

November 11, 1992
Project No. RC01906

Mr. Barney Chan
Division of Hazardous Materials
Department of Environmental Health
Alameda County Health Care Services Agency
80 Swan Way
Oakland, CA 94621

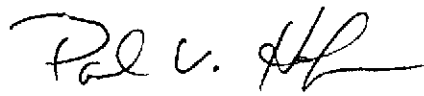
SUBJECT: **Work Plan for Additional Soil and Ground-Water Assessment
Former Penske Truck Leasing Facility
725 Julie Ann Way, Oakland, California.**

Dear Mr. Chan:

The above referenced work plan is being forwarded to you on behalf of Penske Truck Leasing Co. The work plan details the additional site assessment activity planned at the former Penske Truck Leasing Facility at 725 Julie Ann Way, Oakland.

If you have any questions, please do not hesitate to call.

Sincerely,
GERAGHTY & MILLER, INC.


Paul V. Hehn
Staff Geologist/Project Manager

(pronounced "Hane")

CC: Mr. Marc Althen
Penske Truck Leasing Co.

August 20, 1992
Project No. RC01906

Mr. Marc E. Althen
Manager, Environmental Services
Penske Truck Leasing Co.
Route 10, Green Hills
P.O. Box 563
Reading, Pennsylvania 19603
(215) 775-6268

SUBJECT: Work Plan and Project Budget Estimate for Additional Soil and Ground-Water Assessment
Former Penske Truck Leasing Co. Facility
725 Julie Ann Way, Oakland, California.

Dear Mr. Althen:

This work plan and project budget estimate for the former Penske Truck Leasing Co. (Penske) facility referenced above (Figure 1) has been prepared as requested by Penske during the telephone conversation between Mr. Marc E. Althen of Penske and Mr. Paul V. Hehn of Geraghty & Miller, Inc. (Geraghty & Miller) on May 18, 1992. The scope of work described in this work plan is designed for additional site assessment and ground-water monitoring activities to better define the extent of petroleum hydrocarbons in the soil and shallow ground water hydraulically downgradient (west) from the former location of the underground storage tanks and existing ground-water monitor wells previously installed by Geraghty & Miller, Inc. (Geraghty & Miller, November 15, 1990).

SCOPE OF WORK

TASK 1: PREPARATION OF SCOPE OF WORK

This task includes preparation of this work plan, including the soliciting of costs from drilling companies and laboratories for the work proposed and the submittal of this

work plan to the Alameda County Health Care Services Agency, Department of Environmental Health, Hazardous Materials Division (ACHCS).

TASK 2: PRE-FIELD ACTIVITIES

Geraghty & Miller will schedule subcontractors, materials, and supplies. Prior to drilling, the required Alameda County Monitor Well Construction permit will be obtained. An underground locating company will be scheduled to clear all proposed drilling locations of subsurface obstructions. The existing site-specific health and safety plan prepared for the initial site-assessment activities will still be appropriate and available for this additional drilling activity; no additional plan will need to be prepared.

TASK 3: EXPLORATORY DRILLING, SOIL SAMPLING, AND WELL INSTALLATION

Two exploratory borings will be drilled at the approximate locations shown in Figure 2 to better define the extent of petroleum hydrocarbons in the soil and shallow ground water to the west of the former location of the underground storage tanks. The locations of the proposed ground-water monitoring wells are based on the westerly direction of shallow ground-water flow as determined by previous quarterly ground-water monitoring (Geraghty & Miller, August 4, 1992).

The exploratory borings will be drilled using 10-inch diameter hollow-stem auger drilling equipment. All drilling and soil sampling equipment which will enter the borehole will be steam cleaned prior to drilling each boring. Soil samples will be collected at approximately 5-foot depth intervals using a modified California split-spoon sampler equipped with brass liners, which is advanced into the undisturbed soil beyond the tip of the augers. The soil samples will be logged by a Geraghty & Miller geologist. The exploratory borings will be extended to a depth approximately 20 feet below first encountered water or terminated in a minimum of 3 feet of low-permeability soil. Based on previous ground-water monitor wells completed by Geraghty & Miller at this site (Geraghty & Miller, November 15, 1990), it is anticipated that the additional wells will be drilled and completed to a total depth of 35 feet below the ground surface. Upon completion, the borings will be converted into ground-water monitoring wells by installing 4-inch diameter PVC casing. The slotted portion of the casing will extend from the bottom of the well to approximately 5 feet above first encountered water. The well completion may

vary based on the actual hydrogeologic conditions encountered during the exploratory drilling. The top of casing and ground surface elevation for each well, relative to mean sea-level, will be surveyed by a State-licensed surveyor.

During drilling, a combustible gas detector (GasTech™ Model 1314) will be used to screen soil samples for the presence of combustible vapors. The detector will be calibrated to hexane. A sample of the soil from each sampling interval will be placed into a glass jar and sealed with aluminum foil. After any volatile vapors which may be present in the soil sample are allowed to equilibrate within the headspace in the jar (approximately 10 minutes), a measurement of the concentration of combustible vapors in the headspace will be made by inserting the tip of the detector through the aluminum foil. The concentration of combustible vapors measured as hexane will be recorded. Soil samples for laboratory analysis will be retained in the brass liners, sealed with non-adhesive Teflon™ tape and plastic end caps, placed on ice, and transported to a State-certified laboratory, along with chain-of-custody documentation.

All soil generated during the exploratory drilling activities will be stockpiled on-site and covered with plastic for proper disposal by Penske. One composite sample will be collected from every 50 cubic yards of soil in order to provide information to allow Penske to select an appropriate disposal option. All water generated during the exploratory drilling activities will be stored on-site in 55-gallon drums for proper disposal by Penske.

TASK 4: WELL DEVELOPMENT AND GROUND-WATER SAMPLING

Each of the newly completed monitor wells installed during Task 3 of this work plan will be added to the quarterly ground-water monitor well sampling program currently being performed by Geraghty & Miller (Geraghty & Miller, July 2, 1992). Each new monitor well will be developed by purging a minimum of four casing volumes of water using a low-discharge submersible pump prior to sampling. The next scheduled sampling event is October 1992.

TASK 5: LABORATORY ANALYSIS

Soil samples will be submitted to Superior Precision Analytical, Inc., a State-certified laboratory located in San Francisco, California, to be analyzed for TPH as gasoline and as diesel (USEPA Method 8015, modified), and for benzene, toluene,

xylenes, and ethylbenzene (BTEX) (USEPA Method 8020). The soil samples from the stockpiled soil will also be analyzed for organic lead (DHS LUFT Manual Method).

TASK 6: ASSESSMENT REPORT PREPARATION

Following receipt of all data, Geraghty & Miller will prepare a report of the results of the assessment activities, including the following:

- Description of the exploratory drilling, soil sampling, well installation, and ground-water sampling activities;
- Exploratory boring logs and well completion details; and
- A summary and discussion of the findings and analytical results.

Based on the results of the initial site assessment activities described in this work plan, recommendations for additional characterization and/or remediation will be made, at the request of Penske.

PROJECT BUDGET ESTIMATE

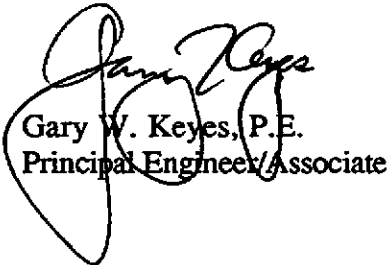
The estimated cost to complete the scope of work described above is summarized in Attachment 1. If Penske is in agreement with the scope of work and attached budget estimate, please sign one copy of the attached Work Order and return it to our office in the enclosed stamped envelope.

Geraghty & Miller appreciates the opportunity to be of service to Penske. If you have any questions regarding this work plan, please do not hesitate to call.

Sincerely,
GERAGHTY & MILLER, INC.



Paul V. Hehn
Staff Geologist/Project Manager



Gary W. Keyes, P.E.
Principal Engineer/Associate

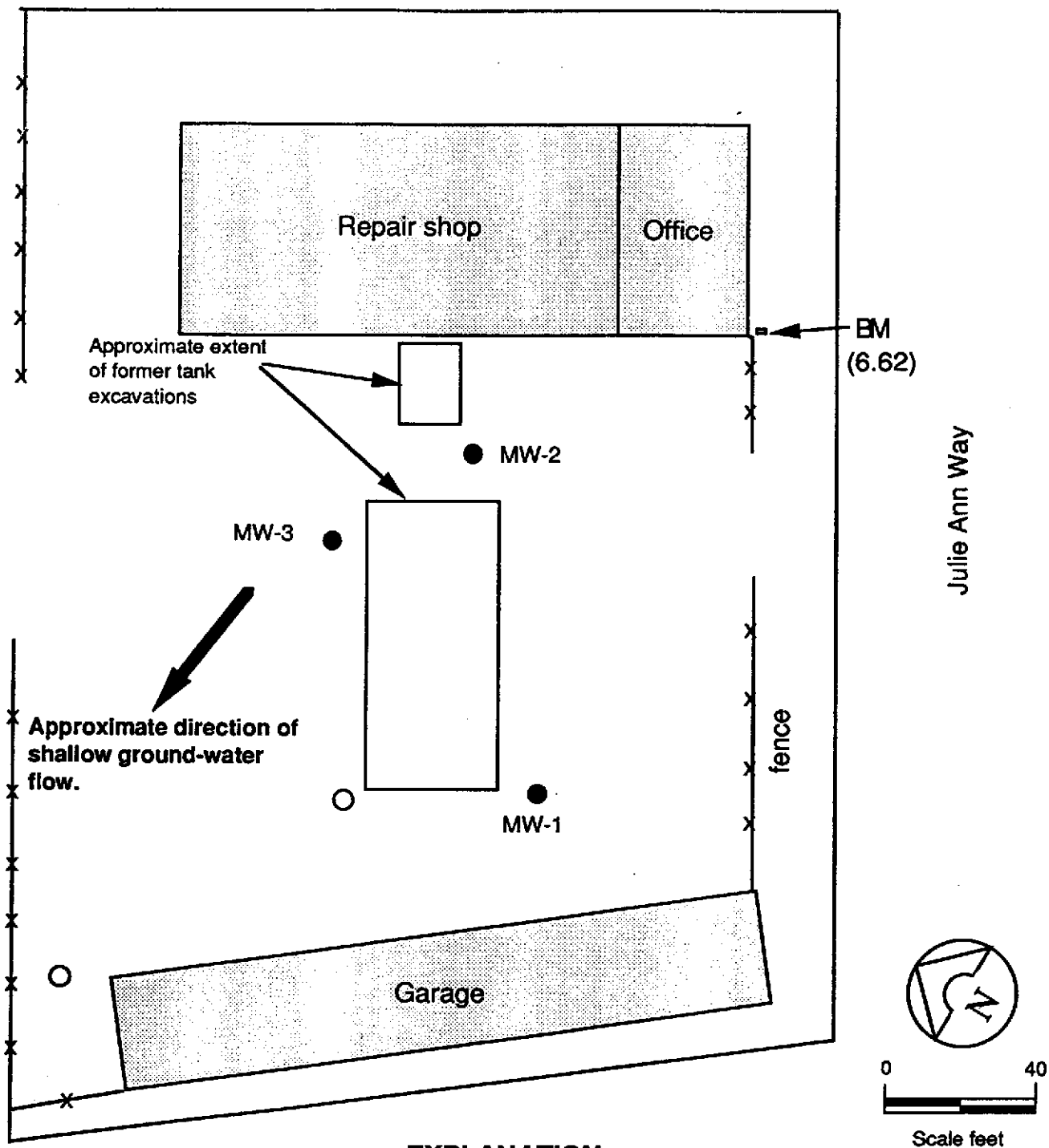
Attachments: References

Figure 1 Site Location Map
Figure 2 Proposed Additional Monitor Well Locations

Attachment 1 Project Budget Estimate
Attachment 2 Work Orders, Exhibit A to Master Services Agreement
(2 copies)

REFERENCES

- Alameda County Department of Environmental Health (ACHCS). October 24, 1989. Unauthorized Release, Underground Fuel and Waste Oil Tanks, 725 Julie Ann Way, Oakland, CA 94606.
- Geraghty & Miller, Inc. October 18, 1989. Underground Storage Tank Removal, Penske Truck Leasing Co. Facility, 725 Julie Ann Way, Oakland, California.
- . October 31, 1989. Underground Storage Tank Removal, Penske Truck Leasing Co. Facility, 725 Julie Ann Way, Oakland, California.
- . September 11, 1990. Revised Workplan for Initial Soil and Ground-Water Assessment, 725 Julie Ann Way, Oakland, California.
- . November 15, 1990. Results of Initial Soil and Ground-Water Assessment Activities, 725 Julie Ann Way, Oakland, California.
- . July 2, 1992. Scope of Work and Project Budget Estimate for Ground-Water Monitoring Activities, 725 Julie Ann Way, Oakland, California.
- . August 4, 1992. Quarterly Ground-Water Monitoring and Sampling Report, 725 Julie Ann Way, Oakland, California.
- Scott Company. November 6, 1989. Summary of activities of tank pull at Hertz Penske, 725 Julie Ann Street, Oakland, California, October 10th, 1989.



EXPLANATION

- MW-1 ● = Approximate location of existing ground-water monitor wells.
- = Approximate location of proposed additional ground-water monitor wells.

□ = BM = Survey Bench Mark (based on City of Oakland datum which is 3 feet lower than Mean Sea Level).



Proj. No. RC01906

PROPOSED ADDITIONAL MONITOR WELL LOCATIONS
Former Penske Truck Leasing Co.
725 Julie Ann Way
Oakland, California

FIGURE 2