DUGAN ASSOCIATES

ENVIRONMENTAL SERVICES 1023-B Martin Ave, Santa Clara, Ca. 95050 408/988-5946 FAX: 988-5947

Ms. Deborah David
c/o Lebovits and David
Two Century Plaza
2049 Century Park East, Suite 3100
Los Angeles, California 90067

March 15, 1995
Project No. 121-4WP

Subject: Work Plan for Soil Excavation and Sampling
Site: 106 - 110 Hegenberger Road, Oakland, California

Ms. David:

At your request, we are providing the attached work plan describing the proposed environmental services at the above-referenced site. It is our understanding with Mr. Barney Chan of the Hazardous Materials Section of the Environmental Health Division of the Alameda County Health Care Services Agency has requested the attached Work Plan that summarizes the proposed project tasks recommended to perform environmental services oversight and verification sampling in the area of the former underground clarifier sump and gasoline and diesel storage tanks (USTs) pit at the above mentioned-property.

The proposed work plan includes the preparation of a site-specific Safety Plan, coordination and oversight of the excavation operations at the site, collection of soil samples from the excavation, submission of soil and groundwater samples (if necessary) to a State-certified laboratory for analysis, and preparation of a sampling and oversight summary report of the findings, conclusions, and recommendations.

If you have any questions or comments about the work plan and proposed work, please call me at (408) 988-5946.

Sincerely,
DUGAN ASSOCIATES

William R. Dugan
Project Manager

Attachment: Work Plan

DUGAN ASSOCIATES

ENVIRONMENTAL SERVICES 1023B Martin Ave., Santa Clara, CA. 95050 408/988-5946 FAX 988-5947

SUPPLEMENTAL WORK PLAN
for
ADDITIONAL SOIL OVER-EXCAVATION
and
VERIFICATION SAMPLING

Site Name: David Property

Site Address: 106 and 110 Hegenberger Road
Oakland, California 94621

Site Location: Figure 1, Site Location Map
Figure 2, Generalized Site Plan

Site Description: Alameda County Assessor's Parcel Number: 44-5020-5-42

The site consists of a 1¼-acre parcel of property that was the location of a former gasoline station and carwash facility. The former gasoline station and carwash facility were demolished in August and September 1990. Three 10,000-gallon underground gasoline storage tanks (USTs) and a two-stage clarifier sump were removed from the site at that time. The present site layout with some of the past pertinent site features is shown on Figure 2, Generalized Site Plan. The site property is presently occupied by three separate businesses:

106 Hegenberger Road is occupied by RBJ Airport Parking, a small company that parks long-term vehicles for customers of the nearby Oakland International Airport, and RB Copies, a small printing / desktop copying facility. RBJ Airport Parking occupies approximately 1⅛ acres (90 percent) of the site property.

110 Hegenberger Road is occupied by Cellular Solutions, Inc., a retail cellular telephone dealership. Cellular Solutions occupies approximately ⅛-acre (10 percent) of the site property.

Proposed Work:

Task 1. Site Safety Plan. The Consultant will prepare a Site Safety Plan describing the precautions and protective equipment required for workers at the site.

Task 2. Field Work Coordination. The Consultant will coordinate with the onsite tenants and operations of the long-term parking lot to move parked vehicles and mark the approximate excavation locations prior to the field work. The Contractor will locate all utilities on the site in the areas marked by the Consultant to be excavated.

Task 3. Proposed Excavation Areas: The four proposed areas of excavation are as follows:

Area #1: the northern end of former gasoline UST #3;
Area #2: the southern end of former gasoline UST #3;
Area #3: the southeastern end of former gasoline UST #2;
Area #4: the area of the former clarifier sump.

The Contractor will remove the concrete / asphalt over each area to be excavated. After removal, the Contractor will transport the concrete / asphalt debris to a concrete / asphalt recycling or disposal facility.

The Contractor will excavate and the estimated quantities of impacted soil from each of the Areas, and stockpile the soil onsite. The excavations will be extended outward radially from their previous limits, except for Area #3, which will only be extended along the southeastern end. The total amount of soil to be excavated is estimated to be approximately 300 cubic yards of soil. Each soil stockpile will be placed on visqueen, and covered with visqueen at the end of each workday.

If water is present in the excavations, it will be removed and stored temporarily in an aboveground storage tank (AST).

Task 4. Excavation Oversight Duties: The Consultant will oversee the excavation activities performed by the Contractor for the four proposed areas of excavation. The Consultant will provide air monitoring during the excavation work operations.

Proposed Work: **Task 5**. Soil and Water Sampling: Once it appears that hydrocarbon-impacted soil has been removed from the four areas, or that the excavations cannot be continued due to site constrictions, the Consultant will collect soil samples from the excavations. If water is present in the excavations, at least one water sample will be collected from each excavation. The Consultant will also collect soil samples from the stockpiled soil at the site.

It is anticipated that approximately three soil samples will be collected from each of Areas #1, #2, and #3, and that approximately six soil samples will be collected from Area #4. However, the exact number of samples collected from each excavation will be based on decisions made in the field, and may vary from the estimated number. It is anticipated that one composite soil sample will be collected for each 50 cubic yards of stockpiled soil, and for each individual stockpile composed of less than 50 cubic yards.

Task 6. Laboratory Analyses: According to the Alameda County Department of Health Services, the soil and water samples should be analyzed for the following parameters:

Area #1: TPHg and BTEX by EPA Methods 8015 / 8020;

Area #2: TPHg and BTEX by EPA Methods 8015 / 8020;

Area #3: TPHg and BTEX by EPA Methods 8015 / 8020;

Area #4: TPHg and BTEX by EPA Methods 8015 / 8020
TPHd by EPA Method 3510 / 3550
TOG by EPA Method 5520 B/E and F
Total and soluble Lead by EPA Method 7420
Halogenated organics by EPA Method 8010
Semi-volatile organics by EPA Method 8270
Cadmium by EPA Method 7130
Chromium by EPA Method 7190
Nickel by EPA Method 7520
Zinc by EPA Method 7950

Proposed Work:

Task 7. Sampling Summary Report: The Consultant will prepare a summary report which details the completed excavation and sampling work, the laboratory results for the collected samples, and any conclusions that the Consultant feels are appropriate. This report will include illustrations that document the locations of the samples collected. The report will be signed by a California Registered Geologist.

Task 8. Excavation Backfill: The four proposed areas of excavation will be backfilled with Class II aggregate baserock. The aggregate base rock will be placed in lifts and compacted to 90% relative compaction to within three inches of grade. The excavation areas will then be resurfaced with asphalt or concrete to match the existing surface conditions.

Note: The Contractor will take care of the disposal / treatment of the contaminated soil and water. The method of disposal / treatment will be evaluated after the submission of the Sampling Summary Report.

If you should have any questions or comments about this work plan, please call us at (408) 988-5946. Thank you.

Sincerely,
Dugan Associates

William R. Dugan
Project Manager
R.E.A. No. 3820

REGISTERED GEOLOGIST
KENNY B. MATEIK
No. 5861
Exp. 6/96
STATE OF CALIFORNIA

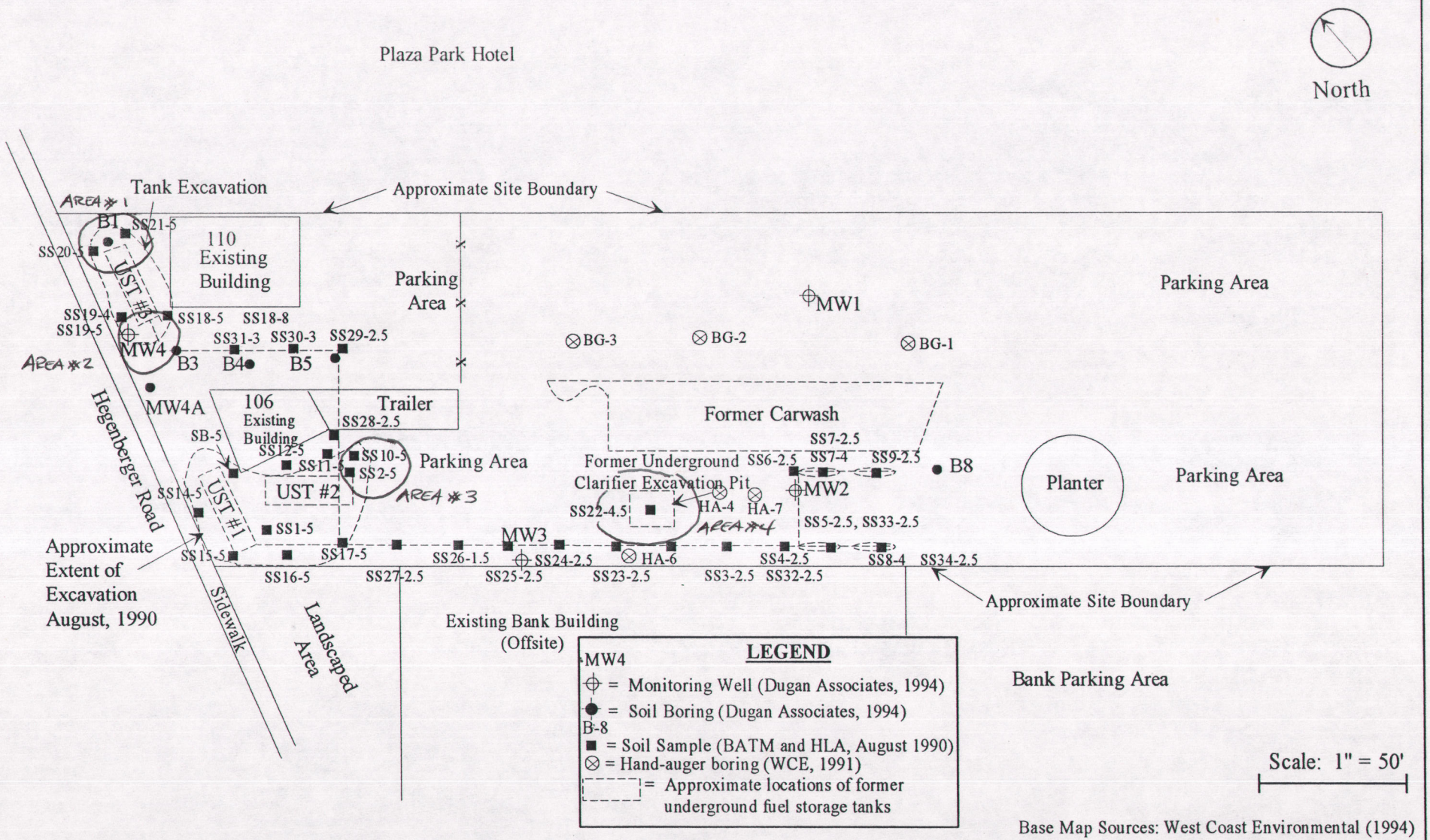
Kenny B. Mateik
Registered Geologist
R.G. No. 5861

Enclosure: Fig. 1, Site Location Map
Fig. 2, Generalized Site Plan

Attachment A: Field Methods

Source: San Leandro Quadrangle
7.5 series (Topographic)
Scale 1:24000

DUGAN ASSOCIATES 1023B Martin Ave. Santa Clara, California	Site Vicinity Plan David Property 106/110 Hegenberger Road Oakland, California	FIGURE 1
JOB NO. 121-1		



DUGAN ASSOCIATES **1023B Martin Ave.** **Santa Clara, California** **JOB NO. 121-3**	**Generalized Site Plan** **David Property** **106/110 Hegenberger Road** **Oakland, California**	**FIGURE** **2**

ATTACHMENT A

FIELD METHODS

FIELD METHODS

The following presents Dugan Associates protocol for a site investigation involving potential / actual petroleum fuel-impacted soil and / or groundwater.

Site Safety Plan

The Site Safety Plan describes the safety requirements for the evaluation of gasoline hydrocarbons in soil, groundwater, and the vadose-zone at the site. The site Safety Plan is applicable to personnel of Dugan Associates and its subcontractors. Dugan Associates personnel and subcontractors of Dugan Associates scheduled to perform the work at the site are briefed on the contents of the Site Safety Plan before work begins. A copy of the Site Safety Plan is available for reference by appropriate parties during the work. A site Safety Officer is assigned to the project.

Soil Excavation

Permits are acquired prior to the commencement of work at the site. Excavated soil is evaluated using a field-calibrated Organic Vapor Meter (OVM) or Organic Vapor Analyzer (OVA). This evaluation is done upon arrival of the soil at the ground surface in the excavator bucket by removing the top portion of soil from the bucket, and then placing the intake probe of the OVM / OVA against the surface of the soil in the bucket. Field instruments such as the OVM / OVA are useful for measuring relative concentrations of vapor content, but cannot be used to measure levels of gasoline hydrocarbons with the accuracy of laboratory analysis. Samples are taken from the soil in the bucket by driving laboratory-cleaned brass sleeves into the soil. The samples are sealed in the sleeves using aluminum foil, plastic caps, and aluminized duct tape; labeled; and promptly placed in iced storage. If field subjective analyses suggest the presence of gasoline hydrocarbons in the soil, additional excavation and soil sampling is performed, using similar methods.

If groundwater is encountered in the excavation, groundwater samples are collected from the excavation using a clean Teflon® bailer. The groundwater samples are collected as described below under "Groundwater Sampling". The excavation is backfilled or fenced prior to departure from the site.

Sampling of Stockpiled Soil

One composite soil sample is collected for each 50 cubic yards of stockpiled soil, and for each individual stockpile composed of less than 50 cubic yards. Composite soil samples are obtained by first evaluating relatively high, average, and low areas of hydrocarbon concentration by digging approximately one to two feet into the stockpile and placing the intake probe of a field calibrated OVM against the surface of the soil; and then collecting one sample from the "high" reading area, and three samples from the "average" areas. Samples are collected by removing the top one to two feet of soil, then driving laboratory-cleaned brass sleeves into the soil. The samples are sealed in the sleeves using aluminum foil, plastic caps, and aluminized duct tape; labeled; and promptly placed in iced storage for transport to the laboratory, where compositing is performed.

Sample Labeling and Handling

Sample containers are labeled in the field with the project number, sample location and depth, and date, and promptly placed in iced storage for transport to the laboratory. A Chain of Custody Record is initiated by the field geologist and updated throughout handling of the samples, and accompanies the samples to a laboratory certified by the State of California for the analyses requested. Samples are transported to the laboratory promptly to help ensure that recommended sample holding times are not exceeded. Samples are properly disposed of after their useful life has expired.