



Cal/EPA

Department of  
Toxic Substances  
Control

700 Heinz Avenue  
Suite 200  
Berkeley, CA  
94710-2737

ENVIRONMENTAL  
PROTECTION

97 APR --4 PM 3: 19

April 2, 1997



Pete Wilson  
Governor

James M. Strock  
Secretary for  
Environmental  
Protection

Mr. Nino Cerruti  
Caltrans  
P.O. Box 23660  
Oakland, California 94623-0660

Dear Mr. Cerruti:

**DRAFT WORKPLAN, ENVIRONMENTAL SITE INVESTIGATION,  
FORMER PHOENIX PROPERTY, 800 CEDAR STREET, CYPRESS  
RECONSTRUCTION PROJECT, OAKLAND**

The Department of Toxic Substances Control (DTSC) received the draft workplan dated March 18, 1997, for the above mentioned site, prepared by IT Corporation on behalf of Caltrans. DTSC has reviewed the workplan and has the following comments:

1. Page 1, Section 1.1, Site Description: This section should include additional information regarding former tenants who occupied the building. The location of specific features, e.g. underground tanks, manholes within the building footprint, etc. should also be identified on the site map. Also, information regarding the types of materials/wastes removed from the building prior to demolition should be included if available.
2. Page 2, second full paragraph: In addition to determining groundwater quality, gradient and direction, DTSC is also interested in determining the type and extent of soil contamination at the site.
3. Page 3, Section 2.0, Scope of Work: In addition to grid sampling, samples should also be collected in areas where chemicals were known or suspected to have been used, disposed or stored.
4. Page 3, Section 2.1.2, Health and Safety Plan: The plan previously prepared for the Phoenix 800 site was specifically for the removal action conducted by OGISO Environmental. While the same plan may be used for this investigation, the report must be amended to include the new work proposed (e.g. installation of monitoring wells, etc.). The addendum must be submitted for approval prior to the start of work.



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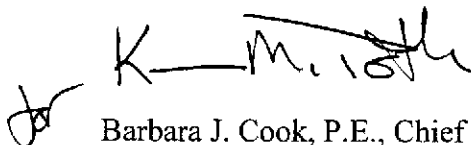
5. Page 4, first paragraph:
  - a. This section should include the rationale for the sample depths selected. In addition, samples should be collected at all changes in lithology.
  - b. Please specify which sample tube will be sent to the laboratory, and the procedures that will be used after the sample tube is retrieved (e.g. capping of the tube, chain-of-custody, preservation, transportation, etc.).
6. Page 4, second paragraph: This paragraph should include how samples to be analyzed for compounds other than VOCs will be collected and stored.
7. Page 4, last paragraph: Please specify what type of grout will be used to seal the borings and how the grout will be placed.
8. Page 5, Section 2.3, Well Installation, last paragraph:
  - a. Specify whether the site will continue to be used for storage of construction materials, and whether heavy equipment will be driving on the site. Due to the possibility of damage to monitoring wells by heavy equipment and vehicles, specify how the wells will be protected.
  - b. Please note that screen lengths should not exceed 10 feet in length.
9. Page 6, Section 2.4, Laboratory Analyses: Please include collection of Total Dissolved Solids (TDS) to the list.
10. Page 7, Section 2.4: The QA/QC section should include collection of one equipment rinseate blank for analysis.
11. Page 7, Section 2.5, Disposition of Investigation Derived Waste: Please note that if the soil cuttings are determined to be a hazardous waste, the drums must be removed within 90 days of generation of the waste.

In addition, a brief fact sheet should be developed to inform the nearby residents that Caltrans will be conducting a site investigation at the site. Please submit a draft fact sheet to this office for review and approval.

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If you have any questions regarding these comments, please contact  
Lynn Nakashima at (510) 540-3839.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barbara J. Cook', with a stylized flourish at the end.

Barbara J. Cook, P.E., Chief  
Northern California -  
Coastal Cleanup Operations Branch

cc: Mr. Sum Arigala  
Regional Water Quality Control Board  
San Francisco Bay Region  
2101 Webster Street, Suite 500  
Oakland, California 94612

Ms. Susan Hugo  
Alameda County Health Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, California 94502

Mr. Joel Howie  
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