



Linda S. Adams
Secretary for
Environmental Protection

State Water Resources Control Board

Division of Financial Assistance

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Arnold Schwarzenegger
Governor

November 18, 2009

HILL FAMILY TRUST
C/O: PANGAEA ENVIRONMENTAL SERVICES INC
1710 FRANKLIN ST #200
OAKLAND, CA 94612

PRELIMINARY 5-YEAR REVIEW SUMMARY REPORT FOR CLAIM NUMBER:
001673; SITE ADDRESS: 3093 BROADWAY, OAKLAND

The UST Cleanup Fund has completed our review of your claim. A copy of our 5-Year Review Summary Report, including our recommendations for your site, has been transmitted to your regulatory agency caseworker and we are enclosing a copy for your information. Please note that the Fund's recommendations are based on our review of information contained in the Fund's case files, data currently in the Geotracker database and any other sources of information that were readily available to Fund staff at the time the review was conducted. Consequently, they do not reflect any information that may have recently been submitted by your consultant to the regulatory agency.

The Fund's recommendations, as a result of the five-year review process, do not relieve you of any responsibilities or activities for which you have been directed to conduct by the local regulatory agency responsible for oversight of your case.

If you have any questions regarding the attached information, please call Robert Trommer at (916) 341-5684 or Kirk Larson at (916) 341-5663.

Sincerely,

Dennise Walker
Technical Unit Administrative Assistant
Underground Storage Tank Cleanup Fund

Enclosure

California Environmental Protection Agency



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PRELIMINARY USTCF 5-YEAR REVIEW SUMMARY

USTCF Claim No.: 1673
Claimant Name: Hill Family Trust
Site Name: Connell Oldsmobile
Site Address: 3093 Broadway
City: Oakland
LOP: Alameda

Caseworker: Jerry Wickham
Lead Agency Case No: 478
Global ID: T0600100406
Date LOC Issued: 4/7/94
USTCF Expenditures to Date: \$857,204
Priority Class: B

I. CASE INFORMATION

Tank No.	Size in Gallons	Contents	Closed in Place/ Removed/Active?	Date
T-1	2,000	Gasoline	Removed	Dec 89
T-2	1,000	Diesel	Removed	Dec 89
T-3	300	Waste Oil	Removed	Dec 89

II. RELEASE INFORMATION

- Source of Release: USTs
- Date of Release: 10/3/89
- Affected Media: soil and groundwater

III. SITE CHARACTERIZATION INFORMATION

A. Site Information

- GW BASIN: San Francisco Bay Central
- BENEFICIAL USES: Municipal, Irrigation, Industrial
- DISTANCE TO NEAREST SUPPLY WELL, according to Geotacker, no wells identified within ½ mile of the site.
- DISTANCE BETWEEN KNOWN SHALLOW GW CONTAMINATION AND AQUIFER: impacted
- MINIMUM GROUNDWATER DEPTH: 15 feet
- MAXIMUM GROUNDWATER DEPTH: 28 feet
- GRADIENT DIRECTION: northeast
- SOIL TYPES: interbedded and intermixed sand, silt, and clay

B. Monitoring Well Information

Well Designation	Date Installed	Screen Interval (feet bgs)	Most Recent DTW (Aug 08)
MW-1	Oct 90	?-35	25.50
MW-4	Mar 91	?-24	20.30
MW-6	Mar 91	?-32	24.80
MW-7	Mar 91	?-30	19.35
MW-8	Oct 92	?-39	27.03
MW-9	Nov 92	?-31	21.61
MW-13	Oct 92	?-40	24.13
MW-14	May 98	?-27	24.97
MW-15	May 98	?-37	25.24
MW-16a	May 07	?-30	26.11
MW-16b	May 07	?-40	32.02
MW-17a	Apr 07	?-29	24.96
MW-17b	Apr 07	?-40	25.19
RW-2	Apr 07	?-30	18.51
RW-4	Apr 07	?-29	24.69

- LAND USE DESIGNATION: commercial and residential
- ESTIMATED WATER QUALITY OBJECTIVES (WQO'S) FOR SITE: Per the Region 2, Water Quality Control Plan (Basin Plan).

IV. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS

Contaminant	Soil (mg/kg)		ESLs		Water (ug/L)		WQOs (ug/L)
	Maximum	Latest (date)	Shallow Soil ¹ Residential (mg/kg)	Industrial ² Dermal (mg/kg)	Maximum	Latest (Aug 08)	
TPH-g	NA	NA	83	450	FP	150,000	-
TPH-d	NA	NA	83	450	FP	18,000	-
Benzene	NA	NA	0.044	0.27	FP	17,000	1
Toluene	NA	NA	2.9	210	FP	30,000	150
Ethylbenzene	NA	NA	2.3	5.0	FP	2,900	700
Xylenes	NA	NA	2.3	100	FP	16,000	1,750
MTBE	NA	NA	0.023	65	FP	<2,700	5
TBA	NA	NA	0.075	320,000	FP	NA	12
1,2-DCA	NA	NA	0.0045	0.48	FP	NA	0.5
Lead	NA	NA	200	750	NA	NA	15
PCE	NA	NA	0.37	0.95	NA	NA	0.06
TCE	NA	NA	0.46	4.1	NA	NA	0.8

1 Environmental Screening Levels (ESLs) Shallow Soil <3m, Groundwater is source of Drinking Water.
 2 ESLs, Shallow Soil Screening Levels, Groundwater not source of Drinking Water, Commercial Use, Direct Exposure
 NA Not Analyzed, Not Applicable, or Data Not Available
 WQO Water Quality Objectives
 FP Free phase product

V. **FREE PRODUCT:** noted in MW-1. 156 gallons of free product removed.

VI. **SOIL AND GROUNDWATER REMEDIATION**

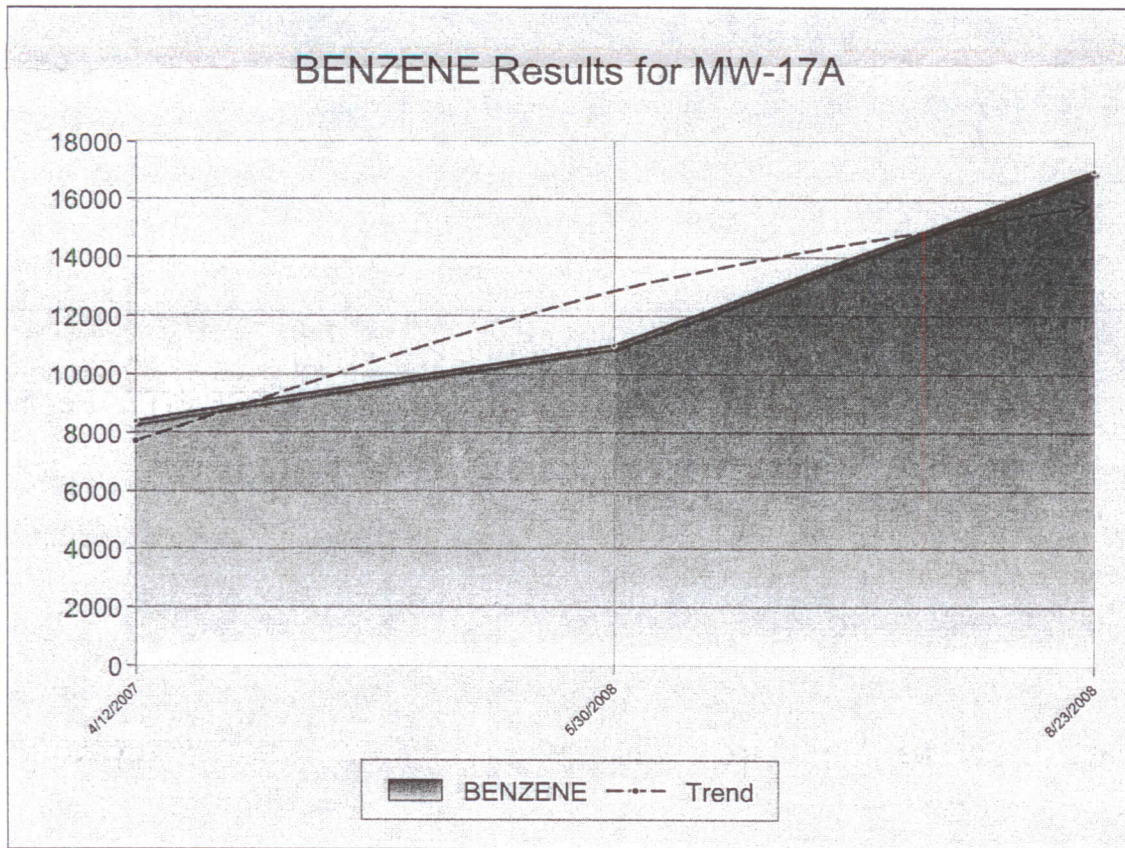
A. **Soil Excavation:** unknown volume

B. **In-Situ Soil/ Groundwater Remediation:**

- METHOD 1: Dual phase extraction is pending
- METHOD 2: Air sparging is pending

C. **Groundwater Trends:**

- Benzene trends are shown below



VII. **SENSITIVE RECEPTOR SURVEY:** no wells identified within 1/2 mile of the site

VIII. **COMMENTS AND JUSTIFICATION FOR RECOMMENDED ACTION**

A. **Site Description:** auto dealer

B. **Site History:** the extent of groundwater contamination is not defined

C. **Groundwater Monitoring Summary:** moderate monitoring history

D. **Remediation Summary:** dual phase extraction is pending

E. **Contaminant Exposure Pathway Evaluation:** unknown

