office at least 72 hours prior to any field activity, so a site visit can be arranged.

Lastly, a typographical error on page 4 of the work plan was noted and should be corrected to "site studies between 1991 and 1993."

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,

Susan L. Hugo

Susan L. Hugo
Senior Hazardous Materials Specialist

c: Jun Makishima, Interim Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Gordon Coleman, Acting Chief, Env. Protection Div./ files
Kevin Graves, San Francisco Bay RWQCB
William Rudolph / Jerriann Alexander, Subsurface Consultants
Inc.- 171 12th Street, Suite 201, Oakland, CA 94607

STATE WATER RESOURCES CONTROL BOARD
 DIVISION OF CLEAN WATER PROGRAMS
 2014 T STREET, SUITE 130
 P.O. BOX 944212
 SACRAMENTO, CALIFORNIA 94244-2120
 (916) 227-4360
 (916) 227-4530 (FAX)

#469
 SH



NOV 15 1995

W A CONNELL TRUST C & GC & KT HILL
 c/o FITZGERALD, ABBOTT & BEARDSLEY / J. REDDING
 1221 BROADWAY 21ST FL
 OAKLAND, CA 94612-1837

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 001673, FOR SITE ADDRESS: 3093 BROADWAY, OAKLAND 94611

The State Water Resources Control Board (State Board) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed \$225,000. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on January 17, 1992 and may be modified by the State Board in writing by an amended Letter of Commitment.

Read the terms and conditions listed in the Letter of Commitment. The State Board will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort. This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements.

This package includes the following:

- A "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.
 - Recommended Minimum Invoice Cost Breakdown
- A "Bid Summary-Sheet to list information on bids received.
- A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.
- "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.
- "Vendor Data Record" (Std. Form 204) which must be completed and returned with your first Reimbursement Request.


YOU MUST SUBMIT A REIMBURSEMENT REQUEST PACKAGE BY February 15, 1996, OR SEND A WRITTEN UPDATE EXPLAINING:

1. Status of cleanup to date.
2. Reason(s) why a reimbursement request has not been submitted.
3. Costs incurred to date for corrective action.
4. Projected date for submitting a reimbursement request.

We constantly review the status of all active claims. If you do not submit a reimbursement request or a written update by the date above, or fail to proceed with due diligence with the cleanup, we will take steps to withdraw your Letter of Commitment.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,


 Dave Deaner, Manager
 UST Cleanup Fund Program

Enclosures

cc: Mr. Steve Morse
 RWQCB, Region 2
 2101 Webster St., Ste. 500
 Oakland, CA 94612

Mr. Thomas Peacock
 Alameda County EHD
 1131 Harbor Bay Pkway, 2nd Fl.
 Alameda, CA 94502-6577

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 001673

AMENDMENT NO: 0

CLAIMANT: W A CONNELL TRUST & G.C. & K.T. HILL

BALANCE FORWARD: \$0

CO-PAYEE: NONE

THIS AMOUNT: \$225,000

JOINT CLAIMANT: NONE

NEW BALANCE: \$225,000

C/O FITZGERALD, ABBOTT & BEARDSLEY

ATTN: J.REDDING

CLAIMANT ADDRESS: 1221 BROADWAY 21ST FL
OAKLAND, CA 94612-1837

TAX ID/SSA NO: 94-6597586 G. HILL 548-50-8225 K. HILL 549-54-2827

Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse W A CONNELL TRUST & G.C. & K.T. HIL (Claimant) for eligible corrective action costs at CONNELL OLDSMOBILE 3093 BROADWAY, OAKLAND, CA 94611 (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$225,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the SWRCB, the SWRCB shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
5. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
6. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 24th day of October, 1995.

STATE WATER RESOURCES CONTROL BOARD

BY [Signature]
Manager, Underground Storage Tank Cleanup Fund Program

BY [Signature]
Chief, Division Administrative Services

STATE USE:
CALSTARS CODING:
0550 - 569.02 - 30530
\$ _____

FROM: FEB 25 '96 10:19AM SC

PHONE NO. : +209 848 3459

Nov. 02 1995 2:31PM P2

ENVIRONMENTAL INSTRUMENTS MFG. CO.

657-D Armstrong Way, Oakdale, California 95361

Tel: (209) 848-0154 Fax: (209) 848-3459

November 2, 1995

Ms. Jeri Alexander

Dear Ms. Alexander:

Environmental Instruments Company (EICO.) is pleased to present this proposal to provide an I.C. engine for your interim remediation of gasoline impacted soil. Cost summary to provide this system follows:

Item	Description	QTY	Unit	Price	Total
1	I.c. engine rental	mon		\$3000.00	\$3000.00
2	O&M manual				Included
3	Propane	mon		\$800.00	\$800.00
4	Permits(permit fee not included)	ea		\$1,200.00	\$1,200.00
5	Temporary Fence	ea		\$3,000.00	\$3,000.00
6	Ballards	ea		\$300.00	\$300.00
7	Service Contract including Sample collection	ea		\$1,500.00	\$1,500.00
8	Vapor Extraction Test (technician services)	day		\$400.00	\$400.00

Handwritten notes: 2800.00 (circled), \$1000.00 (circled)

Please note that you can choose the line item options provided to suite your system requirements. EICO., will offer one day test services at no additional expenses towards the system rental.

FROM : FEB 26 '96 10:19AM SCI

PHONE NO. : +209 848 3459

Nov. 02 1995 4:41 PM P3

Ms. Jeri Alexander

Please call me at 209-848-0154 should you need any additional information or need further clarification on this proposal.

Sincerely,
ElCo.,



Naresh Channaveerappa
Senior Engineer

Oct 19, 1995


Alameda County
Health Care Services Agency
Dept. of Environmental Health
Environmental Protection- Division
1131 Harbor Bay Parkway, Suite 250
Alameda, Ca 94502

Gentlemen: Attention Susan L. Hugo

Will you please forward the enclosed letter
dated October 16, 1995 to a corrected address
for George and Kay Hill of 305 Sheridan Piedmont, Ca 94611.

Thanking you for handling this, I am

Very truly yours,



W.A. Connell Trust C.
Gordon Linden.

1995.10-17 16:50
 510 337 9335
 ALAMEDA CO EHS HAZ-OPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
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ALAMEDA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

ENVIRONMENTAL PROTECTION DIVISION
 1131 Harbor Bay Parkway, Suite #250
 Alameda, CA 94502-6577
 Telephone (510) 567-6700
 Fax Number (510) 337-9335

FAX COVER SHEET

DATE: OCTOBER 17, 1995

TO: CHERYL GORDON

SWRCB CLEAN UP FUND

FAX # (916) 227-4530

Total number of pages including cover sheet 4

FROM: SUSAN HUGO

NOTE:

CORRECTIVE ACTION CHRONOLOGY

CLAIMANT: W.A. Connell Trust C and G.C. and K.T. Hill
 SITE: 3093 Broadway Oakland
 CLAIM NO: 001673

Date	Comments
12/11/89	UST CLOSURE/MODIFICATION PLANS
12/18/89	CNTY ONSITE FOR REMOVAL OF THREE USTS STATE MIDDLE TANK RIDDLED WITH HOLES
3-19-90	CNTY RCVD A WORKPLAN TO ASSESS THE CONTAMINATION
3-22-90	CNTY RCVD A COPY OF A TANK REMOVAL REPORT
7-19-90	CNTY ISSUED A NOV FOR FAILURE TO INITIATE WORKPLAN. REQUESTED IMPLEMENTATION TO BEGIN IMMEDIATELY AND A REPORT SUBMITTED BY 9-7-90 DOCUMENTING RESULTS
8-24-90	CNTY RCVD LTR FROM CLMNTS ATTORNEY; PROPOSES TO HAVE CONSULTANT REVISE ITS PRIOR PROPOSAL.
9-12-90	CNTY RCVD LTR FROM CLMNT'S ATTORNEY: CONFIRMED TELEPHONE DISCUSSION WITH COUNTY WHEREIN COUNTY APPROVED THE REVISED WORKPLAN SUBMITTED ON 8/23/90.
12-14-90	CNTY RCVD A PRELIMINARY HYDROCARBON CONTAMINATION ASSESSMENT REPORT
1-7-91	CNTY COMMENTED ON ABOVE REPORT: SIGNIFICANT SUBSURFACE CONTAMINATION IS PRESENT. ADDT'L DOWNGRADIENT MONITORING WELLS NEED TO BE INSTALLED. ALSO NEED TO DETERMINE LATERAL AND VERTICAL EXTENT OF SOIL CONTAMINATION
1-31-91	CNTY RCVD A LTR FROM CONSULTANT GIVING A STATUS OF SOIL STOCKPILE
6-14-91	CNTY RCVD A COPY OF PHASE II HYDROCARBON CONTAMINATION ASSESSMENT
1-31-92	CNTY NAMED HELEN C. CONNELL TRUST ET AL AS RP
7-16-92	CNTY RCVD WORKPLAN FOR ADDT'L GW CHARACTERIZATION
7-28-92	CNTY RCVD A REVISED SITE PLAN
10-5-92	CNTY RCVD A COPY OF FREE PRODUCT RECOVERY DATA
10-7-92	CNTY RESPONDED TO W/P RCVD ON 7-16-92; CONCURS W/ELEMENTS OF W/O; HOWEVER SOME ISSUES MUST BE ADDRESSED PRIOR TO IMPLEMENTATION: 1) MWS NEED TO BE SAMPLED QTRLY, 2) PERFORM GW ELEVATION READING MONTHLY 3) FREE PRODUCT MUST BE RECOVERED IN ALL WELLS, 4) CLARIFY STOCKPILED DISPOSITION, 4) PROVIDE TANK DISPOSAL RECORDS 5) PROVIDE INFO ON GW EXTRACTION SYSTEM TO BE INSTALLED AT THE SITE.
2-4-94	CNTY RCVD A PHASE III HYDROCARBON CONTAMINATION ASSESSMENT REPORT
2-15-95	90-DAY LETTER NEEDED

~~9-27-95~~

Pre-Enforcement hearing was held.

10-17-95 T/C to S. Hugo. In September, 1995, claimant removed some free product from wells. County feels confident in claimant's willingness to move forward w/ cleanup. (See 10/16/95 county letter.) Susan considers claimant in compliance.

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

October 16, 1995
STID# 469

George and Kay Hill
~~101 Glendeden Avenue~~ *350 Sheridan*
~~Piedmont~~ California 94611

Gordon Linden
150 La Salle
Piedmont, California 94611

Jonathan Redding
Fitzgerald, Abbott & Beardsley
1221 Broadway, 21st Floor
Oakland, California 94612

RE: Soil / Groundwater Investigation at Connell Oldsmobile
3093 Broadway, Oakland, California 94611

Dear Mesdame and Sirs:

As you all know, a Pre-Enforcement Review Panel meeting was held on September 27, 1995 to discuss compliance issues related to the clean-up and mitigation of contamination at the referenced site.

For the record, I want to clarify the statements contained in Mr. Redding's letter of July 31, 1995, that this office has "chosen to ignore the analysis or reject the suggestions raised by my consultant and refused to discuss the matter with us." On June 13, 1995, a correspondence was sent to Mr. Redding inquiring about the latest data collected for the site since the last report we had in our file at that time was the Phase III Hydrocarbon Contamination Assessment (January 13, 1994) and a cover letter from Subsurface Consultant, Inc. dated February 3, 1994 proposing a reduction of the frequency of the sampling program. To my knowledge, I am not aware of any rejection or refusal made by this office or by myself in discussing the proposed sampling plan. It is incumbent upon the responsible party to minimize environmental contamination and promote prompt cleanup that they may begin implementation of the proposed actions after the workplan has been submitted and before it has received agency concurrence that implementation of the said workplan may begin sixty (60) calendar days after submittal, unless the responsible party is otherwise directed in writing by the regulatory agency (CCR, Title 23, section 2722). At best, the proposed sampling plan which includes the continued recovery of the free product in wells MW-1, MW-6 and MW-4 and the quarterly sampling of wells at the plume boundary and the semi-annual sampling of the remaining wells should have been implemented.

Mr. Redding, Mr. Linden, Mr. & Mrs. Hill
RE: 3093 Broadway, Oakland, CA 94611
October 16, 1995
Page 4 of 4

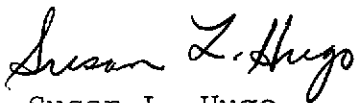
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Lastly, this office has always been working with all responsible parties in providing oversight work for the cleanup and mitigation of contaminated sites and developing a reasonable approach that is protective of the public health, safety and the environment.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Jun Makishima, Interim Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Gordon Coleman, Acting Chief, Env. Protection Division
Kevin Graves, San Francisco Bay RWQCB
Cheryl Gordon, SWRCB Clean Up Fund Program
William Rudolph / Jerriann Alexander, Subsurface Consultants
Inc.- 171 12th Street, Suite 201, Oakland, CA 94607
files

JAMES C. SOPER, INC.
PHILIP M. JELLEY, INC.
GERALD C. SMITH
LAWRENCE R. SHEPP
RICHARD T. WHITE
MICHAEL P. WALSH
J. BRITTAIN HABEGGER
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STEPHEN M. WILLIAMS
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SARAH ROBERTSON McCUAIG
MARIA I. LAWLESS
PHILIP E. DRYSDALE
KRISTEN THALL PETERS
MATTHEW P. MATIASEVICH
PAUL B. SALVATY
CARLO C. MORMORUNNI

ENVIRONMENTAL
PROTECTION
FITZGERALD, ABBOTT & BEARDSLEY
ATTORNEYS AT LAW
1221 BROADWAY, 21ST FLOOR
OAKLAND, CALIFORNIA 94612-1837

TELEPHONE: (510) 451-3300

R. M. FITZGERALD 1858-1934
CARL H. ABBOTT 1867-1933
CHARLES A. BEARDSLEY 1882-1963

PLEASE REPLY TO:

P. O. Box 12867
OAKLAND, CALIFORNIA 94604-2867

FACSIMILE: (510) 451-1527

STID 469

October 6, 1995

Susan Hugo
Hazardous Materials Specialist
Alameda County Health Care
Services Agency
1131 Harbor Bay Parkway
Alameda, California 94502

Re: Connell Oldsmobile, 3093 Broadway, Oakland, California

Dear Ms. Hugo:

This letter is in follow up to our discussions regarding appropriate corrective action at the above-referenced site. You have expressed some concern about possible migration of contamination across Broadway, and while we do not believe that such migration has been yet established, we do believe it is appropriate, as we have already discussed to initiate soil vapor extraction systems in order to eliminate free product from the site. In fact, in discussions with Bill Rudolph following our meeting of September 27 1995, regarding options for such systems, he has developed a conceptual proposal for the installation in the near future of a soil vapor extraction system to be placed at monitoring well 6, the furthest downgradient well with the highest level of free product. Please see the enclosed preliminary opinion of probable cost.

I am sending this proposal to you at this time, in a very rough draft form, because I am leaving on vacation for a week and this matter is scheduled for further review and consideration on October 18, 1995. I also understand that you will be making final conclusions and recommendations regarding the adequacy of our clients proposed corrective actions as contained in SCI's letter report of September 26, 1995. As we indicated there, it is imperative that the County approve our plans and immediately notify the State Underground Storage Tank Cleanup Fund (the "Fund") of our compliance so that funds can be released so as to facilitate the implementation of cleanup systems. We consider the proposed conceptual plan as a pilot test program, which, depending upon its effectiveness, might be moved to other locations on the site. Accordingly, we would appreciate your discussing this proposal in-house at Alameda County and also with the officials at the Fund, so that a more detailed proposal could be developed and sent to them for preapproval in the next two weeks.

Please note that the proposal contained herein is very rough and the prices are based on telephone discussions with product vendors. In addition, we have not fully scoped out the permitting issues for the City of Oakland, including any requirements for fencing, hazardous materials storage, noise reduction, venting, etc., all of which might add somewhat to the total cost of the program. In addition, issues of building permit, timing, and tenant notification and approval have also not been resolved. However, it would be our intent to promptly move forward to resolve all of those issues, should the County approve the plan and work with us to have the Fund approve the proposal. It would be in the best interest of all of the parties, if we could start up such a system prior to this winter's wet season.

In conclusion, I would like to emphasize that our clients have always intended to comply with all reasonable requirements by the County and are anxious to move forward to active remediation on this site. Unfortunately, as explained in some detail with documentary evidence, our clients' resources are not unlimited and they have not been able to commence remediation without some assurances that UST Fund monies would soon be available for reimbursement and reinvestment in the cleanup. Inasmuch as the reimbursement process takes several months, and even if approved, my clients will have to advance the money for installation of the proposed system, I ask your prompt concurrence on this proposal and your prompt assistance in obtaining the approvals from the Fund. Please feel free to call me or Bill Rudolph with any questions you have. A more detailed proposal and cost estimate should be available in mid to late October, once we have ironed out details of vendor pricing and various requirements. Thank you very much for your prompt and courteous consideration.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY

By

Jonathan W. Redding
Jonathan W. Redding

JWR:mbb
Enclosure
cc: Clients
 Gil Jensen
 Francine Aguire

JAMES C. SOPER, INC.
PHILIP M. JELLEY, INC.
GERALD C. SMITH
LAWRENCE R. SHEPP
RICHARD T. WHITE
MICHAEL P. WALSH
J. BRITAIN HABEGGER
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PHILIP E. DRYSDALE
KRISTEN THALL PETERS
MATTHEW P. MATIASEVICH
PAUL B. SALVATY
CARLO C. MORMORUNNI

ENVIRONMENTAL
PROTECTION
FITZGERALD, ABBOTT & BEARDSLEY
ATTORNEYS AT LAW
1221 BROADWAY, 21ST FLOOR
OAKLAND, CALIFORNIA 94612-1837
TELEPHONE: (510) 451-3300
95 OCT 10 PM 3:20

R. M. FITZGERALD 1858-1934
CARL H. ABBOTT 1867-1933
CHARLES A. BEARDSLEY 1882-1963

PLEASE REPLY TO:
P. O. Box 12867
OAKLAND, CALIFORNIA 94604-2867

FACSIMILE: (510) 451-1527

October 6, 1995

State Water Resources Control Board
Underground Storage Tank Cleanup Fund
Attention: Francine Aguire
P. O. Box 944212
Sacramento, California 94244-2120

Re: UST Reimbursement Application for Connell Oldsmobile
Claim No. 1673

Dear Francine:

It is our understanding that the processing of Connell Oldsmobile's reimbursement application is presently hindered only by the Fund's inability to sign off on the site due to a lack of notice from the County that the site is in compliance with regulatory directives. We believe we have satisfied all county requirements (see enclosures approving our scope of work and report dated September 26, 1995 indicating compliance). We would appreciate it if you would contact Susan Hugo at the County to confirm our clients' compliance.

We hope to receive a Letter of Commitment from the Fund in the next several days so that our clients can begin to process claims for reimbursement of past costs and continue promptly with appropriate corrective action as has been required by the County and which will be agreed to by our clients. By separate cover a proposed corrective action plan to remove free product at the downgradient edge of the plume and to contain potential migration of contamination off-site will be soon delivered to your technical staff for preapproval. Whatever you can do to help speed things up to start the reimbursement process and to encourage prompt processing of our proposed corrective action plan will be appreciated. If all parties work cooperatively, we may be able to install and initiate corrective action prior to year's end and the winter season.

Francine Aguire

Page 2

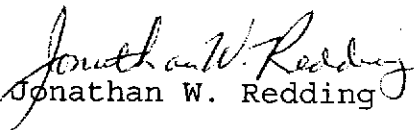
October 6, 1995

Thank you for your continuing assistance.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY

By


Jonathan W. Redding

CCM:mbb

Enclosures

cc: Clients

Susan Hugo

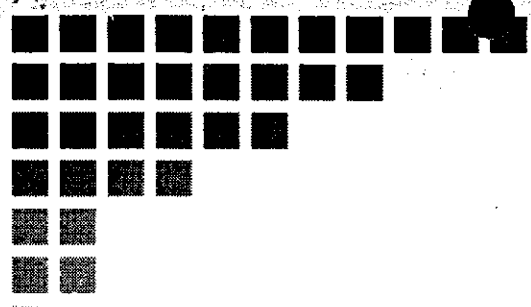
Gil Jensen

ENVIRONMENTAL PROTECTION

SKCO

3 copies
orig to file

95 OCT 10 PM 3:24



LETTER OF TRANSMITTAL

TO:

Mr. Jonathan Redding
Fitzgerald, Abbott & Beardsley
1221 Broadway, 21st Floor
Oakland, CA 94612

DATE: October 5, 1995
PROJECT
SCI JOB NUMBER:

WE ARE SENDING YOU:

- | | |
|---|---|
| <input type="checkbox"/> _____ copies | <input type="checkbox"/> if you have any questions, please call |
| <input type="checkbox"/> of our final report | <input type="checkbox"/> for your review and comment |
| <input type="checkbox"/> a draft of our report | <input type="checkbox"/> please return an executed copy |
| <input type="checkbox"/> a Service Agreement | <input type="checkbox"/> for geotechnical services |
| <input type="checkbox"/> a proposed scope of services | <input type="checkbox"/> with our comments |
| <input type="checkbox"/> specifications | <input type="checkbox"/> with Chain of Custody documents |
| <input type="checkbox"/> grading/foundation plans | <input checked="" type="checkbox"/> for your use |
| <input type="checkbox"/> soil samples/groundwater samples | <input type="checkbox"/> _____ |
| <input type="checkbox"/> an executed contract | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | |

REMARKS:

Enclosed is: Preliminary Opinion of Probable Cost
Brochure on typical Internal Combustion Vapor
and Extraction System

COPIES TO:

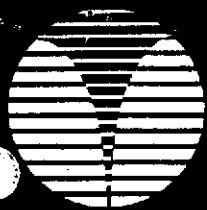
BY: Bill Rudolph
R. William Rudolph (WR)

■ Subsurface Consultants, Inc.

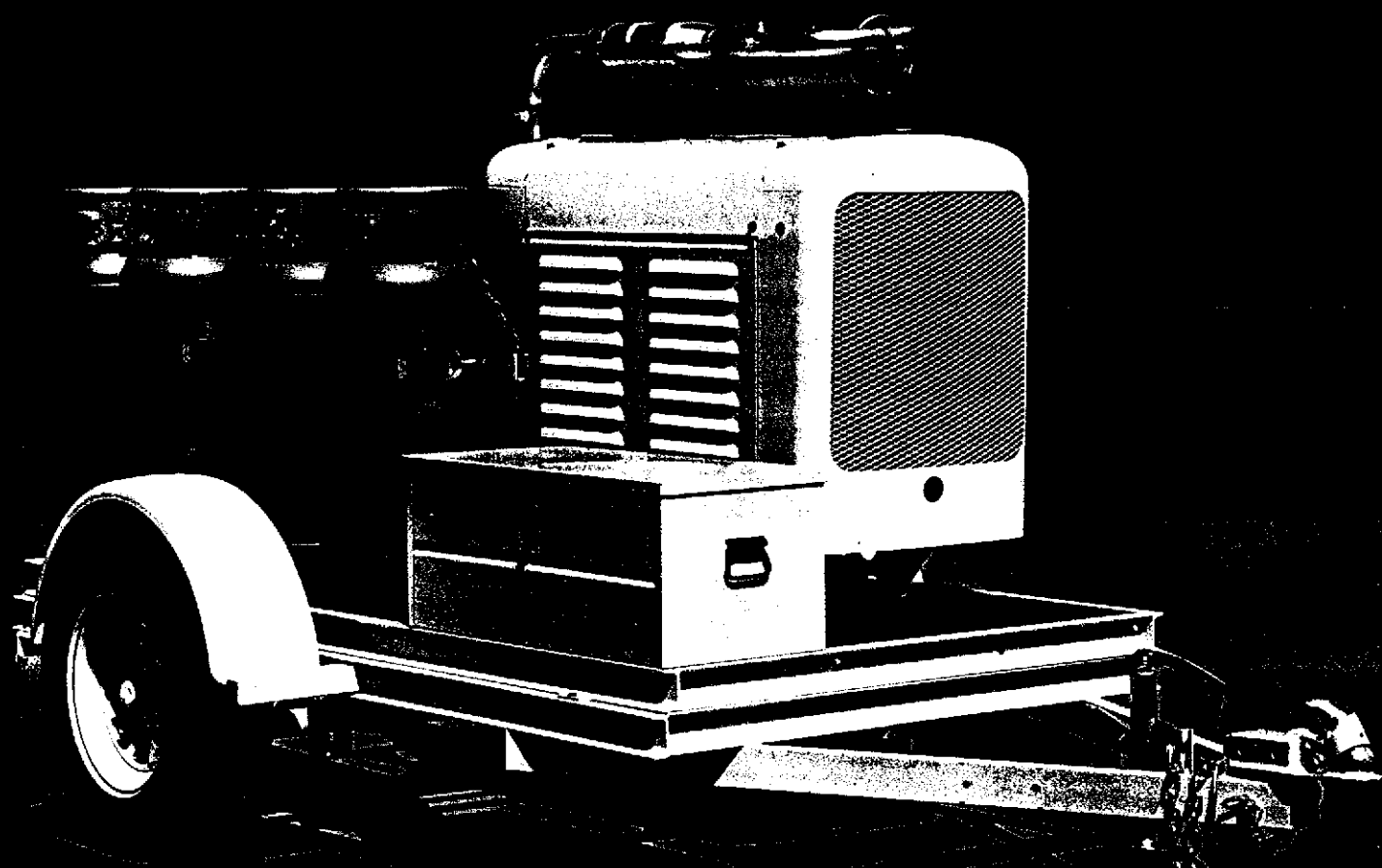
171 12th Street • Suite 201 • Oakland, California 94607 • Telephone 510-268-0461 •

**Preliminary Opinion of Probable Cost
Soil Vapor Extraction MW-6
Interim Remediation
1996
3093 Broadway
Oakland, California**

<u>Work Plan</u>	\$3,000
<u>Vapor Extraction System (6 months)</u>	
<u>Contractor</u>	
Setup	\$5,000
Rental & Maintenance (6 mos.)	\$30,000
<u>SCI</u>	
Startup (incl. monitoring: 7 daily, 2 weekly)	\$5,400
Monthly Monitoring (6 mos.)	\$3,600
Air Discharge Permit (incl. SCI labor & markup)	\$1,700
Lab Analyses - Air Samples (TVH & BTEX, 6 influent, 6 effluent, incl. markup)	\$1,200
<u>Free Product Removal (monthly, 6 mos.)</u>	\$2,400
<u>Quarterly Groundwater Monitoring (4 events)</u>	\$15,000
<u>SVE Test</u>	\$11,000
<u>Report and Consultation Regarding Remedial Alternatives</u>	\$4,000
Total for 1996	\$82,300



Environmental Techniques Inc.



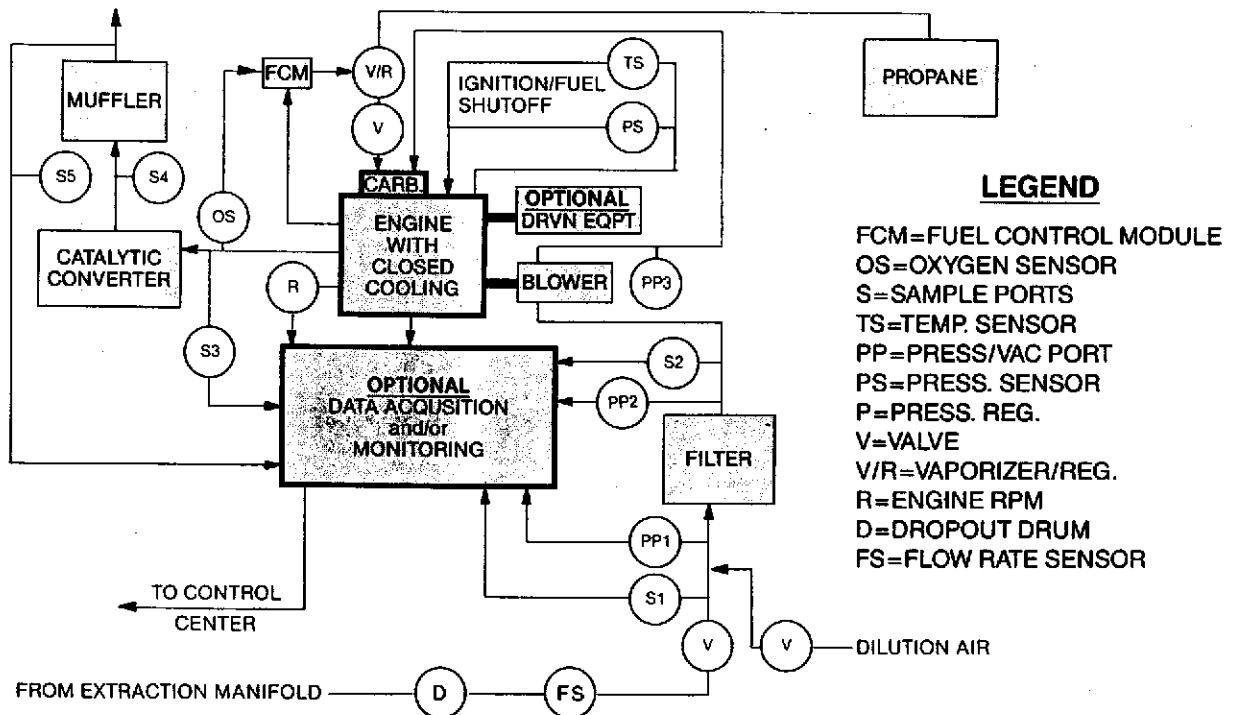
VACLEAN Models 1000 and 1000D

**VAPOR EXTRACTION
TREATMENT SYSTEM**

VAPOR EXTRACTION AND TREATMENT SYSTEM

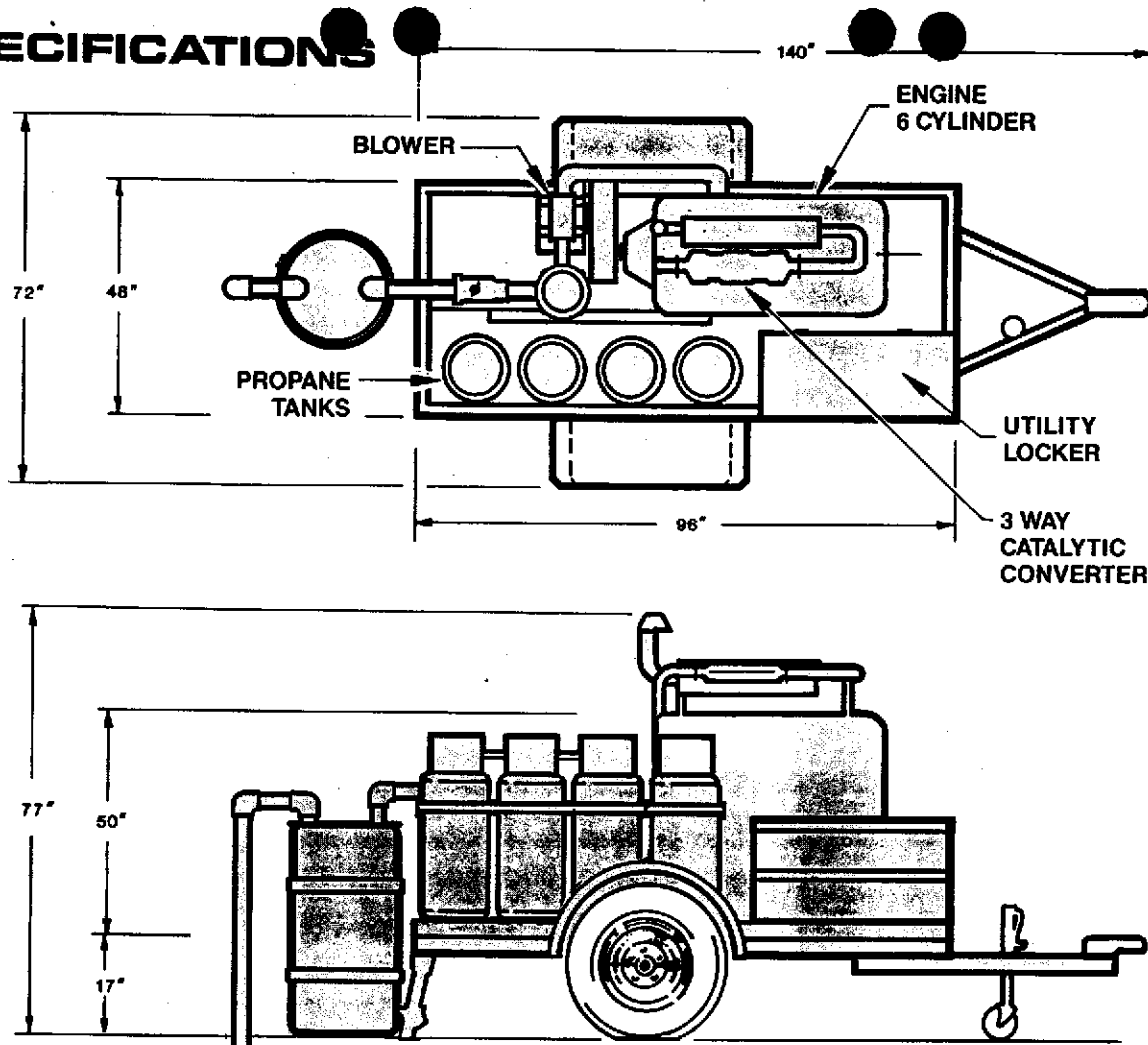
Designed as the optimum method for hydrocarbon contaminant extraction and disposal, the Environmental Techniques Vapor Extraction and Treatment System is a unique compact and efficient state-of-the-art tool for site cleanup.

The system employs combustion technology—utilizing an internal combustion engine with computer controlled fuel feed, to convert recovered hydrocarbons to non-hazardous substances. In developing this concept, size and portability were considered key factors. The extraction system can be accommodated in a minimal space, such as available at service stations, allowing uninterrupted retail operations. The straightforward vapor treatment/destruction process employed by this system is permitted by various regulatory agencies and is considered environmentally and economically sound.



VAPOR EXTRACTION FLOW DIAGRAM

SPECIFICATIONS



STANDARD FEATURES, VACLEAN Models 1000 & 1000D

1. Contaminated Vapor Filter—10 micron, 97% Efficient
2. Engine—6 Cylinder Industrial Power Unit, Liquid Cooled, 300 CID, Propane Fuel
3. Carburetion—2 Stage Vaporizer-Regulator, 450 CFM Carburetor
4. Fuel Control Computer—Controls Air Fuel Ratio
5. Catalytic Converter—3-way, Meets EPA Standards
6. Muffler—Heavy Duty
7. Propane Tanks—Four 43 Pound (10 Gal.) Portable, UL Listed
8. Trailer—Two 15 in. Wheels, Leveling Jack, Two Jack Stands, 3500 lb. Axle
9. Engine Safety Gauges—Low Oil Pressure, High Coolant Temperature, High Vacuum or High Blower Pressure Will Shut Off Ignition, Hour Meter and Fuel Flow
10. Read Out Gauges—Engine Oil Pressure, Engine Coolant Temperature, Engine RPM, Hours, Blower Pressure and Blower Vacuum
11. Blower—Roots Type, Belt Driven, Clutchable
12. Flow Rate—Flow Sensor, Differential Pressure Gauge and Temp. Gauges
13. Liquid Dropout Drum
14. Plumbing—All Control Valves and Fittings Needed to Adjust AFR and Connect to Extraction Plumbing

ADDITIONAL FEATURES VACLEAN 1000D (Tank Degassing)

15. Extraction Hoses: Two 2 inch x 50 feet long, Two 2 inch x 25 feet long
16. Extraction Manifolds—Two 4 inch IPS x 2 inch Hose
17. Catalyst Heavy Duty, Replaces Standard Duty Unit
18. Inverter—12 VDC to 115 VAC-500 W, Cooling Fan and Receptacle
19. Grounding Cables—Two 50 foot Reels with Clamps
20. Remove One Propane Tank—Not Required

OPTIONAL FEATURES

1. Data Acquisition—Engine Monitoring and/or Sample Monitoring
2. Telecommunication—Transmits Data to Remote Monitoring Location, 48 Channels Maximum
3. Driven Equipment—Engine Can Drive a Pump, Generator, etc. up to 100 BHP

SPECIFICATIONS

1. Weight—1800 lb. w/Trailer and sub frame; 1400 lb. w/sub frame only
2. Dimensions (inch)—w/Trailer and sub frame; 140L, 77H, 72W; w/sub frame only 96L, 60H, 48W
3. Engine—Continuous Power 100 HP @ 3600 RPM, Continuous Torque 180 ft-lb.
4. Throughput Capacity—Nominal 100 CFM

OPERATION

The engine driven blower draws fresh air through contaminated soil or storage tank. Vapor from the extraction plumbing is drawn through a flow rate instrument and a protection filter into the engine. The hydrocarbon laden air is blown to the carburetion system of an internal combustion engine. The engine burns the hydrocarbons in the same way an automotive engine does. Propane and/or air is added as necessary to maintain the proper air/fuel mixture ratio (AFR). This is controlled by valves and the fuel control computer. The exhaust is passed through a three way catalytic converter which oxidizes hydrocarbons and carbon monoxide and the nitrogen oxides undergo a reduction reaction. Noise is maintained at an acceptable level by the use of the liquid cooled engine, a catalytic converter and an industrial muffler.

Vapor Extraction and Treatment System
designed and developed by Environmental Techniques

**FOR SPECIFIC ADDITIONAL
INFORMATION CONTACT:**



**ENVIRONMENTAL
TECHNIQUES Inc.**

20621 Reef Lane, Huntington Beach, CA 92646
714-962-5025 FAX 714-962-6085

R. William Rudolph, Jr., PE
Thomas E. Cundey, PE
Jerriann N. Alexander, PE

ENVIRONMENTAL
PROTECTION

95 AUG 23 PM 2:44

August 21, 1995
SCI 447.055

Ms. Susan Hugo
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, California 94501

Groundwater Monitoring Program
3093 Broadway
Oakland, California


Dear Ms. Hugo:

This letter is to confirm our phone conversation on August 17, 1995 regarding the referenced monitoring program. As discussed, it is Subsurface Consultants, Inc. (SCI)'s understanding that implementation of the program as presented in SCI's letter dated July 31, 1993, appears reasonable. SCI has informed the owners and expects to receive authorization to proceed with the program soon.

If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.


Jerriann N. Alexander
Civil Engineer 40469 (expires 3/31/99)

JNA:sld

cc: Mr. Jonathan Redding
Fitzgerald, Abbott & Beardsley
1221 Broadway, 21st Floor
Oakland, California 94604-2867

Subsurface Consultants, Inc.

171 12th Street • Suite 201 • Oakland, California 94607 • Telephone 510-268-0461 • FAX 510-268-0137

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

August 18, 1995
STID# 469

Mr. George Hill
Ms. Kay Hill
101 Gleneden Avenue
Oakland, California 94611

Mr. Jonathan Redding
Fitzgerald, Abbott & Beardsley
1221 Broadway, 21st Floor
Oakland, California 94612

**RE: Connell Oldsmobile
3093 Broadway, Oakland, California 94611**

Dear Mr. Hill, Ms. Hill, and Mr. Redding:

As you know, the Pre Enforcement Review Panel is scheduled on September 27, 1995 at this office.

In order to not cause any further delay in the investigation, the proposed round of sampling is hereby approved. Please notify this office when sampling will be conducted at the site.

If you have any questions concerning this letter, you can contact me at (510) 567-6780.

Sincerely,

A handwritten signature in cursive script that reads "Susan L. Hugo".

Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Jun Makishima, Interim Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Leroy Todd, Acting Chief, Environmental Protection
Division / files
Kevin Graves, San Francisco Bay RWQCB
Jerriann Alexander, SCI - 171 12th Street, Suite 201
Oakland, CA 94607

Alameda County Health Care Services Agency, Department of
Environmental Health, Environmental Protection Division

In Re The Property Known As :

Connell Oldsmobile
3093 Broadway
Oakland, California 94611

) Proof of Service of
) Notice of
) Pre-Enforcement
) Review Panel

I Susan L. Hugo, do hereby certify

that I served Mr. Jonathan Redding
with a copy of the attached **Notice of Pre-Enforcement Review Panel**
on August 17, 1995 by certified mailer # Z 196 176 912.

Dated: 8/17/95

Susan L. Hugo
(signature)

File

#469

SH

Z 196 176 912



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

PS Form 3800, March 1993

Sent to George and Kay Hill	
Street and No. 101 Gleneden Avenue	
P.O., State and ZIP Code Oakland CA 94611	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

#469

SH

Z 196 176 912



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

PS Form 3800, March 1993

Sent to Mr. Jonathan Redding	
Street and No. 1221 Broadway, 21st Floor	
P.O., State and ZIP Code Oakland CA 94611	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Is your RETURN ADDRESS completed on the reverse side?

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1. Addressee's Address
- 2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to: S. Hugo #469

Mr. Jonathan Redding
Fitzgerald, Abbott & Beardsley
1221 Broadway, 21st Floor
Oakland CA 94611

4a. Article Number
Z 196 176 912

4b. Service Type

Registered Insured

Certified COD

Express Mail Return Receipt for Merchandise

7. Date of Delivery
9/21/95

5. Signature (Addressee)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

Thank you for using Return Receipt Service.

Alameda County Health Care Services Agency, Department of
Environmental Health, Environmental Protection Division

In Re The Property Known As :

Connell Oldsmobile

3093 Broadway

Oakland, California 94611

) Proof of Service of
) Notice of
) Pre-Enforcement
) Review Panel

I Susan L. Hugo, do hereby certify

that I served George and Kay Hill

with a copy of the attached **Notice of Pre-Enforcement Review Panel**

on August 17, 1995 by certified mailer # Z 196 176 913.

Dated:

8/17/95

Susan L. Hugo
(signature)

JAMES C. SOPER, INC.
PHILIP M. JELLEY, INC.
GERALD C. SMITH
LAWRENCE R. SHEPP
RICHARD T. WHITE
MICHAEL P. WALSH
J. BRITTAIN HABEGGER
VIRGINIA PALMER
TIMOTHY H. SMALLSREED
STEPHEN M. JUDSON
STEPHEN M. WILLIAMS
JONATHAN W. REDDING
BETH E. ASPEDON
KRISTIN A. PACE
ROBERT F. CAMPBELL
MICHAEL M. K. SEBREE
ANTONIA L. MORE
MARIA I. LAWLESS
MATTHEW P. MATIASEVICH
PAUL B. SALVATY
CARLO C. MORMORUNNI

55 AUG - FITZGERALD, ABBOTT & BEARDSLEY

ATTORNEYS AT LAW
1221 BROADWAY, 21ST FLOOR
OAKLAND, CALIFORNIA 94612-1837
TELEPHONE: (510) 451-3300

R. M. FITZGERALD 1858-1934
CARL H. ABBOTT 1867-1933
CHARLES A. BEARDSLEY 1882-1963

PLEASE REPLY TO:
P. O. Box 12867
OAKLAND, CALIFORNIA 94604-2867

FACSIMILE: (510) 451-1527

July 31, 1995

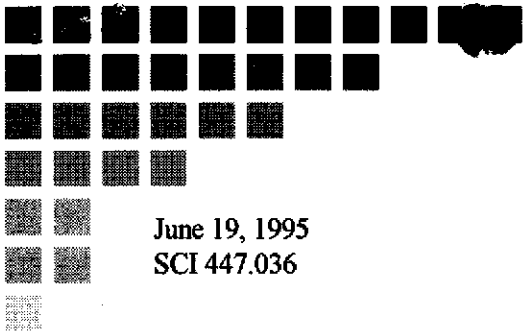
Susan Hugo
Hazardous Materials Specialist
Alameda County Health Care
Services Agency
1131 Harbor Bay Parkway
Alameda, California 94502

Re: Your Letter of June 13, 1995

Dear Ms. Hugo:

This is in response to your letter of June 13, 1995. As you may know, it has always been my clients' desire and my policy and practice to comply with all orders of the County (and the RWQCB). However, I must inform you that your suggestion that my clients have ignored the County's letter of October 7, 1992, is not accurate and reflects an incomplete review of the case file. At an expense exceeding several hundred thousand dollars, my clients have been fully, faithfully and completely performing investigations to characterize contamination at the site; they have removed the source areas of the tank and highly contaminated backfill; and, they have performed interim product removal, to the extent feasible and justified. We have reported all the investigations to the County, which investigations have been thorough, professional, and have been promptly and properly reported. We responded to the County's letter of October 7, 1992, by filing a comprehensive report in or about January, 1994, detailing our responsive conduct of investigations and interim product removal during 1993. In that report, we requested a reduction in the monitoring schedule based on a careful analysis of all of the data. Apparently, you have chosen to ignore that analysis or reject the suggestions raised by my consultant and refused to discuss the matter with us. ?

Although we are not happy with this particular process and believe that it is still appropriate to reduce the monitoring schedule to those previously recommended, my client has acceded to your demand to increase the frequency and the scope of testing at this time. See enclosed proposal from Subsurface Consultants dated July 31, 1995. I hope that this submission and the conduct of the



SH 469

R. William Rudolph, Jr., PE
Thomas E. Cundey, PE
Jerriann N. Alexander, PE

June 19, 1995
SCI 447.036

[REDACTED]
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, California 94501

RECEIVED
JUN 21 1995

ENVIRONMENTAL HEALTH SERVICES
NORTH COUNTY

Groundwater Monitoring Plan
Connell Oldsmobile
3095 Broadway
Oakland, California

Dear Ms. Eberle:

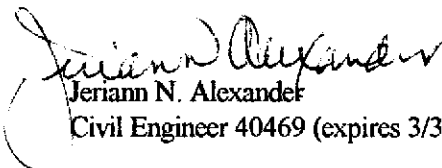
In February 1994, a comprehensive report detailing site activities and a petition to modify the groundwater monitoring program were submitted for your review and comment. Although a comment or response to that letter has not been received, our client has now authorized us to resume the monitoring program. The program modifications presented in our letter dated February 3, 1994 (copy attached) will be assumed to be acceptable unless we receive comments and directions otherwise. We expect to resume the recommended monitoring the week of July 10, 1995.

We would appreciate a written response to this letter.

If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.


Jerriann N. Alexander
Civil Engineer 40469 (expires 3/31/95)

JNA:sld

cc: Mr. Jonathan Redding
Fitzgerald, Abbott & Beardsley

Attachment: SCI letter dated February 3, 1994

RECEIVED
JUN 21 1995

ENVIRONMENTAL HEALTH SERVICES
NORTH COUNTY

Subsurface Consultants, Inc.

171 12th Street • Suite 201 • Oakland, California 94607 • Telephone 510-268-0461 • FAX 510-268-0137

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

June 13, 1995
STID# 469

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

Helen C. Connell Trust
c/o Mr. Jonathan Redding
Fitzgerald, Abbott & Beardsley
1221 Broadway, 21st Floor
Oakland, California 94612

**RE: Soil / Groundwater Investigation at Connell Oldsmobile
3093 Broadway, Oakland, California 94611**

Dear Mr. Redding:

This office has recently reviewed the case file regarding the soil and groundwater investigation associated with the three former underground storage tanks at the referenced site.

A report "Phase III Hydrocarbon Contamination Assessment" dated January 13, 1994, prepared by Subsurface Consultants, Inc. is the latest correspondence submitted for the subject site.

Based on this review, the following issues must be addressed regarding the soil and groundwater investigation at the site:

- 1) Free floating product (average thickness of about 1 inch) has been detected in monitoring wells MW-1 and MW-6. Monitoring wells MW-4 and MW-10 had an average product thickness of about 10 inches. Product recovery data presented on Table 3 of the January 13, 1994 report indicate that the last product removal was conducted on November 9, 1993. No data was provided for MW-10. Please clarify if quarterly monitoring of the wells and free product recovery had been conducted since the sampling performed on November 1993. Free product must be recovered in all the wells on a regular basis and product removal must comply with the requirements as stated in the California Code of Regulations, Title 23, Section 2655.
- 2) Elevated concentrations of dissolved petroleum hydrocarbon contamination have been detected in groundwater up to 620 ppm TPH as gasoline, 25 ppm TPH as diesel, 51 ppm benzene, 59 ppm toluene, 7.9 ppm ethyl benzene, and 41 ppm xylene. Dibromochloro-methane at 160 ppb and 1,2 dichloroethane as high as 2,900 ppb were also found in the groundwater. Quarterly monitoring program must be implemented for all the wells at the site and groundwater samples must be analyzed for the following target compounds: TPH gasoline, TPH diesel, TPH oil and grease, BTEX, chlorinated hydrocarbons, and semi-volatile organics. The monitoring program will be evaluated and maybe modified after four consecutive quarters of sampling events have been achieved.

Helen C. Connell Trust
c/o Mr. Jonathan Redding
RE: 3093 Broadway, Oakland, CA 94611
June 13, 1995
Page 2 of 3

- 3) Groundwater elevation measurements must be conducted during the quarterly sampling to establish groundwater flow direction at the site.
- 4) Stockpiled soil generated during the removal of the three underground storage tanks must be characterized for proper disposal. Copies of the disposal records must be submitted to this agency.
- 5) Two six inch extraction wells (MW-8 and MW-10) were installed on October, 1992. Pump tests were conducted in these two wells and the test results indicated that pumping from MW-10 had an effect on wells located up to 200 feet away in which coarse grained soils were present at the groundwater surface while MW-8 showed no effect in the water levels. Has the groundwater extraction system proposed in the July, 1992 workplan been installed at the site ? Please provide our office with all the details of the remediation plan which must include the systems implemented to date address both the soil and groundwater contamination found at the site.
- 6) Please submit a time schedule for all the phases of the investigation and remediation activities to be conducted at the site.

*Submitted
4/31/95* A site safety plan must be submitted to this office.

Response to all the issues mentioned above must be submitted to this office **no later than July 31, 1995**. Issues #1 to #6 are basically the same issues requested in the October 7, 1992 letter from this office. Failure to comply may result in the case being referred to the Alameda County District Attorney's Office for enforcement actions.

Until cleanup is complete, you will need to submit reports to this office **every three months** (or at a more frequent interval, if specified at any time by this agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified

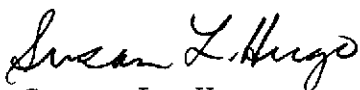
Helen C. Connell Trust
c/o Mr. Jonathan Redding
RE: 3093 Broadway, Oakland, CA 94611
June 13, 1995
Page 3 of 3

- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Mee Ling Tung, Acting Chief, Environmental Protection
Division / files
Kevin Graves, San Francisco Bay RWQCB
Helen Connell Trust, 101 Gleneden Avenue, Oakland CA 94611
Jerriann Alexander, SCI - 171 12th Street, Suite 201
Oakland, CA 94607

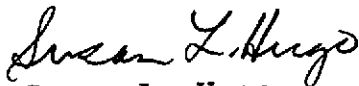
Helen C. Connell Trust
c/o Mr. Jonathan Redding
RE: 3093 Broadway, Oakland, CA 94611
June 13, 1995
Page 3 of 3

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Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Mee Ling Tung, Acting Chief, Environmental Protection
Division / files
Kevin Graves, San Francisco Bay RWQCB
Helen Connell Trust, 101 Gleneden Avenue, Oakland CA 94611
Jerriann Alexander, SCI - 171 12th Street, Suite 201
Oakland, CA 94607

HEARING 6/26/95

XCHG OF INFO

JAMES C. SOPER, INC.
PHILIP M. JELLEY, INC.
GERALD C. SMITH
LAWRENCE R. SHEPP
RICHARD T. WHITE
MICHAEL P. WALSH
J. BRITAIN HABEGGER
VIRGINIA PALMER
TIMOTHY H. SMALLSREED
STEPHEN M. JUDSON
STEPHEN M. WILLIAMS
JONATHAN W. REDDING
BETH E. ASPEDON
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MICHAEL M. K. SEBREE
ANTONIA L. MORE
SARAH ROBERTSON McCUAIG
MARIA I. LAWLESS
PHILIP E. DRYSDALE
KRISTEN THALL PETERS
MATTHEW P. MATIASEVICH
PAUL B. SALVATY
CARLO C. MORMORUNNI

FITZGERALD, ABBOTT & BEARDSLEY
ATTORNEYS AT LAW
1221 BROADWAY, 21ST FLOOR
OAKLAND, CALIFORNIA 94612-1837
TELEPHONE: (510) 451-3300

R. M. FITZGERALD 1858-1934
CARL H. ABBOTT 1867-1933
CHARLES A. BEARDSLEY 1882-1963

PLEASE REPLY TO:
P. O. Box 12867
OAKLAND, CALIFORNIA 94604-2867

FACSIMILE: (510) 451-1527

May 22, 1995

CLERK, BOARD OF
SUPERVISORS' OFFICE
95 MAY 23 AM 9:43
COUNTY OF ALAMEDA

Clerk
Alameda County Assessment Appeals Board
1221 Oak Street, Suite 536
Oakland, California 94612

Re: W. A. Connell Trust/Helen Connell Estate
AAB Nos. 93-1385-0/S, 93-1386-0/S, 93-1387-0, 93-1387-S,
93-1388-0, 93-1388-S

Gentlemen:

This letter is to request an Exchange of Information under Section 1606 of the Revenue and Taxation Code in connection with the above-captioned matter, and to provide the information required of the property owners.

On behalf of the property owners, I submit the following information with respect to the value of the property.

Owners' Opinion of Value

This property consists of four assessor's parcels as follows: APN 9-705-2-1; 9-705-2-2; 9-705-1-4; 9-705-1-8, and contains a total area of 150,826 square feet or about 3.46 acres. In its application for change in property tax assessment, the owners have appealed the Regular Assessment, the Prop. 8 Assessment, the 1992 Base Year Assessment and the Supplemental Assessment as of June 1, 1992, the date of death of Helen C. Connell, the owner of an undivided one-half interest in the property.

The owners of the property believe that the value of the property for the period covered by this assessment appeal (1992-1993) is zero. In other words, the property has no market value. The owners' opinion is based upon the appraisal of the property dated December 1, 1992, by John D. Andrews, MAI, a copy of which was attached as Exhibit B to the application for change in property tax assessment filed by the owners. The appraiser concluded that

COPY

the property has no market value because the cost of investigation and remediation of soil and groundwater contamination exceeds the value of the property. To date the property owners have spent approximately \$75,432 for site investigation and \$29,702 in attorneys' fees with respect to the contamination problem. The remediation costs outlined in the appraisal have yet to be paid as the remediation of the contamination has not started.

The soil and groundwater contamination was first discovered on October 3, 1989, when a water line along Hawthorne Street developed a significant leak. The leak eroded a large hole in the street adjacent to underground gasoline, diesel and waste oil storage tanks which were situated beneath the sidewalk on Hawthorne Street.

An investigation revealed soil and groundwater contamination at the site of the tanks and the three tanks were removed in 1990. The tanks consisted of a 2,000 gallon gasoline tank, a 650 gallon diesel tank and a 425 waste oil tank. The owners employed Subsurface Consultants, Inc. to remove the tanks and perform the necessary environmental testing. Prior to tank removal, an underground tank closure/modification plan was submitted to and approved by the Alameda County Health Care Services Agency (ACHCSA). Appropriate environmental sampling was done during the tank removal process which revealed soil and groundwater contamination.

At the request of the owners, Subsurface Consultants conducted a hydrocarbon contamination assessment of the property, and issued three reports dated December 7, 1990, June 3, 1991, and January 13, 1994, which reported on the nature and extent of the soil and groundwater contamination of the property. Copies of these reports have been provided to the ACHCSA, and the owners' representatives have met with and consulted with ACHCSA with respect to the preparation and implementation of a workplan in connection with this contamination problem. Subsurface Consultants also prepared remediation cost estimates for soil and groundwater cleanup, dated December 4, 1992, which were incorporated in the Addenda to the John Andrews appraisal of the property.

The soil and groundwater contamination of the property was known by ACHCSA, and presumably other Alameda County agencies well prior to the lien date of March 1, 1992, and the June 1, 1992, supplemental assessment date. The Alameda County Assessor knew, or should have known, of the contamination at these assessment dates. Any purchaser of the property would have known of the contamination either through disclosure by the owners, or through an

COPY

investigation of the property. It is also doubtful that the owners could have sold the property without an environmental cleanup, nor could a new use of the property been undertaken by the owners under the provisions of Health & Safety Code §§ 25100 et seq., without the completion of an environmental cleanup.

The Assessor was required to value the property at its fair market value as defined in Revenue and Taxation Code § 110, and the California Supreme Court definition of fair market value as "the market value of property for use in its present condition." There is no question that the soil and groundwater contamination existing on the property as of the March 1, 1992, lien date and the June 1, 1992, supplemental tax date adversely affected the fair market value of the property, as is spelled out in the John Andrews appraisal of the property. It is the view of the property owners that the Alameda County Assessor should have valued the property as contaminated property, but this does not appear to have been done.

A one-half interest in the property was an asset of the Estate of Helen C. Connell, and was reported to the IRS on the federal estate tax return as having no value. The IRS accepted the tax return as filed and issued an estate tax closing letter on that basis.

The only substantive change from the status of the property reported in the John Andrews appraisal is that on May 27, 1994, the tenant Dean Weaver Oldsmobile, Inc., assigned the existing lease to Steve Simi with the consent of the owners. This lease, continues to May 30, 1998, subject to an option to extend for two additional four year periods. The rent payable by the lessee under the terms of the lease is currently \$27,350.00 per month.

Comparable Sales Data

The property owners have no comparable sales data other than as included in the John Andrews appraisal, previously submitted.

Income Data

The owners have no income data other than the information provided in the John Andrews appraisal, as supplemented by the information provided hereinabove.

Cost Data

The owners do not intend to support their opinion of value with evidence of replacement costs, and therefore no cost data is supplied.

The owners request that the Alameda County Assessor respond to this request for exchange of information by providing the information in support of the Assessor's opinion of value.

Very truly yours,

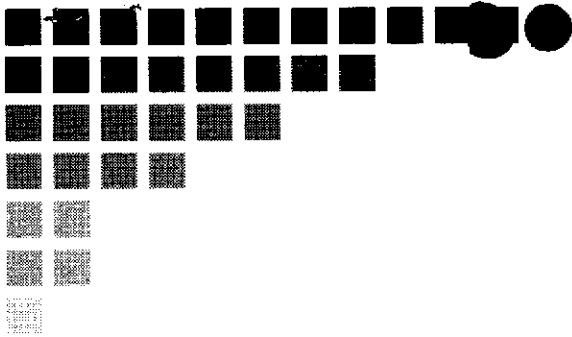
FITZGERALD, ABBOTT & BEARDSLEY

By
Lawrence R. Shepp

LRS:iun

Enclosure
cc: Alameda County Assessor

COPY



James P. Bowers, PE
R. William Rudolph, Jr., PE

ALCO
HAZMAT

94 FEB 18 AM 8:59

LETTER OF TRANSMITTAL

TO: Ms. Susan Hugo
Alameda County Health Care Services Agency
80 Swan Way, Room #350
Oakland, California 94612

DATE: February 17, 1994
PROJECT: Connell
SCI JOB NUMBER:

WE ARE SENDING YOU:

1 copies

- of our final report
- a draft of our report
- a Service Agreement
- a proposed scope of services
- specifications
- grading/foundation plans
- soil samples/groundwater samples
- an executed contract
- _____

- if you have any questions, please call
- for your review and comment
- please return an executed copy
- for geotechnical services
- with our comments
- with Chain of Custody documents
- for your use
- _____
- _____

REMARKS:

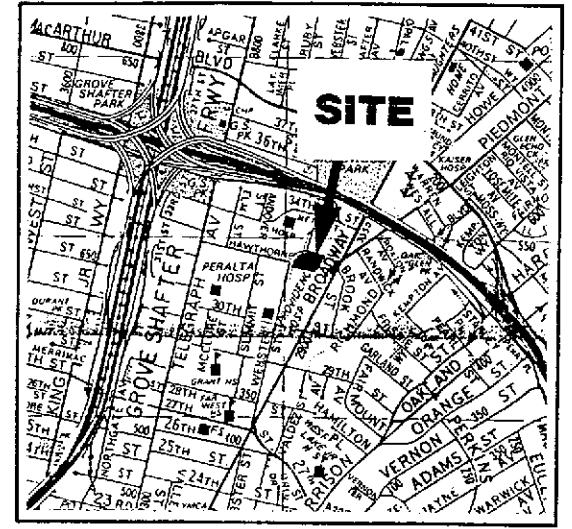
My apologies!

COPIES TO:

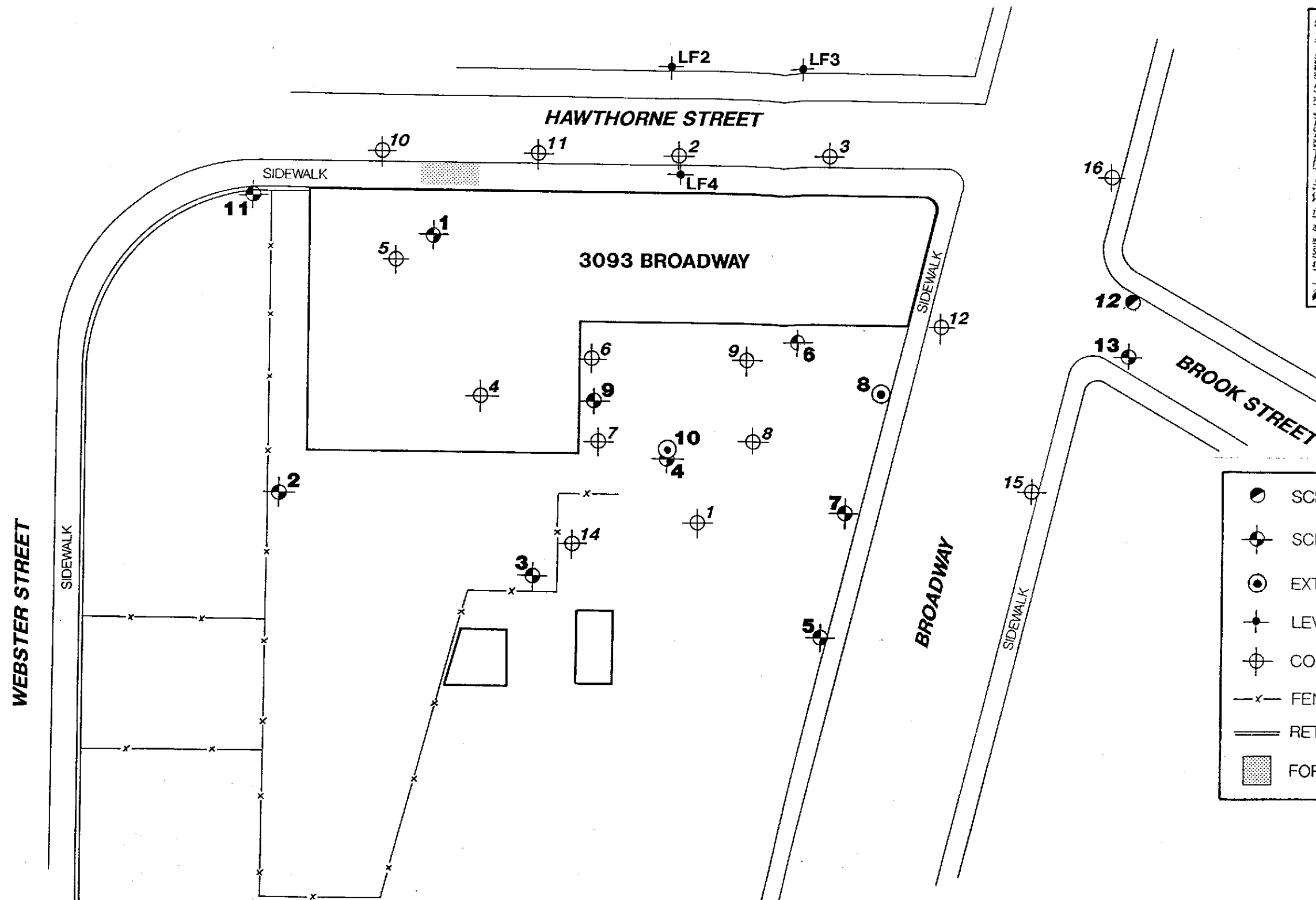
BY: Jerian Alexander
Jerian Alexander

■ **Subsurface Consultants, Inc.**

171 12th Street • Suite 201 • Oakland, California 94607 • Telephone 510-268-0461 • FAX 510-268-0137



VICINITY MAP



- SCI TEST BORING
- SCI MONITORING WELL
- EXTRACTION WELL
- LEVINE FRICKE MONITORING WELL
- CONE PENETRATION TEST (CPT)
- FENCE
- RETAINING WALL
- FORMER TANK LOCATION



SITE PLAN	
CONNELL OLDSMOBILE - OAKLAND, CA	
JOB NUMBER 447.036	DATE 11/13/92
APPROVED <i>JC</i>	
PLATE 1	

Subsurface Consultants

February 3, 1994
SCI 447.036

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 3	
To	MAX DE SANTIS	From	SUSAN HUGO
Co.	Alameda Co. Assessors	Co.	ACDEH
Dept.	Office	Phone #	
Fax #	(510) 472-3805	Fax #	(510) 337-9335

Ms. Jennifer Eberle
Alameda County Health Care Services Agency
80 Swan Way, Room 350
Oakland, California 94621

**Phase III Hydrocarbon Assessment
Groundwater Monitoring Plan
Connell Oldsmobile
3095 Broadway
Oakland, California**

Dear Ms. Eberle:

Enclosed please find a comprehensive report detailing our investigation on this site over the past year. This letter also transmits a request to modify the groundwater monitoring plan at the referenced site. Since October 1992, twelve wells have been monitored on a quarterly basis. During each event the following has been conducted (1) free product has been removed from wells MW-1, 6 and 14, and (2) groundwater level measurements and samples have been obtained from the remaining wells which did not contain free product. Based on our review of the monitoring data presented in our report dated January 13, 1994, we conclude that the gasoline plume has been well defined. As a result, we propose to reduce the frequency of monitoring in some of the wells.

We request that the quarterly sampling plan be revised to include sampling the wells at the plume boundary. The revised plan would include sampling of wells MW-3, 7, 11 and 13 on a quarterly basis and semi-annual sampling of the remaining wells. Groundwater level measurements will continue to be obtained in all wells during each event. In addition, free product will continue to be removed from wells MW-1, 6 and 14.

The next monitoring event will be conducted once the revision is approved by the ACHCSA.

■ Subsurface Consultants, Inc.

■ Subsurface Consultants, Inc.

Ms. Jennifer Eberle
Alameda County Health Care Services Agency
February 3, 1994
Page 2

If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.

Jeriann N. Alexander

Jeriann N. Alexander
Project Manager
Civil Engineer 40469 (expires 3/31/95)

JNA:sld

cc: Mr. Jonathan Redding (w/o enclosure)
Fitzgerald, Abbott & Beardsley

cc: Mr. John Jang
Regional Water Quality Control Board

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 7, 1992
STID# 469

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Mr. Jonathan W. Redding
Fitzgerald, Abbott & Beardsley
1221 Broadway, 21st Floor
Oakland, California 94612-1837

RE: **Connell Oldsmobile**
3093 Broadway, Oakland, California 94611

Dear Mr. Redding:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the removal of three underground storage tanks at the referenced site. This office is also in receipt and has completed its review of the " Workplan - Groundwater Characterization " dated July 15, 1992 and Project Update - Free Product Recovery dated June 4, 1992 submitted by Subsurface Consultants, Inc. for the Connell Oldsmobile facility.

Based on this review, this department concurs with the basic elements of the workplan. However, the following issues must be addressed before the workplan can be implemented:

- * Groundwater monitoring wells MW-1 (installed in October, 1990) and MW-2 through MW-7 (~~installed in March, 1991~~) were **sampled only one time** after their installation. MW-1 detected the following contaminants during the October, 1990 sampling event: 620 ppm Total Petroleum Hydrocarbon as gasoline, 33 ppm benzene, 50 ppm toluene, 7.9 ppm ethyl benzene, 41 ppm xylene and 2.9 ppm 1,2-dichloroethane. MW-4 (sampled in March, 1991) found 150 ppm Total Petroleum Hydrocarbon as gasoline, 20 ppm benzene, 38 ppm toluene, 2.8 ppm ethyl benzene, 14 ppm xylene and 0.610 ppm 1,2-dichloroethane. MW-6 (sampled in March, 1991) detected 80 ppm Total petroleum Hydrocarbon as gasoline, 12 ppm benzene, 13 ppm toluene, 1.1 ppm ethyl benzene, 5.4 ppm xylenes, 1.4 ppm 1,2-dichloroethane and 0.16 ppm dibromochloromethane. **Quarterly monitoring is the maximum sampling interval** typically allowed when groundwater contamination is present as per Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites (August 10, 1990). **It is prudent to implement quarterly sampling** of all monitoring wells (MW-1 through MW-7) in a timely fashion because of the extent groundwater contamination at the site. Groundwater samples must be analyzed for target compounds

Mr. Jonathan Redding
RE: 3093 Broadway, Oakland, California 94611
October 7, 1992
Page 2 of 4

(TPH as gasoline, TPH as diesel, Oil & Grease, BTXE, Chlorinated Hydrocarbons and Semivolatile Organics, etc.). After four quarters of non detectable levels have been achieved, the frequency of sampling events will be evaluated and/or recommendation for signoff/case closure by RWQCB will be determined.

- * Groundwater elevation reading must be performed every month for twelve consecutive months and reduced to every quarter after the first year. However, if the verified groundwater flow direction had been established at the site, water elevation reading must be performed every sampling event.
- * ~~Free floating product had been collected from MW-1, MW-4 and MW-6 since December 23, 1991. As stated in the July 15, 1992 workplan, a total of 70 gallon of free product had been recovered from these wells. Free floating product must be measured in all the wells using an optical probe or a comparable instrument capable of measuring free product to 0.01 foot. These data must be incorporated in your quarterly report. Free product must be recovered in all the wells on a regular basis. Free product removal must comply with the California Code of Regulations, Title 23, Section 2655.~~
- * Please clarify the stockpiled soil disposition. Is this still on site? Documentation of stockpiled soil disposal must be submitted to this office.
- * Please provide this office with copies of the tank disposal records (manifests).
- * Permits from other regulatory agencies which are applicable to the investigation/remediation activities at the site must be followed.
- * With regards to the groundwater extraction system to be installed at the site, please provide this office with the following items:
 - detailed systems engineering drawings
 - equipment cut sheets
 - operational flow diagrams
 - rationales to substantiate the selection of the referred location of the extraction well
 - monitoring plan to determine the effectiveness of the treatment system
 - contingency plan for system breakdown
 - estimate duration of the pump and treat operation

Mr. Jonathan Redding
RE: 3093 Broadway, Oakland, California 94611
October 7, 1992
Page 3 of 4

- * Please submit a time schedule for all phases of the investigation and remediation activities and the anticipated time when cleanup will be completed at the site.

A report must be submitted within 30 days after completion of this investigation. Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department or the RWQCB of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of reports must also be submitted to :

Rich Hiett
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

Mr. Jonathan Redding
RE: 3093 Broadway, Oakland, California 94611
October 7, 1992
Page 4 of 4

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,

Susan L. Hugo

Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiatt, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
~~Eagar B. Howell~~, Chief, Hazardous Materials Division - files
Jerriann Alexander - Subsurface Consultants, Inc.
171 12th Street Suite 201
Oakland, California 94607

SR 07 00 11 3:48

Scott?

469 P2 Paul?

LETTER OF TRANSMITTAL

TO:

Mr. Brian Oliva
Alameda County Health Care Services Agency
80 Swan Way, Room #200
Oakland, CA 94621

DATE: *July 24, 1992*
PROJECT: Connell Oldsmobile Facility
SCI JOB NUMBER: 447.036

*612
ST 10 469*

WE ARE SENDING YOU:

_____ copies

- of our final report
- a draft of our report
- a Service Agreement
- a proposed scope of services
- specifications
- grading/foundation plans
- soil samples/groundwater samples
- an executed contract

- if you have any questions, please call
- for your review and comment
- please return an executed copy
- for geotechnical services
- with our comments
- with Chain of Custody documents
- for your use

Revised Site Plan

REMARKS:

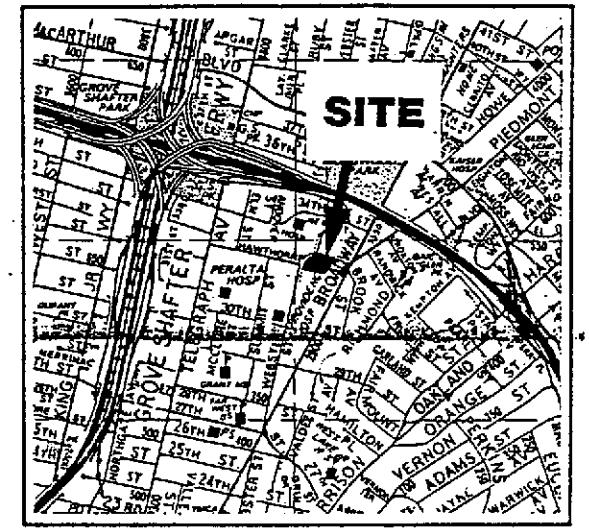
Please note that we have moved the proposed upgradient well onto Connell Property. Drilling at Hawthorne Avenue will not be possible due to high ambulance traffic.

COPIES TO: Mr. Jonathan Redding, Fitzgerald, Abbott & Beardsley, [REDACTED]
Oakland, CA 94612

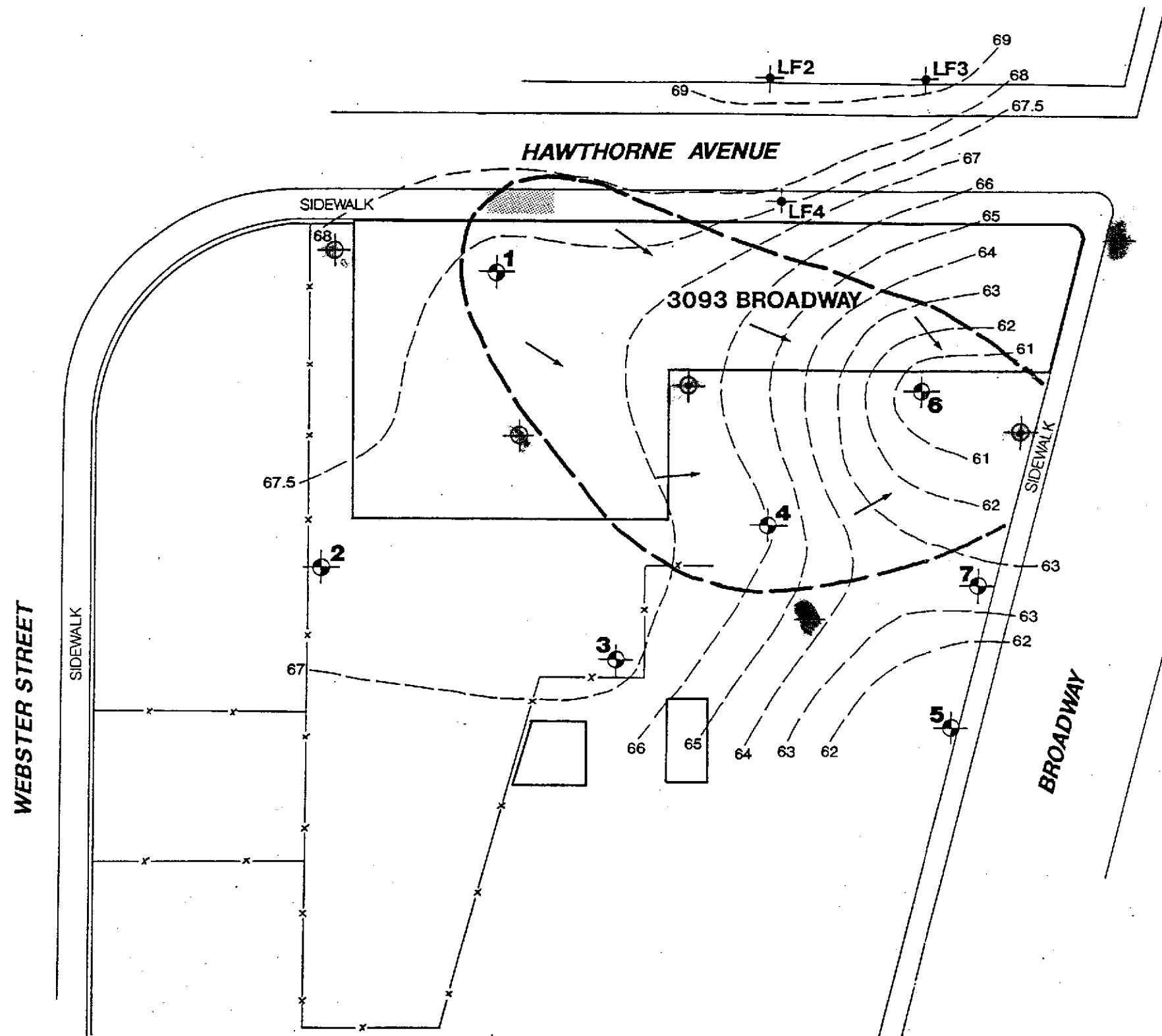
BY:

Sean Carson
Sean O. Carson *(Call)*

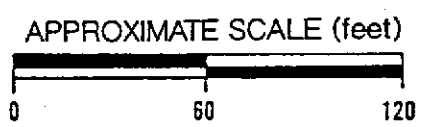
Subsurface Consultants, Inc.



VICINITY MAP



- SCI PROPOSED EXTRACTION WELL
- SCI MONITORING WELL
- SCI PROPOSED MONITORING WELL
- LEVINE FRICKE MONITORING WELL
- FENCE
- RETAINING WALL
- GROUNDWATER CONTOUR
- PREVIOUS TANK AREA
- EXTENT OF DISSOLVED & FREE PRODUCT PLUMES
- FLOW DIRECTION



PROPOSED WELL LOCATIONS		
CONNELL OLDSMOBILE - OAKLAND, CA		PLATE
JOB NUMBER PW91.004	DATE 1/8/92	APPROVED
		1

Subsurface Consultants

92 OCT -5 AM 11:37

LETTER OF TRANSMITTAL

TO: SUSAN HUGO
ACHACS

DATE: 10/5/92
PROJECT: CONNELL OILMOBILE
SCI JOB NUMBER: 447.036

STIP 469

SUBJECT:

WE ARE SENDING YOU:

- ___ copies
- | | |
|---|--|
| <input type="checkbox"/> of our final report | <input type="checkbox"/> if you have any questions, please call. |
| <input type="checkbox"/> a draft of our report | <input type="checkbox"/> for your review and comment. |
| <input type="checkbox"/> a Service Agreement | <input type="checkbox"/> Please return an executed copy. |
| <input type="checkbox"/> a proposed scope of services | <input type="checkbox"/> for geotechnical services. |
| <input type="checkbox"/> specifications | <input type="checkbox"/> with our comments. |
| <input type="checkbox"/> grading/foundation plans | <input type="checkbox"/> with Chain of Custody documents. |
| <input type="checkbox"/> soil samples/groundwater samples | <input checked="" type="checkbox"/> for your use. |
| <input type="checkbox"/> an executed contract | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> <u>FREE PRODUCT RECOVERY DATA</u> | <input type="checkbox"/> _____ |

REMARKS:

COPIES TO:

BY: Eric P. Chang

Subsurface Consultants, Inc.

171 12th Street • Suite 201 • Oakland, California 94607 • Telephone 415-268-0461

DUANE E. CLAPP, JR.
ROBERT A. BELLAGAMBA
JEFFREY M. VUCINICH
GREGORY J. SEBASTHELLI

CARL J. MORONEY
TIMOTHY C. DAVIS
CHRISTOPHER W. WOOD
CHRISTOPHER J. BEEMAN

CLAPP, MORONEY, BELLAGAMBA,
DAVIS AND VUCINICH

A PROFESSIONAL CORPORATION

4400 BISHANNON DRIVE, SUITE 100
MENLO PARK, CA 94025

TELEPHONE (415) 327-1300

HAYWARD OFFICE
22693 HESPERIAN BOULEVARD
SUITE 178
HAYWARD, CALIFORNIA 94541
TELEPHONE (510) 887-1675

REPLY TO: MENLO PARK OFFICE
TELEFAX (415) 327-3707

May 21, 1992

#469

MARK B. O'CONNOR
P. CHRISTIAN SCHELEY
GREGORY C. SIMONIAN
MATTHEW D. BIANPAOLI
CLYDE H. CHARLTON
PAUL V. BENNETT
KEVIN P. MCCARTHY
BEVERLY ELAINE NARAYAN
TIMOTHY E. SALTER
ELLEN C. ARABIAN
L. THEODORE SCHELEY, III
SETH E. WATKINS

FRANK J. PERRETTA
DONALD L. SULLIVAN
MARK T. GUERRA
JANE A. CORNING
EUGENE P. HAYDU
TERILYNN PEREZ
SHEILA J. PETERSON
DEBORAH H. LEIBMAN
STEPHEN P. RANDALL
ANDREW R. POLLACK
TRACY C. NEUSTAOT
HARRY G. LEWIS

Hazardous Materials
Alameda County Health Department
80 Swan Way, Room 200
Oakland, CA 94621

Re: 3093 Broadway, Oakland

Dear Sir/Madam:

We are interested in viewing any information in your department with regards to 3093 Broadway in Oakland. We would like to view these documents prior to June 12, 1992. It is our understanding that you charge \$71.00 an hour to prepare the documents for us to view and \$1.00 a page for any document we would like copied. Please contact my paralegal, Kimberly McVey, when you have estimated the cost for gathering the documents and the date on which she can review them.

Thank you for your cooperation. If you have any questions, please do not hesitate to contact our offices.

Very truly yours,



Timothy E. Salter

km

January 30, 1991
SCI 447.010

91 JAN 31 AM 11:13

Mr. Gil Wistar
Alameda County Health Care Services Agency
80 Swan Way, Room 200
Oakland, California 94621

STIP 469

Soil Stockpile
Connel Oldsmobile
3093 Broadway
Oakland, California

Dear Mr. Wistar:

As recently discussed, treatment/disposal options for contaminated soil will be evaluated after the next phase of investigation is implemented. Presently contaminated soil is stockpiled on top of asphalt pavement adjacent to a concrete retaining wall. The top of the wall prevents direct upgradient surface runoff from entering the stockpile area. The ground surface around the pile slopes away from the pile. Steps to be taken to control contaminant migration from the soil stockpile area during and after the investigation are outlined below.

Initially, the stockpile will be covered with plastic sheeting to reduce the risk of runoff from the pile. After the new phase of field work is completed, the stockpile will be partitioned into 50 cubic yard piles. Each pile will be sampled and analyzed to evaluate disposal/treatment alternatives. Following sampling, the piles will be covered with plastic sheeting and a berm encompassing all the stockpiles will be constructed to reduce the risk of runoff and runoff from the area.

If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.

Jeriann Alexander
Jeriann N. Alexander
Civil Engineer 40469 (expires 3/31/91)

JNA:RWR:ddh

■ Subsurface Consultants, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



January 7, 1991

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

Mr. Jonathan W. Redding
Fitzgerald, Abbott & Beardsley
1221 Broadway, 21st Fl.
Oakland, CA 94612-1837

Re: **Proposal for further contamination assessment work at Connell
Oldsmobile, 3093 Broadway, Oakland**

Dear Mr. Redding:

Thank you for submitting Subsurface Consultants' contamination assessment report for the above site. This report clearly indicates the presence of significant subsurface contamination, both in soil and in groundwater. We concur that additional downgradient monitoring wells need to be installed to define the limits of groundwater contamination, and further work to define this plume should begin as soon as possible. In addition, as SCI recommends on pg. 9 of its report, Connell will need to determine the lateral and vertical extents of soil contamination.

The discovery of floating product in MW-1 and borings 1 and 3, as well as the high levels of soil contamination found, suggest the necessity of a comprehensive remediation plan once subsurface hydrocarbons have been characterized. All work completed from this point forward should be designed with this in mind.

It is acceptable to delay the treatment/disposal of contaminated stockpile soil, provided that hydrocarbons within the soil are prevented from migration. Please indicate in a letter what steps have been taken to fully contain this contamination until the soil is treated or disposed of. If you have any questions about this letter, please contact me at 271-4320.

Sincerely,

Gil Wistar
Hazardous Materials Specialist

cc: Bill Rudolph, Subsurface Consultants (171 - 12th St., Oakland,
CA 94607)

Howard Hatayama, DOHS
Lester Feldman, San Francisco Bay RWQCB
Rafat Shahid, Asst. Agency Director, Environmental Health
files

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name Connell Oldsmobile Today's Date 10/23/90
 Site Address 3093 BROADWAY EPA ID# _____
 City OAKLAND Zip 94611 Phone 893-9110

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month? _____

Inspection Categories:

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

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

I.A. GENERATOR (Title 22)

___	1. Waste ID	* 66471
___	2. EPA ID	66472
___	3. > 90 days	66508
___	4. Label dates	66508
___	5. Biennial	66493
Manifest		
___	6. Records	66492
___	7. Correct	66484
___	8. Copy sent	66492
___	9. Exception	66484
___	10. Copies Rec'd	66492
Misc.		
___	11. Treatment	66371
___	12. On-site Disp. (H.S.&C.)	26189.5
___	13. Ex Haz. Waste	66570
Prevention		
___	14. Communications	67121
___	15. Aisle Space	67124
___	16. Local Authority	67126
___	17. Maintenance	67120
___	18. Training	67105
Confli. gency		
___	19. Prepared	67140
___	20. Name List	67141
___	21. Copies	67141
___	22. Emg. Coord. Trng.	67144
Containers, Tanks		
___	23. Condition	67241
___	24. Compatibility	67242
___	25. Maintenance	67243
___	26. Inspection	67244
___	27. Buffer Zone	67246
___	28. Tank Inspection	67259
___	29. Containment	67245
___	30. Safe Storage	67261
___	31. Freeboard	67257

Comments: ACCOUNT NO: L 81189 - \$ 273.93

Inspected for Underground tanks:

3 (Three) Underground tanks

1- 2000 gallon gasoline

1- 650 gallon diesel

1- 425 gallon waste oil

all removed (closed) 12-18-89

manifest # 89-492840

NEED TO ADJUST BILLING for underground tanks.

I.B. TRANSPORTER (Title 22)

___	32. Applic./insurance	66428
___	33. Comp. Cert./CHP Insp.	66448
___	34. Containers	66465
Manifest		
___	35. Vehicles	66465
___	36. EPA ID #s	66531
___	37. Correct	66541
___	38. HW Delivery	66543
___	39. Records	66544
Cont're		
___	40. Name/ Covers	66545
___	41. Recyclables	66800



RON UPP
 SERVICE MANAGER

3093 Broadway
 Oakland, CA 94611

Tel (415) 893-9110
 Fax (415) 834-7298

Contact: RON UPP
 Title: SERVICE MANAGER
 Signature: [Signature]

Inspector: _____
 Signature: [Signature]

JAMES C. SOPER, INC.
PHILIP M. JELLEY, INC.
JOHN L. McDONNELL, JR.
GERALD C. SMITH
LAWRENCE R. SHEPP
LLEWELLYN E. THOMPSON II
RICHARD T. WHITE
MICHAEL P. WALSH
J. BRITAIN HABEGGER
VIRGINIA PALMER
STEPHEN M. JUDSON
STEPHEN M. WILLIAMS
BETTY J. ORVELL
JONATHAN W. REDDING
TIMOTHY W. MOPPIN
KRISTIN PACE
MICHAEL M. K. SEBREE
ANTONIA L. BROADDUS

FITZGERALD, ABBOTT & BEARDSLEY

ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

1221 BROADWAY, 21ST FLOOR

OAKLAND, CALIFORNIA 94612-1837

TELEPHONE: (415) 451-3300

R. M. FITZGERALD 1858-1934
CARL H. ABBOTT 1867-1933
CHARLES A. BEARDSLEY 1882-1963

STACY H. DOBRZENSKY
OF COUNSEL

TELECOPIER: (415) 451-1527

September 12, 1990

Mr. Gil Wistar
Hazardous Materials Specialist
Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Re: Connell Auto Center, 3090 Broadway, Oakland, CA

Dear Mr. Wistar:

This letter confirms our discussion of September 7, 1990 (at a conference we attended in Sacramento, California).

As we discussed, you have approved the revised work plan submitted on behalf of Connell on August 23, 1990. Subsurface Consultants, Inc., has been contacted and are scheduling drill rigs which should be on the site in two to three weeks as promised. The report should be available in approximately 60 days after the work has been completed.

With respect to the excavated soil pile on the adjacent parking lot, we are continuing to do research on alternative disposal/remedial options, but it has been agreed that we may defer final selection of an alternative, until the next phase of investigations on the site are completed.

Thank you for your cooperation.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY

By *Jonathan W. Redding*
Jonathan W. Redding

JWR:lm
cc: Subsurface Consultants
Mr. Ron Upp
Mrs. W. A. Connell
Mr. Gordon L. Linden
Mrs. Irene Linden
Mr. and Mrs. George C. Hill, III

JAMES C. SOPER, INC.
PHILIP M. JELLEY, INC.
JOHN L. McDONNELL, JR.
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ATTORNEYS AT LAW

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OAKLAND, CALIFORNIA 94612-1837

TELEPHONE: (415) 451-3300

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CARL H. ABBOTT 1867-1933
CHARLES A. BEARDSLEY 1882-1963

STACY H. DOBRZENSKY
OF COUNSEL

TELECOPIER: (415) 451-1527

August 23, 1990

Mr. Gil Wistar
Hazardous Materials Specialist
Department of Environmental Health
80 Swan Way, Room, 200
Oakland, California 94621

Re: Connell Auto Center, 3090 Broadway, Oakland CA

Dear Mr. Wistar:

We are the attorneys for Connell Auto Center ("Connell"). This letter is in response to your letter to Mr. Dean Weaver dated July 19, 1990 and our telephone conversation of August 13, 1990.

On behalf of our client, we have authorized Subsurface Consultants, Inc. (SCI) to revise its prior proposal (see revised work plan, attached hereto as Exhibit A) and will continue to make efforts to speedily conduct characterization of the site and to select a remediation/disposal option with respect to the contaminated soil currently stockpiled on the site.

As I previously advised you on the telephone, however, our client will be unable to meet your proposed September 7, 1990, deadline for conducting further site investigations. We will continue to work on the site, within reasonable budget constraints, and keeping in mind the litigation issues surrounding our client's claim against EBMUD and the need to work with the owners of the facility in respect to issues related to allocation of the costs of investigation and clean up.

With respect to closure of the underground tanks, it is my understanding that verbal authority to close the tank excavation pits was personally given by you to our consultants, prior to closing the tank excavation pits. In this regard, I believe that your reference to Health and Safety Code section 25298(c)(4) is inaccurate. With respect to schedules to perform

specific work, no such schedules have ever been proposed until set out in your letter. Thus, your letter and citation to Health and Safety Code section 25298(c)(4) is inappropriate. However, as discussed above, our client does intend to proceed with site characterization and remediation of the contaminated waste pile.

With respect to the further site characterization, SCI has revised the work plan following its review of the files at 3300 Webster Street. Levine-Fricke reports concerning groundwater wells located at the adjacent site indicate that the groundwater flow direction in the region is ~~south~~, southwest. While the flow across the slope of Hawthorne Avenue is somewhat counterintuitive, groundwater flow has been constant over several reporting periods. Accordingly, we believe it is most cost effective to place several groundwater monitoring wells in a direct downgradient position from the location of the former underground storage tanks. We would then expect to utilize wells located on Hawthorne Street in connection with the Broadway Medical Plaza to verify the downgradient position. If this revision is acceptable, we would expect to commence work within three weeks after receiving your approval. A written report would then be submitted approximately sixty (60) days later.

Alternatively, if we continue with the existing plan, which was made prior to confirming the established groundwater gradient and which we now believe to be inefficient, we would have two groundwater monitoring wells placed within the sidewalk, none of which are directly downgradient. In addition, given the complicated ownership of this property (two trusts, with trustees at various locations around the country) and the City of Oakland's new requirements for encroachment permits (see requirements which are attached hereto as Exhibit B), I would expect approximately thirty (30) to forty-five (45) days of delay in taking actions necessary to obtain approvals to drill the groundwater monitoring wells.

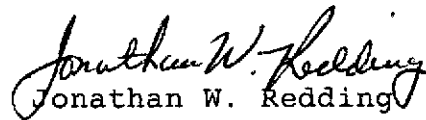
With respect to the waste pile, we have continued to solicit cost effective proposals for remediation/disposal of this waste pile, and expect to make a selection of alternatives within the next couple of months. We will keep you informed as to our precise plans and contractor in this regard.

We appreciate your patience. If you should have further concerns about our scheduling and progress on the above mentioned project, please do not hesitate to call me at 451-3300. We look forward to your prompt approval of the above revised proposal.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY

By


Jonathan W. Redding

JWR:kal

cc: Subsurface Consultants
Ron Upp
Mrs. W. A. Connell
Mr. Gordon L. Linden
Mrs. Irene Linden
Mr. and Mrs. George C. Hill III

Enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Certified Mailer # P 062 127 870

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

July 19, 1990

Mr. Dean Weaver
General Manager
Connell Auto Center
3093 Broadway
Oakland, CA 94611

NOTICE OF VIOLATION

Dear Mr. Weaver:

As you're probably aware, three underground storage tanks were removed from the Connell Auto Center facility in December 1989. The tanks had been rendered unusable as a result of a break in an EBMUD water line along Hawthorne St. Samples collected from the soil beneath the tanks showed significant levels of hydrocarbon contamination. Subsequently, Subsurface Consultants, Inc. prepared a work plan designed to assess the extent of hydrocarbons in the subsurface environment. This plan included the installation of both soil borings and groundwater monitoring wells; it was prepared on March 19, 1990, and fulfilled requirements established by the Regional Water Quality Control Board (RWQCB) for preliminary assessments. However, as of the date of this letter, none of the work described in the work plan has been initiated at the site.

Therefore, Connell Auto Center, as the operator of the tanks, is in violation of Sec. 25298(c)(4) of the California Health and Safety Code (H&SC), which prohibits incomplete or improper closure of underground tanks. (Tank closure includes the definition and cleanup of hydrocarbon contamination.) In addition, according to Sec. 25299.37 H&SC, Connell is required to complete specific work and submit technical reports within established deadlines, after the discovery of subsurface contamination.

We are requiring that the tasks described in Subsurface Consultants' work plan be completed as soon as possible, and a report documenting the results be submitted to this office no later than September 7, 1990. In addition, the work plan must be amended to include treatment/disposal techniques for the excavation spoils still stockpiled at the facility. All of the composite samples taken from this soil showed hydrocarbon contamination.

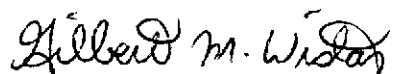
Mr. Dean Weaver
July 19, 1990
Page 2 of 2

This office is the lead agency overseeing the Connell environmental investigation and cleanup. The RWQCB is currently unable to manage the large number of fuel leak cases within Alameda County, and has therefore delegated this authority, including provisions of the California Water Code, to our office. Nonetheless, you must continue to keep the Water Board apprised of all actions taken to characterize and remediate contamination, because the Board retains the ultimate responsibility for ensuring protection of waters of the state.

Because we are overseeing this site under the designated authority of the Water Board, this letter constitutes a formal request for technical reports, per Sec. 13267(b) of the California Water Code. Failure to respond in a timely manner could result in civil liabilities under the Water Code of up to \$1,000 per day. Other violations of California law, as outlined above, may also be cited.

If you have any questions about this letter or about remediation requirements established by the RWQCB, please contact the undersigned at 271-4320.

Sincerely,



Gil Wistar
Hazardous Materials Specialist

cc: Bill Rudolph, Subsurface Consultants (171 - 12th St., Oakland,
CA 94607)
Jonathan Redding, Fitzgerald, Abbott & Beardsley (1221
Broadway, 21st Fl., Oakland, CA 94612-1837)
Howard Hatayama, DOHS
Lester Feldman, San Francisco Bay RWQCB
Gil Jensen, District Attorney, Alameda County Consumer and
Environmental Protection Division
Rafat Shahid, Asst. Agency Director, Environmental Health
files

P 062 127 870

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

PS Form 3800, Jan 1983

Sent to <i>Connell Auto Center</i>	
Street and No. <i>3093 Broadway</i>	
P.O. State and ZIP Code <i>Oakland 94611</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Registered Mail Fee	
Return Receipt (including Certification Data Network)	
Return Receipt (including Certification Address of Delivery)	
TOTAL Postage and Fees	\$
Postmark or Date <i>7/19/80</i>	

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Cornell Oldsmobile Today's Date 12/18/89

Site Address 3093 Broadway 12/19/89

City Oakland Zip 94611 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)

Comments:

Removal of three underground tanks from beneath sidewalk of 30TH St. One long, continuous trench, about 30' by 5' with three dissimilar-sized tanks lined up end-to-end. Middle tank appears to be riddled with holes, both on top and on bottom. Liquid (50-100 gallons) streams out of this tank when it is moved, and this liquid accumulates in the bottom of the pit. This liquid smells like paint thinner. Subsurface Consultants collected samples of this liquid, which is being held in backfill by clay beneath. Attempt made to pump out as much liquid as possible from the hole - much has already soaked into sand backfill.

Return day # 2 for soil sampling - four samples collected from bottom, 2-3 feet into native soil.

The smell of gasoline is very strong in the pit, even 3-4 feet below bottom of tank.

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 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)

II.B ACUTELY HAZ. MAT'L S

- 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(i)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- | | |
|-------------------------------|---|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2651 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 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 Gndwater
One time soils |
| | 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 _____ |
| New Tanks | <input type="checkbox"/> 7. Precs Tank Test 2643 |
| | Date: _____ |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| | <input type="checkbox"/> 9. Soil Testing . 2646 |
| | <input type="checkbox"/> 10. Ground Water. 2647 |
| | <input type="checkbox"/> 11. Monitor Plan 2632 |
| | <input type="checkbox"/> 12. Access. Secure 2634 |
| | <input type="checkbox"/> 13. Plans Submit 2711 |
| | Date: _____ |
| | <input type="checkbox"/> 14. As Built 2635 |
| | Date: _____ |

Rev 6/88

Contact: G. THOMAS TEBB
 Title: Geologist
 Signature: [Signature]

Inspector: _____
 Signature: [Signature]

II, III

**ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION**

80 SWAN WAY, ROOM 200
OAKLAND, CA 94621

PHONE NO. 415/271-4320

Project # U552982

Fee Paid \$663-

Date 12/6/89

ACCEPTED 12/11/89

DEPARTMENT OF ENVIRONMENTAL HEALTH

470 - 27th Street Third Floor

Oakland, CA 94612

Telephone (415) 871-3337

Jmw

These plans have been reviewed and found to be acceptable and comply with the requirements of State and local health laws. Changes in these plans must be approved by the Department prior to construction. The permit holder is responsible for securing all necessary permits for construction.

The permit holder is responsible for obtaining all necessary permits for construction and for ensuring that all construction and installation is done in accordance with the applicable laws and regulations.

The permit holder is responsible for ensuring that all construction and installation is done in accordance with the applicable laws and regulations.

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The permit holder is responsible for ensuring that all construction and installation is done in accordance with the applicable laws and regulations.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name Connell Oldsmobile

Business Owner _____

2. Site Address 3093 Broadway

City Oakland, CA Zip 94611 Phone (415)893-9110

3. Mailing Address 3093 Broadway

City Oakland, CA Zip 94609 Phone (415)893-9110

4. Land Owner W. A. Connell Trust C. & Helen C. Connell Trust

c/o Fitzgerald, Abbott & Beardsley
Address 1220 Broadway, Oakland City, State CA Zip 94612-1837

5. EPA I.D. No. CAD 981973365

6. Contractor HSR, Inc.

Address 1540 Parkmoor Avenue, suite "A"

City San Jose, CA 95128 Phone (408)971-7288

License Type A - Hazardous ID# 550120

7. Other (Specify) Subsurface Consultants, Inc.

Address 171 12th Street, Suite 201

City Oakland, CA 94607 Phone (415) 268-0461

All piping must be removed.

Connell Auto Center
Dean Weaver



Oldsmobile



DAIHATSU

Ron Upp
Service Manager

CONNELL

3093 Broadway
Oakland, CA 94611

(415) 893-9110

8. Contact Person for Investigation

Name Bill Rudolph Title Project Manager
Subsurface Consultants, Inc.
Phone (415) 268-0461

9. Total No. of Tanks at facility 3

10. Have permit applications for all tanks been submitted to this office? Yes [] No [x]

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name CKC EPA I.D. No. CAD 980584510
Address P. O. Box 2327
City Paso Robles State CA Zip 93447

b) ~~Rinsake of Transporter~~
Product/Waste Facility

Name Gibson Oil Refining EPA I.D. No. CAD 980883177
Address Commercial Drive
City Bakersfield State CA Zip 93308

c) Tank Transporter

Name H & H Shipping Service EPA I.D. No. CAD 009466392
Address 220 China Basin
City San Francisco, State CA Zip 94107

d) Contaminated Soil Transporter

Name Stamco, Inc. EPA I.D. No. CAD 063547996
Address P. O. Box 150
City San Martin State CA Zip 95046

12. Sample Collector

Name Dennis Alexander
Company Subsurface Consultants, Inc.
Address 171 12th Street, Suite 201
City Oakland State CA Zip 94607 Phone (415)268-0461

13. Sampling Information for each tank or area

Tank or Area		Material to be sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
2,000	Gasoline	Soil	Two, collected a minimum of 2 feet into native soil below the tank fill and vent pipes
1,000	Diesel	Soil	Two, collected a minimum of 2 feet into native soil below the tank fill and vent pipes
280	Waste Oil	Soil	One, collected a minimum of 2 feet into native soil below the center of tank. Groundwater samples will be collected, if encountered

14. Have tanks or pipes leaked in the past? Yes [] No []

If yes, describe. Unknown

15. NFPA methods used for rendering tank inert? Yes [x] No []

If yes, describe. Dry ice - 25 lbs/1000 gallons

16. Laboratories

Name Curtis & Tompkins, Ltd.

Address 2323 Fifth Street

City Berkeley, State CA Zip 94710

State Certification No. 159

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
TVH	EPA 5030	EPA 8015
TEH	EPA 3550	EPA 8015
Benzene, Toluene, Xylene, Ethylbenzene	EPA 5030	EPA 8020
Oil & Grease	EPA 3550- freon extraction	SMWW 503E
Volatile Organics		EPA 8240

18. Site Safety Plan submitted? Yes [x] No []

19. Workman's Compensation: Yes [x] No []

 Copy of Certificate enclosed? Yes [x] No []

 Name of Insurer Comco Insurance

20. Plot Plan submitted? Yes [x] No []

21. Deposit enclosed? Yes [x] No []

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief 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 an approval from the Department of Environmental Health 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 will notify the Department of Environmental Health at least two (2) working days (48 hours) in advance to schedule any required inspections. 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.

Signature of Contractor

Name (please type) R. William Rudolph, Subsurface Consultants, Inc.
Signature *R. William Rudolph*
Date 12/6/89

Signature of Site Owner or Operator

Name (please type) Ron Upp, Connell Oldsmobile
Signature *Ron Upp*
Date 12-6-89

NOTES:

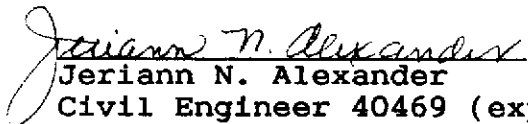
1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. A copy of your approved plan must be sent to the landowner.

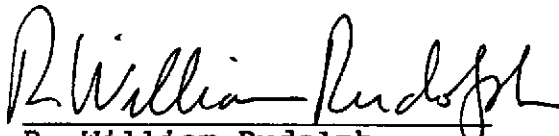
**SITE SAFETY PLAN
TANK REMOVAL
3093 BROADWAY
OAKLAND, CALIFORNIA
SCI 447.010**

Prepared for:

Mr. Ron Upp
Connell Oldsmobile
3093 Broadway
Oakland, California 94611

By:


Jeriann N. Alexander
Civil Engineer 40469 (expires 3/31/91)


R. William Rudolph
Geotechnical Engineer 741 (expires 12/31/92)

Subsurface Consultants, Inc.
171 12th Street, Suite 201
Oakland, California 94607
(415) 268-0461

December 5, 1989

I INTRODUCTION

This Site Safety Plan has been prepared to outline minimum health and safety standards which will be applied to the site. This plan should be followed by the contractor and other on-site personnel during the project.

Three underground storage tanks are currently situated below the street and sidewalk adjacent to 3093 Broadway in Oakland, California. The tanks are 2000, 1000 and 280 gallons in capacity and reportedly contained gasoline, diesel and waste oil, respectively.

This plan outlines a personnel and work site safety program to minimize the risks of endangering personnel and/or property.

II HEALTH AND SAFETY CONSIDERATIONS

A. Key Personnel

Health and Safety Officer

SCI will designate a Health and Safety Officer who will be responsible for planning, implementing and auditing the health and safety program for the project.

B. Hazardous Substance Description

The tanks reportedly contained gasoline, diesel and waste oil.

C. Chemical Hazards

Potential chemical hazards include skin and eye contact and inhalation or exposure to potentially toxic concentrations of chemical vapors. Toxic compounds that may be encountered at the site are listed below with descriptions of specific effects of each. The list includes the main toxic constituents of motor fuels (benzene, toluene, xylene and ethylbenzene).

1. Benzene

a. Characteristics:

Clear, colorless, highly flammable liquid with characteristic odor

b. High exposure levels may cause:

Acute restlessness, convulsions, depression, respiratory failure, suspected carcinogen

c. Permissible exposure level in air (PEL) for a time weighted average (TWA) over an eight hour period:

10 ppm

2. Toluene

a. Characteristics:

Refractive, flammable liquid with benzene-like odor

b. High exposure levels may cause:

Headache, nausea, eye irritation, mild macrocytic anemia, but not leukopenia (less toxic than benzene)

c. PEL for an 8-hour TWA:

200 ppm

3. Xylene

a. Characteristics:

Clear, mobile, flammable liquid

b. High exposure levels may cause:

Severe eye irritation, skin irritation, narcosis

c. PEL for an 8-hour TWA:

100 ppm

4. Ethylbenzene

a. Characteristics:

Colorless liquid, aromatic odor, highly flammable

b. High exposure levels may cause:

Skin, nose and eye irritation, dizziness, ataxia, loss of consciousness and respiratory failure

c. PEL for an 8-hour TWA:

100 ppm

E. Physical Hazards

Other on-site hazards may include physical injuries due to the proximity of workers to engine-driven heavy equipment and tools. Heavy equipment used during excavation will likely include a backhoe. Only trained personnel will operate machines, tools, and equipment; all of which will be kept clean and in good repair. Safety apparel required around heavy equipment will include a hard hat.

The perimeter of the excavation will be sloped to create acceptably stable temporary cut slopes. All work will be performed in accordance with OSHA guidelines.

III WORK PLAN INSTRUCTIONS

A. Level of Protection

Regular surveys of the site and knowledge of the anticipated hazards will determine the level of protection and the safety procedures to be employed. The workers coming into contact with the excavated materials will wear rubber boots, disposable latex gloves and a hard hat.

The level of protection for personnel working in the area will be upgraded if organic vapor levels exceed 0.5 ppm above background levels continuously for more than 5 minutes. In this event, personnel protective equipment will include double cartridge respirators for organic vapors, Tyvek coveralls, gloves, and hard hat with safety shield or safety glasses.

B. Combustible Gas and Organic Vapor Monitoring

SCI will monitor ambient levels of combustible gas vapors using a Gastech Hydrocarbon Supersurveyor, and a portable Photo-Ionization Detector (PID). The Health and Safety Officer will be notified if combustible gas vapor levels exceed ambient concentrations in the samples. Excavation will cease, equipment will be shut down, and personnel will be withdrawn from the area if either (1) the organic vapor concentration in the operators' breathing zone exceeds 200 ppm or (2) the combustible gas vapor concentration two feet above the excavation exceeds 2000 ppm or 25 percent of the lower explosive limit. The Health and Safety

Officer will determine when personnel may return to the work area.

In the event low levels of organic vapors are detected, personnel will wear appropriate respirators (using NIOSH approved combination cartridges for organic vapors and dusts).

C. Site Entry Procedures

Access to the site will be controlled with barricades. All personnel entering the work zone will be qualified field personnel wearing the proper level of protection. Eating, drinking, smoking and any other practices which increase the probability of combustion or hand-to-mouth transfer will be prohibited in the work zone. A first aid kit and a 20-pound ABC fire extinguisher and potable water will be available at the site.

D. Decontamination Procedures and Disposal

All disposable protective clothing will be put into plastic bags and disposed of in a garbage receptacle. In the event of a medical emergency, the injured party will be taken through decontamination procedures, if possible. However, the procedures will be omitted when it may aggravate or cause more harm to the injured party. A member of the work team will accompany the injured party to the medical facility to advise on matters concerning chemical exposures.

IV EMERGENCY MEDICAL CARE

In the event of an injury or suspected chemical exposure, the first responsibility of the Health and Safety Officer will be to prevent further injury. This objective will normally require an immediate end to work until the situation is rectified. The Health and Safety Officer may order an evacuation of the work party.

The Health and Safety Officer's primary responsibility in the event of an accident will be evacuation, first aid, and decontamination of injured team members. The Health and Safety Officer will determine safe evacuation areas and begin first aid.

V EMERGENCY PROCEDURES

A. Response to Emergency

In case of an injury, the Health and Safety Officer will use the appropriate first aid and contact off-site medical help, if appropriate. The Health and Safety Officer/Project Manager will be notified. The telephone number for the Health and Safety Officer is (415) 268-0461. If medical evacuation to a hospital is required, the route shown on Plate 2 will be followed.

B. Emergency Contacts

Ambulance, Fire, Police: 911

Hospital - Merritt Hospital
Hawthorne Avenue at Webster
Oakland, California
(415) 655-4000

Chemical Spills: National Response Center (24 hours)
(800) 424-9300

Chemtrec: Chemical Releases (24 hours)
(800) 424-9300

Environmental Protection Agency
Emergency Response Section:
(415) 974-7511

Poison Control Center (24 hours)
(415) 428-3248

Cal-OSHA District Office:
Occupational Injuries
(415) 557-1677

Regional Water Quality Control Board:
(415) 464-1255

C. Acute Exposure Symptoms and First Aid

<u>Exposure Route</u>	<u>Symptoms</u>	<u>First Aid</u>
Skin	Dermatitis	Wash immediately with soap and water, contact ambulance if evacuation is necessary
Eye	Irritated Eyes	Flush eyes with water, contact ambulance
Inhalation	Vertigo, tremor	Move person to fresh air, cover source of chemicals
Ingestion	Nausea, vomiting	Call Poison Control Center

D. Contingency Plan

The following procedures will be used in case of an unpredictable event:

- Fire: Use fire extinguisher if localized and call the fire department if uncontrolled
- Chemical Exposure: Follow first aid treatment specified previously
- Physical Injury: Provide first aid treatment and contact ambulance for evacuation, if appropriate

List of Attachment:

Plate 1

Site Plan

Plate 2

Hospital/Emergency Room Route Plan

JNA:RWR:mb1



APPROXIMATE SCALE (feet)



ROUTE TO HOSPITAL

CONNELL OLDSMOBILE - OAKLAND, CA

PLATE

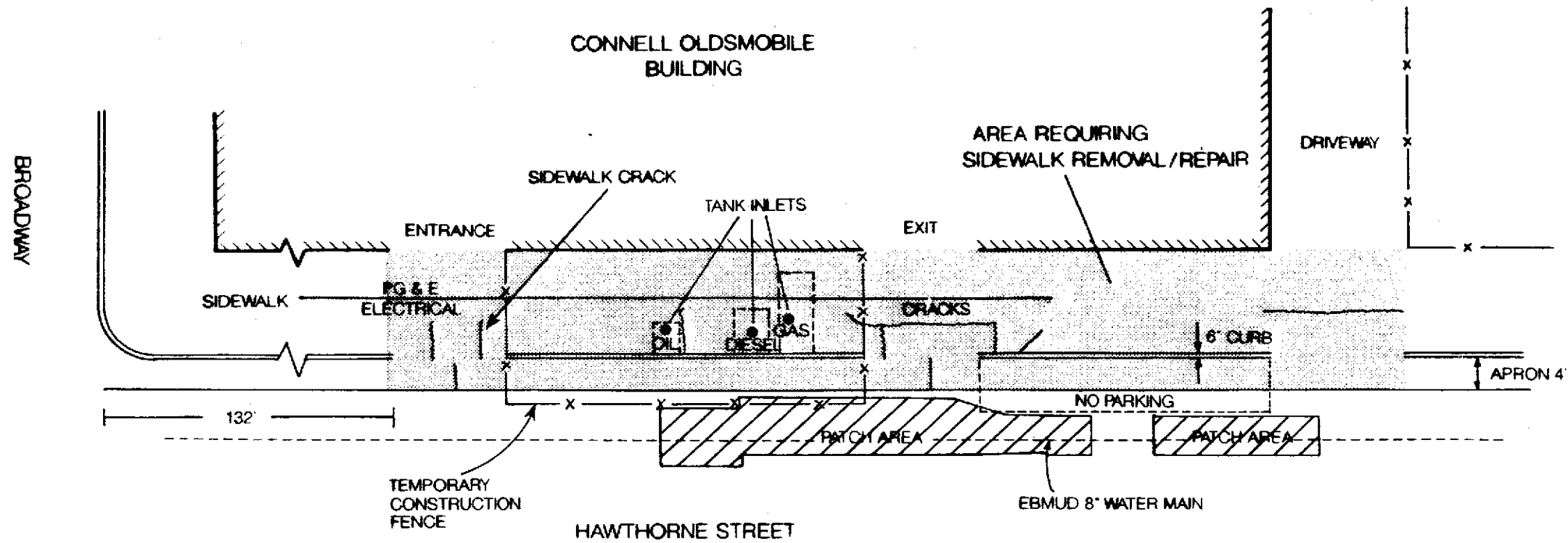
Subsurface Consultants

JOB NUMBER
447.010

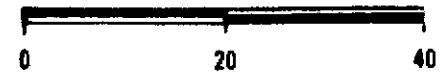
DATE
12/4/89

APPROVED
[Signature]

2



APPROXIMATE SCALE (feet)



SITE PLAN

Subsurface Consultants

CONNELL OLDSMOBILE - OAKLAND, CA			PLATE
JOB NUMBER	DATE	APPROVED	1
447.010	10/30/89	<i>ga</i>	

LETTER OF TRANSMITTAL

TO: Mr. Gil Wistar
Alameda County Health Care Services Agency
Hazardous Materials Division
80 Swan Way
Oakland, California 94612

DATE: December 5, 1989
PROJECT: Connell Oldsmobile
SCI JOB NUMBER: 447.010

WE ARE SENDING YOU:

- _____ copies
- of our final report
 - a draft of our report
 - a Service Agreement
 - a proposed scope of services
 - specifications
 - grading/foundation plans
 - soil samples/groundwater samples
 - an executed contract
 - Underground Tank Closure/Plan

- if you have any questions, please call
- for your review and comment
- please return an executed copy
- for geotechnical services
- with our comments
- with Chain of Custody documents
- for your use
- _____
- _____

REMARKS:

COPIES TO:

BY: Jerian N. Alexander
Jerian N. Alexander

UNDERGROUND STORAGE TANK LEAK REPORT - ALAMEDA COUNTY
10/24/89

Emergency: N Case Number:
Site Name: CONNELL OLDSMOBILE/DAIHATSU
Operator: WEAVER, S.D. Phone: (415)893-9110
Address: 3093 BROADWAY
OAKLAND 94611
Cross Street: HAWTHORNE
Case Type: Undetermined (U) Interim Remediation: (Y/N)
Status: Remediation Plan (5R)
Abatement Methods: Other Method Used
Regional Board: 02 Local Agency: COUNTY OF ALAMEDA
Lead Agency:
Substance Leaked: WASTE OIL Quantity Leaked: 50 Gal.

Responsible Party Information: NORDINE, TOM
EAST BAY M.U.D.
P.O. BOX 24055, OAKLAND, CA 94623
Phone: (415)891-0648

Reported By Information: Date Reported: 10/03/89
UPP, RONALD J. Represents: Other
3093 BROADWAY, OAKLAND, CA 94611

Date Discovered: 10/03/89 How Discovered: Other Means
Date Stopped: 10/03/89 How Stopped: Remove Contents
Source of Leak: Unknown
Cause of Leak: Unknown

COMMENTS:

EBMUD WATER MAIN BROKE NEAR OUR 3 UST (2000 GASOLINE, 1000 DIESEL, 150 GAL. WASTE OIL). WE BELIEVE THE TANKS SHIFTED, BREAKING THE ATTATCHING PIPES. WASTE OIL WAS WASHING UP AFTER THE TANK FILLED W/WATER. ALL TANKS NOW EMPTY.

10/17/89

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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.
--	--	---

REPORT DATE 10/3/89	CASE # 08196
------------------------	-----------------

SIGNED _____ DATE _____

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Ronald J. Upp	PHONE (415) 893-9110	SIGNATURE <i>Ronald J. Upp</i>
	REPRESENTING <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER Compliance Coordinator	COMPANY OR AGENCY NAME Connell Oldsmobile/Daihatsu	
	ADDRESS 3093 Broadway Street Oakland CA 94611		

RESPONSIBLE PARTY	NAME East Bay Municipal Utilities District <input type="checkbox"/> UNKNOWN	CONTACT PERSON Tom Nordine	PHONE (415) 891-0648
	ADDRESS PO Box 24055 Street Oakland CA 94623		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) Connell Oldsmobile/Daihatsu	OPERATOR S.D. Weaver, President	PHONE (415) 893-9110
	ADDRESS 3093 Broadway Street Oakland CA Alameda 94611		
	CROSS STREET Hawthorne	TYPE OF AREA <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER	TYPE OF BUSINESS <input type="checkbox"/> FARM <input checked="" type="checkbox"/> OTHER Auto Dealership

IMPLEMENTING AGENCIES	LOCAL AGENCY	AGENCY NAME	CONTACT PERSON	PHONE ()
	REGIONAL BOARD			PHONE ()

SUBSTANCES INVOLVED	(1) NAME Waste Motor Oils	QUANTITY LOST (GALLONS) Approx 150 <input type="checkbox"/> UNKNOWN
	(2) NAME Diesel Fuel / Gasoline	LESS THAN 25 <input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 10/03/89	HOW DISCOVERED <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> OTHER WATER MAIN BREAK CAUSING TANK DAMAGE	<input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS
	DATE DISCHARGE BEGAN 10/03/89	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input checked="" type="checkbox"/> OTHER REPAIRED WATER MAIN DISCHARGE	
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE		

SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN	TANKS ONLY/CAPACITY 2000/1000/150 GAL.	MATERIAL <input type="checkbox"/> FIBERGLASS <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER
	<input type="checkbox"/> PIPING LEAK	AGE +20 YRS		
	<input type="checkbox"/> OTHER	<input type="checkbox"/> UNKNOWN		

CASE TYPE	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"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input checked="" type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES
----------------	--

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <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"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input checked="" type="checkbox"/> OTHER (OT) Removing Walkway Sidewalk for Inspection
-----------------	--

COMMENTS
EBMUD WATER MAIN BROKE NEAR OUR 3 underground TANKS, 2000gal gasoline, 1000gal Diesel, 150 gallon waste oil. WE BELIEVE THE TANKS shifted BREAKING THE ATTACHING PIPES. A WASTE oil was washing up AFTER that tank filled with water. All Tanks ARE NOW Empty (pumped out) AND WE ARE OBTAINING bids FOR REMOVAL ASAP.

INSTRUCTIONS

EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety Code Section 25180.7, a designated government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

SITE LOCATION

Enter information regarding the tank facility and surrounding area. At a minimum, you must provide the facility name and full address.

IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE

Indicate source(s) of leak. Provide details on tank age; capacity and material if known. Check box(es) indicating cause of leak.

CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

REMEDIAL ACTION

Indicate which actions have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.

Containment Barrier - install vertical dike to block horizontal movement of contaminant.

Excavate and Dispose - remove contaminated soil and dispose in approved site.

Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).

Remove Free Product - remove floating product from water table.

Pump and Treat Groundwater - generally employed to remove dissolved contaminants.

Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.

Replace Supply - provide alternative water supply to affected parties.

Treatment at Hookup - install water treatment devices at each dwelling or other place of use.

No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies in tact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Water Quality, Underground Tank Program, P. O. Box 100, Sacramento, CA 95801
3. Regional Water Quality Control Board
4. County Board of Supervisors or designee to receive Proposition 65 notifications.
5. Owner/responsible party.

10-5-87

Permit Application



<input checked="" type="checkbox"/> 01 New Permit	<input checked="" type="checkbox"/> 03 Installed before July 1, 1984	<input type="checkbox"/> 05 Renewed Permit	<input type="checkbox"/> 06 Amended Permit
<input type="checkbox"/> 02 Provisional Permit	<input type="checkbox"/> 04 Installed after July 1, 1984		

I Owner

Name (Corporation, Individual or Public Agency) W.A. CONNELL TRUST			
Street Address 3093 BROADWAY	City OAKLAND	State CAL	ZIP 94611

II Facility

Facility Name CONNELL AUTOMOBILE - DAIHATSU		Dealer/Foreman/Supervisor DEAN WEAVER, DWING, TURNER, SERVICE MGR. TOM	
Street Address 3093 BROADWAY		Nearest Cross Street HAWTHORNE	
City OAKLAND	County ALAMEDA	ZIP 94611	
Mailing Address SAME	City	State	ZIP
Phone w/area code 415-893-9110	Type of Business <input type="checkbox"/> 01 Gasoline Station <input checked="" type="checkbox"/> 02 Other: NEW CAR DEALER		
NUMBER OF CONTAINERS AT THIS FACILITY	Rural Areas Only:	Township	Range
			Section

III 24 Hour Emergency Contact Person

Days: Name (last name first) and Phone w/area code WEAVER, DEAN / TURNER, TOM, 415-893-9110	Nights: Name (last name first) and Phone w/area code WEAVER, DEAN 415-634-8449 / TURNER, TOM 415-232-6047
---	---

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV Description

A. <input checked="" type="checkbox"/> 01 Tank <input type="checkbox"/> 02 Other: _____	Container Number (if there is no number, assign one) 800
B. Manufacturer (if appropriate): _____ Year of Mfg.: _____	C. Year Installed: _____ <input checked="" type="checkbox"/> Unknown
D. Container Capacity: 250 gallons <input type="checkbox"/> Unknown	E. Does the Container Store (Check One): <input checked="" type="checkbox"/> 01 Waste <input type="checkbox"/> 02 Product
F. Does the Container Store Motor Vehicle Fuel or Waste Oil? <input checked="" type="checkbox"/> 01 Yes <input type="checkbox"/> 02 No If Yes, Check appropriate box(es): <input type="checkbox"/> 01 Unleaded <input type="checkbox"/> 02 Regular <input type="checkbox"/> 03 Premium <input type="checkbox"/> 04 Diesel <input checked="" type="checkbox"/> 05 Waste Oil <input type="checkbox"/> 06 Other (List): _____ If you answered yes; do not complete Part VIII.	

V Container Construction

A. Thickness of Primary Containment: _____ <input type="checkbox"/> Gauge <input type="checkbox"/> Inches <input type="checkbox"/> cm <input checked="" type="checkbox"/> Unknown
B. <input type="checkbox"/> 01 Vaulted (Located in an underground Vault.) <input type="checkbox"/> 02 Non-vaulted <input checked="" type="checkbox"/> 03 Unknown
C. <input type="checkbox"/> 01 Double Walled <input type="checkbox"/> 02 Single Walled <input type="checkbox"/> 03 Lined
D. <input type="checkbox"/> 01 Carbon Steel <input type="checkbox"/> 02 Stainless Steel <input type="checkbox"/> 03 Fiberglass <input type="checkbox"/> 04 Polyvinyl Chloride <input type="checkbox"/> 05 Concrete <input type="checkbox"/> 06 Aluminum <input type="checkbox"/> 07 Steel Clad <input type="checkbox"/> 08 Bronze <input type="checkbox"/> 09 Composite <input type="checkbox"/> 10 Non-metallic <input type="checkbox"/> 11 Earthen Walls <input checked="" type="checkbox"/> 12 Unknown <input type="checkbox"/> 13 Other: _____

Container Construction

E. 01 Rubber Lined 02 Alkyd Lining 03 Epoxy Lining 04 Phenolic Lining 05 Glass Lining 06 Clay Lining
 07 Unlined 08 Unknown 09 Other: _____

F. 01 Polyethylene Wrap 02 Vinyl Wrapping 03 Cathodic Protection
 04 Unknown 05 None 06 tar or asphalt 09 Other

VI Piping

A. Aboveground Piping: 01 Double-walled pipe 02 Concrete-lined trench 03 Gravity 04 Pressure 05 Suction
 (Check) appropriate box(es) 06 Unknown 07 None

B. Underground Piping: 01 Double-walled pipe 02 Concrete-lined trench 03 Gravity 04 Pressure 05 Suction
 (Check) appropriate box(es) 06 Unknown 07 None

VII Leak Detection

01 Visual 02 Stock Inventory 03 Tile Drain 04 Vapor Sniff Wells 05 Sensor Instrument
 06 Ground Water Monitoring Wells 07 Pressure Test 08 Internal Inspection 09 None
 10 Other: _____

VIII Chemical Composition of Materials Currently or Previously Stored in Underground Containers

If you checked yes to IV -F you are not required to complete this section.

currently stored	previously stored	CAS # (if known)	Chemical Do Not Use Commercial Name (Use additional paper for more room)
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		

Is Container located on an Agricultural Farm? 01 Yes 02 No

Person Filing (Signature) Tom Turner Phone w/area code 415-232-6047

For Local Agency Use Only

AGENCY NAME	CITY	COUNTY
CONTACT PERSON		PHONE W/AREA CODE
INSPECTION DATE (1ST INSPECTION)	PERMIT APPROVAL DATE	PERMIT ID. NUMBER

FOR STATE USE ONLY

STATE ID. NUMBER	Accounting Number:	County Number:
Date Received	<input type="checkbox"/> 01	<input type="checkbox"/> 02 <input type="checkbox"/> 03

10-5-87

Permit Application



<input checked="" type="checkbox"/> 01 New Permit	<input checked="" type="checkbox"/> 03 Installed before July 1, 1984	<input type="checkbox"/> 05 Renewed Permit	<input type="checkbox"/> 06 Amended Permit
<input type="checkbox"/> 02 Provisional Permit	<input type="checkbox"/> 04 Installed after July 1, 1984		

I Owner

Name (Corporation, Individual or Public Agency) W.A. CONNELL TRUST			
Street Address 3093 BROADWAY	City OAKLAND	State CAL.	ZIP 94611

II Facility

Facility Name CONNELL OILSMOBILE - DAIHATSU		Dealer/Foreman/Supervisor DEAN WEAVER, OWNER, TOM TURNER, SERVICE MGR.	
Street Address 3093 BROADWAY		Nearest Cross Street HAWTHORNE	
City OAKLAND		County ALAMEDA	ZIP 94611
Mailing Address SAME		City	State ZIP
Phone w/area code 415-893-9110		Type of Business <input type="checkbox"/> 01 Gasoline Station <input type="checkbox"/> 02 Other: NEW CAR DEALER	
NUMBER OF CONTAINERS AT THIS FACILITY	Rural Areas Only:	Township	Range Section

III 24 Hour Emergency Contact Person

Days: Name (last name first) and Phone w/area code DEAN WEAVER / TOM TURNER 415-893-9110	Nights: Name (last name first) and Phone w/area code WEAVER, DEAN 415-634-8449 / TURNER, TOM 415-232-6049
<small>1ST LAST</small>	<small>1ST LAST</small>

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV Description

A. <input checked="" type="checkbox"/> 01 Tank <input type="checkbox"/> 02 Other: _____		Container Number (if there is no number assign one) 700
B. Manufacturer (if appropriate): _____	Year of Mfg.: _____	C. Year Installed: APPROX 15 YEARS <input type="checkbox"/> Unknown
D. Container Capacity: 2,000 gallons <input type="checkbox"/> Unknown	E. Does the Container Store (Check One): <input type="checkbox"/> 01 Waste <input checked="" type="checkbox"/> 02 Product	
F. Does the Container Store Motor Vehicle Fuel or Waste Oil? <input checked="" type="checkbox"/> 01 Yes <input type="checkbox"/> 02 No If Yes, Check appropriate box(es): <input checked="" type="checkbox"/> 01 Unleaded <input type="checkbox"/> 02 Regular <input type="checkbox"/> 03 Premium <input type="checkbox"/> 04 Diesel <input type="checkbox"/> 05 Waste Oil <input type="checkbox"/> 06 Other (List): _____		

If you answered yes; do not complete Part VIII.

V Container Construction

A. Thickness of Primary Containment: _____ <input type="checkbox"/> Gauge <input type="checkbox"/> Inches <input type="checkbox"/> cm <input checked="" type="checkbox"/> Unknown	
B. <input type="checkbox"/> 01 Vaulted (Located in an underground Vault.) <input type="checkbox"/> 02 Non-vaulted <input checked="" type="checkbox"/> 03 Unknown	
C. <input type="checkbox"/> 01 Double Walled <input type="checkbox"/> 02 Single Walled <input type="checkbox"/> 03 Lined	
D. <input type="checkbox"/> 01 Carbon Steel <input type="checkbox"/> 02 Stainless Steel <input type="checkbox"/> 03 Fiberglass <input type="checkbox"/> 04 Polyvinyl Chloride <input type="checkbox"/> 05 Concrete <input type="checkbox"/> 06 Aluminum	
<input type="checkbox"/> 07 Steel Clad <input type="checkbox"/> 08 Bronze <input type="checkbox"/> 09 Composite <input type="checkbox"/> 10 Non-metallic <input type="checkbox"/> 11 Earthen Walls	
<input checked="" type="checkbox"/> 12 Unknown <input type="checkbox"/> 13 Other: _____	

Container Construction

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If you checked yes to IV -F you are not required to complete this section.

currently stored	previously stored	CAS # (if known)	Chemical Do Not Use Commercial Name (Use additional paper for more room.)
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		

Is Container located on an Agricultural Farm? 01 Yes 02 No

Person Filing (Signature) *Tom Turner* Phone w/area code: 415-899-9110

For Local Agency Use Only

AGENCY NAME	CITY	COUNTY
CONTACT PERSON	PHONE W/AREA CODE	
INSPECTION DATE (1ST INSPECTION)	PERMIT APPROVAL DATE	PERMIT ID. NUMBER

FOR STATE USE ONLY

STATE ID. NUMBER	Accounting Number:	County Number:
Date Received: <input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03

PCC Property Contamination Control, Inc.

2220 LIVINGSTON STREET, SUITE 208

• OAKLAND, CALIFORNIA 94606

• (415) 532-2442

Alameda County Health Agency
Division of Hazardous Materials
Department of Environmental Health
80 Swan Way , Rm #200
Oakland, CA. 94621

January 16, 1989

Attention; Mr. Gil Wistar

RE; Connell Oldsmobile tank removal site soil sample lab results.

Dear Gil, We are representing EBMUD on the Connell Oldsmobile underground tank site. EBMUD is, at this point in time , potentially responsible for a portion of any contamination found at this site. As such we are requesting a copy of any and all Lab results of the soil sampling activity that was conducted at the tank removal site.

Thank you for your cooperation.

Sincerely,


Ron Richmond

Please forward copies of lab results to;

Mr. Ron Richmond
Property Contamination Control, Inc.
2220 Livingston St. Ste.208
Oakland, CA. 94606

results + site map only sent, March 27, 1990

70.
RAFAT

FITZGERALD, ABBOTT & BEARDSLEY

ATTORNEYS AT LAW
1330 BROADWAY, 17TH FLOOR

OAKLAND, CALIFORNIA 94612-2557

TELEPHONE: (415) 451-3300

TELEX: 709208

R. M. FITZGERALD 1858-1934
CARL H. ABBOTT 1867-1933
CHARLES A. BEARDSLEY 1882-1963

JAMES C. SOPER, INC.
PHILIP M. JELLEY, INC.
JOHN L. McDONNELL, JR.
GERALD C. SMITH
LAWRENCE R. SHEPP
LLEWELLYN E. THOMPSON II
RICHARD T. WHITE
JAMES R. LAMBDEN
MICHAEL P. WALSH
ALFRED PAUL PALADINO
SCOTT F. MARCH
DANIEL BRIAN FIVEY
STEPHEN M. JUDSON
STEPHEN M. WILLIAMS

STACY H. DOBRZENSKY
OF COUNSEL

April 17, 1986

ST ID 469

RECEIVED
APR 18 1986

Director of
Environmental Health

Gerald H. Winn, Director
Alameda County
Division of Environmental Health
470 - 27th Street, Room 322
Oakland, California 94612

Re: Estate of W. A. Connell, Deceased

Dear Mr. Winn:

We are the attorneys for Irene Linden and First Interstate Bank of California as executors of the estate of W. A. Connell, deceased. Mr. Connell's estate is now undergoing probate administration in the Superior Court for Alameda County.

One of the estate assets is Connell Motor Company which owns real property in Oakland, California, which is currently under lease to Connell Oldsmobile, an active Oldsmobile dealership. The property contains three underground storage tanks, and the enclosed form of questionnaire is being sent to you with respect to these tanks which are currently being operated by the Connell Motor Co. lessee.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY

By *Lawrence R. Shepp*
Lawrence R. Shepp

LRS:bvm
Enclosure

cc: Mrs. Irene Linden
Mr. Tom Sheldon