



KAPREALIAN ENGINEERING  
INCORPORATED

*mid 4/8/94*

KEI-P91-1201.P4  
January 21, 1994

Wells Fargo Bank  
525 Market Street, 18th Floor  
MAC #0103-181  
San Francisco, CA 94105

Attention: Mr. Jeffrey Hirsch

RE: Work Plan/Proposal  
Wells Fargo Bank  
(Walter Blumert Co., Inc.)  
490 - 43rd Street  
Oakland, California

Dear Mr. Hirsch:

#### INTRODUCTION

In a letter accompanying Kaprealian Engineering, Inc's. (KEI) most recent quarterly report (KEI-P91-1201.QR1) dated January 21, 1994, KEI recommended the installation of three additional monitoring wells. The purpose of these wells is to further define the degree and extent of soil and ground water contamination in the vicinity of the subject site. This work plan/proposal for the installation of these wells is presented for your review and consideration. The site background information, recent field activities, and a discussion of our recommendations are included in the referenced report.

#### PROPOSED FIELD WORK

#### PHASE II - DEFINING THE EXTENT OF SUBSURFACE CONTAMINATION

1. KEI proposes to install three additional two-inch diameter monitoring wells, designated as MW4 through MW6 on the attached Figure 1, by the use of hollow-stem auger equipment. Permits will be obtained from the Alameda County Health Care Services (ACHCS) Agency and the City of Oakland, as necessary, prior to beginning work.

The wells will be drilled 10 feet into the saturated zone of the first encountered ground water, unless a clay aquitard of at least 5 feet in thickness is encountered first, at which time drilling will be terminated. Ground water is anticipated at approximately 11 feet below grade, based on the ground water level encountered in the existing monitoring wells at the site in December of 1993.

2. Soil samples will be collected at a maximum spacing of 5 foot intervals, at significant changes in lithology, at obvious areas of contamination, and at/or within the soil/ground water interface, beginning at a depth of about 4 to 5 feet below grade. Sample intervals will be chosen so that an accurate profile of the subsurface soil conditions can be determined. Sampling for laboratory analyses and lithologic logging purposes will continue until the first water table is encountered. Sampling for lithologic logging purposes only will continue below the water table to the total depth drilled. Classification of soil will be done using the Unified Soils Classification System (USCS) by KEI's field geologist. Samples will be collected in a California-modified split-spoon sampler lined with two-inch diameter brass liners. The sampler will be advanced ahead of the drilling augers at designated depths by dropping a 140 pound hammer 30 inches. Blow counts will be recorded. Samples will be removed from the sampler and retained in the brass liners. The liners will then be sealed with aluminum foil, plastic caps, and tape. They will be labeled and stored in a cooler, on crushed ice or "blue ice," for delivery to a state-certified laboratory. Properly executed Chain of Custody documentation will accompany all soil samples.
3. During drilling operations, all soil materials will be stored on-site in DOT-approved, 55-gallon drums, or else covered by visqueen. Each drum (if used) will be properly labeled and will include, at a minimum, the date, the interval that soil materials were obtained from, a contact individual, and the phone number at KEI.
4. Finalized Boring Logs will be prepared from the field logs and submitted to the ACHCS and the Regional Water Quality Control Board (RWQCB), San Francisco Bay Region.
5. Well Construction:

Casing Type: Schedule 40 PVC, flush threaded joints, 0.010 inch factory slot, two-inch diameter. Screen to run from total depth of the well to approximately 5 feet above the depth of the first encountered ground water. RMC Lonestar sand (#2/12) will fill the annular space from total depth to 2 feet above the perforated casing interval. The choice of screen slot size and sand filter pack material is based on soils encountered in previous borings and particle size analysis. A 2-foot thick bentonite seal will be placed in the annular space on top of the sand pack. Neat cement grout will be placed on top of the bentonite seal to the surface. A

proposed Well Construction Diagram is attached to this proposal.

The well casings will be secured with a waterproof cap and a padlock. A round, watertight, flush-mounted well cover will be concreted in place over the top of each casing. The elevations of the well covers and well casings will be surveyed by a licensed land surveyor to Mean Sea Level and to a vertical accuracy of 0.01 foot.

6. The wells will be developed approximately one week after well completion. Prior to development, the wells will be checked for depth to the water table (by the use of an electronic sounder), and the presence of free product (by the use of an interface probe or paste tape). After recording the monitoring data, the wells will be developed by the use of a surge block and a subsurface pump. Effluent generated during well development will be contained in DOT-approved drums and hauled from the site by a licensed hazardous materials hauler.

7. Ground Water Sampling:

The wells will be purged (by the use of a surface pump or bailer) of a minimum of four casing volumes. Purging will be conducted prior to sampling and at least 72 hours after development. During purging operations, the field parameters pH, temperature, and electrical conductivity will be recorded and presented in a tabular form. Once the field parameters are observed to stabilize and a minimum of approximately four casing volumes have been removed from each well, water samples will then be collected by the use of a clean Teflon bailer and promptly decanted into 40 ml VOA vials and/or one-liter amber bottles, as appropriate. The vials and/or bottles will then be sealed with Teflon-lined screw caps, labeled and stored, on ice, for delivery to a state-certified laboratory. The sampling bailer will be cleaned with non-phosphate soap and clean water rinses between uses.

The wells will be checked for free product (by the use of an interface probe and/or paste tape) prior to development and sampling. The wells will also be checked for the presence of a sheen prior to sampling.

Properly executed Chain of Custody documentation will accompany all water samples.

8. Laboratory Analyses:

Water and selected soil samples will be analyzed by Sequoia Analytical Laboratory, a state-certified laboratory, for total petroleum hydrocarbons (TPH) as gasoline by EPA method 5030/modified 8015, benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA method 8020, and TPH as paint thinner by EPA method 3510/modified 8015.

The analytical results will be presented in tabular form, showing the sample depths, and results. The analytical results will be used to delineate the vertical and lateral extent of the contaminants in soil and ground water.

9. Hydrology:

The ground water flow direction and ground water gradient will be determined from the water level elevations measured in both the new and existing monitoring wells. The flow direction will be shown on the Site Plan.

10. Conclusions:

Conclusions and results of Phase II will be described in a technical report. The technical report will be submitted to the ACHCS and the RWQCB, San Francisco Bay Region.

LIMITATIONS

Soil deposits and rock formations may vary in thickness, lithology, saturation, strength and other properties across any site. In addition, environmental changes, either naturally-occurring or artificially-induced, may cause changes in the extent and concentration of any contaminants. Our studies assume that the field and laboratory data are reasonably representative of the site as a whole, and assume that subsurface conditions are reasonably conducive to interpolation and extrapolation.

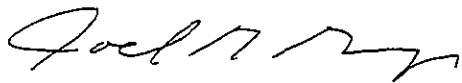
The results of this study will be based on the data obtained from the field and laboratory analyses obtained from a state-certified laboratory. We will analyze this data using what we believe to be currently applicable engineering techniques and principles in the Northern California region. We make no warranty, either expressed or implied, regarding the above, including laboratory analyses, except that our services will be performed in accordance with generally accepted professional principles and practices existing for such work.

KEI-P91-1201.P4  
January 21, 1994  
Page 5

Should you have any questions regarding this work plan/proposal,  
please do not hesitate to call me at (510) 602-5100.

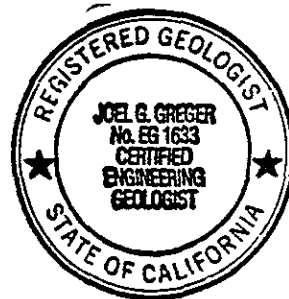
Sincerely,

Kaprealian Engineering, Inc.



Joel G. Greger, C.E.G.  
Senior Engineering Geologist

License No. EG 1633  
Exp. Date 6/30/94



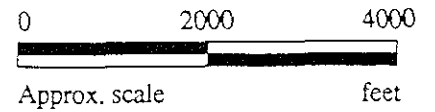
Robert H. Kezerian  
Project Manager

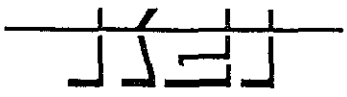
\jad

Attachments: Location Map  
Figure 1  
Proposed Well Construction Diagram



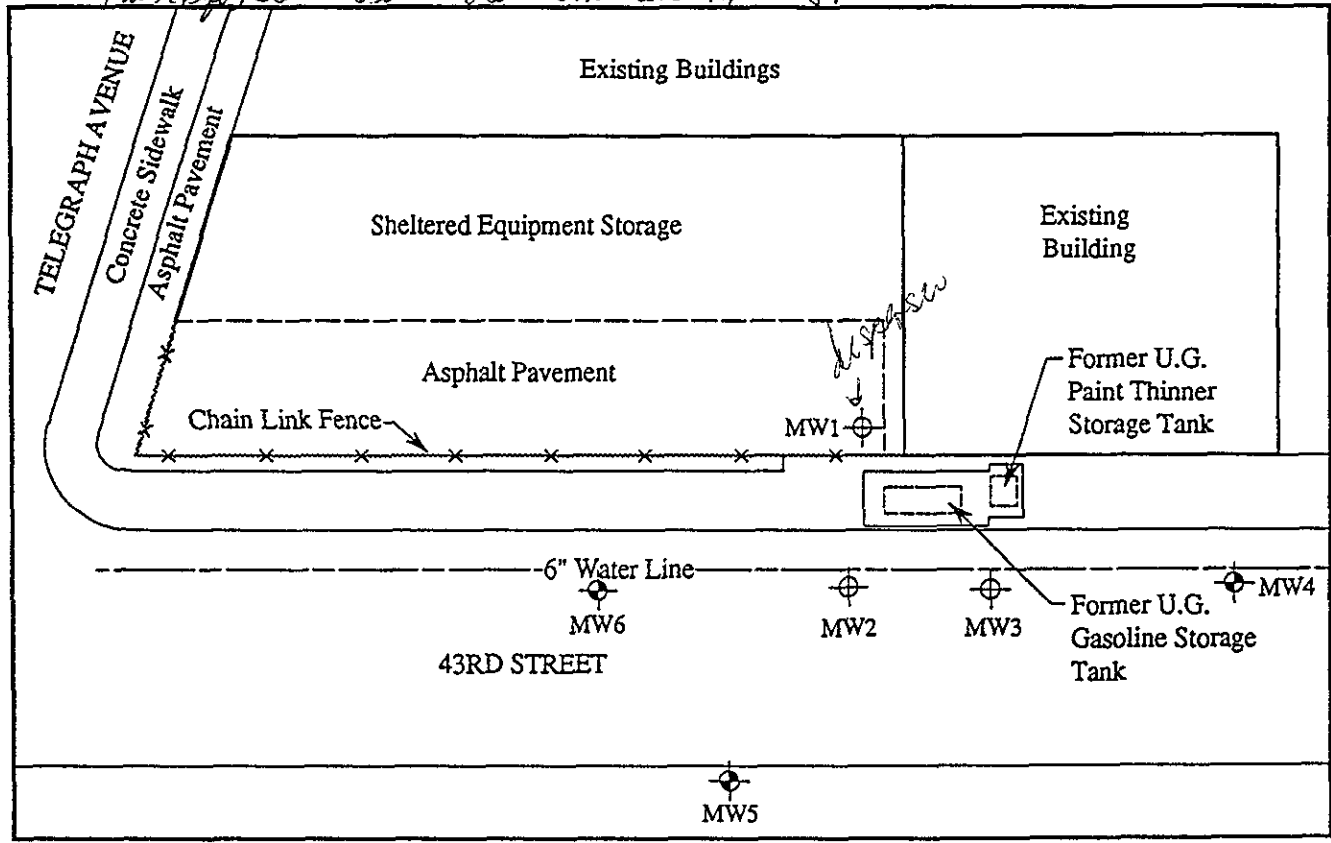
Base modified from 7.5 minute U.S.G.S. Oakland East and West Quadrangles  
(both photorevised 1980)



 <p><b>KAPREALIAN ENGINEERING INCORPORATED</b></p>	<p><b>WELLS FARGO BANK (WALTER BLUMERT CO, INC.) 490 43RD STREET OAKLAND, CA</b></p>	<p><b>LOCATION MAP</b></p>
---	--	--------------------------------

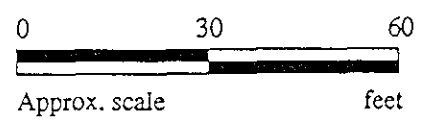
Soil Results (4/12-13/93) *100m*

MW	TPH <sub>d</sub>	TPH <sub>g</sub>	B	I	PK	TE	TPH paint thinner
MW1 (5ft)	ND	ND	ND	ND	ND	ND	ND
MW2 (9.5ft)	2.2	20	1069	0.019	204	0.23	NP
MW2 (11.5ft)	6.9	210	1.2	0.9	2.6	1.2	114
MW2 (5ft)	ND	ND	ND	ND	ND	ND	→
MW2 (7.5ft)	9.3	66	0.24	ND	0.35	0.626	15
MW2 (10ft)	190	1000	3.4	ND	20	ND	320
MW2 (11.5ft)	180	710	3.0	0.71	14	0.68	310
MW3 (5ft)	4.7	ND	→	→	→	→	7.6
MW3 (10ft)	590	2000	2.6	0.88	28	0.74	1000
MW3 (15ft)	53	1630	0.8	0.12	2.3	1.1	89



**LEGEND**

- Monitoring well (existing)
- Monitoring well (proposed)



EXISTING AND PROPOSED MONITORING WELL LOCATION MAP

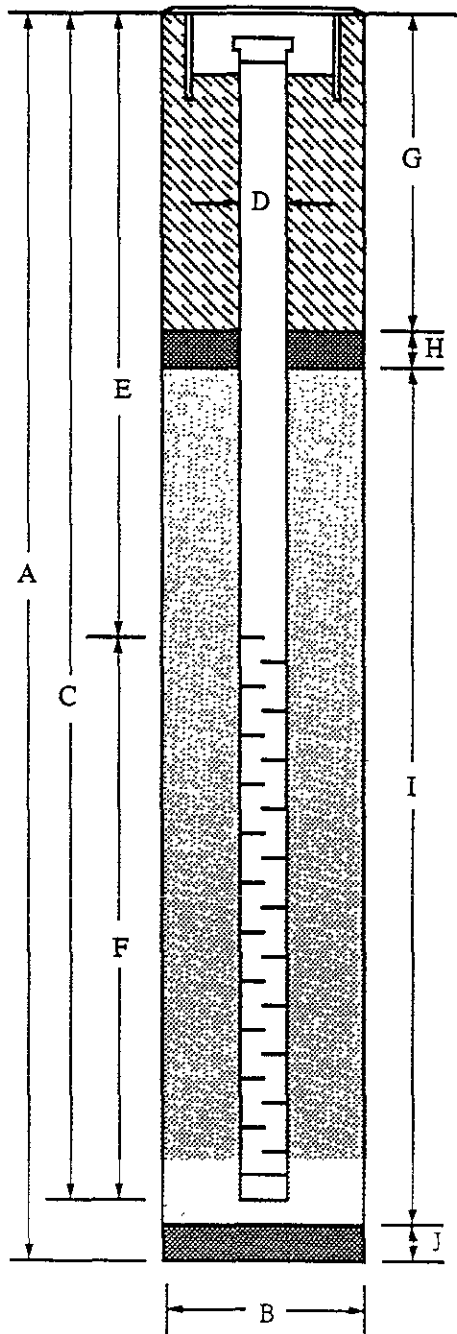


WELLS FARGO BANK  
(WALTER BLUMERT CO, INC.)  
490 43RD STREET  
OAKLAND, CALIFORNIA

FIGURE  
**1**

## PROPOSED WELL CONSTRUCTION DIAGRAM

Flush-mounted Well Cover



### WELL DETAILS\*

1. Well will be terminated 10 feet into the first encountered ground water, unless an aquitard five feet or greater in thickness is encountered below the water table, in which case the bottom of the boring will be backfilled with bentonite pellets and the well terminated at the top of this aquitard [A].
2. Boring diameter [B] is 8 inches for 2 inch wells, 10 inches for 4 inch wells, and 12 inches for 6 inch wells.
3. Perforated interval [F] will extend from bottom of casing to five feet above the first encountered ground water table (unless water <5 feet deep).
4. Schedule 40 PVC casing, 2 inch in diameter [D], will be used. Screen is 0.020 or 0.010 inch factory machined slots, depending on filter pack grain size.
5. Filter pack will be placed from bottom of casing to two feet above perforated interval [I]. (Bottom seal [J] is not installed unless required.) One to two feet of bentonite [H] will be placed above the filter pack. Concrete grout [G] will be placed from top of bentonite seal to the surface (unless modified due to shallow water). Blank casing [E] will extend from the top of the perforated casing to the top of the hole.
6. The well will be installed with a waterproof cap, padlock and a flush-mounted well cover.

\* See text for additional information.