



**WORK PLAN
FOR
SOIL & GROUNDWATER INVESTIGATION**

**Commercial Property
1532 Peralta Street
Oakland, California**

Prepared For:

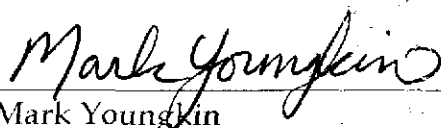
Mr. ~~Osagit Orobø~~
P.O. Box 426695
San Francisco, CA 94142-6695

Prepared By:

Golden Gate Tank Removal, Inc
255 Shipley Street
San Francisco, CA 94107

GGTR Project No. 7856
February 28, 2002

Reviewed By:


Mark Youngkin
Registered Geologist CEG 1380

Authored By:

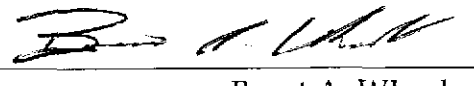

Brent A. Wheeler
Project Engineer

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WORK PLAN FOR SOIL & GROUNDWATER INVESTIGATION

1532 Peralta Street, Oakland, California

INTRODUCTION

Purpose

This work plan was prepared in response to the May 25, 2000 letter issued by the Alameda County Health Care Services Agency (ACHCSA; STID 5448), which has required a preliminary subsurface site assessment to evaluate the lateral and vertical extent of hydrocarbon-affected soil and groundwater in the vicinity of the former underground diesel and gasoline storage tanks (USTs) at the commercial property located at 1532 Peralta Street in Oakland, California. The site investigation activities are a requirement prior to installation of newly proposed USTs at the property, which was conditionally approved in an April 24, 2000 letter issued by the City of Oakland Fire Services Agency, Office of Emergency Services (FSA/OES). A copy of the May 25, 2000 ACHCSA letter is attached.

The purpose of this work plan is to describe the procedures and methods used to percussion drill eight subsurface soil borings in the direct vicinity of the former USTs, perform soil and groundwater sampling activities, and establish a representative groundwater gradient across the subject site. This work plan is prepared on behalf of Mr. Osagie Orobo, the current owner of the subject property. Figure 1, attached, presents a site location map of the subject property. The attached Figure 2 is a site plan.

Background

In December 1999, Golden Gate Tank removal, Inc. (GGTR) removed five underground fuel storage tanks from the subject property: Tank #1 - 2,000-gallon diesel; Tanks #2 and #3 - 675-gallon gasoline; Tank #4 - 1,000-gallon gasoline and Tank #5 - 1,000 gallon diesel. The UST's approximate locations shown in Figure 2. Soil samples collected from each excavation between 7 and 12.5 feet below grade (fbg) contained concentrations of total petroleum hydrocarbons (TPH) as gasoline (TPH-G; $\leq 2,600$ milligrams per kilogram [mg/kg; parts per million]), TPH as diesel (TPH-D; $\leq 8,100$ mg/kg), and benzene (≤ 9.1 mg/kg). UST removal and sampling activities were conducted under the direct supervision of Mr. Hernan Gomez of the FSA/OES. Additional details and tabulated soil sample analytical results are in *GGTR's December 15, 1999 Tank Closure Report*.

Based on analytical results of excavation soil sample analysis, Mr. Gomez requested a work plan of over-excavation activities to assess the extent of hydrocarbon-affected soil and potential impact to groundwater in the vicinity of the former USTs. On January 3, 2000, GGTR submitted the requested work plan, which was approved by the FSA/OES in a letter dated January 25, 2000.

In January and February 2000, in general accordance with the proposed work plan activities, GGTR over-excavated the former UST cavities up to approximately 11 fbg and to the

approximate lateral limits shown in Figure 2. GGTR collected soil samples from the sidewalls (7.5 fbg) and from the bottom (12 fbg) of the over-excavated cavities (Cavity #1 & #2; Figure 2). Groundwater accumulated within the excavations and was subsequently purged prior to sampling. After groundwater stabilized within each excavation at approximately 8 fbg, GGTR collected a groundwater sample from each excavation just below the air/water interface. GGTR performed the sampling activities under the direction of Mr. Gomez of the FSA/OES. The excavation was subsequently backfilled and the overlying sidewalk and pavement replaced with concrete and asphalt, respectively. Figure 3 presents a revised site plan showing the approximate locations of over-excavation soil and groundwater samples with significant concentrations (parts per million) of TPH-G, TPH-D, benzene, and methyl tertiary-butyl ether (MTBE; groundwater only) reported for each sample. Details of the over-excavation and sampling activities as well as tabulated results of soil and groundwater sample analyses are presented in the *March 8, 2000 Remedial Activity Report* prepared by GGTR.

Following review of GGTR's Remedial Activity Report, the ACHCSA, in letters dated May 19 and May 25, 2000, identified elevated levels of residual gasoline- and diesel-range hydrocarbons in the soil and groundwater in the vicinity of the former USTs and requested a work plan to evaluate the lateral and vertical extent of contamination at the site. A copy of the May 25, 2000 ACHCSA letter is attached.

On October 6, 2000, DECON Environmental Services, Inc. (DECON) of Hayward, California prepared the requested work plan (*Remedial Activity Plan, October 2000*) which was subsequently approved by Mr. Larry Seto of the ACHCSA. After further review of the DECON's work plan, representatives of both the ACHCSA and State Water Resources Control Board UST Cleanup Fund concurred that the work plan required additional content and requested that the said work plan be revised and resubmitted to the ACHCSA for review and approval. Mr. Orobo Osagie did not contract DECON to prepare the revised work plan.

In February 2002, GGTR prepared the requested work plan for soil and groundwater investigative activities at the subject property. Shortly thereafter, GGTR conducted a site reconnaissance to determine appropriate locations for the proposed soil borings and re-measure site dimensions for generation of Figure 2. The work plan is presented in the following sections.

Scope

The general scope of work described and recommended in this work plan is:

- ~~Install eight~~ (8) 1-to 2-inch-diameter percussion soil borings (B1 through B8) up to approximately 14 fbg in the vicinity of the former UST cavities. Install temporary piezometer casing in each borehole location. Proposed boring locations are shown in Figure 3.
- Collect soil samples and grab groundwater samples in each borehole. Soil samples will be logged under supervision of a State-registered geologist or engineer.
- Survey top of casing and associated grade elevations of temporary piezometers for establishment of groundwater gradient and flow direction across site.

- Submit all soil and grab groundwater samples to a State-certified environmental laboratory for chemical analysis.
- Interpret all data and prepare a report summarizing the activities, findings, and conclusions of the investigation. Soil and groundwater sample hydrocarbon concentrations will be tabulated and compared with the California Regional Water Quality Control Board's current Municipal Supply Water Quality Objectives (groundwater only) and August 2000 Tier 1 Risk Based Screening Levels.

Site Location and Description

The subject site (1532 Peralta Street) is located at the southeast corner of Peralta and 16th Streets in Oakland, California (Alameda County). The site lies approximately 2,150 feet (0.4 mile) south of West Grand Avenue, 400 feet west of the Nimitz Freeway, and approximately 1 mile south of Interstate 80 and the San Francisco Bay. The elevation of the property is approximately 10 feet above Mean Sea Level (Figure 1). The property consists of a roughly rectangular site occupying 6,307 square feet (0.13 acre) in area and has been owned by Mr. Orobo Osagie since May 1998 (Alameda County Assessor Parcel 5-370-1). The site is currently leased to Peralta Auto Care for the service of automobiles and rental of U-Haul equipment. The subject property and adjacent property located to the northeast across 16th Street (1600 Peralta Street) were previously used as separate fuel stations / automobile service garages. The subject property is zoned for small lot residential (R36; City of Oakland Planning & Zoning).

The property is relatively flat lying with the topographic relief generally directed towards the northwest (Figure 1), in the general direction of the San Francisco Bay. A single story, divided structure, approximately 1,175 square feet in area, lies on the southeast quarter of the property and is currently used as a automobile service garage and office space. The flooring in the service garage and office space are paved with concrete. The majority of the property is paved throughout with asphalt, except for a small 29' x 22' section located on the northwest side of the property, and an approximate 20' x 16' section adjacent to the site office and used for washing of automobiles (Figure 2). The overall cosmetic integrity of the site pavement is in good condition.

Five underground fuel storage tanks were located beneath the sidewalk and asphalt pavement at the north side of the property. As discussed previously, GGTR removed the USTs in December 1999. The actual date the USTs were last used is reportedly unknown at this time. Site features and the approximate location of the former USTs are shown in Figure 2.

Site Geology and Hydrogeology

According to a Geologic Map of the San Francisco-San Jose Quadrangle (California Department of Conservation, 1990), the site lies on artificial fill and underlain by up to 500 feet of Quaternary alluvial deposits (unconsolidated and dissected stream and basin deposits) and possibly marine sandstone, shale, cherts, and conglomerates of the Mesozoic Franciscan Complex (thickness not established). Soil texture at the site reported during the tank removal and over-excavation activities was a clayey sand. Grain size analysis of soil collected during

the activities was not performed. The geologic map also indicates that the site is situated approximately 4 miles southwest and 14 miles northeast of the Hayward and San Andreas Fault Zones, respectively.

The regional groundwater flow direction in the vicinity of the site is estimated to be toward the west-northwest, in the general direction of the San Francisco Bay and decreasing topographic relief. The depth to groundwater at the site as well as the site specific groundwater flow direction and gradient is unknown at this time; however, groundwater encountered during over-excavation activities (February 2000) stabilized within the former tank cavity at approximately 8 fbg. The nearest surface water body is the Oakland Outer Harbor of the San Francisco Bay, located approximately 1.03 miles west-northwest of the subject property (Figure 1).

PLANNED WORK

Sequence

The following is the planned sequence of activities at the site:

- Obtain a soil boring permit from the ACHCSA and, if required, an encroachment permit from the City of Oakland Planning & Zoning for work conducted in the public right of way.
- Prepare a Traffic Control Plan for work performed in the parking strip (public right-of-way).
- Prepare a site specific Health & Safety Plan.
- Outline the proposed work area and boring locations in white surface paint and notify Underground Service Alert to clear for subsurface utilities.
- Percussion drill eight subsurface soil borings (B1 through B8) up to approximately 14 feet in the vicinity of the former USTs. Drilling activities will be conducted by a licensed C-57 well driller certified in the State of California.
- Collect continuous soil samples in each boring, beginning at 5 fbg and continuing to the first encountered groundwater.
- Temporarily install 0.75-inch-diameter piezometer casing to the approximate total depth of each borehole and collect grab groundwater samples in each boring.
- Submit soil (selected) and groundwater samples to a State-certified environmental laboratory for analysis.
- Return to site (≥ 48 hours following completion of drilling activities) and survey the top of casing and associated grade elevations including water level of each secured temporary well casing; subsequently extract casing and backfill with Portland cement and surface concrete.
- Profile, transport, and dispose of the soil cuttings and the drummed equipment wash and rinse water to a licensed disposal/recycling facility.
- Prepare a report summarizing the activities, findings, and conclusions of the investigation.

Pre-Field Activities

GGTR will complete a Soil Boring Permit Application and Encroachment Permit Application (if required) submit the application and associated permit fees to the ACHCSA and City of Oakland Public Works Department (Engineering Services), respectively. If warranted, GGTR will prepare a traffic control plan for temporary parking strip and sidewalk closure at the site and submit the plan to the ACHCSA and Public Works Department for review and approval. GGTR will then notify the property owners, tenants, and regulatory agency representatives of all scheduled field work activities. GGTR will arrange and schedule all drilling and laboratory subcontractor services. At least 72 hours prior to drilling, GGTR will outline the proposed work area and boring locations in white surface paint and subsequently notify Underground Service Alert to clear for any subsurface utilities that extend through the general work area. GGTR will prepare a community Health & Safety Plan and conduct an associated safety meeting with all pertinent site personnel prior to initiating drilling activities.

Drilling and Soil Sampling Activities

GGTR proposes drilling eight soil borings in the direct vicinity of the former UST excavations to evaluate the lateral and vertical extent of gasoline- and diesel-range hydrocarbons in soil and groundwater at the site. The proposed soil boring locations are shown in Figure 3.

Soil borings B1 through B3 and B8 will be drilled on the subject property and borings B4 through B7 will be drilled in the parking lanes along the Peralta and 16th Street frontages of the site. Soil borings B1 through B3 will be drilled to evaluate the extent of hydrocarbons in soil and groundwater in the estimated upgradient direction of the former USTs and in the proximal vicinity of residual soil hydrocarbons reported during over-excavation soil sample analysis. Soil borings B4 through B7 will be drilled in the estimated down-gradient direction of the former USTs to assess the hydrocarbon-affected soil and groundwater at these locations and also the potential off-site migration of dissolved-phase hydrocarbons. Boring B8 will be drilled in the direct vicinity of the former fuel pump island and associated subsurface supply lines (Figure 2) to evaluate if any hydrocarbons are present in soil and/or groundwater at this location. GGTR proposes to drill all soil borings within 15 to 20 feet of the former over-excavated UST cavities, in native soil, and will place all borings at locations clear of any overhead or marked subsurface utilities.

GGTR will initially direct the subcontracted driller to hand auger each proposed boring location up to approximately 4 fbg to clear for any unmarked subsurface utilities. Based on a previously reported depth to groundwater at the site in February 2000 (@ 8 fbg), GGTR has proposed to drill each percussion soil boring up to approximately 14 fbg, or at least 4 to 5 feet past the first encountered groundwater, to allow for a sufficient groundwater volume during sample collection. Each boring will be drilled by a California-licensed Water Well Drilling Contractor (C-57) using a truck-mounted, GeoProbe® (Direct Push Technology) percussion drill rig with 1-to 2-inch-diameter, steel drill tubes. In accordance with ASTM sampling procedures, soils samples will be collected in each boring using a 1-to 2-inch-diameter, butyrate plastic tube-lined, core sampler driven in 2- to 3-foot increments into relatively undisturbed soil. GGTR proposes collecting continuous soil samples in each borehole,

beginning at 5fbg and continuing to the first encountered groundwater. Should soil samples collected at the capillary fringe zone appear contaminated (soil screening to be conducted), GGTR recommends collecting an additional soil sample(s) below this depth to assess the vertical extent of hydrocarbons in each associated boring.

GGTR will classify and log all samples and soil cuttings using the Unified Soil Classification System and Munsell Rock Color Chart, and monitor and record the organic vapor concentrations of all soil samples using a Thermo® 580B Organic Vapor Analyzer. All borings will be logged under the supervision of a California-registered Civil Engineer/Geologist. The soil borings will be drilled in general accordance with the *Tri-Regional Board Staff Recommendations For Preliminary Evaluation and Investigation of Underground Tank Sites (August 1990)* as well as the Department of Water Resources *California Well Standards* and the California EPA's *Monitor Well Design and Construction for Hydrogeologic Characterization*.

Hand auger cuttings and excess sample soil not utilized for chemical analysis will be transferred to an appropriate D.O.T.-approved container and transported to GGTR's yard in San Francisco, California for temporary storage. All down hole drilling and sampling equipment will be pressure washed and/or cleaned using a non-phosphate Alconox® solution and double rinsed using clean, potable water following completion of each soil boring. Equipment wash and rinse water will be transferred to a separate 55-gallon storage drum. All storage containers will be sealed with an appropriate lid and appropriately labeled as non-hazardous waste.

Soil samples obtained for laboratory analysis will be sealed with factory supplied Teflon tape and plastic caps, appropriately labeled, and placed in a cooler chilled to approximately 4° Centigrade. GGTR will submit the samples under chain of custody command to either North State Environmental Laboratory (CA ELAP#1753) in South San Francisco or STL ChromaLab (Fed ID#23-291996) in Pleasanton, California for chemical analysis.

Soil Sample Analysis

Soil samples collected from each boring and chosen for laboratory analysis will be analyzed using the following California Department of Health Services approved methods:

- Total Petroleum Hydrocarbons (TPH) as Gasoline (TPH-G; EPA Methods 5030/8015M)
- Total Petroleum Hydrocarbons (TPH) as Diesel (TPH-D; EPA Methods 3550/8015M)
- Benzene, Toluene, Ethylbenzene and Total Xylenes (BTEX; EPA Methods 5030/8020)
- Methyl Tertiary-Butyl Ether (MTBE; EPA Methods 5030/8020; Confirmation by 8260B).

The soil sample with the highest TPH-G concentration will additionally be analyzed for total lead (EPA Method 6310B). All MTBE concentrations exceeding or equal to the laboratory reporting limit will be confirmed using EPA Method 8260B. † ether-oxy.

Groundwater Sampling Activities

Immediately following soil sampling activities in each of borings B1 through B8, GGTR will place 0.75-inch-diameter, factory sealed, polyvinyl chloride, screened piezometer casing (through the downhole percussion drill tubes, if possible) to the approximate depth of each well and cap and secure each temporary well at grade surface. GGTR will direct the subcontracted driller to extract the percussion drill tubing to expose the well casing to the native soil and allow the groundwater to flow freely into each borehole.

GGTR will then measure and record the depth to water in each boring using an electronic water level indicator, and, if a sufficient volume of groundwater is present, collect a grab groundwater sample in each borehole using either a 0.5-inch-diameter, factory-sealed, disposable, polyethylene bailer or appropriate sampling pump and disposable tubing. The volatile water samples will be collected and poured directly into laboratory-cleaned 40-milliliter volatile organic analysis (VOA) vials (pre-preserved with hydrochloric acid) to prevent loss of any volatile constituents. The vials will be filled slowly and in such a manner that the meniscus extends above the top of the VOA vial. After the vials are filled and sealed with a laboratory provided teflon cap, they will be inverted to insure there is no headspace or entrapped air bubbles. Also, groundwater collected for TPH-D analysis will be transferred to laboratory-cleaned one liter amber bottles. The samples will be labeled and placed in a cooler chilled to approximately 4°C. GGTR will submit the samples under chain of custody command to the analytical laboratory for chemical analysis.

All temporary piezometer wells will be covered and sealed at grade surface with hydrated bentonite to inhibit surface water infiltration into each borehole. Each temporary well location will be secured with a reflective barricade and caution tape. All non-disposable groundwater sampling equipment will be cleaned using a non-phosphate Alconox® solution and double rinsed using clean, potable water. Equipment wash and rinse water will be transferred to a 55-gallon storage drum. Each drum will be sealed with a steel lid and appropriately labeled as non-hazardous waste.

Groundwater Sample Analysis

All grab groundwater samples will be analyzed for the following California Department of Health Services approved methods.

- TPH-G (EPA Methods 5030/8015M)
- TPH-D (EPA Methods 3510/8015M)
- BTEX (EPA Methods 5030/8020)
- MTBE (EPA Methods 5030/8020)
- Total Lead (EPA Method 6310B).

All MTBE concentrations exceeding or equal to the laboratory reporting limit will be confirmed using EPA Method 8260B. ~~The grab groundwater sample with the highest MTBE concentration will be additionally analyzed for fuel oxygenates.~~ One sample will be analyzed for total dissolved solids (EPA Method 160.1) to assess groundwater quality. A sample trip

blank will accompany all groundwater samples to the laboratory and analyzed for BTEX only.

Wellhead Survey & Backfilling Activities

Approximately 48 to 72 hours following drilling activities, GGTR will return to the site and perform temporary wellhead elevation survey and boring backfill activities. GGTR will initially monitor and record the depth to, water and presence of free product using an electronic water level indicator smeared with product/water indicator pastes. GGTR will then survey the top of casing and associated grade elevation of each temporary piezometer well to the nearest 0.01 foot. Elevations will be measured relative to a local benchmark with known elevation (Mean Sea Level) or arbitrary datum point using an assumed elevation. GGTR will then calculate (by triangulation) the approximate groundwater gradient and flow direction across the site.

Immediately following survey activities, the licensed C-57 subcontracted driller will extract the piezometer casing from each temporary well location and backfill each borehole with neat Portland cement up to approximately 1 fbg. The balance of each borehole will be backfilled with concrete and/or asphalt patch to restore original site conditions.

Waste Management

Separately containerized soil and equipment wash and rinse water generated during drilling and sampling activities will be transported to GGTR's storage yard in San Francisco. Following receipt of the soil and grab groundwater sample analysis, GGTR will subsequently profile and transport the solid (if warranted) and liquid waste to an appropriate licensed disposal facility under uniform waste manifest.

Data Interpretation / Report Preparation

Following completion of the exploratory boring and sampling activities, GGTR will review all field and analytical data and prepare a technical report summarizing the activities, findings, and conclusions of the investigation. The report will be written in general accordance with TRI-Regional Board Staff Recommendation for Preliminary Evaluation and Investigation of Underground Tank Sites (August 1990). Soil and groundwater sample hydrocarbon concentrations will be tabulated and compared with the California Regional Water Quality Control Board's current Municipal Supply Water Quality Objectives (groundwater only) and August 2000 Tier 1 Risk Based Screening Levels.

Schedule and Approval

GGTR anticipates beginning the pre-field activities within two weeks of receiving written approval to proceed from the ACHCSA and the responsible party. Drilling should occur during late March or early April 2002, depending on work plan approval, permitting, and driller availability. The report described in the preceding section should be available within four to five weeks of receipt of all soil and groundwater analytical results and waste disposal documentation.

Work Plan & Report Distribution

This document and all subsequent reports that are prepared during the continuing work on this project will be sent to:

Alameda County Health Care Services Agency (1 Copy)
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577
Attn: Mr. Barney Chan

Mr. Osagie Orobo (2 Copies)
P.O. Box 426695
San Francisco, California 94142-6695

Limitations

This work plan has been prepared in accordance with generally accepted environmental practices exercised by professional geologists, scientists, and engineers. No warranty, either expressed or implied, is made as to the professional advice presented herein. The proposed activities contained in this work plan are based upon information contained in previous reports of corrective action activities performed at the subject property and based upon site conditions as they existed at the time of the investigation, and are subject to change.

The professional opinions presented herein are based solely upon visual observations of the subject property and vicinity, and interpretation of available information as described in this report. The scope of services conducted in execution of this investigation may not be appropriate to satisfy the needs of other users and any use or reuse of this document and any of its information presented herein is at sole risk of said user.

References

ACHCSA, May 25, 2000. Subject Letter RE: (STID 5448) 1532 Peralta Street, Oakland, California; Larry Seto.

California Division of Mines & Geology, 1990. Geologic Map of the San Francisco-San Jose Quadrangle, Wagner, D.L., Bortugno, E.J., and McJunkin, R.D.

California Regional Water Quality Control Board, San Francisco Bay Region. Application of Risk-Based Screening Levels and Decision Making to Sites With Impacted Soil and Groundwater; Volume 1, Interim Final - August 2000.

California Regional Water Quality Control Board, San Francisco Bay Region. Tri-Regional Staff Recommendations for Preliminary Evaluation and Investigation of Underground Storage Tank Sites, August 1990.

California Regional Water Quality Control Board, San Francisco Bay Region, 1995. Water Quality Control Plan, San Francisco Bay Region.

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FSA/OES, January 25, 2000. Subject Letter RE: Work Plan for Additional Work, 1532 Peralta Street, Oakland, California. Hernan E. Gomez.

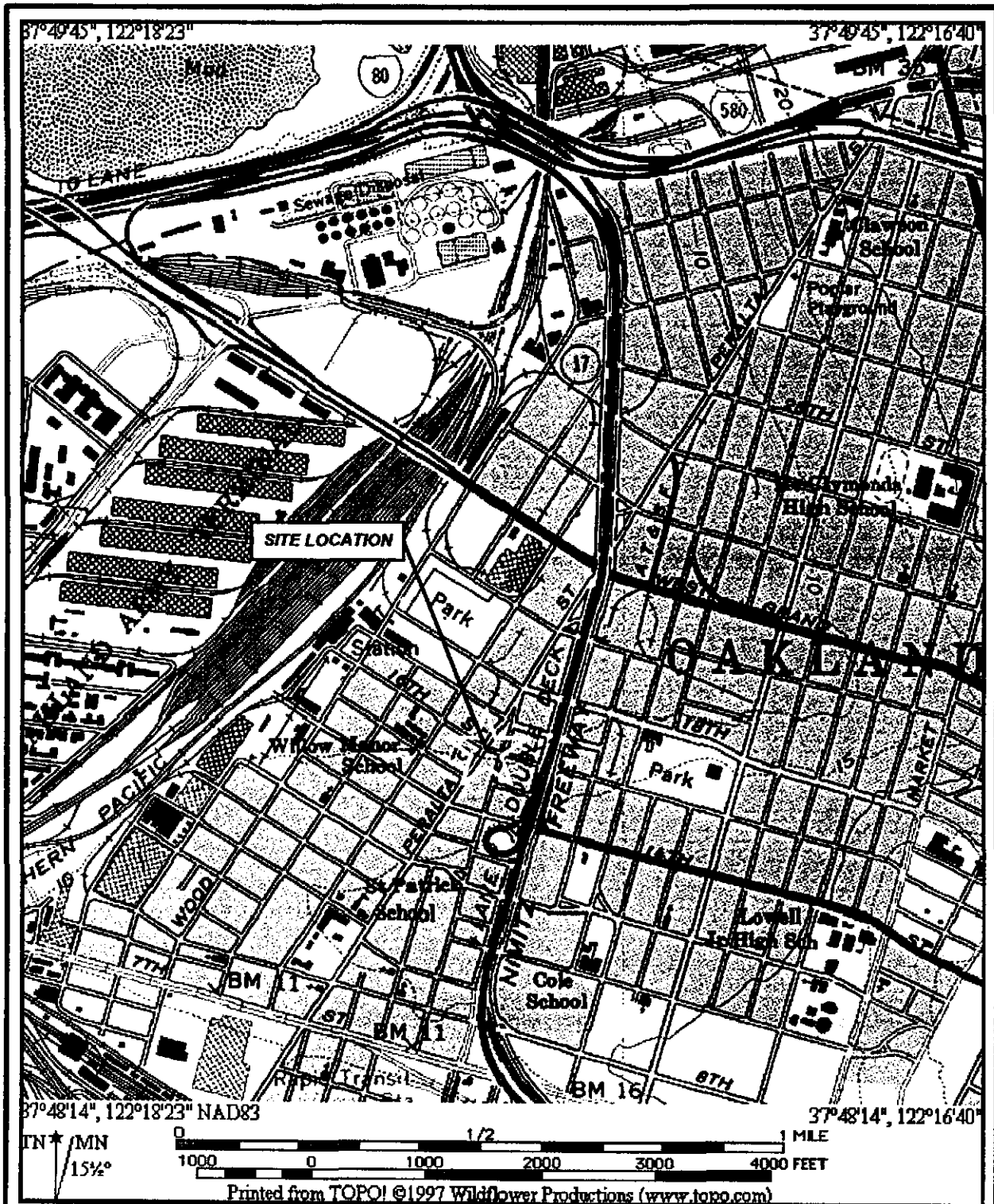
Geological Society of America, 1991. Munsell Rock Color Chart

GGTR, March 2000. Remedial Activity Report, 1532 Peralta Street, Oakland, California. Project No. 7856. March 8, 2000.

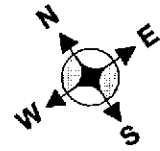
GGTR, December 1999. Tank Closure Report, 1532 Peralta Street, Oakland, California. Project No. 7856. December 15, 1999.

ATTACHMENTS



ACHCSA May 25, 2000 Correspondence



Notes: Figure 2 based on Site Reconnaissance performed by GGTR on 2/26/02 and on GGTR's March 8, 2000 Remedial Activity Report; Underground Storage Tank (UST) locations are only approximate; G = Gasoline; D = Diesel

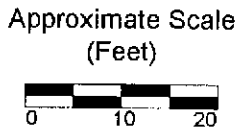
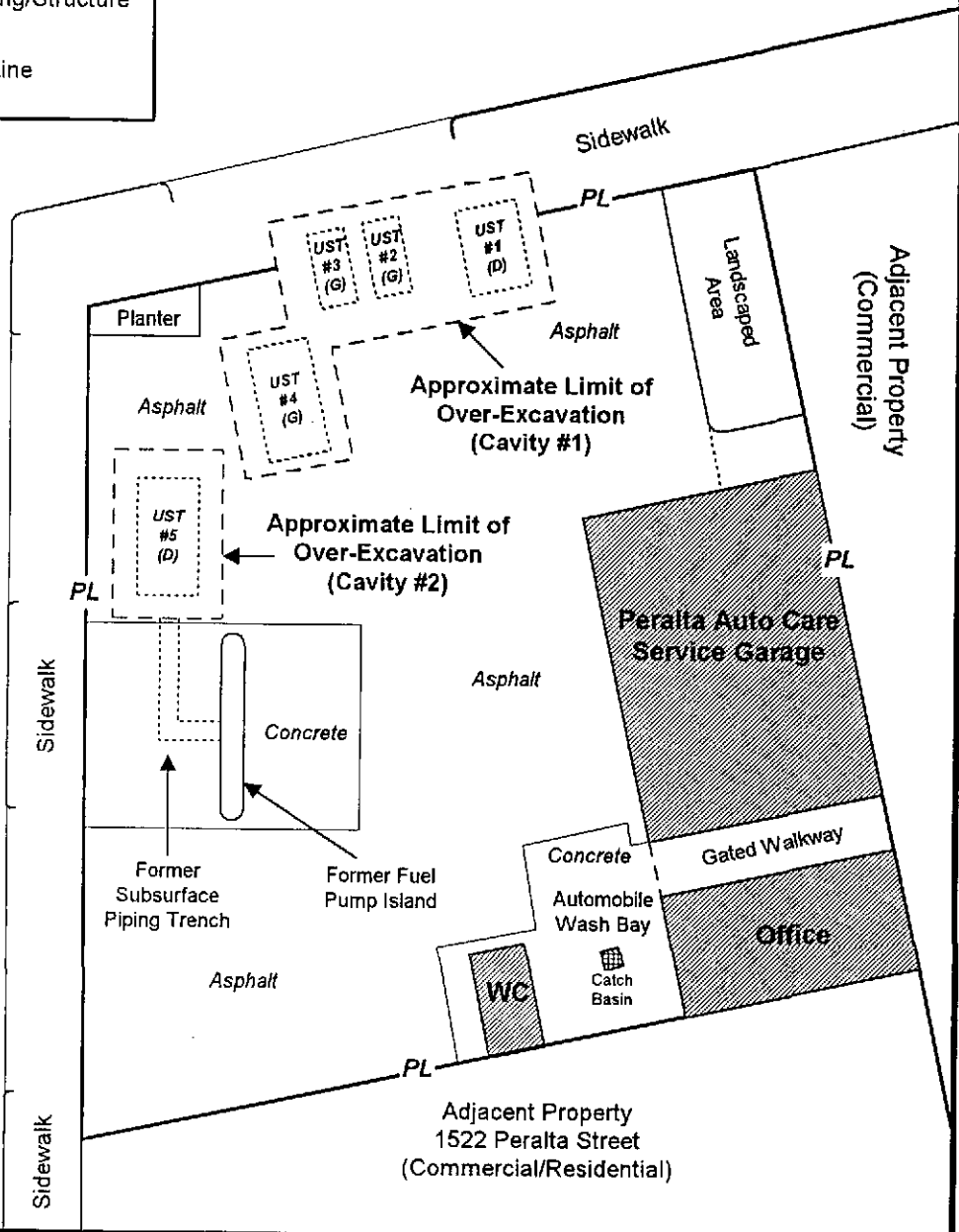


LEGEND

-  Former UST Location
-  Site Building/Structure
- PL Property Line

16TH STREET

PERALTA STREET



GOLDEN GATE TANK REMOVAL, INC. 255 Shipley Street San Francisco, CA 94107 Ph (415) 512-1555 Fx (415) 512-0964		SITE PLAN 1532 Peralta Street Oakland, California	
GGTR Project No. 7856	Fn: 7856.psa.F2	Figure By: baw/02.02	Figure 2

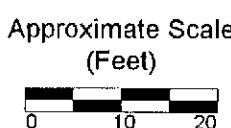
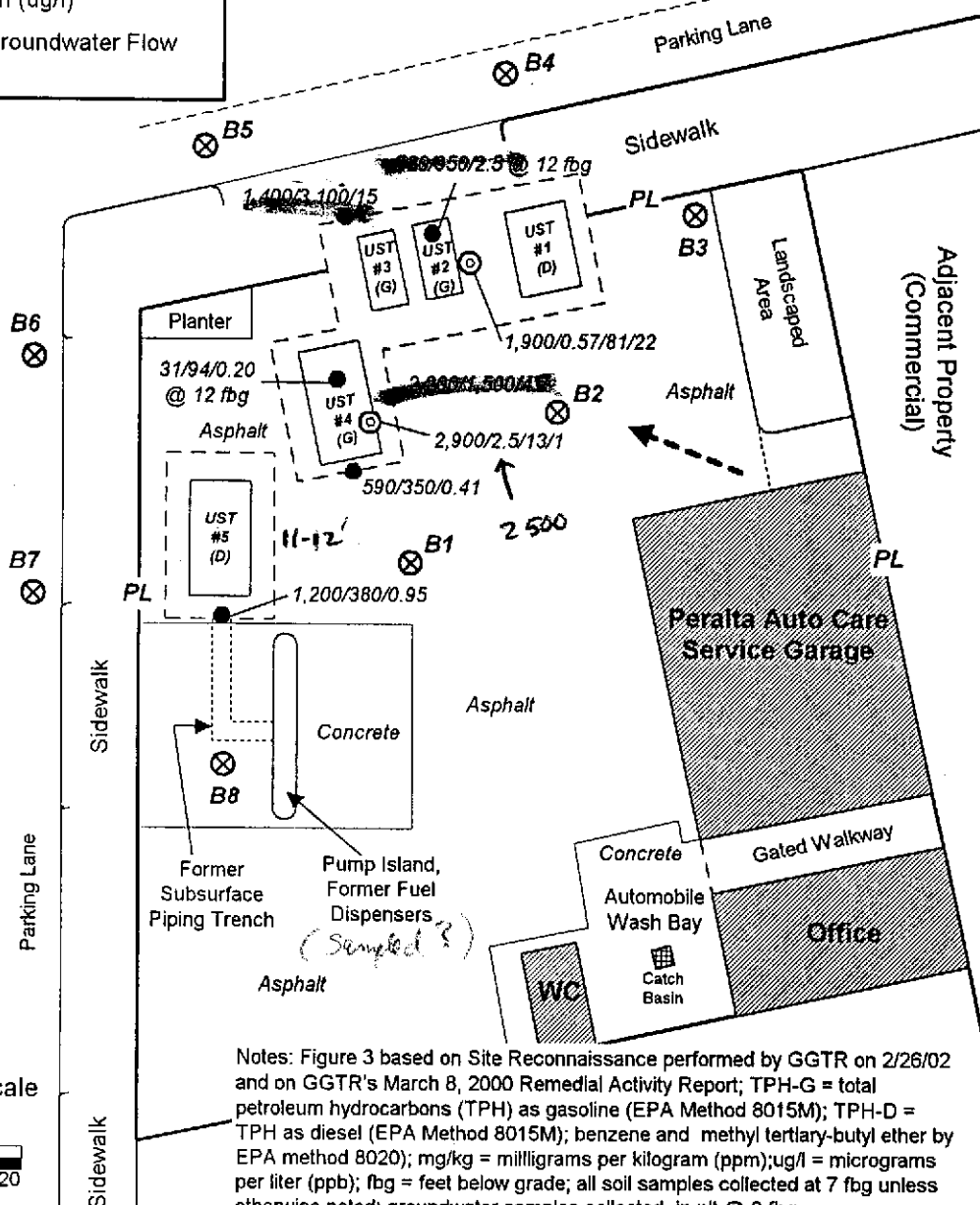
LEGEND

- ⊗ B1 Proposed Soil Boring (Not To Scale)
- 31/94/0.20 Over-Excavation Soil Sample (Feb. 2000) showing significant TPH-G, TPH-D, and benzene concentration (mg/kg)
- ⊙ 2,900/2.5/13/1 Over-Excavation Grab Groundwater Sample (Feb. 2000) showing TPH-G, TPH-D, benzene, and MTBE concentration (ug/l)
- ↖ Estimated Groundwater Flow Direction



16TH STREET

PERALTA STREET



Notes: Figure 3 based on Site Reconnaissance performed by GGTR on 2/26/02 and on GGTR's March 8, 2000 Remedial Activity Report; TPH-G = total petroleum hydrocarbons (TPH) as gasoline (EPA Method 8015M); TPH-D = TPH as diesel (EPA Method 8015M); benzene and methyl tertiary-butyl ether by EPA method 8020); mg/kg = milligrams per kilogram (ppm); ug/l = micrograms per liter (ppb); fbg = feet below grade; all soil samples collected at 7 fbg unless otherwise noted; groundwater samples collected in plit @ 8 fbg

GOLDEN GATE TANK REMOVAL, INC. 255 Shipley Street San Francisco, CA 94107 Ph (415) 512-1555 Fx (415) 512-0964		PROPOSED SOIL BORING LOCATIONS 1532 Peralta Street Oakland, California	
GGTR Project No. 7856	Fn: 7856.psa.F3	Figure By: baw/02.02	Figure 3

ATTACHMENTS

ACHCSA May 25, 2000 Correspondence

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
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FAX (510) 337-9335

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May 25, 2000

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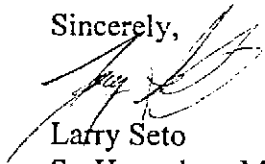
RE: 1532 Peralta Street, Oakland, CA 94607

I met with Mr. Hernan Gomez with the City of Oakland today and discussed the above site. The soil and water samples collected after overexcavation on February 17, 2000 contained elevated levels of hydrocarbons as identified in my letter dated May 19, 2000.

A letter was sent to you dated April 24, 2000 from the City of Oakland to acknowledge **tentative approval** for the installation of new underground storage tanks at the above site. **One of the conditions that has to be met before final approval will be given for the new tank installation is a remediation workplan must be developed and implemented.** A subsurface investigation workplan must be submitted to this office for approval to define the lateral and vertical extent of contamination before any work commences. A California Register Geologist, Certified Engineering Geologist, or Registered Civil Engineer must prepare this workplan.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Hernan Gomez, City of Oakland Fire Services, 1605 Martin Luther King Jr. Way,
Oakland, CA 94612
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King Jr. Way,
Oakland, CA 94612
Tracy Wallace, Golden Gate Tank Removal, 255 Shipley St., San Francisco,
CA 94107

Files

On February 17, 2000, under the direction of Mr. Hernan Gomez of the Oakland Fire Department, 12 soil samples were extracted. Ten soil samples were extracted from the sidewalls of the excavation just above the water interface level at about 7.5 feet below grade surface and one water sample was taken from each of the two excavations. Two additional samples were taken into the capillary zone of the center of the two separate excavations. The following table indicates the sample number and approximated location:

TABLE 1
SAMPLE LOCATION & DEPTH

Sample ID #	Matrix	Depth	Description
7856XW1	Water	N/A	Water Sample Excavation #1
7856XW2	Water	N/A	Water Sample Excavation #2
78561XC1	Soil	12 feet	Excavation #1 Center 1 Capillary Zone
78561XC2	Soil	12 feet	Excavation #1 Center 2 Capillary Zone
78561XWW1	Soil	7.5 feet	Excavation #1 area 1 west wall
78561XNE1	Soil	7.5 feet	Excavation #1 area 1 northeast wall
78561XEW1	Soil	7.5 feet	Excavation #1 area 1 east wall
78561XSW1	Soil	7.5 feet	Excavation #1 area 1 south wall
78561XSW2	Soil	7.5 feet	Excavation #1 area 2 south wall
78561XWW2	Soil	7.5 feet	Excavation #1 area 2 west wall
78562XC	Soil	12 feet	Excavation #2 Center Capillary Zone
78562XSW	Soil	7.5 feet	Excavation #2 south wall
78562XWW	Soil	7.5 feet	Excavation #2 west wall
78562XNE	Soil	7.5 feet	Excavation #2 northeast wall

4. SAMPLE RESULTS

The soil and water samples were analyzed for Total Petroleum Hydrocarbons as Gasoline (TPH-G), Diesel (TPH-D), Benzene, Toluene, Ethylbenzene and Xylene (BTEX) and Methyl Tertiary Butyl Ether (MTBE). The following Table 2 and Table 3 summarizes the analytical results for the samples. "ND" indicates Non-Detectable results.

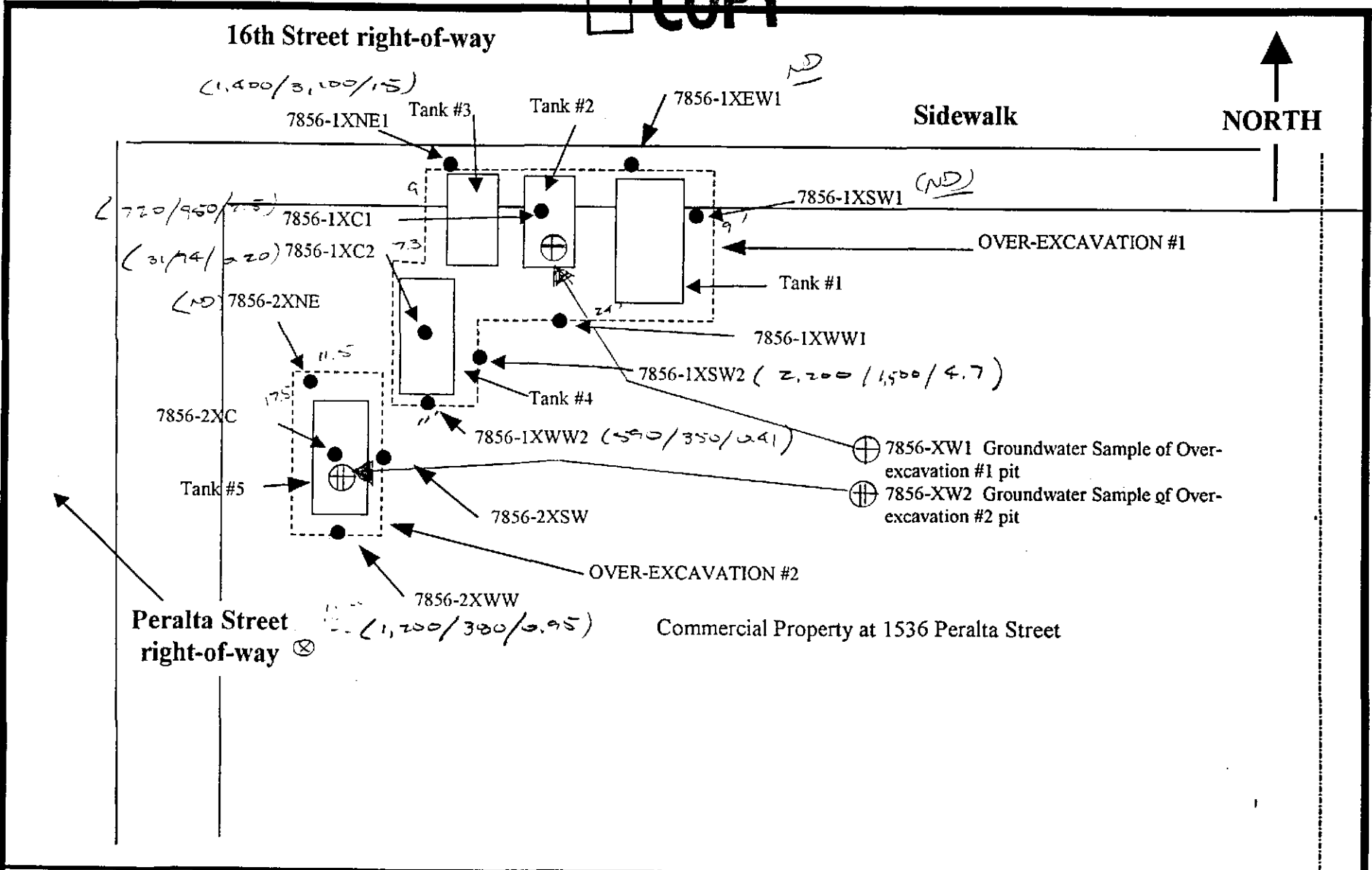
TABLE 2
SOIL SAMPLE RESULTS
(all results are in parts per million - ppm)

SAMPLE I.D.	TPH-G	TPH-D	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE
78561XC1	720	950	2.5	9.4	3	28	ND
78561XC2	31	94	0.20	0.10	0.56	0.42	ND
78561XWW1	690	320	1.3	9.2	4.1	14	ND
✓ 78561XNE1	1400	3100	15	37	94	150	ND
78561XEW1	2	ND	ND	ND	0.010	0.015	ND
78561XSW1	0.7	ND	ND	ND	ND	ND	ND
✓ 78561XSW2	2200	1500	4.7	19	5	19	ND
78561XWW2	590	350	0.41	1.2	2.3	5	ND
78562XC	3	ND	ND	ND	0.010	0.034	ND
78562XSW	550	420	1.5	2.8	8.3	11	ND
✓ 78562XWW	1200	380	0.95	6.8	8.8	14	ND
78562XNE	ND	ND	ND	ND	ND	ND	ND

TABLE 3
WATER SAMPLE RESULTS
(all results are in parts per billion - ppb)

SAMPLE I.D.	TPH-G	TPH-D	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE
7856XW1	1900	0.57	81	5	23	94	22
7856XW2	2900	2.5	13	7	13	52	1

 **COPY**



GOLDEN GATE TANK REMOVAL

255 Shipley Street
San Francisco, California 94107
Telephone (415) 512 1555 Fax (415) 512 0964

OVER EXCAVATION SITE & SAMPLING PLAN

1532 Peralta Street
Oakland, California

Project Number 7856

By:

Not to scale

February, 2000

Figure 4

ERAS
Environmental, Inc.

Removal - not performed by ERAS
20861 Wilbeam Avenue, #4
Castro Valley, CA 94546-5832

(510) 247-9885 Facsimile: (510) 886-5399

August 1, 2002

Mr. Orobo Osagie
P.O. Box 426695
San Francisco, California 94142

AUG 1 2 2002

**Subject: Addendum to Workplan for Subsurface Investigation
1532 Peralta Street, Oakland, California**

Dear Mr. Osagie:

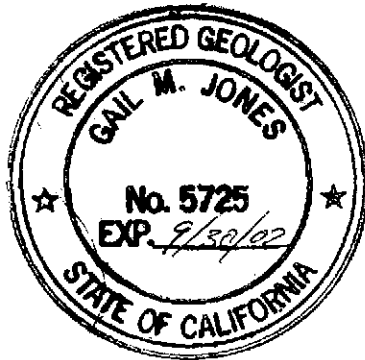
The following is an addendum to the workplan to conduct a subsurface soil and groundwater investigation for the subject site (the "Property"). The workplan was prepared by Golden Gate Tank Removal. (GGTR), and was dated February 28, 2002. The workplan was submitted to the Alameda County Health Care Service Agency (ACHCSA) and was approved by Barney Chan in a letter to you, dated March 11, 2002 with additional scope requested.

As discussed Mr. Chan and David Siegel of ERAS Environmental Inc. (ERAS) on July 29, 2002, the scope of work (the location and number of borings, see attached figure) will revert to the original workplan (GGTR, February 28, 2002), with the following revisions.

- ERAS will perform confirmation analysis of three selected groundwater samples for MTBE and other fuel oxygenates by EPA Method 8260.
- Three selected soil samples and three selected groundwater samples will be analyzed for total lead.

ERAS will forward a copy to the ACHCSA for their review. Please call with any questions.

Respectfully, ERAS Environmental, Inc.

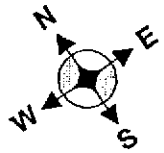


David Siegel
David Siegel, R.E.A. II
Project Manager

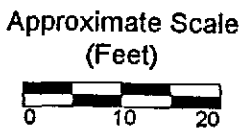
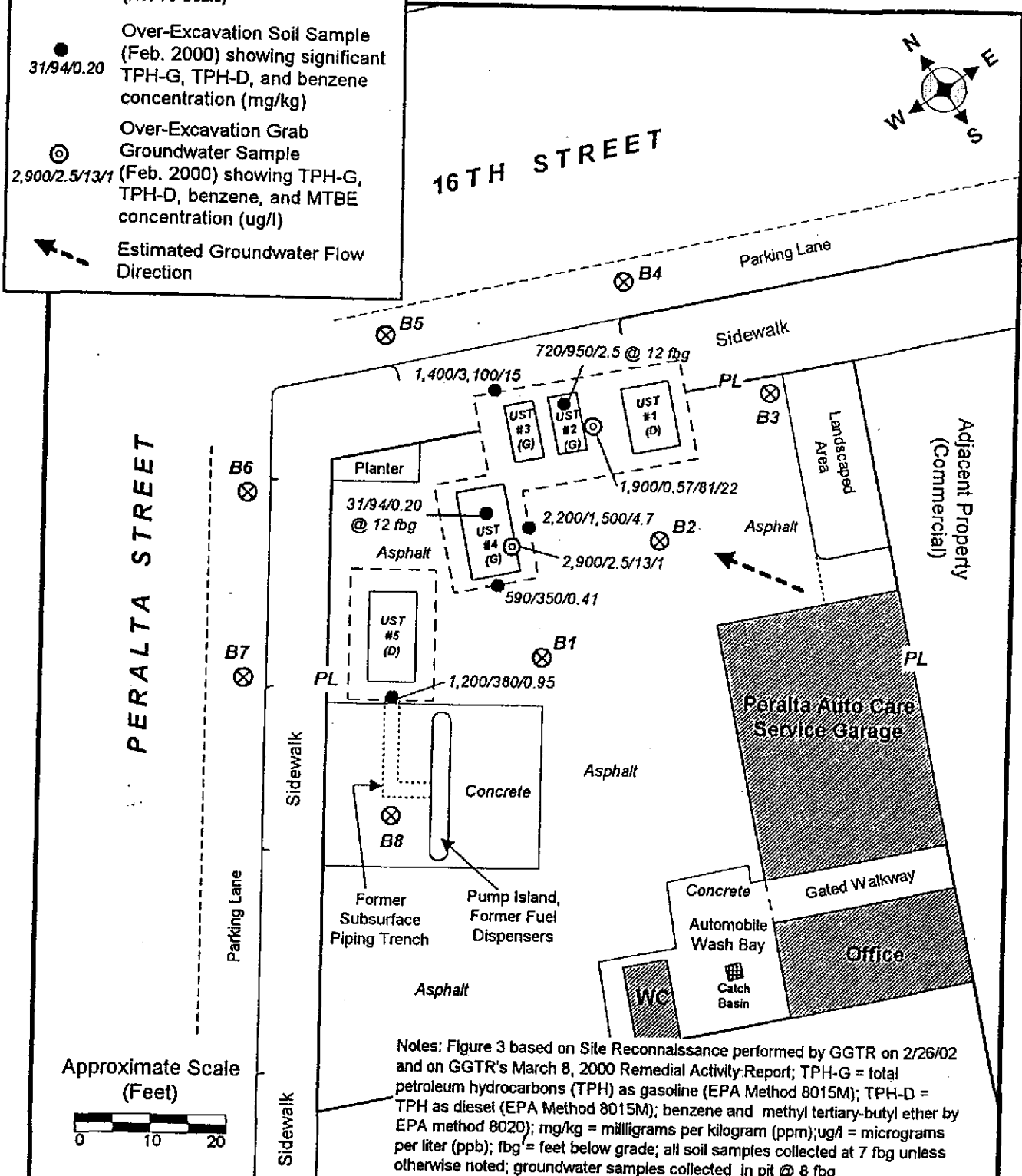
Gail M. Jones
Gail M. Jones, R.G. 5725
Senior Geologist

LEGEND

- ⊗ B1 Proposed Soil Boring (Not To Scale)
- 31/94/0.20 Over-Excavation Soil Sample (Feb. 2000) showing significant TPH-G, TPH-D, and benzene concentration (mg/kg)
- ⊙ 2,900/2.5/13/1 Over-Excavation Grab Groundwater Sample (Feb. 2000) showing TPH-G, TPH-D, benzene, and MTBE concentration (ug/l)
- ↖ Estimated Groundwater Flow Direction



16TH STREET



Notes: Figure 3 based on Site Reconnaissance performed by GGTR on 2/26/02 and on GGTR's March 8, 2000 Remedial Activity Report; TPH-G = total petroleum hydrocarbons (TPH) as gasoline (EPA Method 8015M); TPH-D = TPH as diesel (EPA Method 8015M); benzene and methyl tertiary-butyl ether by EPA method 8020; mg/kg = milligrams per kilogram (ppm); ug/l = micrograms per liter (ppb); fbg = feet below grade; all soil samples collected at 7 fbg unless otherwise noted; groundwater samples collected in pit @ 8 fbg

GOLDEN GATE TANK REMOVAL, INC. 255 Shipley Street San Francisco, CA 94107 Ph (415) 512-1555 Fx (415) 512-0964		PROPOSED SOIL BORING LOCATIONS 1532 Peralta Street Oakland, California	
GGTR Project No. 7856	Fn: 7856.psa.F3	Figure By: baw/02.02	Figure 3