

Drogos, Donna, Env. Health

Subject: RO311 - 461 McGraw
Entry Type: Phone call

Start: Thu 12/7/2006 3:00 PM
End: Thu 12/7/2006 3:00 PM
Duration: 0 hours

12/07/06, 301p, John Rigtor, LPFD, 925-454-2337
Transfer ltr for Call Mac site is prepared
Surface contamination portion of site
Do I need copies of all reports again? Jerry does have them all
A couple addtl will be sent

Jerry a dream to work with
Helpful to work w/someone who knows what is & is not important & why
He is really quite an amazing person technically

12/07/06, 4p, called him back
Only need copies of reports we don't have

Drogos, Donna, Env. Health

Subject: RO311 - 461 McGraw
Entry Type: Phone call

Start: Mon 11/20/2006 10:41 AM
End: Mon 11/20/2006 10:41 AM
Duration: 0 hours

12/17/06, 3p
Kent Reynolds, Source Group
Open LUFT case
Proposing on work for site in county
Open case & other issues surface contamination oi & metals
Can county oversee all those issues
925-944-2856- x326

RO311 - 461 McGraw
11/20/06, 1040a, called him back
Prospective client
Yes open site & we are handling LUFT & surficial spill issues
Referred him to LPFD & city for addtl info in addition to our files

Drogos, Donna, Env. Health

Subject: RO311 - 461 McGraw - Call Mac
Entry Type: Phone call

Start: Wed 11/15/2006 3:27 PM
End: Wed 11/15/2006 3:27 PM
Duration: 0 hours

11/08/06, 206p, John Rigter, LPFD
Will get phone call frm Kevin Young, assistant attorney City of Livermore
Call Mac
? To how this goes fwd with transfer coming to us, have assembled documents ready to do the transfer
He wants to make sure current attorney group stays in the fire
925-454-2337

11/13/06, 222p, Kevin Young, City Attorney office Livermore, 925-960-4159
McGraw
Want to talk about case

11/15/06, 315p
City is putting lean on property for attorney fees
Wants to be a cc on ACEh letters pertaining to property cleanup. Asked him to send Jerry e-mail with his request & contact info & we can add the city.

He is aware of contamination issies fro LPD
Vandals were stealing gas from site by puncturing aluminum storage containers causing draining on ground.

Additionally, heresay re: onsite demolition crushing of trucks containing fluid causing surface releases.
(Note, J. Rigtor previously indicated crushing operations were observed & fluid not releases??)

Drogos, Donna, Env. Health

Subject: RO311 - 461 McGraw - Call Mac
Entry Type: Phone call

Start: Thu 10/5/2006 11:05 AM
End: Thu 10/5/2006 11:05 AM
Duration: 0 hours

John Rigtor, LPFD

He wants to transfer remainder of this case to us as re: surficial soil staining that may be depth extensive. Petroleum. Okay, I will include this case as part of the existing LUFT site. Requested he send over case transfer form & reports & photos so we know where contamination is observed. John will follow up with Jerry to meet him at site & show him areas of concern. John will send over info next week.

Background

Tractor trailers almost gone
Certify cleaned
HazMat will be removed, small amount

Flat empty property
Lot of spilled stuff all over, petroleum

Closing facility & want to sell it
Contracted to US Mail service

150 tractor trailer sets there, crushing operation currently

Want closure essentially to satisfy a bank so property can be sold.

Want to forward over to county

Enforcement file, has DTSC sampling results
& draft Phase 1

Scot Fooks is attorney managing estate

Drogos, Donna, Env. Health

Subject: RO311 - 461 Mcgraw - Call Mac
Entry Type: Phone call
Start: Fri 9/22/2006 1:00 PM
End: Fri 9/22/2006 1:00 PM
Duration: 0 hours

9/22/06, 114p, George, Remedy Env, 714-240-1898

Call Mac trucking site in Livermore
Open UST issue 10-12 yrs
Sister co been doing scrap metal removal
He is finishing up on UST issue

--> 9/25/06 FWD to Jerry to call back

Drogos, Donna, Env. Health

Subject: RO311 - 461 McGraw Ave
Entry Type: Phone call
Start: Wed 5/31/2006 10:33 AM
End: Wed 5/31/2006 10:33 AM
Duration: 0 hours

5/24/06, 131p, Scott Fooks, 805-965-7014
Estate of Crandel Mackee
Owned all shares in Cal Mac
Trying to cleanup site in preparation for sale
1995 UST removal, report in LPFD looks like contamination found was cleaned up
ACEH sent letters re: closure of site, is ACEH still involved

RO311
05/30/06, 443p, Scott Fooks, 805-965-7014
Probate attorney Santa Barbara
461 McGraw Ave,
John Rigtor asked to call remove UST, remediation, closure
1995 removal

--> 5/31/06, 10a, fwd to Jerry

05/31/06, 1030a, lft msg that CW will call him back

Wickham, Jerry, Env. Health

Subject: RO0311 Call Mac, 461 McGraw, Livermore
Status: Not Started
Percent Complete: 0%
Total Work: 0 hours
Actual Work: 0 hours
Owner: Wickham, Jerry, Env. Health

Scott Fooks, probate attorney, 805-965-7014, called Donna on 5/30/2006. Got message from Donna at 1010 on 5/31/2006 and returned his call at 10:48 on 5/31/2006. Former property owner let site, "fall between cracks." John Richter suggested that he call me re open fuel leak case. Returned call on 6/1/2006.

Scott Fooks called on 6/12/2006. Returned call on 6/13/2006. Crandall Mackey had Alzheimers; site went to daughters in conservatorship in 1997 but they did maintain site. He was appointed by executor; trying to sell off scrap to deal with environmental issues. Site has been declared a nuisance by Livermore. He is talking to John Rigter of LPFD to deal with 66 trucks, 30 some autos, and trailers on 2.75 acre site with weeds between all vehicles. Aboveground tanks also need to be dealt with. Corporations suspended. Has spoken to Susan Torrance re both nuisance and UST issues. She is satisfied that they are making progress. Asked me if there were fines since site has been vacant or not. I would like to make progress on site, don't know who we would fine and don't want to stop progress.

George Camano? of Remedy Environmental called on 9/25/2006. Returned call to 714-240-1898 on 9/26/2006. His sister company is recycling scrap metal from site and he is removing ASTs under supervision of LPFD. In previous work, they found contamination beneath dispenser, one soil sample contained 17,000 ppm of TPHd. UST pit appeared to be clean. He would like to hand auger first to see if extent is deminimus before bringomg in a backhoe. Groundwater sample from tank pit was clean. Asked if we would go along with that approach. I told him that I would prefer opening area up to see what we have but would not say no without looking at case. Will get back to him on case.

Spoke with John Rigter 9/29/2006 on 9/27/2006 925-454-2337. There are other issues for site and it will probably get passed over to us for subsurface work. Dispenser is still on site with concrete apron. Probably need to break up concrete and excavate. Other issues on site. Steel cased well 8 inches in diameter in north corner of site about 10 by 10 from property boundary. Soil pile on site is of unknown origin; could it be from the tank pit?

Scott Fooks, probate attorney, called on 10/10/2006. John Rigter wants to transfer aboveground contamination to us. Asked when that will happen; told him I could not give date, the transfer goes through Donna Drogos. He will call her to request that case go on the fast track. Visible oil staining below one of the aboveground tanks on opposite corner from UST. Vandals have punctured gas tanks and diesel has spilled on the ground. 2.75 acre site. Will submit a WP for the UST but now will probably combine with WP for aboveground contamination. Informed him that groundwater sampling will be required at some point.

Spoke with Bob Commonick, real estate broker for site 925-737-4146. He spoke with John Rigter and understands that haz waste and ASTs will be removed under oversight of LPFD then case will be transferred to us for dealing with surface and subsurface contamination.

Scott Fooks called on 11/9/2006. Returned his call on 11/13/2006. His consultant can't finish the job so he needs to find a new consultant. Needs to get consultant to give him bids and then find lender to provide bridge loan until property is sold. Has removed the autos and haz waste but not ASTs. Will submit WP to me for concrete pad removal near dispenser and surface contamination. Groundwater sampling will be required since groundwater sample from tank pit may not be representative. Wanted to have John Rigter and myself go to site to show him scope of work for consultant. Described the process and amount of time that it can take to go through closure process; range is two weeks to six months, median time may be on the order of two months. Also considering a consultant who will take a lien on property instead of loan.

11/16/2006. Returned phone call to Randy Stoehr of Integrated Solutions 559-824-5763 cell, out of Fresno. He will be on site on Tuesday next week and will be sending a Work Plan to me. Wanted to know if I would visit the site with them. I had no further requests and have not spent that much time with case, will not be on site.

11/29/2006. Returned phone call to Randy Stoehr of Integrated Solutions 559-824-5763 and fax 559-896-3733. Not sure of location of former UST and dispensers. Discussed removing entire concrete slab and excavating to 5 feet bgs since

sampling location map from Remediation Risk Management may not be accurate. Also discussed whether USTs could still be there. I faxed him a copy of tank removal report with manifest for former diesel tank. He will send in a Work Plan.

12/01/2006. Phone call with John Rigter of LPFD. Golden State Removal will be doing a cleanup of soil resulting from spillage of diesel during crushing of vehicles. One vehicle was apparently crushed with fuel in tanks. They want to do the surface removal next week. They want to submit a Work plan to do the removal. Still in process of transferring case to ACEH. We agreed that they should submit a small abbreviated WP for removal that indicates the affected areas are to be excavated to remove observed contamination and then confirmation soil samples are to be collected. Samples to be analyzed for TPHd and oil and grease. Need a map of locations for removal. John is out on Monday; can review the plan on Tuesday with comments/approval by fax for start of work on Wednesday.

12/5/2006. Site visit to go over Work Plan with Randy Stoehr and John Rigter. Also met with Mark from EFI, who will be a consultant to Integrated Solutions and Bob Kurnick of Lee & Associates. Randy Stoehr is preparing a Work Plan for the Dispenser remains in place with concrete pad extending to the fence line. Remove the entire concrete pad with dispenser due to storage of drums on top of pad. Excavate down to find product piping and remove and take out soil beneath dispenser. Need to go deeper around dispenser and remove shallow soil elsewhere beneath concrete pad. Look for spills off edge of concrete pad. Large amount of debris mixed in with gravel particularly in center portion of site. Movement and crushing of vehicles apparently spread car parts and glass throughout surface of site. Fuels and oils were spilled on the ground from vehicles being crushed or transported. The company that crushed and removed the vehicles will be coming back on site on Thursday to remove stained soils. We discussed the need to document the removals by preparing a table listing each removal and area of concern. Soil sampling for each area of concern based on site history will be more cost effective than random sampling across the site.

12/5/2006. Gave verbal comments on Work Plan for soil removal to Christina O'Donnell of Golden State Metals. Soil removal will take out visibly impacted soil from the crushing of the cars. Comments were: 1) Analyze for TPH as diesel and oil & grease; 2) Put all sampling locations on the map; 3) Make a table that is cross-referenced to the map showing volume of soil removed, why soil was removed, observations when excavation was complete, number of samples collected or why no samples were collected; and 4) screen soil with a PID meter.

12/7/2006. John Rigter transferring case over.

12/8/2006. Phone call from Scott Fooks 805-698-8571. Golden State Metals left some of the staining on site and may have placed dirty soil back in some locations. Wants me or John Rigter to come out to site and take a look to see which locations still need to be addressed. I told Scott Fooks that we could not provide that type of service. He needs to manage his contractor on his own. These types of cases should have an environmental professional who can provide oversight and make those types of decisions. I will provide regulatory oversight and direction at points in project but cannot get involved at this level. Don't have time to work at that level given my case load and not my role. Suggested he hire someone like Mark Williams to oversee the contractor. Encouraged him to have contractor come back if he thinks there is a problem. Scott says he has to go through probate and cannot hire an environmental consultant without getting bids. I also spoke with John Rigter to confirm that he is in general agreement with our position. Scott believes there is miscommunication since he thought that the CUPA would be there to provide direct oversight.

12/29/2006. Randy Stohr called re getting some information to me 559-824-5763. The metal recycler took out one bin of soil but has left some contamination. Randy has brought on Sean McCormick of McCoy Resources to negotiate with metal recycler to take over the removal of surface contamination. He will deal with surface contamination from metal recycler by excavating down to bare ground and replacing with clean fill. I told him that conceptually this was consistent with what we discussed and did not have a problem with this. Scott asked him to check this with me. The Work Plan for UST and ASTs is ready and he hopes to submit next week.

1/2/2007. Kent Reynolds of The Source Group 925-944-2856 called. He is putting together a proposal for Scott Fooks. Wanted to know if a Work Plan was approved for USTs area since he saw a 1995 Work Plan. I told him that I was expecting a Work Plan to deal with removal of concrete pad and excavation and sampling in the dispenser area along with groundwater sampling. Also expected a Work Plan to deal with spills from ASTs and other on-site sources. OK with me if they keep the proposed scopes in separate work plans to avoid problems with the Cleanup Fund.

2/20/2007. Phone call with Scott Fooks. They have obtained a loan to conduct environmental work. Mark Williams will be submitting a work plan soon. He was concerned that review of the work plan could take 2 to 3 weeks since escrow will close in 2 to 3 weeks. I informed that review within 2 to 3 weeks was not slow and that I would do the best I can. Scott Fooks indicated that he may want to keep the well for next tenant. I indicated that well would need to be sampled and that it was not a strict regulatory requirement that he remove the well. I indicated that the surface completion for the well would need to be brought up to specifications and that construction was unknown. The well could be a liability if construction is unknown. I gave him the phone number for Wyman Hong at Zone 7. He asked about fines and fees from Alameda County. I indicated that the case would become a SLIC case and that he would need to provide a \$6,000 deposit for regulatory oversight.

3/20/2007. I called Mark Williams 925-858-2544. He is addressing John Rigter's comments and will submit to Alameda County Environmental Health ftp site. I reminded him to have a registered professional stamp the work plan. They will be running additional analyses on the tank contents since DTSC analyses were limited.

3/21/2007. Phone call to go over comments with John Rigter. Sand piles and asbestos bricks are gone. Running full suite on sludge sample from tanker. Will base analytes on the sludge sample results.

3/22/2007. Scott Fooks called to check on status of work plan. As soon as I get results from sludge sample, I will send my comments within a couple days of receiving results. The comments will request more work.

4/10/2007. Scott Fooks called on 4/09/2007 to check on work plan. I returned call to both phone numbers 805-965-7014 (office) and his cell on 4/10/2007 indicating that I would send out comments on WP within next couple days.

4/18/2007. Randy Stoehr of Integrated Solutions 559-824-5763 called. Not enough funds to do all the work that I requested. Wanted to split work up to get the work going. I indicated that there would not be any approvals of parts of site or negotiations on work. We agreed to revise the Work Plan so that the work will be phased to include UST and AST excavation, Golden State removal, and then borings.

4/24/2007. Returned call to Scott Fooks 805-965-7014. Money issues with the additional scope of work I requested. He is not happy that I did not prescribe work for them prior to submitting a Work Plan. They obtained a loan based on a more limited scope of work than that requested in my comments letter. He mentioned the previous Work Plan approved by County. I ended call with hope that they will submit work plan with phased approach. Borings and groundwater sampling will be required regardless of findings from soil removal.

5/3/2007. Sean McCormick of McCoy Resources called 805-391-3013. Wants to discuss parts of work that are "negotiable." Working with new environmental consultant Environmental Investigation Services. I explained that I did not want to negotiate work piecemeal and am concerned that no one is taking a comprehensive look at the site. I am uncomfortable with the approach of me making comments and requesting work and they arguing against individual items without taking a look at the overall site. This approach only works in one direction, to reduce the scope of work. Sean questioned whether we needed the borings in AST and UST areas. I indicated that confirmation sampling is not always able to locate releases; we need the borings to make sure we have not missed a big problem.

5/15/2007. Jennifer Morris of Environmental Investigation Services 408-871-2995 called re my comment letter. Reviewed each point in the comment letter with her.

5/17/2007. Jennifer Morris of Environmental Investigation Services 408-871-2995 called re my comment letter. Put the smaller excavations on a table and map with simple explanation of observations and estimated volume.

5/18/2007. Jennifer Morris of EIA called re obtaining a password for ftp site. I referred her to John Seng.

6/1/2007. John Rigter called to let me know there was a trench with pipes to south from UST excavation. Contractor claims the pipes were conduits but appear to be about 2 inches. He suggests getting samples from trench.

6/1/2007. Site visit to inspect excavations. Requested additional sampling in two aboveground tank excavations and along the trench in the former dispenser excavation. Discovered well in excavation below former AST location.

6/6/2007. Site visit to inspect excavation in area of well. Requested excavation of debris pit. Solvent odor noted during excavation of area approximately 10 feet northwest of the well. Debris consisted of metal pipes, rods, bricks, concrete, metal parts. Pipes did not appear to be connected to anything.

6/14/2007. Phone call with Jennifer Morris. Detected chromium at 105 and 50 ppb in groundwater. Samples are two weeks past holding time for hex chromium. Do I want the samples analyzed for hex chrome. I did not have an opinion since I may request hex chromium analysis at a later date. Did not want to advise them to proceed with an analysis that may not be valid. Well is a 7-inch cable too well filled with soil. The first driller has advised them that it may not be possible to obtain a representative sample. Zone 7 is requiring overdrilling of the well. We discussed the possibility of advancing a boring adjacent to the well but need to know total depth of the well.

7/24/2007. Returned phone call to Scott Fooks 805-965-7014.

7/25/2007. Returned phone call to Scott Fooks. They will be submitting report within next few days. His plan of attack is to get comments from ACEH and go back to lender with a definition of what needs to be completed for closure. Builder design review has been approved by City of Livermore. High arsenic in building pad; he wondered if that was common for fill. I was not aware of this in Livermore area and discussed possible pesticide or herbicide use. Scott Fooks brought up

issue of capping with asphalt and I explained that asphalt was not a permanent cap. There would be problems trying to manage a cap over the long term. He asked about cobalt as a background constituent and I indicated that I had heard of instances where ambient cobalt was elevated in this area. Scott Fooks also asked about elevated chromium in groundwater; I am not aware of chromium being elevated in the region. He also asked about the Lawrence Livermore groundwater contamination; I could not comment on the locations of their plumes in relation to the site. Zone 7 will require that the older well discovered on site be drilled out to total depth and filled with grout. He asked what the requirements would be for evaluating water quality in well. I indicated that a boring to collect a grab groundwater sample near the boring would be a minimum requirement. Scott Fooks indicated that they do not have money to pay the \$6k regulatory oversight until they get the next loan. I agreed to ask my management whether we could review the report prior to receiving the \$6k. After discussing with Donna Drogos, I phoned back to let him know that we could review the report and provide comments prior to receiving oversight funds as long as the oversight was limited to the report review and case was progressing without major issues.

8/2/2007. Scott Fooks called. They received \$5k from state for abandoned sites and will be able to pay the \$6k for refund/deposit. I will send out my comments within next few days.

Scott Fooks called on 8/6/2007 and 8/13/2007. I left a message for him on 8/14/2007. Spoke with Scott Fooks on 8/14/2007. Concerned that monitoring wells may require site to stay open for at least one year. I discussed possibility of not requiring sampling for one year if initial results are not detected since the reason that wells are sampled over a hydrologic cycle is the seasonal variability. Escrow is contingent upon closure from County. He can't get paid until escrow closes. Scott Fooks has some type of documentation (notes?) that decedant used insectide on the building pad. I indicated that he still needed to remove the soil and spreading was not an option. Buyer wants to construct 35,000 square foot building. Plan to meet at 10:00 am on Wednesday, 8/22.