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May 22, 2015

Fact Sheet on Corrective Action Plan

Former Connell Oldsmobile Site

3093 Broadway, Oakland, California
Site Cleanup Program Case No. RO0000199
GeoTracker Global ID T0600100406

Site Remediation Summary

This fact sheet has been prepared to inform community members and other potentially interested stakeholders of a proposed soil and groundwater cleanup at the former Connell Oldsmobile Site, located at 3093 Broadway in Oakland, California. The property owner, 3093 Broadway Holdings, L.L.C., has submitted a *Feasibility Study and Corrective Action Plan* for the site that describes the tasks to be implemented to progress the Leaking Underground Storage Tank (LUST) case to corrective action with the intent of obtaining regulatory closure.

Site Background

The site was formerly operated by the Connell Motor Company as a car dealership, located along Broadway, south of Hawthorne Avenue, in Oakland, California. The former dealership currently consists of a vacant, two-story concrete structure and paved parking areas. The surrounding land use includes commercial, medical, and residential properties.

In 1989 three underground storage tanks (USTs) (a 10,000-gallon gasoline tank, a 4,000-gallon gasoline tank, and a 500-gallon waste oil tank) were removed from the northern portion of the site. Previous cleanup actions at the site have included soil excavation from the area immediately surrounding the USTs, removal of gasoline or diesel from on-site wells, soil vapor extraction (SVE), and air sparging and dual phase extraction (AS/DPE).

Proposed Cleanup Actions

Soil excavation and enhanced bioremediation of petroleum hydrocarbon compounds in groundwater are proposed to cleanup soil and groundwater beneath the site. Excavation includes segregation and transportation of petroleum hydrocarbon-contaminated soil to a permitted offsite landfill. Enhanced bioremediation consists of emplacement of gypsum (calcium sulfate) in bore holes drilled to a depth at which groundwater is encountered. As the calcium sulfate

dissolves, groundwater is replenished with calcium sulfate, stimulating the growth of naturally occurring bacteria in the groundwater and increasing the rate of natural bacterial degradation of dissolved petroleum hydrocarbon compounds.

Next Step

3093 Broadway Holdings, L.L.C. is working with Alameda County Environmental Health (ACEH) to implement the corrective action at the site. The proposed corrective action alternative is further described in the *Feasibility Study and Corrective Action Plan* dated May 21, 2015, prepared by Langan Treadwell Rollo on behalf of 3093 Broadway Holdings, L.L.C. The public is invited to review and comment on the proposed corrective action. The plan is available on ACEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://geotracker.waterboards.ca.gov/>).

Please send written comments regarding the corrective action to Karel Detterman at the address below. Please refer to ACEH case RO0000199 in any correspondence. All written comments received by June 26, 2015 will be forwarded to 3093 Broadway Holdings, L.L.C. and will be considered and responded to prior to a final determination on the proposed cleanup.

For additional information, please contact:

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Aerial View of Property (Google Earth, 2015)