BES

BLOCK ENVIRONMENTAL SERVICES

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December 15, 1993

Mr. Brian P. Oliva
Hazardous Materials Specialist
Alameda County Health Agency
Division of Hazardous Materials
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Subject: Workplan to Sample Soil and Groundwater at Oakland National Engraving, 1001 42nd St., Oakland California
Project No. 306

652-9005

Dear Mr. Oliva:

Oakland National Engraving (ONE) desires to close the two sumps that are on the property that was formerly leased by Rockridge Antiques. The Rockridge sumps serve no utility to ONE who plans to use the area in which the sumps are located as a lunch area for their employees. Although we believe that the sumps have held their integrity based on groundwater sampling data collected by Environmental Strategies Corporation (ESE) on May 21, 1993 (See letter dated September 27, 1993 from BES to Ms. Susan Hugo, Alameda County Department of Environmental Health {ACDEH}), ONE would like the concurrence of the ACDEH that no chemical releases have occurred from the sumps that would impact the environment or human health. BES is pleased to provide ACDEH with the following Workplan to sample soil and groundwater adjacent to two sumps prior to the closure of the sumps.

BES intends to install one boring to groundwater on the subject property. The purpose of the boring is to sample soil at two depths and to collect a grab groundwater sample to determine if the sumps have leaked prior to their closure. A monitoring well will not be constructed in the boring.

INTRODUCTION

Site location and description

The subject property is located at 1001 42nd St., Oakland, California. The location of the site is shown on Plate 1 (Attachment A) and specific site features are shown on Plate 2 (Attachment A). The site was formerly owned by Boysen Paint Company, which ceased operations in the early 1980's and was subsequently merged into the Ameritone Paint

Corporation, a wholly owned subsidy of Grow Group. The site is now owned by Mr. and Mrs. Edward Kozel and operated by Oakland National Engraving (ONE). The property formerly contained a furniture restoration shop until July, 1993 which operated as Rockridge Antiques (Rockridge).

The two sumps located adjacent to the truck loading area are lined with what appears to be 0.5 inch steel. The larger sump is approximately 5 feet deep with a two foot diameter.

The smaller sump is about 2 feet deep with a diameter of about eight inches. The sumps appear to be part of a stormwater drainage system from the former Boysen Paint Company. In the area were the sumps are located, Rockridge stripped furniture in a trough containing a mixture of methylene chloride. The sumps do not have any utility to ONE.

Background

Sludge found in the bottom of the smaller sump was tested by Environmental Strategies Corporation (ESC) on May 21, 1993. ESC reported Total Petroleum Hydrocarbons (TPH) concentrations as a nongasoline mix at 130 mg/Kg, toluene concentration at 1.1 mg/kg, ethylbenzene at 1.4 mg/kg, xylene at 14 mg/kg, trichloroethylene at 0.46 mg/kg and methylene chloride at 17 mg/kg. Neither methylene chloride or trichloroethylene were found in the groundwater from the monitoring wells tested down gradient to the sumps (ESC report to ACHCSA, August, 1993). The larger sump contained about 110 gallons of liquid which was removed from the sump on August 10, 1993. The liquid was manifested and sent for recycling by Rockridge. ONE sampled and analyzed the liquid waste using EPA Method 624. The liquid contained 79 mg/L methylene chloride, 12 mg/L trichloroethylene with trace amounts of 1,2-dichloroethylene.

SCOPE OF WORK

BES proposes to install one test boring to groundwater at a location between the two sumps (about one foot from each sump) as indicated on Plate 3. One grab soil sample will be collected at a depth of three feet (one foot below the bottom of the small sump) and eight feet (three feet below the bottom of the large sump). Geological information will not be recorded unless further investigation is required. A grab groundwater sample will also be collected at this time. The soil samples will be visually inspected for obvious signs of contamination, placed in appropriate sample containers, labelled and placed in a cooler. The groundwater sample will be collected using a disposable polyethylene bailer and nylon rope. The groundwater sample will be placed in an appropriate container, labeled and placed in a cooler. The samples will be transported to a Department of Health Services accredited analytical laboratory in accordance with chain-of-custody protocol.

Samples will be analyzed according to EPA Method 8240 which will qualitatively and

quantitatively determine the presence of volatile organic compounds in the samples. In addition, soil and groundwater samples will be analyzed for TPHG according to EPA Method 5030. TPHD in soil will be analyzed according to EPA Method 3550 and TPHD in water will be analyzed according to EPA Method 3510. Levels of detection are difficult to predict at this time.

The cuttings will be placed in drums until chemical analysis become available. The bore hole will be backfilled with heavy bentonite and the upper two feet will be backfilled with tremied cement.

The sludge from the smaller sump, estimated at several pounds, will be removed and placed in a container for disposal as a hazardous waste. The steel lining and piping of the small sump will be steam cleaned at this time.

Assuming there is no leakage from the two sumps, ONE proposes to grout the sumps in place. The larger sump will have a single stand pipe so that storm water drainage from the property may continue into the storm drain. The precise closure plan will be submitted to ACDEH at the same time that the report on the results of this Workplan is submitted.

Site Safety Plan

A site safety plan for this investigation is presented in Attachment B.

Please contact us if you have any questions or comments.

Very truly yours,
BLOCK ENVIRONMENTAL SERVICES, INC

Ronald M. Block, Ph.D.
President

RMB:pd

Attachments

cc: Mr. Gary Leach, ONE
L. Randolph Harris, McInerney & Dillon

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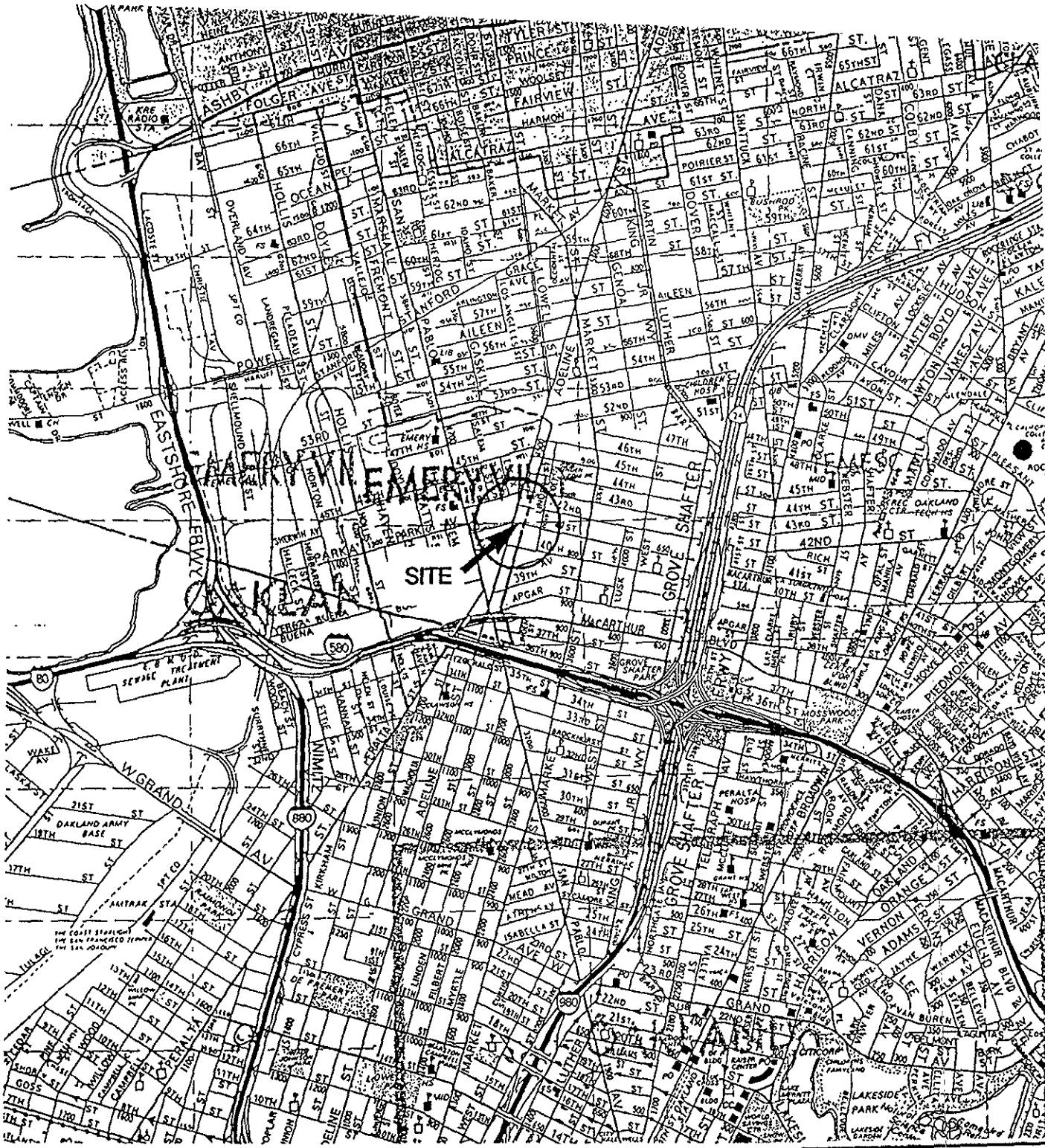
ATTACHMENT A

Plates



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Site Location
Former Rickridge Antiques
Oakland, California

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Oakland National Engraving		PLATE
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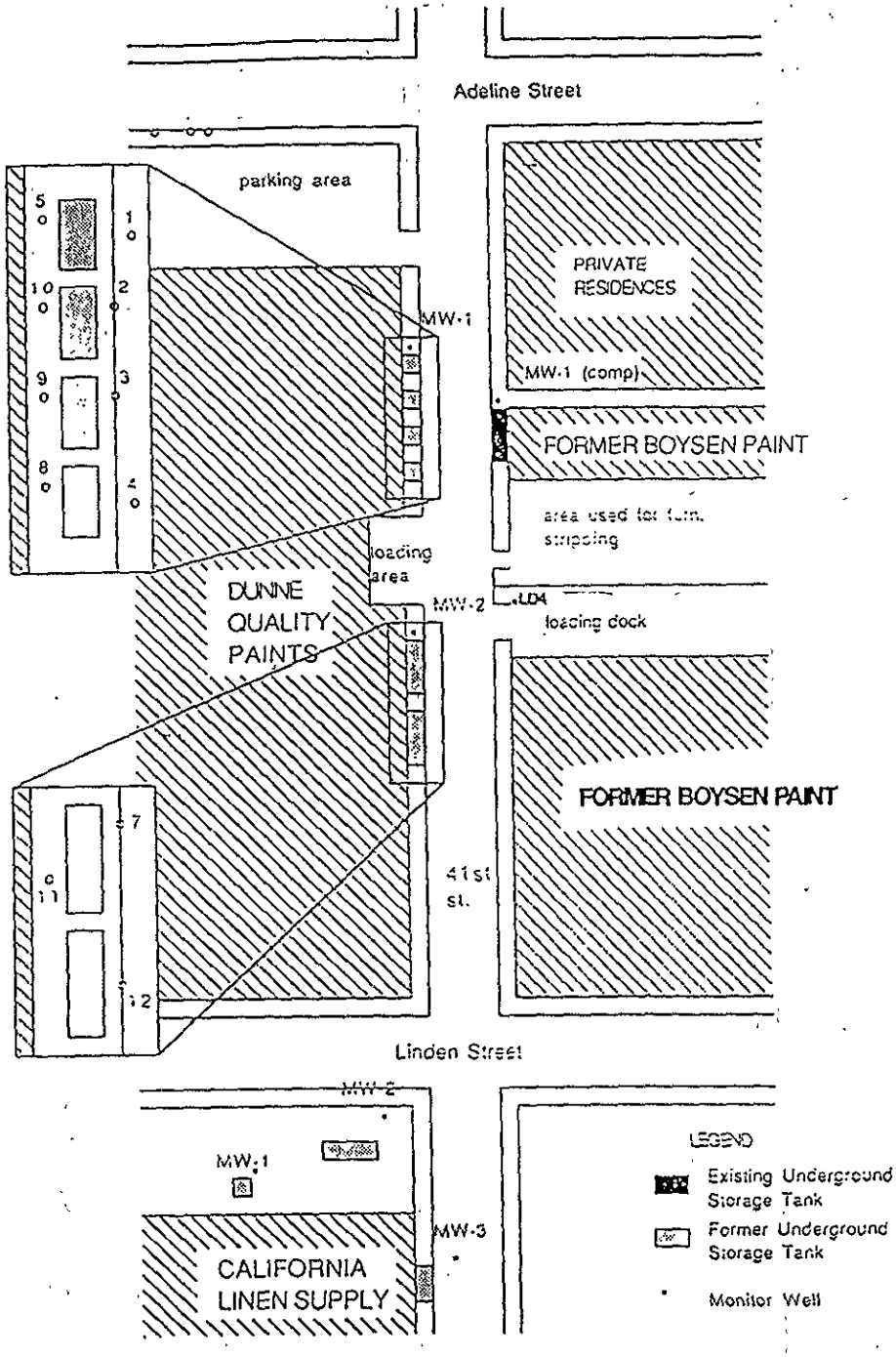

Site Layout
Oakland National Engraving
Oakland, California

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Oakland National Engraving		PLATE
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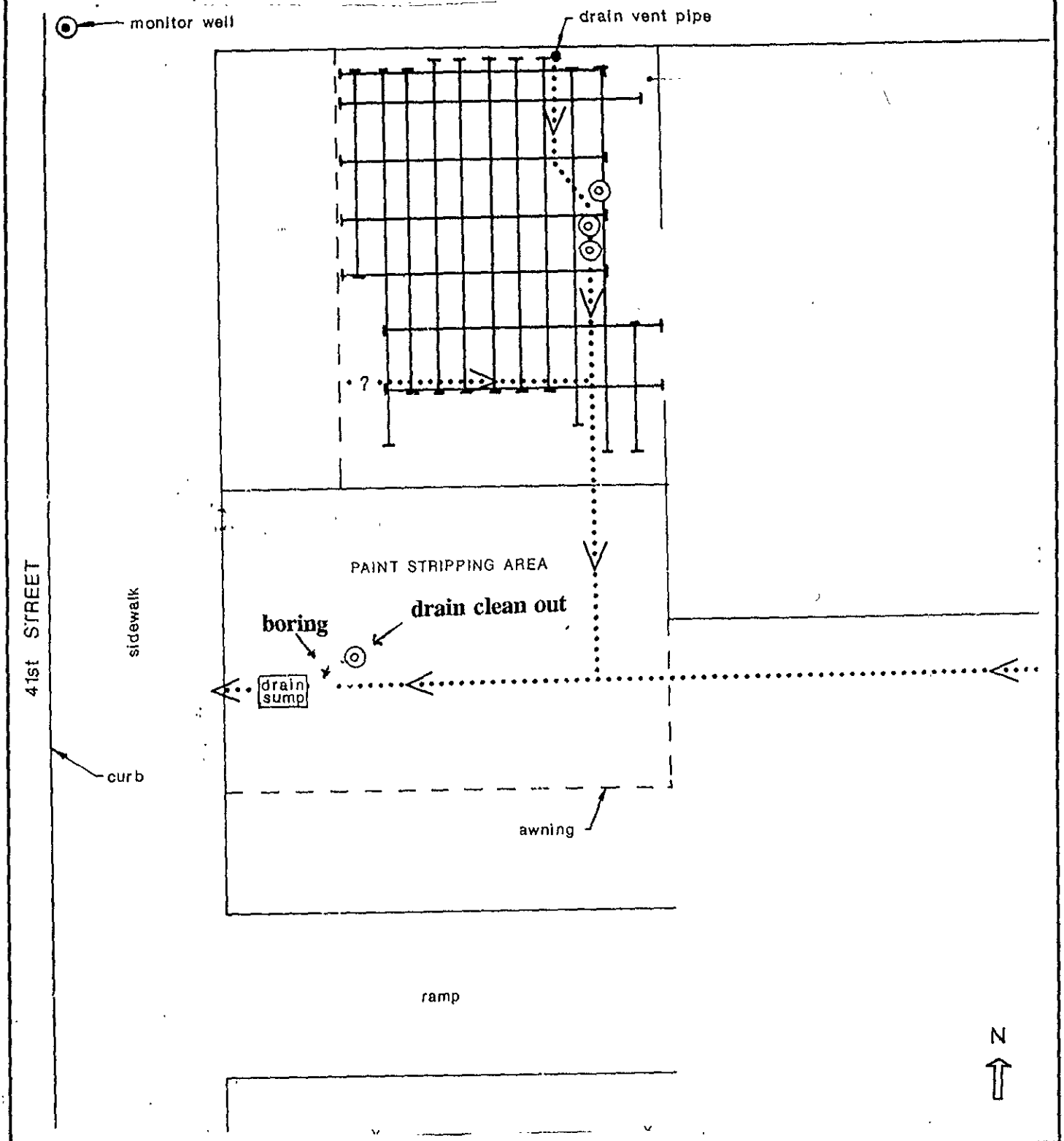

Proposed Boring Location
Former Rockridge Antiques
Oakland, California

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Oakland National Engraving

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ATTACHMENT B

Soil and Groundwater Sample Collection and Handling Protocol

Site Safety Plan

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SOIL & GROUNDWATER SAMPLE COLLECTION & HANDLING PROTOCOL

INTRODUCTION & PURPOSE

Because reliable and representative test results must be generated from soil and groundwater samples, it is essential to establish a sampling procedure which assures that all samples are:

- Collected by approved and repeatable methods
- Representative of the materials(s) at the desired location and depth
- Uncontaminated by container and sampling equipment

The following sampling protocol is designed to be a guide to the sampling and handling procedures for soil and groundwater samples to be collected. Based on conditions which may be encountered in the field, some modifications to this protocol may be required to fit the needs of an individual site.

SAMPLING PROCEDURES

Groundwater Sampling

Prior to collecting groundwater samples, monitoring wells will be purged by bailing until pH, conductivity, and temperature levels stabilize. A minimum of four well casing volumes will be purged from each well. Wells will be purged and groundwater samples will be obtained using a teflon bailer or disposable polyethelene bailer, and nylon rope. New nylon rope will be used for each well.

The appropriate number and type of sample containers will be used for each sample collected, in accordance with the analytical laboratory requirements and EPA protocol. The bottles will be filled using the bailer. All sample bottles will be pre-cleaned by the supplier according to EPA protocols.

To prevent cross contamination of groundwater samples by the sampling equipment, all reusable equipment used in sampling will be washed with a trisodium phosphate solution (TSP), triple rinsed with purified water, and allowed to air dry prior to each use. A sample of the purified water will be retained for analysis as part of sample quality assurance.

Soil Sampling

After the soil sampler is driven to the desired depth and the samples are retrieved, each end of the tube containing the soil sample to be retained for laboratory analysis, will be sealed with teflon sheeting, covered with plastic end caps, and sealed with PVC tape. All sample containers (tubes) will be steam cleaned (or washed with TSP, as above) and air dried prior to use. The soil sample recovered in the tube just above the sample retained for chemical analysis will be examined in the field for visual and olfactory indications of chemical contamination and used for lithologic description.

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The Unified Soil Classification System (USCS) will be used to log and describe the soil by the on-site geologist. These logs will also include details of the sampling process such as depth, apparent odors, discoloration, and any other factors which may be required to evaluate the presence of contamination at the site.

POST SAMPLING PROCEDURES

One field/travel blank consisting of one sample bottle filled with purified water will accompany soil and groundwater sample containers at all times, including during transport to and from the site. Purified water field/travel blanks will be analyzed according to the appropriate EPA Methods corresponding to the soil/groundwater sample analyses.

Sample containers will be labeled with sample number, project number, date, and the initials of the person collecting the sample. A separate sample collection record will be maintained for each groundwater sample collected.

Soil and groundwater samples collected will be analyzed by an analytical laboratory certified by the California Department of Health Services (DHS). Quality assurance documentation will accompany all analytical reports generated by the laboratory.

The samples will be placed in a cooler with dry ice (for soil samples) or bagged ice (for water samples) immediately following collection, and will remain in the iced cooler until refrigerated at the analytical laboratory. The samples will be delivered to the laboratory direct by courier or overnight freight within 48 hours of time of collection. Appropriate chain of custody forms will be used for all samples.

BLOCK ENVIRONMENTAL SERVICES SITE SAFETY PLAN

General information

Site Name: Oakland National Engraving

Site Location: 1001 42nd Street, Oakland, California

Prepared by: Ronald M. Block, Ph.D.

Date: December 1, 1993

Proposed date of Investigation: December 15, 1993

Objectives: Collect soil and grab groundwater sample

Background review: Complete

Overall Hazard: low

Site/Waste Characteristics:

Contaminate type: solid

Characteristic: ignitable, volatile

Level of Protection D

Facility Description: There is currently a photoengraving facility and offices on site

Principal Disposal Method: Drilling soils will be offhauled to an approved landfill for disposal if necessary

Site Health and Safety Coordinator Responsibilities

A Site Health and Safety Coordinator will be designated.

The responsibilities of the Site Health and Safety Coordinator will include the following:

- briefing personnel on the hazards at the site, the standard operating procedures to be employed, and emergency procedures
- conducting onsite health monitoring
- coordinating access control and site security
- monitoring work practices and decontamination to ensure that required procedures are being followed
- availability to document and respond to any concerns or complaints made by personnel on site
- documenting unsafe work practices or conditions
- documenting any accidents or incidents that result in illness or injury to personnel
- evaluating and amending the Health and Safety Plan daily to remedy deficiencies and post entry briefings

Contingency Plan and Emergency Procedures

If HNu readings indicate a sudden increase of chemicals in the breathing zone exceeding IDHL levels or if other threatening hazards are noted, BES and its contractors will evacuate the area. No personnel will return unless chemical levels, toxicological judgement, or an emergency response official indicates that it is safe and proper to do so.

To obtain medical assistance as soon as possible in case of emergency, the following telephone numbers, addresses and directions for the nearest medical treatment facilities will be available at the site:

Ambulance: 911

Police: Emeryville Police Department
2449 Powell
911 or (510) 596-3737

Fire: Emeryville Fire Department
4331 San Pablo Avenue
911 or (510) 652-222

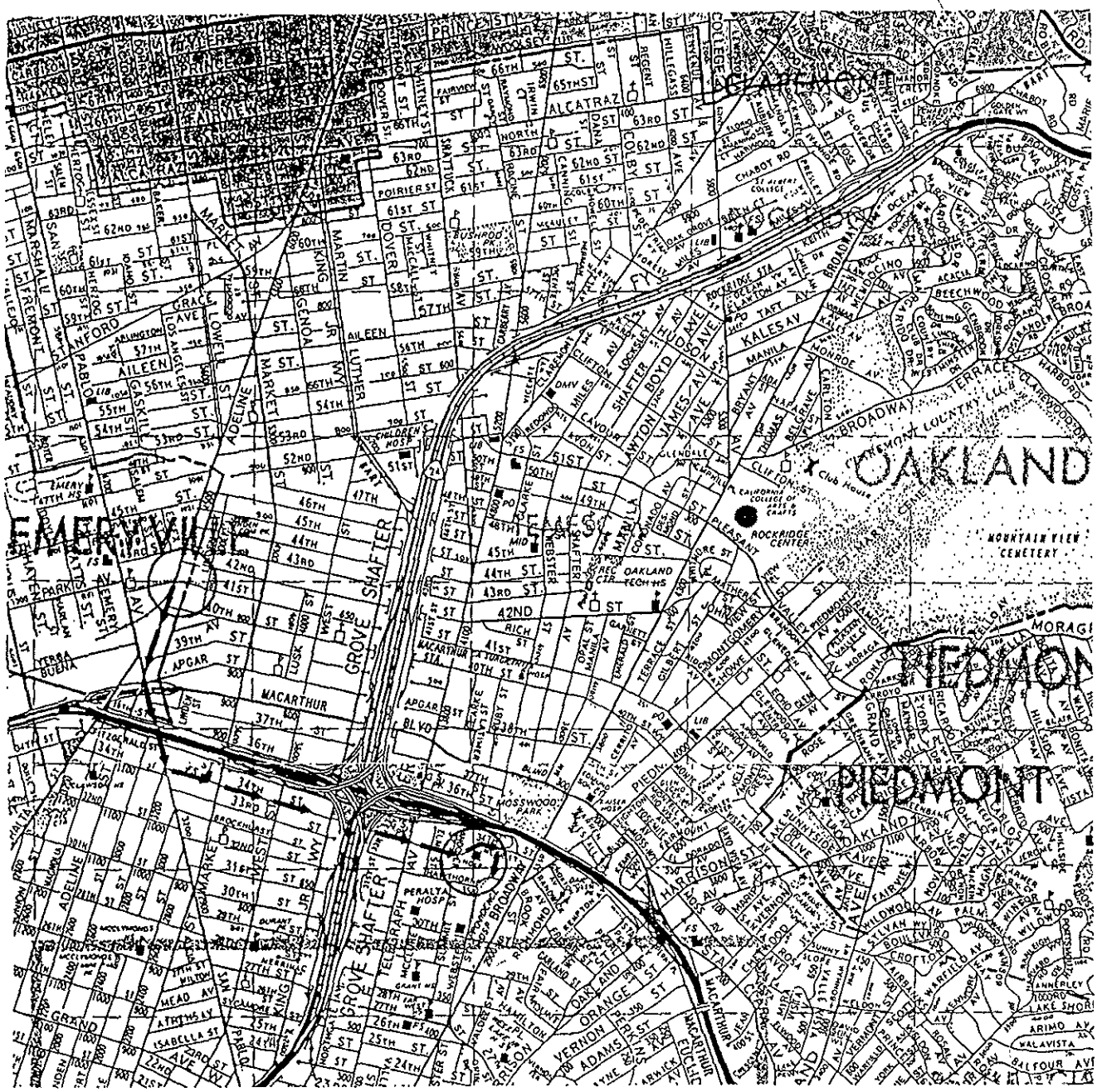
Poison Control Center: 911

Hospital: Merritt Hospital
Hawthorn Avenue and Webster
(510) 655-4000

Directions to Hospital: Go west on 41st Street, turn left (south) onto Adeline Street. Turn left onto San Pablo Avenue. Turn left onto 34th Street then right onto Webster. Merritt Hospital is located at the corner of Hawthorn and Webster.

A map showing the route to the hospital is included in the attached Plate.

In an emergency, the primary concern is to prevent loss of life or severe injury to site personnel. If immediate medical treatment is required, decontamination will be delayed until the condition of the first victim has stabilized. If decontamination can be performed without interfering with first aid, or if a worker has been contaminated with an extremely toxic or corrosive material that could cause severe injury, decontamination will be performed immediately. If an emergency caused by a heat-related illness develops, protective clothing will be removed from the victim as soon as possible to reduce heat stress.



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1" = 2,200 '

Hospital Route Map
Merritt Hospital
Oakland, California

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