

August 22, 1990
SCI 447.010

Mr. Gilbert Wistar
Alameda County Health Care Services Agency
80 Swan Way, #200
Oakland, California 94612

Work Plan Amendments
Hydrocarbon Contamination Assessment
Connell Oldsmobile
3093 Broadway
Oakland, California

Dear Mr. Wistar:

Subsurface Consultants, Inc (SCI) has been authorized to implement a hydrocarbon contamination study at the referenced facility. The study will be performed in general accordance with our work plan dated March 19, 1990. However, based on your initial comments and our further review of hydrogeologic information, we believe the following modifications are necessary:

1. The field work will include drilling 7 test borings, 2 of which will be completed as groundwater monitoring wells. Previously, the wells were to be installed adjacent to the tank excavation. Based upon gradient information provided by Levine-Fricke for the **Broadway Medical Plaza** project (across the street from the study site) and in consideration of city restrictions regarding the placement of monitoring wells within the sidewalk areas, we are proposing to **install the wells inside the service building at the locations shown on the Site Plan, Plate 1.**
2. Monitoring wells will be installed in accordance with Regional Water Quality Control Board guidelines. Specific well details will be determined in the field based upon subsurface conditions encountered during drilling. Hydrogeologic information generated by Levine-Fricke indicate that the water bearing zone is situated about 20-25 feet below the sidewalk grade and consists of interbedded layers of sand, sandy silt, clayey sands and silty clays with varying quantities of sand and gravel. From a preliminary basis we propose that the screen sections of the

■ Subsurface Consultants, Inc.

171 12th Street • Suite 201 • Oakland, California 94607 • Telephone 415-268-0461 • FAX 415-268-0137

EXH. A

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wells only extend 5 feet below the water table to reduce that risk of cross-contamination between the interbedded deposits.

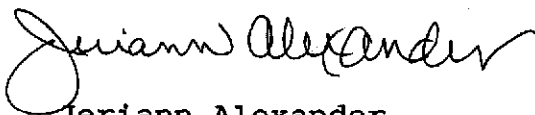
3. We will provide the owner with conclusions regarding the following at the completion of our study:
 - a. Soil and groundwater conditions,
 - b. Groundwater gradient and flow direction,
 - c. The presence of TEH, TVH, TOG and BTXE in the water and soil samples analyzed,
 - d. The significance of contaminant levels with respect to state and local regulatory criteria, and
 - e. The scope of future investigation/monitoring, if required.

A report concerning on-site treatment and disposal options for the waste pile on the parking lot which is derived from the excavation pit is currently underway and should be available in about 30 to 45 days.

If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.



Jeriann Alexander
Civil Engineer 40469 (expires 3/31/91)



R. William Rudolph
Geotechnical Engineer 741 (expires 12/31/91)

JNA:RWR:nf

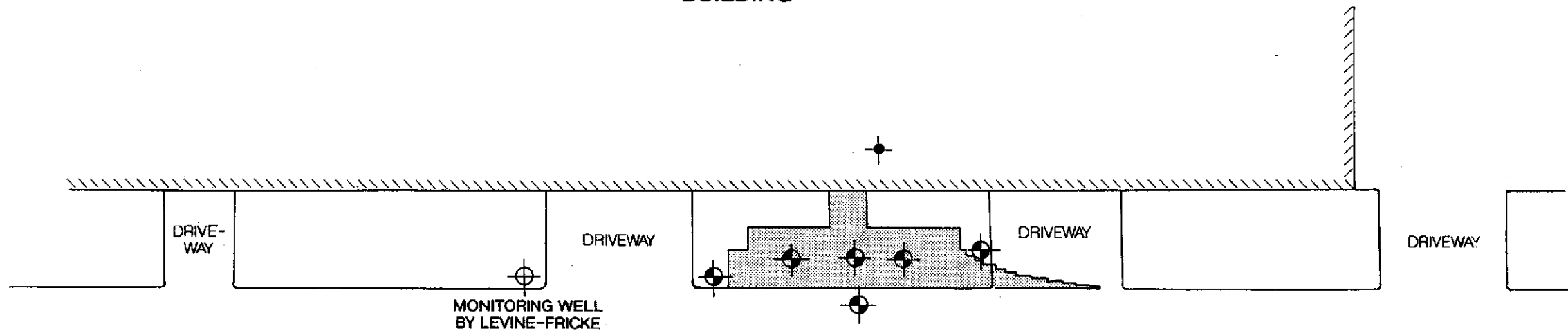
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Attachment: Revised Site Plan

cc: Jonathan Redding
Fitzgerald, Abbott & Beardsley

Mr. Ron Upp
Connell Oldsmobile

CONNELL OLDSMOBILE
BUILDING

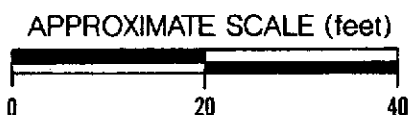


HAWTHORNE STREET

DIRECTION OF
GROUNDWATER FLOW



	PROPOSED MONITORING WELL
	PROPOSED TEST BORING
	MONITORING WELL BY OTHERS
	AREA OF EXCAVATION



SITE PLAN			1
CONNELL OLDSMOBILE - OAKLAND, CA			
JOB NUMBER 447.010	DATE 7/30/90	APPROVED 	

Subsurface Consultants

NOTE: GROUNDWATER FLOW DIRECTION BASED ON DATA GENERATED DURING
DURING LEVINE-FRICKE'S INVESTIGATION OF THE BROADWAY MEDICAL PLAZA.

**PROCEDURE FOR PERMITS FOR GROUND-WATER MONITORING WELLS
LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY**

1. The following items should be submitted to the Plan Check/Engineering counter, 1330 Broadway, 2nd Floor:
 - A letter from the property owner, or tenant with the property owner's written authorization to act on his behalf, requesting an encroachment permit. Address the letter to:

Terry E. Roberts
Director of Public Works
One City Hall Plaza
Oakland, CA 94612

Note: Consultant cannot sign permit. Owner or authorized tenant only.
 - A dimensioned scale drawing (on 8 1/2" x 11" paper) showing the location of the wells. The drawing should show property lines, curbs, and traffic striping on the street.
 - No wells are allowed in the sidewalk area. Wells, preferably, should be located in the parking lane, away from traffic lanes, to minimize traffic disruption.
 - Fee for minor encroachment permit: ~~\$195.00~~ 150.⁰⁰
 - A copy of the owner's Grant Deed with legal description.
 - Detailed drawing of well cover and casting.
 - Insurance Certificate (see attached description).
2. The Department of Public Works will review the above items and prepare a Minor Encroachment Permit and Agreement and submit it to the owner. The property owner will then return this Permit with a notarized signature. The Permit will be signed by the appropriate City officials, and recorded with the County Recorder.
3. Once the encroachment permit has been recorded, the drilling contractor can apply for an excavation permit at the Development Services permit counter. This permit will cost ~~\$200.00~~ 150.⁰⁰ per excavation. A group of wells along one street is usually counted as a single excavation. If the wells are placed on two streets (eg. around a corner gas station), two excavation permits will be required. If the drilling contractor has all the standard information on file (City business license, contractor's license, proof of worker's compensation insurance) the excavation permit can be issued immediately.
4. When the time comes to close the monitoring well, another excavation permit will be required. A copy of the data obtained from the well, along with an as-built drawing of the well location, shall be sent to the City engineer that processed the original encroachment permit.

STANDARD INSURANCE REQUIREMENTS
ENCROACHMENT PERMITS

The following paragraph is a statement of standard insurance coverage required by the City of Oakland when granting an encroachment permit:

"That the permittee shall maintain in force and effect at all times that said encroachment occupies said public sidewalk area, good and sufficient public liability insurance in the amount of \$300,000 and property damage insurance in the amount of \$50,000, both including contractual liability, insuring the City of Oakland, its officers and employees, against any and all claims arising out of the existence of said encroachment in said sidewalk area; and that a certificate of such insurance, and subsequent notices of the renewal thereof, shall be filed with the Director of Public Works of the City of Oakland; and that such certificate shall state that the said insurance coverage shall not be cancelled or be permitted to lapse without thirty (30) days' prior written notice to said Director of Public Works.

Please note that it includes:

1. Public liability: \$300,000 each occurrence.
2. Property damage: 50,000 each occurrence.
3. Contractual liability for 1 & 2 above.
4. Thirty (30) days' notice of cancellation.
5. Additionally insured: The City of Oakland, its officers & Employees.

The foregoing endorsements and the following endorsement must be specified in the Certificate of Insurance:

"Notwithstanding any other provisions in this policy, the insurance afforded hereunder to the City of Oakland shall be primary as to any other insurance or reinsurance covering or available to the City of Oakland, and such other insurance or reinsurance shall not be required to contribute to any liability or loss until and unless the appropriate limit of liability afforded hereunder is exhausted."