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R073

April 7, 2003

Barney Chan  
Hazardous Materials Specialist  
ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
ENVIRONMENTAL HEALTH SERVICES  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

Alameda County  
APR 09 2003  
Environmental Health

Clayton Project No. 70-03365.02

Subject: Supplemental Soil Sampling Workplan  
Former Dunne Paints Facility, 1007 41<sup>st</sup> Street in Oakland/Emeryville and  
4050 Adeline Street in Emeryville, California

Dear Mr. Chan:

Clayton Group Services, Inc. (Clayton) is pleased to present this workplan to conduct supplemental soil sampling at the above-referenced subject property. This workplan is presented in order to facilitate the redevelopment of the subject property and to address one of the technical comments raised the Alameda County Health Care Services Agency (ACHCSA) letter dated March 21, 2003.

As discussed, the subject property will be purchased and redeveloped in the near future with 5 buildings containing 62 loft-style residential condominiums. The height of these buildings will be between 3 and 5 stories. The existing buildings will be demolished and a virtually zero lot-line excavation of the underlying soil to an average depth of 10.5 feet below ground surface will be performed.

In the March 21, 2003 letter, ACHCSA listed four technical comments and stated that no further active remediation will be required if the technical comments are adequately addressed. This supplemental investigation will be performed in response to the ACHCSA's Technical Comment #1:

*"We concur with the proposed excavation of this site to an average depth of 10.5' and the removal of groundwater if encountered. Based upon previous results, post-excavation soil sampling is required in the west portion of the site, near the areas of borings B-11, B-12, and B-14-B-16. If post-excavation soil concentrations exceed 5000 ppm TPH in these areas, we request that additional soil excavation up to a maximum depth of 15.5' bgs be performed to remove the highly impacted soil."*

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## SCOPE OF WORK

The ACHCSA is requiring excavation of Total Petroleum Hydrocarbons (TPH) greater than 5,000 ppm below the excavation. The purpose of this Supplemental Investigation is to gather additional soil data from the western portion of the subject property where concentrations of TPH were found in groundwater and to evaluate the soil quality at the base of the proposed excavation. Based on discussions with ACHCSA, soil sampling every 1,000-square feet throughout the western portion of the subject property would be sufficient to adequately characterize the base of the proposed excavation. Therefore, this supplemental soil sampling prior to excavation is proposed in lieu of the post-excavation soil sampling required by the ACHCSA, in order to avoid delays in the construction program.

The scope of work presented herein consists of several Tasks. These Tasks include pre-field activities, field activities, laboratory analysis, and project management and report preparation. Each Task is described in the following discussion.

### **TASK 1: PRE-FIELD ACTIVITIES**

The purpose of the pre-field activities is to appropriately plan the work and to ensure that onsite personnel are prepared for potential safety hazards at the property. The pre-field activities will include the following:

- Preparing a Site Safety and Health Plan (SSHP) to reflect the work proposed at the subject property. The SSHP would detail the work to be performed, safety precautions, emergency response procedures, nearest hospital information, and onsite personnel responsible for managing emergency situations.
- Marking the site boundaries with white paint and notifying Underground Service Alert (USA) at least 48 hours prior to performing field activities drilling, as required by law.
- Utilizing a private utility locating service prior to conducting field activities.
- Obtaining a drilling permit, as necessary, from the Alameda County Department of Public Works (ACDPW).

### **TASK 2: FIELD ACTIVITIES**

The field activities for this project involve using soil sampling techniques to evaluate the concentrations of TPH that will remain at the base of the excavation in the western portion of the subject property. A total of 12 borings (B-17 through B-28) will be

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advanced in the western portion of the subject property, as depicted on the attached Figure (Attachment 1). The borings will be advanced at approximately equidistant spacing per every 1,000-square feet across the western portion of the subject property.

The target soil sampling depth is the base of the planned excavation, which is about 39 feet above mean sea level (amsl) across the subject property. However, since the ground surface elevations at the subject property are variable, the soil sampling depths in some of the proposed borings will vary. For example, ground surface elevations near the western end of the property near Adeline Street vary between about 46 and 48 feet above mean sea level (amsl), while most of the building and the eastern portions of the subject property are at an elevation of about 51 feet amsl.

Therefore, the subsurface borings will be advanced both inside and outside of the current buildings to depths between 7 and 16 feet below ground surface (bgs), based on ground surface elevations. In order to appropriately characterize the near surface soil that will remain following excavation, we propose collecting soil samples at 39 feet, 37 feet, and 35 feet amsl from each of the 12 borings.

The following proposed soil sampling depth interval in each boring was calculated with respect to existing ground surface elevations of each boring location and the proposed elevation following excavation (i.e., 39 feet amsl):

**Boring ID      Sample Depth Interval (feet bgs)**

B-17-B-24	12, 14, 16
B-25	11, 13, 15
B-26	9, 11, 13
B-27	8, 10, 12
B-28	7, 9, 11

Clayton will advance the borings using direct-push, Geoprobe® drilling equipment. Concrete coring is anticipated since 8 of the 12 areas to be investigated are capped by concrete building foundations or concrete pavement. In addition, limited access drilling equipment will be required for the interior locations.

Clayton will screen soil cores for lithology and physical evidence of contamination (e.g., odors, discoloration, chemical sheen). We would also screen soil at 2.0-foot intervals for ionizable substances using an organic vapor analyzer (OVA) or photo-ionization detector (PID). A 6.0-inch long soil sample will be cut from the acetate sample tube, sealed with Teflon tape, capped, labeled, and placed in a pre-chilled ice

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chest. Collected soil samples would be transported to a State of California-certified laboratory under formal chain-of-custody documentation. Downhole equipment will be cleaned prior to advancing each boring and prior to collecting samples. The rinseate will be containerized and removed from the property after the field activities are complete.

Once the fieldwork is complete, borings will be filled to the ground surface with cement grout. Waste generation during the fieldwork is expected to consist of soil cuttings. We anticipate leaving one 55-gallon drum containing soil cuttings onsite after field activities are complete, which will be disposed of offsite pending analytical results.

### **TASK 3: LABORATORY ANALYSIS**

The 36 soil samples will be submitted to a State of California-certified analytical laboratory. Initially, only the 39-foot amsl soil sample from each of the borings will be analyzed (12 soil samples total). The other 24 soil samples will be placed on hold status at the laboratory pending the results of the 39-foot amsl soil sample.

The soil samples will be analyzed using the following United States Environmental Protection Agency (USEPA)-approved method:

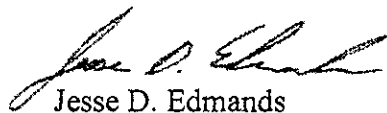
- USEPA Method 8015M for Total Petroleum Hydrocarbons quantified for mineral spirits (TPH-ms)

### **TASK 4: PROJECT MANAGEMENT AND REPORT PREPARATION**


Upon project completion of the task items, Clayton will discuss the results with you, and prepare a written report summarizing the findings of work performed at the subject property. The report will include a description of the subject property, summary of investigative methodologies, figures depicting the sample locations, findings, conclusions, and recommendations.

We look forward to receiving your comments on this workplan. If you have any questions, please feel free to contact us at 925.426.2600.

Sincerely,



Jesse D. Edmands  
Supervisor  
Environmental Assessments  
Environmental Services

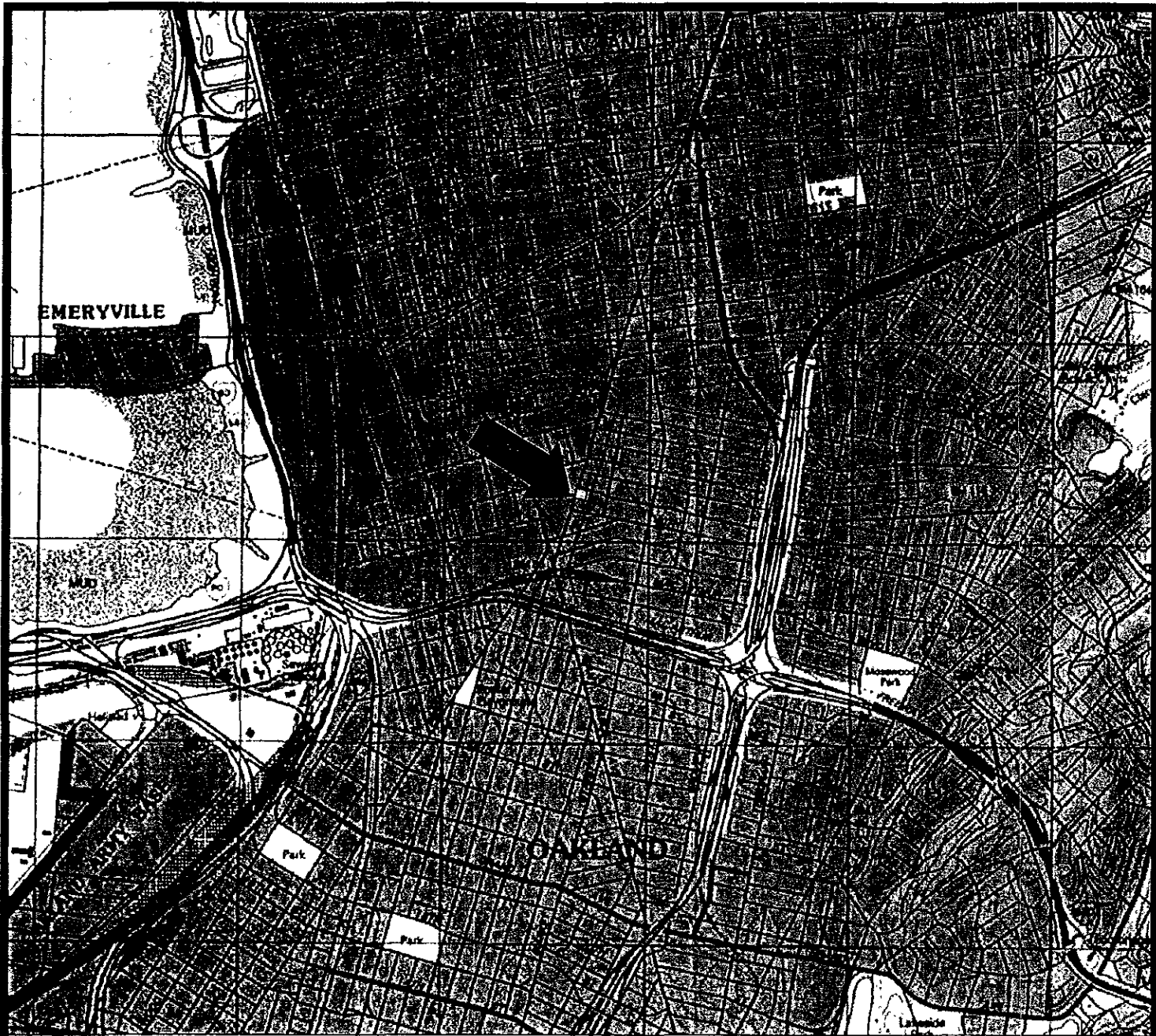


Jon A. Rosso, P.E.  
Director  
Environmental Services

JDE/jde

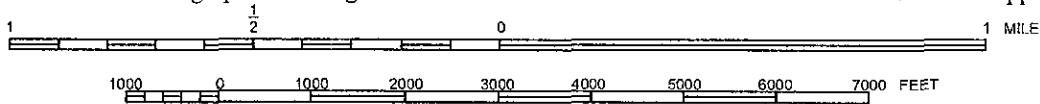
**ATTACHMENT 1**

**PROPOSED BORING LOCATIONS**



Map Source: TOPO! © 2000 National Geographic Holdings

Note: Boundaries and Location Information is Approximate



Portion of the 7.5-Minute Series Oakland West, California  
 Quadrangle Topographic Map (Datum: NAD 27)  
 United States Department of the Interior  
 Geological Survey  
 1997



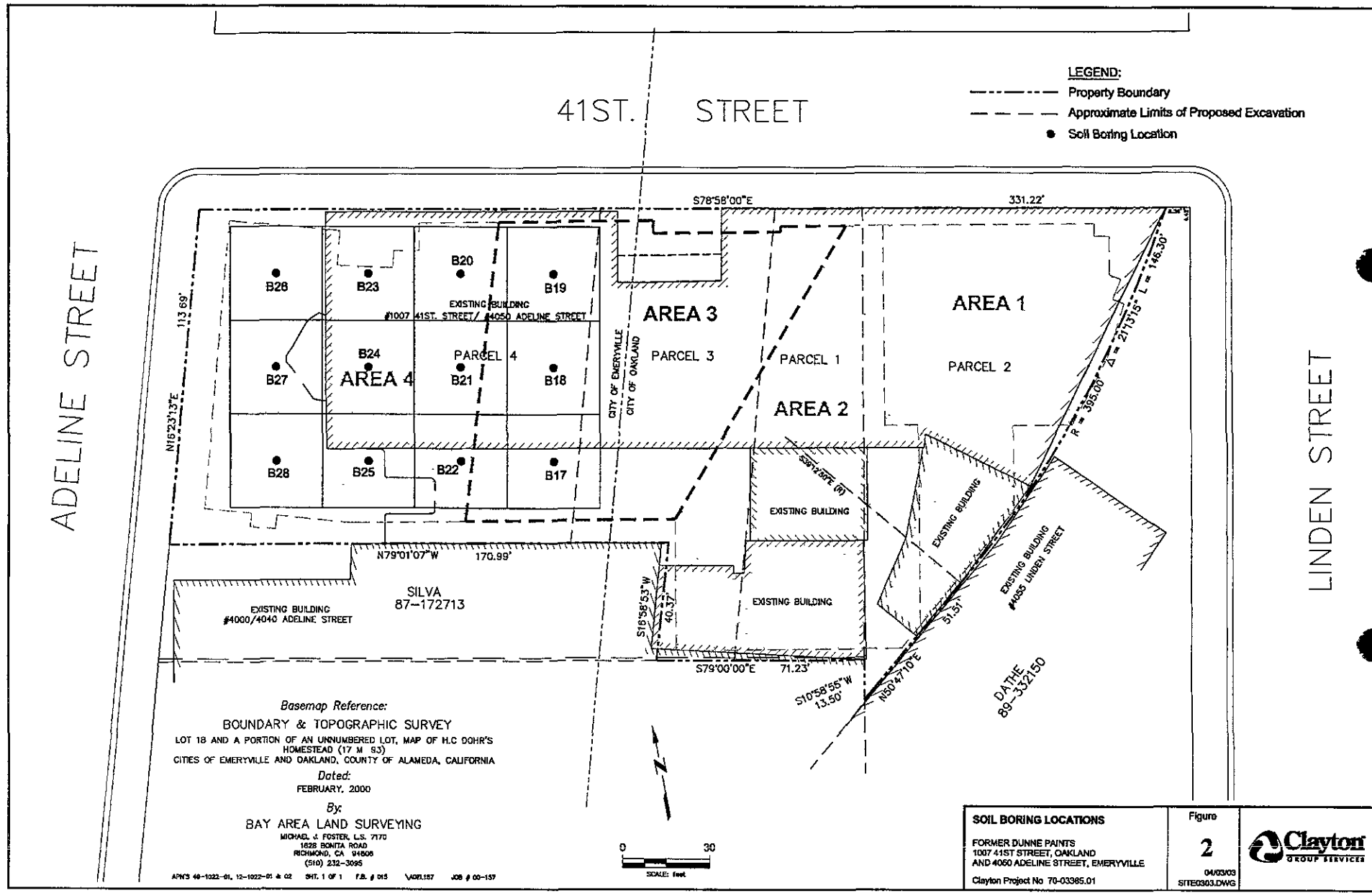
PROPERTY LOCATION MAP  
 1007 41st Street  
 Emeryville/Oakland, California and  
 4050 Adeline Street  
 Emeryville, California  
 Clayton Project No. 70-03365.00

Figure

1



**LEGEND:**  
 - - - - - Property Boundary  
 - - - - - Approximate Limits of Proposed Excavation  
 ● Soil Boring Location



*Basemap Reference:*  
 BOUNDARY & TOPOGRAPHIC SURVEY  
 LOT 18 AND A PORTION OF AN UNNUMBERED LOT, MAP OF H.C. DOHR'S  
 HOMESTEAD (17 M. 93)  
 CITIES OF EMERYVILLE AND OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA  
 Dated:  
 FEBRUARY, 2000  
 By:  
 BAY AREA LAND SURVEYING  
 MICHAEL J. FOSTER, L.S. 7170  
 1828 BONITA ROAD  
 RICHMOND, CA 94808  
 (510) 232-3095  
 APNS 46-1022-01, 12-1022-01 & 02 SH. 1 OF 1 F.B. # 015 \A001187 JOB # 00-157

**SOIL BORING LOCATIONS**  
 FORMER DUNNE PAINTS  
 1007 41ST STREET, OAKLAND  
 AND 4060 ADELINE STREET, EMERYVILLE  
 Clayton Project No 70-03385.01

Figure  
**2**  
 040303  
 SITE0303.DWG

