

## Khatri, Paresh, Env. Health

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**From:** Bob Clark-Riddell [BRiddell@pangeaenv.com]  
**Sent:** Thursday, December 03, 2009 11:27 AM  
**To:** Khatri, Paresh, Env. Health  
**Subject:** 3093 Bway  
**Attachments:** 5-Year Review Letter 11-18-2009.pdf

Paresh,

Here is the 5 year review letter from the Fund. I'll call you to discuss.

Bob Clark-Riddell, P.E.  
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Linda S. Adams  
Secretary for  
Environmental Protection

# State Water Resources Control Board

## Division of Financial Assistance

1001 I Street • Sacramento, California 95814  
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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*



Linda S. Adams  
Secretary for  
Environmental Protection

# State Water Resources Control Board

## Division of Financial Assistance

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Arnold Schwarzenegger  
Governor

## 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 <sup>1</sup> Residential (mg/kg)	Industrial <sup>2</sup> 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**

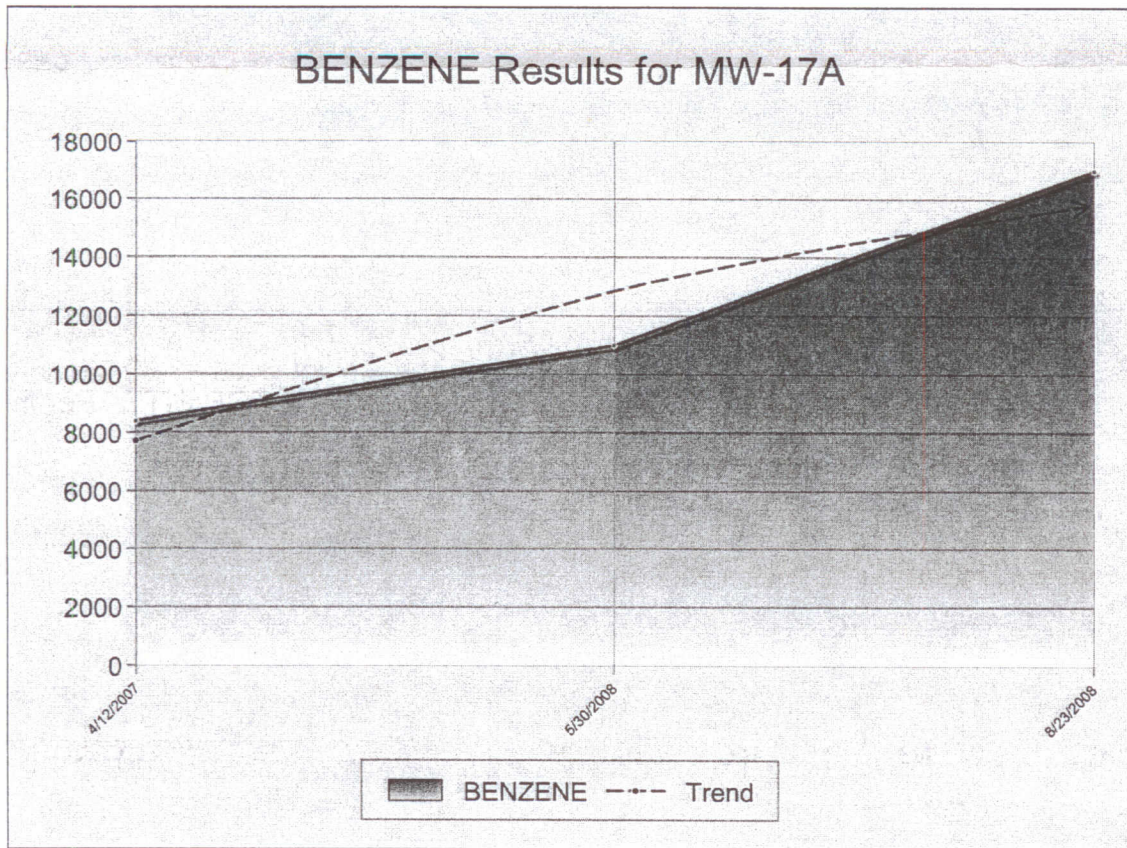
A. **Soil Excavation:** unknown volume

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

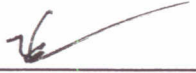
B. **Site History:** the extent of groundwater contamination is not defined

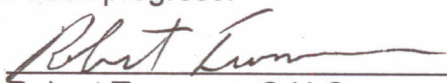
C. **Groundwater Monitoring Summary:** moderate monitoring history

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

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

**F. Recommendation:** This investigation has been underway for 20 years and the cleanup is overdue. The Fund recommends that the Alameda County LOP require, through enforcement action if necessary, that the Responsible Party begin active remediation to achieve Water Quality Objectives in a timely manner. The Fund will review this site next year to track progress.

  
\_\_\_\_\_  
Kirk Larson, P.G.                      5/19/09  
Technical Review Unit              Date  
(916) 341-5663

  
\_\_\_\_\_  
Robert Trommer, C.H.G.              5/19/09  
Chief, Technical Review Unit      Date  
(916) 341-5684

## Khatri, Paresh, Env. Health

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**From:** Bob Clark-Riddell [BRiddell@pangeaenv.com]  
**Sent:** Thursday, December 03, 2009 1:25 PM  
**To:** Khatri, Paresh, Env. Health  
**Subject:** 3093 Broadway, Oakland  
**Attachments:** 5-Year Review Letter 11-18-2009.pdf

Paresh,

Thank you for speaking with me today about site remediation at the Connell Automotive site. (FYI, I will forward this email to the responsible party (RP) for their benefit and decision-making purposes.) I explained that the responsible party (RP) has been considering prospective sale of the property since the City of Oakland is creating a specific plan for the upper Broadway corridor. Since a multi-level parking structure has been considered for a portion of the site, the RP has been trying to preserve remaining UST cleanup funds to potentially cover disposal of excavated contaminated soil during future subgrade work. It is likely that site redevelopment will not commence within the next 2+ years.

The RP said they may want to meet with your agency to discuss site remediation under the approved plan scenario and under possible future development scenarios. You expressed a willingness to meet with them, although your and your supervisor (Donna Drogos) are very busy in December. You suggested that a conference call could probably be arranged more quickly, if desired by the RP. I will relay the discussed information to the RP so they can choose to request a conference call, a meeting, proceed with the approved cleanup or otherwise. The RP has every intention to maintain compliance and address agency concerns, but wishes to balance the 'complex puzzle' of development and compliance for this interesting project site.

To wit (as my lawyer friends like to say), I understand from our discussion that the ACEH is eager to see implementation of the approved remediation plan. You had planned to send a letter requesting compliance with the approved remedial action plan but have been busy. You said your agency doesn't delay approved work for future site redevelopment. You also expressed concern about ongoing delays and about how future development would change the risk scenario, especially since future redevelopment could place potential receptors (people) closer to the contamination, which is currently buffered by unsaturated soil and approximately 20 to 30 below grade surface. If and when site redevelopment proceeds, your agency would likely require additional assessment (e.g., soil and vapor sampling) and mitigation measures (e.g., vapor barriers, remediation of residual contamination after excavation, etc.) to address the changed and ongoing risk. You believe it is best to 'knock out' the contamination as soon as possible, and you feel the approved approach should be very effective for site remediation.

I also provided you a copy of the Fund's recent 5-year review letter dated November 18, 2009. We discussed that the Fund recommends that the "ACEH require, through enforcement action if necessary, the RP to begin active remediation". I asked you to explain the ACEH's enforcement process, if it were deemed necessary. You explained that the ACEH could issue a "Notice to Comply" letter granting 45 to 60 days to comply with the approved cleanup directive (possibly the letter you had intended to send already). If the ACEH is not satisfied with the RP response after the 45 to 60 days, the ACEH would issue a "Notice of Violation" (NOV). If the NOV requirements were not sufficiently met, the ACEH would issue a "Notice of Referral" that refers the case to the District Attorney (DA). You pointed out that the Fund discontinues reimbursement for sites with NOV status and/or with DA enforcement.

In conclusion, the RP is discussing this information with a couple developers within the next few weeks. The RP will also determine if they would like to schedule a conference call, hold a meeting at your office, or just proceed with the approved cleanup.

Thank you very much for your prompt assistance and clear guidance on this matter. I explained recent changes at the ACEH to the RP. The RP is pleased that the ACEH has recently improved its oversight abilities and significantly enhanced the experience level within its department. The RP looks forward to a "No Further Action" letter after completing site remediation. If you have any questions, or if I have mischaracterized our discussion, please do not hesitate to contact me. Thank you again for all your help.

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