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ENGINEERS, HYDROGEOLOGISTS & APPLIED SCIENTISTS

January 9, 1994

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Mr. Thomas F. Peacock
Supervising Hazardous Materials Specialist
Alameda County Health Care Services Agency
Division of Hazardous Materials
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Proposed Phase II Implementation of the Work Plan
for Soil and Ground-Water Investigation, Dated
October 13, 1993, 1432-1434 Harrison Street Site,
Oakland, California

Dear Mr. Peacock:

In accordance with our letter to you dated April 8, 1994, this letter proposes Phase II investigation activities to implement the "Work Plan for Soil and Ground-Water Investigation," dated October 13, 1993 ("Work Plan"), which was approved by the Alameda County Health Care Services Agency (ACHCSA). Our April 8, 1994 letter outlined a phased approach to implementing the Work Plan. The results of Phase I investigations were submitted to you in the "Soil and Ground-Water Investigation Report" dated September 1, 1994 (Levine-Fricke 1994). In your letter commenting on the report, dated September 6, 1994, you concurred with our recommendations for further characterization.

Summary of Phase I Investigations

The Phase I investigation consisted of drilling five soil borings, collecting soil samples from all of the borings, and collecting grab ground-water samples from three of the borings. Two of the borings were completed as shallow monitoring wells (MW-2 and MW-3; Figure 1). Based on water-level data collected from wells MW-1, MW-2, and MW-3 during the Phase I investigation, it appears that the approximate ground-water flow direction beneath the Site is to the northeast (Levine-Fricke 1994). However, because of the geometry of the existing wells, we consider this conclusion only preliminary and subject to modification upon collection of further water level data.

As part of the Phase I investigation, ground-water samples were collected for chemical analysis from newly installed wells MW-2 and MW-3, and existing well MW-1 (Figure 1). Results of the Phase I investigation indicated that the

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lateral and vertical extent of petroleum hydrocarbons in soil and ground water in the eastern portion of the Site (vicinity of the former waste oil tanks) may be limited and require no further action. In the western portion of the Site (the former underground gasoline tank, lift, and sump area), elevated concentrations of gasoline hydrocarbons were detected in wells MW-1 and MW-2. TPHg and BTEX were not detected in the grab ground-water sample collected at GW-1 (Figure 1), indicating that the extent of petroleum hydrocarbons in this area appears limited in the area southwest of the former gasoline UST location. Assuming a northeast ground-water flow gradient, sample location GW-1 is upgradient from both the former gasoline USTs at the Site and the abandoned tanks at 1424 Harrison Street.

Proposed Phase II Investigations

To further assess the lateral and vertical extent of petroleum hydrocarbons in the western portion of the Site, and to investigate possible source areas for the compounds, we propose to collect soil and/or grab ground-water samples from ~~the former gasoline USTs (Figure 1)~~ (Figure 1). The proposed soil and grab ground-water sampling locations have been selected to assess the possible migration of hydrocarbons from the former gasoline tanks, ~~to assess the potential for migration of hydrocarbons from the Site and the abandoned tanks at 1424 Harrison Street~~, and to assess the potential for hydrocarbon contamination from the former lift and sump area. The exact sampling locations will be determined in the field based on the locations of underground utilities and field observations and possibly initial field results.

One ground-water monitoring well (MW-4; tentative location shown in Figure 1) will be installed after the field results of the soil and grab ground-water sample analyses are evaluated. The proposed monitoring well will be installed to provide additional ground-water elevation data to confirm the estimated shallow ground-water flow direction beneath the western portion of the Site; to ~~confirm the results of the~~ grab ground-water sampling; and to assess the lateral extent of petroleum hydrocarbon affected water in the western portion of the Site.

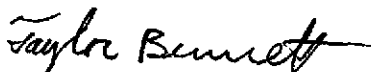
We plan to use a Geoprobe or similar mobile rig to collect soil and grab ground-water samples. This type of rig uses a hydraulic ram or pneumatic hammer to push steel sampling probes into the ground. The rig is capable of sampling in limited access areas. Soil samples will be collected at approximately 5-foot intervals for lithologic description and

possible analysis. A portable photoionization detector (PID) will be used to aid in the selection of soil samples to be submitted for chemical analysis. At a minimum, soil and grab ground-water samples will be submitted for analysis for total petroleum hydrocarbons as gasoline (TPHg) using EPA Method 8020. Additionally, soil and ground-water samples collected from GW-4 will be analyzed for ~~total petroleum hydrocarbons as gasoline (TPHg)~~. Additional analysis may be conducted if deemed appropriate based on field observations at the time of the investigation.

We understand that the owner plans to ~~demolish the building~~ structure by mid- to late ~~1995~~. To facilitate access to sampling locations, drilling will begin after the building is demolished. Barring unforeseen difficulties concerning permitting, access, weather, or subcontractor availability, we expect that drilling and preliminary ground-water sampling can begin in early March 1995, with authorization from ACHCSA to proceed. Proposed ground-water monitoring well MW-4 will be installed when the results of the grab ground-water sampling are available (approximately two weeks after sampling), and will be developed and sampled during the next quarterly ground-water monitoring event, ~~scheduled for late March 1995~~. A report presenting methods and results of Phase II investigations and providing recommendations for future activities will be submitted to the ACHCSA within four to six weeks after sampling is completed.

Please call me or John Sturman if you have any comments regarding this proposed Phase II implementation of the Work Plan.

Sincerely,



Taylor Bennett
Project Hydrogeologist

Enclosure

cc: Mark Borsuk, Esq.
Randall Morrison, Esq.

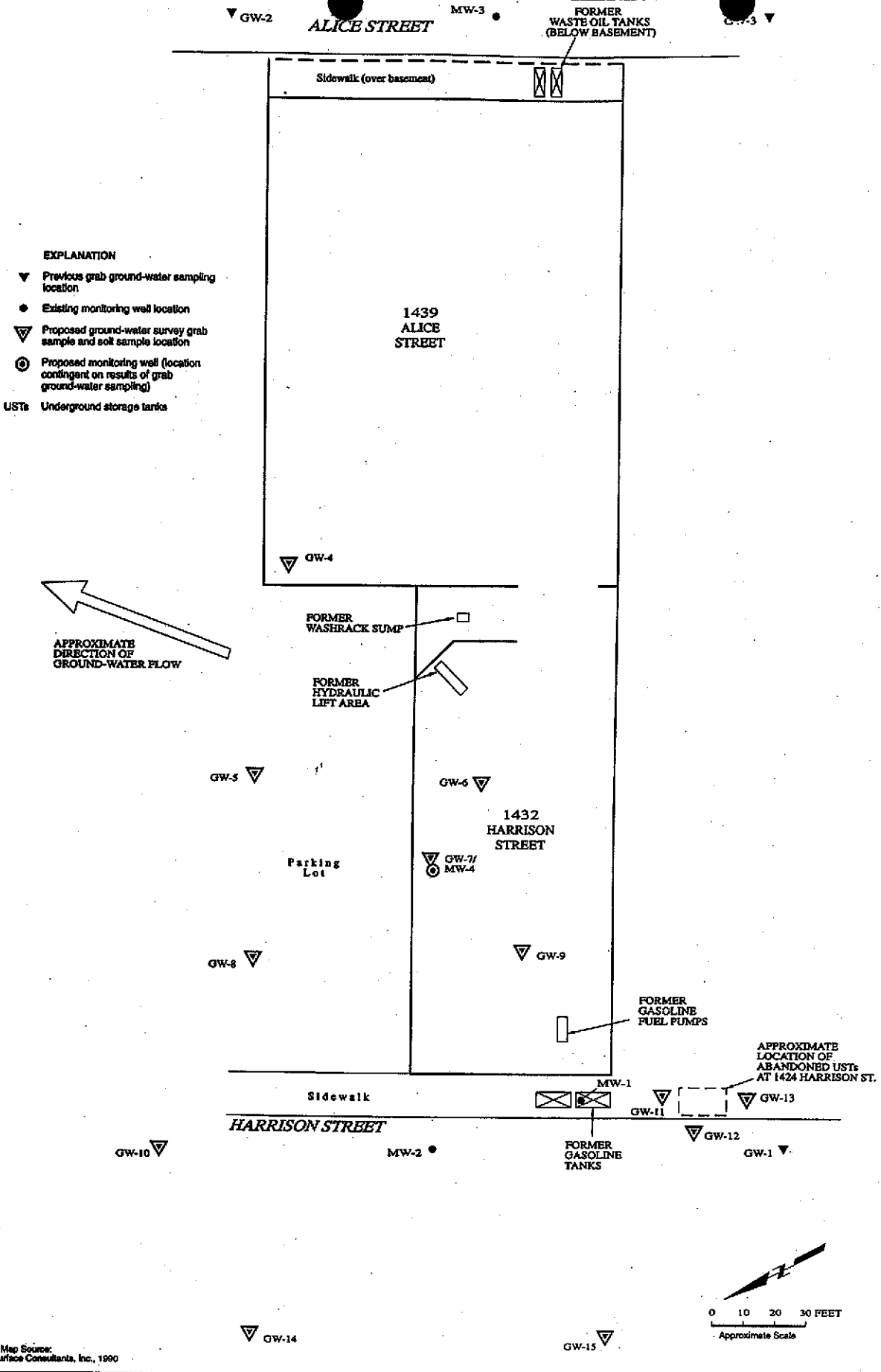


Figure 1 : PROPOSED SOIL AND GRAB GROUND-WATER SAMPLING LOCATIONS AT THE HARRISON STREET GARAGE, OAKLAND, CALIFORNIA