

SEISCO Engineering and Inspection Services  
Professional Member  
International Conference of Building Officials

1187 Ocean Avenue  
Emeryville, California 94608  
(510) 547-8540  
FAX (510) 527-7785

F A C S I M I L E C O V E R S H E E T

DATE: 1/2/01  
TO: LARRY SETO  
FIRM: ACHES  
PHONE NO: \_\_\_\_\_  
FAX NO: 337-9335  
FROM: DAVID HELFANT - cell 719 8282  
RE: 6335 SAN PABLO - sampling  
NUMBER OF SHEETS: 15  
(INCLUDING COVER SHEET)

ADDITIONAL INFORMATION:

Here's the work plan with  
the edits you wanted.

PLEASE CONTACT US IF PAGE(S) DO NOT TRANSMIT CLEARLY.

THANK YOU

David

BY \_\_\_\_\_



# SEISCO Engineering and Inspection Services

Professional Member

International Conference of Building Officials

1187 Ocean Avenue

Emeryville, California 94608

(510) 547-8540 FAX (510) 527-7785

Industrial, Civil, Structural and Architectural Engineering, Construction Management, Hazardous Material Removal & Remediation

**Eric M. Cox, PE, SE**

Structural Engineering, Construction Management

**David Benaroya Helfant, Ph.D., M.ASCE, ICBO**

Environmental, Seismic and Drainage Design

Structural and Engineering Inspections

**Michael S. Noell, M.Arch., A.I.A.**

Architecture and Planning

**Huami Karaca, PE, SE**

Structural Engineering

December 24, 2000

**TO: Mr. Lawrence Seto, Senior Hazmat Specialist, Environmental Protection Division, ACHCSA**

**FROM: David Benaroya Helfant/Eric Cox consultants to  
Mr. Mel Bolin, Owner  
Mr. Virgil Bolin, Owner**

**RE: Removal of Contaminated Soils, former tank site #1 and Resampling Under Previous Tank #1, Prod. Line for #1 & #2, and at each former Dispenser  
6335 San Pablo Avenue, Oakland, CA 94608, Stid 1685**

Dear Mr. Seto:

As per our meetings of September 6, 2000, and October 25, 2000, we have amended the report dated 9/26/00 to incorporate the changes you requested during your meeting on October 25, 2000.

*Larry Seto  
12-20-00  
FAX 337-9335*

As at the above referenced property, wish to proceed with soil testing and sampling of soils at a former 500 gallon buried gas tank that was installed in 1988, and to provide the additional testing you requested. The primary concern is that this will complete any requirements for testing of soils related to these tanks. If this is not the case, please contact Virgil Bolin [510-547-8585].

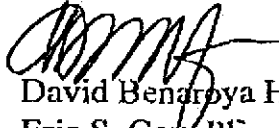
Soil testing requirements were completed in 1988. New test results for residual residue of other contamination [by a different test for other contaminants used by the County in the 1980's]. All previous tests [including soil gas testing in 1988 and this firm's sampling in July 1999] indicate that the previous site of the 500 gallon buried tank contains no detectable contamination. See the attached laboratory analysis and site plan.

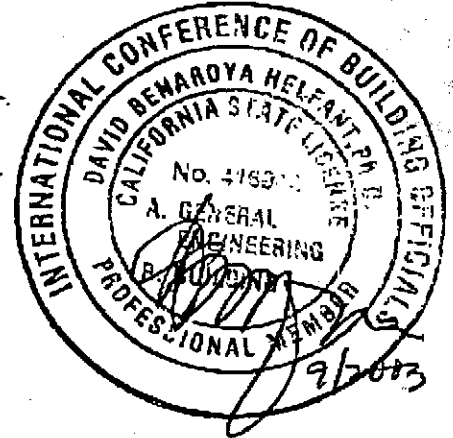
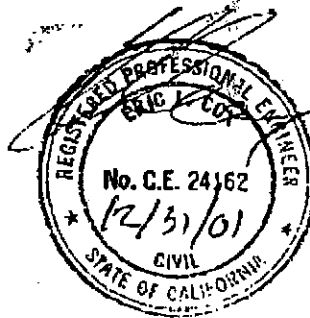
contaminant

"As the owners wish to proceed to complete this task within the next 30-days, they need to be assured that this will finally satisfy the County requirement for the removal of the contaminated soils. Please notify the undersigned if additional data is requested or should you have reason to believe that this will not complete the removal of the contaminated soils, please call the owner, Mr. Virgil Bolin [510-547-8585].

Thank you for your cooperation in this matter.

Sincerely,

  
 David Benaroya Helfant, Ph.D., M.ASCE  
 Eric S. Cox, PE  
 Principal Investigators



### 1. Background for Statement of Scope of Work:

Two previously removed UST's (removed and closure secured in 1988) at 6335 San Pablo Avenue contained gasoline. One a 500 gallon tank, the other a 1000 gallon tank. Each were properly incerted, removed and the metal recycled. The soils originally collected at the former locations, were analyzed for Total Petroleum Hydrocarbons as Gasoline (TPH-G). Additional analyses have been provided and will be duplicated during the coming procedure. These include benzene, toluene, ethyl benzene, xylene (BTEX), lead, and methyl-tert-butyl ether (MTBE).

Additionally, because >2,400 ppm TPH-G was found in hole #2 on April 11, 1988, a downgradient groundwater sample was collected from a permitted groundwater sampling well constructed in 1999, outside of the former hole but within 10-ft. and sent for analysis to a state certified laboratory [see attached results].

### 2. Site Location:

The site is the former repair shop formerly known as Bolin's Service Garage> Mr. Bolin was in the business of repairing vehicles. The former shop is located at the corner of San Pablo Avenue and 64th Street in North Oakland, near the Berkeley and Emeryville borders. The former business is accessed through 64th Street.

### 3. Background and Site History:

The owner operated a repair shop for 30-years, and the property has been in the family for at least this period of time. No other record of business activities is found, and the site is thought to have been largely vacant prior to the establishment of Mr. Bolin's business. The service garage had two UST's for gasoline, one a 550 gallon tank nearest the shop structure, and a second one located adjacent to a driveway. The owner had both tanks removed in 1988.

The sale of gasoline was not part of the business services offered at Bolin's garage and the tanks were lightly used. Upon removal and sampling >2,400 ppm TPH-G was found in the sample hole #2 below the 1,000 gallon tank adjacent of the driveway. All contaminated soils were removed and transported to an approved landfill under manifest. Site closure was granted.

#### 4. Statement of Work:

Based on our discussions with you, the owners intend, in accordance with County guidelines, to:

1. Excavate the areas where the contamination was found until all such contaminated soils are removed to a clean line of soil. The term "clean line" will be determined in the field to judge by color, odor and soil characteristics the change in character produced by the contaminants attributed to underground fuel tanks. [See site plan.] A backhoe will be used to excavate soils and to set such excavated soils on a 6-mil ground sheet, that will be covered with 6 mil plastic upon completion of the excavation. Two samples per each 20-yards of material in the spoils pile will be collected and analyzed as per treatment center protocol.

.1 The contractor providing excavation services, Bay Area Structural, Inc. possesses the following licenses through the State of California: #44931- "A- General Engineering", "B-General Building", "C-21- Building Demolition and Structure Moving", "Hazardous Materials Removal and Remediation Action Certificate" [HAZ]. The employees possess the 40-hour HAZWOPER training and the 8-hour refresher class.

.2 Previous investigations did not reveal product pipeline at the site. The proposed work will excavate further to determine if the product pipeline is still buried or if it was removed during the 1988 closure work completed under County permit.

.3 Excavation will not take place under the neighboring building. No shoring of the building will be installed, as no need is anticipated. The County is notified that this company is fully licensed to provide any additional engineering necessary as per the U.C., IBC, UCBC, or UMC. All documents to be stamped by one or more of the above noted Principals in conformance with the relevant sections of the Business and Profession Code.

2. The excavated soil will be stockpiled and then be sampled and profiled by a County approved state certified lab with two samples for 20- yards of stockpiled soil, as per the certified disposal site that contracts with the owner. A copy of all manifests will be included with the final analytical results.

3. The excavated area will also be sampled to determine that the "clean line" of remaining soil has been reached. We will sample two locations under the former tank, one under the former dispenser, and one every 20-feet beneath the former product line. Sampling will involve brass tube lab containers that are punched into undisturbed sections of the bank and the spoils pile. These will be capped, refrigerated and brought to the certified lab for analysis.

.1 Soil samples will be collected in thin-walled stainless or brass tubes at least 3-inches long and 1-inch in diameter. About 1-inch of soil will be removed from the

Mr. Lawrence Seto  
December 4, 2000

Page 4

immediate surface area where the sample is to be taken and the tube then pounded in the soil using a wooden mallet. No headspace should be present in the tube once the sample is collected. When the sample is collected, each end of the tube will be covered with aluminum foil and then capped with polyethylene lid, taped, and labeled. The sample will be immediately be placed in an ice chest containing dry ice and kept cold at 4 degrees C] for delivery to the laboratory.

.2 A soil sample will be collected under the dispenser and pipeline of the former tank #2 once again as per County request. Samples under the product pipeline will be collected at the rate of one every 20-feet.

.3 The samples will be tested for the presence of TPH -gas, BTEX, lead, and MTBE. If MTBE is detected, it will be confirmed using EPA method 8260. To access the soil for testing when it is covered by paving, the paving in the way will be removed.

4. The contaminated soils found will be trucked under manifest to an approved disposal/treatment plant and under manifest will be cleaned. A report from the treatment and disposal facility will be provided in the final report to illustrate approved disposal.

5. A groundwater sample will be taken at the existing groundwater sampling well. The groundwater samples will be collected by the certified laboratory in a manner that reduces or eliminates the possibility of loss of volatile constituents from the sample. A gas-actuated positive displacement pump or a submersible pump will be used. A decontaminated Teflon or stainless steel bailer for each groundwater sample will be used. After completion of the sampling ~~and receipt of the findings~~, the well will be grouted and closed under permit to close the sampling well obtained from the Alameda County Public Works [contact person is James Yoo at 510-670-6633]. Groundwater sampling will proceed as follows:

.1 A grab water sample or purged sample will be collected [after temperature, conductivity and Ph has stabilized] from the groundwater sampling well. This procedure will enable the well to be emptied [contents stored in a sealed above ground 55 gal container] to remove the latent water in the well. The contents of this will be analyzed as disposed of by a certified liquid treatment facility. [A manifest will be provided in the final report indicating chain of command and transport.] The existing groundwater monitoring well has been properly constructed and is under permit. But by sampling after purging, the groundwater sample may be more representative of the groundwater. A sample will be taken after the water level approaches 80% of its initial level. If the water recovery is slow, the sample will be collected after stabilization is achieved.

.2 The water sample will be tested for TPH [gas], BTEX [as per laboratory procedure], lead, and MTBE. The volatile water samples must be collected in VOA vials and sampled in such a manner to minimize headspace loss. The water sample for lead will be filtered onsite, and collected in a glass or polyethylene container with nitric acid as a preservative. The samples will be placed in an ice chest maintained at 4 degrees C with blue ice with care taken to prevent freezing of the water and bursting of the glass vial, if glass is used.

Mr. Lawrence Seto  
December 24, 2000

Page 5

Previous soil samples were analyzed by a certified lab in 1988 and in 1999. For further information on that please request names and addresses. Cuttings for the 1999 sampling were brought to and analyzed in a state certified lab, no additional soils were generated and any other soil was placed back in the sampling hole.

6. The entire procedure will be monitored for quality control and the results sent to you by the undersigned and registered professional engineer. Please see the attached dimensioned drawing of the site indicating the depths of the samples to be collected, the areas where excavation will take place [the limits of the overexcavation are only generally shown; the definitive limits will be determined in the field based on #1 above].

7. Upon completion of the removal of the contaminated soils, the excavated areas will be backfilled and compacted with clean imported fill and repaved as necessary.

Attachments:

Site and Sampling Plan  
Analytical Laboratory Profile and State Licenses

## ACCREDITATIONS

### AIHA

American Industrial Hygiene Association  
Asbestos, Metals, Silica and Organics

### AIHA ELLAP

AIHA Environmental Lead Laboratory  
Accreditation Program  
Lead in Paint Chips, Wipes and Soil

### NVLAP

National Voluntary Laboratory  
Accreditation Program  
Asbestos in Air and Bulk Samples

### NY ELAP

New York State Environmental Laboratory  
Accreditation Program  
Asbestos and Heavy Metals

### Other

California (ELAP), EPA Region 6, Pennsylvania,  
Texas, Virginia, West Virginia, plus other accreditations and licenses.



NVLAP

## About the company

With a staff of over 100 professionals at five nationwide locations, RJ Lee Group is a high technology corporation that provides contract research, analytical services and applications development in various fields of materials characterization. In addition to traditional materials studies, our capabilities include: environmental analyses, industrial hygiene applications, indoor air quality services and specialized contract research projects that utilize optical and electron microscopy, microprobe analysis, x-ray diffraction, and wet and instrumental chemical techniques.

### Headquarters Laboratory

350 Hochberg Road  
Monroeville, PA 15146  
(Pittsburgh Area)  
Tel: (724) 325-1776  
Fax: (724) 733-1799

### Virginia Laboratory

10503 Bardview Parkway  
Manassas, VA 20109  
(Washington, D.C. Area)  
Tel: (703) 368-7880  
Fax: (703) 368-7761

### Texas Laboratory

14760 Memorial Drive  
Houston, TX 77079  
Tel: (281) 584-0584  
Fax: (281) 584-0588

### California Laboratory

530 McCormick St.  
San Leandro, CA 94577  
(San Francisco Area)  
Tel: (510) 567-0480  
Fax: (510) 567-0488

### Washington Office

1779 Terminal Drive  
Richland, WA 99152  
Tel: (509) 946-5269  
Fax: (509) 946-7182

# RJ Lee Group, Inc.

The Materials Characterization Specialists

Industrial  
Hygiene  
Laboratory  
Services

[www.rjlg.com](http://www.rjlg.com)

## QUALITY SERVICE

RJ Lee Group is committed to providing services that not only meet, but exceed, regulatory requirements and client expectations for value, consistency and reliability.

## ASBESTOS

We take great pride in our reputation for providing high quality asbestos analysis services at competitive prices. All routine analyses are performed by established methodologies in an efficient manner. Non-routine samples? No problem. Our competent staff of professionals welcomes the opportunity to assist with any of your materials characterization requirements.

- Air Sample Analysis by PCM & TEM
- Bulk Analysis by PLM, TEM & XRD
- Dust Characterization by SEM & TEM
- Water Sample Analysis by TEM

## DUST AND PARTICULATE MATTER

Dust and particulate can contain a wide variety of inorganic constituents. Our analytical laboratory offers dust and particulate analysis services ranging from gravimetric and X-ray diffraction to characterization of "unknowns" by electron microscopy.

- Total & Respirable Dust
- Respirable Crystalline Silica by XRD or FTIR
- Bulk Silica to 0.1 wt.%
- Characterization by SEM

## HEAVY METALS

At RJ Lee Group, we recognize the importance of providing timely and accurate analysis services to occupational health and safety professionals. Our experienced chemists provide quality elemental analyses.

- Total Lead - Air, Paint Chips, Wipes, etc.
- Common Metals by AA or ICP
- Mercury by CVAA
- Welding Fume & Multiple Metal Profiles

## ORGANIC SOLVENTS & VAPORS

Currently, our organic laboratory can readily analyze for over 50 different solvents in air samples. We continue to expand this list of analytes in response to the needs of our clients.

- Common Organics by GC-FID
- Oil Mist by FTIR
- Solvent Screening by GC-FID & GC-MS
- Coal Tar Pitch Volatiles

## OTHER INDUSTRIAL HYGIENE RELATED CAPABILITIES

- Inorganic Acids by Ion Chromatography
- Particle Sizing by Computer Controlled Scanning Electron Microscopy (CCSEM)
- Mineral Phase Identification by XRD
- Indoor Air Quality Analyses
- Custom Research & Testing
- Investigative Studies
- Dust Tunnel Testing Facility



# RJ LeeGroup, Inc.

530 McCormick Street, San Leandro, CA 94577  
510/567-0480 510/567-0488-FAX

TO: TOSHIA  
 COMPANY: SEISCO Eng  
 FAX NO. 510-~~547-8540~~ 527-7785  
 FR: Ben Schiefelbein  
 DT:  
 RE: Requested Analytical Methods

Total Number of Pages Transmitted (including cover page)

1

MESSAGE:

- 1. BTEX — Modified 8015
- 2. LEAD — NIOSH 7082
- 3. TPH gas — Modified 8015
- 4. MTBE — EPA 8260

Please call if you need additional information.

*Ben*

# State of California

# Contractors State License Board

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code and the Rules and Regulations of the Contractors State License Board, the Registrar of Contractors does hereby issue this license to:

### BAY AREA STRUCTURAL INC



to engage in the business or act in the capacity of a contractor in the following classification(s):

- A - GENERAL ENGINEERING CONTRACTOR
- B - GENERAL BUILDING CONTRACTOR
- HAZ - HAZARDOUS SUBSTANCES REMOVAL
- C21 - BUILDING MOVING, DEMOLITION



Witness my hand and seal this day,

November 22, 1995

Issued May 25, 1982

CERTIFIED COPY

\_\_\_\_\_  
Signature of Licensee

\_\_\_\_\_  
Signature of License Qualifier

\_\_\_\_\_  
Registrar of Contractors

422931

License Number

This license is the property of the Registrar of Contractors, is not transferrable, and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason. It becomes void if not renewed.



State of California  
**CONTRACTORS STATE LICENSE BOARD**  
ACTIVE LICENSE



License Number **422931** Entity **CORP**

Business Name **BAY AREA STRUCTURAL INC**

Classification(s) **A B HAZ C21**

Expiration Date **05/31/2002**



UNIVERSITY OF CALIFORNIA  
UNIVERSITY EXTENSION, DAVIS

IN RECOGNITION THAT

*David Helfant*

HAS ATTENDED THE FOLLOWING PROGRAM

Health and Safety Training for Hazardous Waste Workers

40 Hours Training

April 20-24, 1992

---



*Janis Hepler*

---

**Compliance Solutions**

*Today's Training... Tomorrow's Solution*

12011 E. 20th Ave, Suite 110, Denver Colorado 80230 Phone: 800-711-2708

Student Affiliation:  
Bay Area Structural Inc  
28481

*Certificate of Completion*

This is to certify that  
**David Benaroya Helfant**  
has successfully completed the classroom requirements for  
**8 Hour HAZWOPER Refresher**  
**29 CFR 1910.120(e)**

Presented  
Friday, November 17, 2000

**Compliance Solutions Occupational Trainers, Inc.**

Certificate Number: 29699

*[Signature]*  
Mervyn Gupta  
Vice President

*[Signature]*  
Larry Erwin  
National Training Manager

UNIVERSITY OF CALIFORNIA  
UNIVERSITY EXTENSION, DAVIS

IN RECOGNITION THAT

*Hugo Giron*

HAS ATTENDED THE FOLLOWING PROGRAM

Health and Safety Training for Hazardous Waste Workers

40 Hours Training

April 20-24, 1992

---



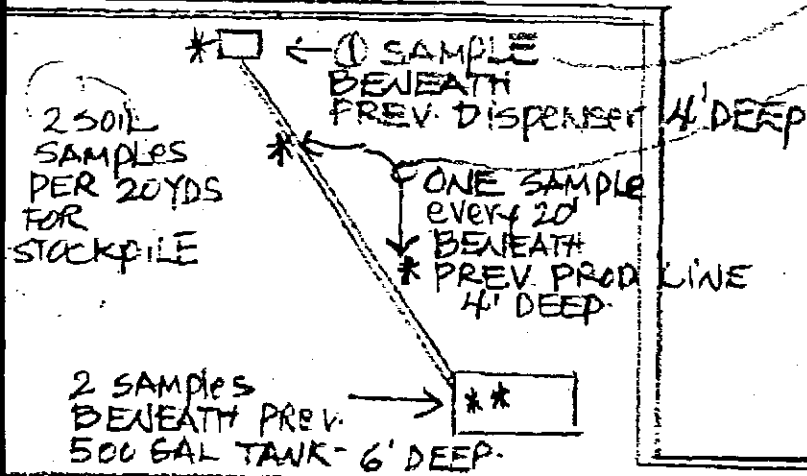
*Janis Stegle*

---

NEIGHBORING BUILDING

METAL BUILDING

6335 SAN PABLO AVENUE



GROUNDWATER SAMPLE AFTER PURGING

OFFICE

NEIGHBORING TENANT

SITE 3 SAMPLING PLAN - 6335 SAN PABLO AVENUE  
SCALE: 1/16" = 1'