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## W. A. CRAIG, INC.

Industrial and Environmental Contractor

P.O. Box 448

Napa, California 94559-0448

Contractor License # 455752

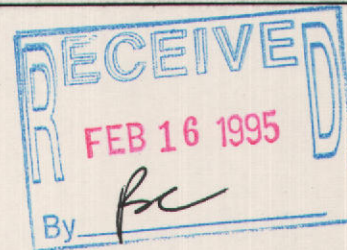
Phone: (707) 252-3353

Fax: (707) 252-3385

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W. A. Craig, Inc., Project No. 3406  
February 13, 1995

Mr. Dennis Buran  
Glascock Street Property Owners  
c/o Buran Equipment Co. Profit Sharing Plan  
P.O. Box 1833  
San Leandro, California 94577



**SUBJECT: Transmittal of Progress Report and Work Plan for Additional Investigation, Soil and Ground Water Investigation  
Glascock Street Warehouse, 2901 Glascock Street, Oakland, California**

Dear Mr. Buran:

W. A. Craig, Inc. is pleased to present the attached progress report for quarterly ground water sampling and analysis, and ground water level readings at the above-referenced site. Also included is our Work Plan for performance of additional investigation work at the site. You have authorized W. A. Craig, Inc. to prepare this work plan for additional investigation, for submittal to the Alameda County Health Services Agency - Local Oversight Program (ACHSA). W. A. Craig, Inc. will forward copies of this progress report and Work Plan to the ACHSA and San Francisco Bay Regional Water Quality Control Board (RWQCB) for review. W. A. Craig, Inc., will be pleased to proceed with the proposed work with your authorization and following approval of the Work Plan by the agencies. Please call W. A. Craig, Inc., at your convenience if you have any questions.

Sincerely,  
W. A. CRAIG, INC.

  
William A. Craig, II  
Owner, R.E.A. 01414

WAC/JHD/jhd  
Attachment: Work Plan



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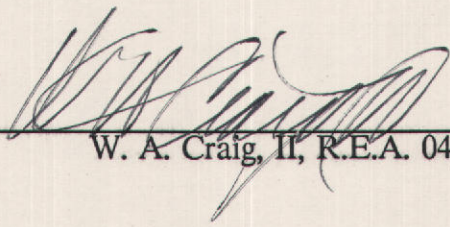
**Phone: (707) 252-3353**

**Fax: (707) 253-3385**

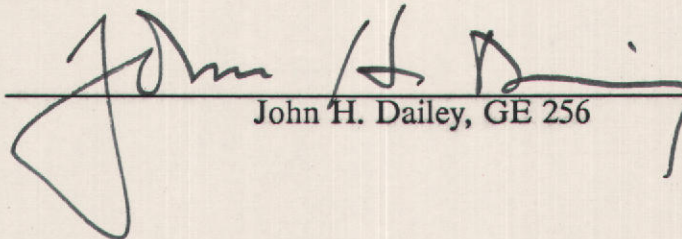
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**PROGRESS REPORT AND WORK PLAN  
FOR ADDITIONAL INVESTIGATION  
SOIL AND GROUNDWATER INVESTIGATION  
GLASCOCK STREET WAREHOUSE  
2901 GLASCOCK STREET  
OAKLAND, CALIFORNIA  
FOR  
GLASCOCK STREET PROPERTY OWNERS**



W. A. Craig, II, R.E.A. 0414



John H. Dailey, GE 256



**W. A. Craig, Inc., Project No. 3406  
February 13, 1995**



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## **W. A. CRAIG, INC.**

**Industrial and Environmental Contractor  
P.O. Box 448  
Napa, California 94669-0448  
Contractor License # 455752**

**Phone: (707) 252-3353**

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**PROGRESS REPORT AND WORK PLAN  
FOR ADDITIONAL INVESTIGATION  
SOIL AND GROUNDWATER INVESTIGATION  
GLASCOCK STREET WAREHOUSE  
2901 GLASCOCK STREET  
OAKLAND, CALIFORNIA**

This progress report presents the results of our quarterly water sampling and analysis, and ground water level readings at the captioned project. Also included is our Work Plan for additional investigation at the site for the purpose of delineating the lateral extent of free product and ground water contamination.

### **Quarterly Water Sampling and Water Level Readings**

The latest water samples were collected from monitoring wells MW-1 through MW-4 by our field engineer on January 20, 1995, and submitted to McCampbell Analytical Inc. for analyses; the collection of water samples was performed under the technical direction of our geotechnical engineer. Prior to collecting the water samples, the depth to water was measured to the nearest 0.01-foot with a Keck Oil Water Interface Meter. Ground water samples were collected from each well by gently lowering approximately half the length of a clear disposable bailer past the air-water interface. Individual clean disposable bailers were used in each well. The samples were retrieved and examined for any evidence of floating product, sheen, and emulsion. A slight to heavy sheen was observed on the water samples from monitoring wells MW-1 and MW-2; in addition, a kerosene/fuel odor was noted for both samples. No sheen was observed on the water samples from monitoring wells MW-3 and MW-4; however, the water sample from monitoring well MW-3 had a faint fuel oil odor.

The wells were purged of approximately 4 well volumes to allow representative sampling of formation water. The water was stored in lined 55-gallon drums. During purging, free product was observed in the water being purged from monitoring wells MW-1 and MW-2, and the water being purged from monitoring well MW-3 had a heavy sheen and strong fuel oil odor. After purging, the water in the monitoring wells were allowed to recharge to near their static water level before they were sampled for laboratory analysis. Water



samples were collected using clean individual disposable bailers for each monitoring well. To establish that the water samples were representative of the water bearing zone, periodic measurements for pH, temperature and specific conductance were made.

The water samples were analyzed for Total Petroleum Hydrocarbons (TPH) as gasoline, BTEX (benzene, toluene, ethylbenzene, and total xylenes), and TPH as diesel. The results of the laboratory analyses are summarized in Table 1 below, and copies of the results along with field log data sheets are included in Appendix A.

TABLE 1  
RESULTS OF ANALYSES FOR TPHg, TPHd AND BTEX  
GROUND WATER SAMPLES

Sample Location	TPHg	TPHd	Benzene	Toluene	Ethyl-benzenes	Total Xylenes
October 6, 1994						
MW-1	NT	NT	NT	NT	NT	NT
MW-2	NT	NT	NT	NT	NT	NT
MW-3	NT	320	ND	ND	ND	ND
MW-4	NT	ND	ND	ND	ND	ND
January 20, 1995						
MW-1	670	1,900	5.3	ND	ND	1.1
MW-2	520	4,000	2.2	1.9	ND	1.3
MW-3	86	460	ND	ND	ND	ND
MW-4	ND	ND	ND	ND	ND	ND

Results are in parts per billion (ppb)

TPHg = Total Petroleum Hydrocarbons as gasoline

TPHd = Total Petroleum Hydrocarbons as diesel

ND = not detected at or above laboratory detection limits

NT = not tested

Depth-to-water measurements and the surveyed wellhead elevations were used to evaluate the ground water gradient and flow direction on January 20, 1995. The ground water flow direction is generally to the south toward the Oakland Estuary, except for an anomaly at the



location of monitoring well MW-2, where the apparent flow direction is to the west relative to the other monitoring wells. The ground water elevation data are summarized in Table 2 below, and the ground water flow direction is shown on Plate 1, Ground Water Gradient Map (1/20/95).

TABLE 2  
GROUND WATER SURFACE ELEVATION DATA

Well No.	Casing Elevation	Depth to Ground Water	Ground Water Elevation
October 6, 1994			
MW-1	10.76	8.36	2.40
MW-2	10.62	7.17	3.45
MW-3	9.87	6.59	3.28
MW-4	10.64	7.96	2.68
November 8, 1994			
MW-1	10.76	6.04	4.72
MW-2	10.62	4.20	6.42
MW-3	9.87	4.13	5.74
MW-4	10.64	5.33	5.31
January 20, 1995			
MW-1	10.76	6.67	4.09
MW-2	10.62	4.64	5.98
MW-3	9.87	4.47	5.40
MW-4	10.64	5.95	4.69

Elevation measurements are in feet and referenced to mean sea level



### Work Plan for Further Investigation

We propose to drill approximately nine soil borings to further assess the lateral limits of petroleum hydrocarbon contamination at the site. The locations of the proposed borings is shown on Plate 2, Proposed Boring/HydroPunch Locations. The borings will be continuously sampled to determine the stratigraphy beneath the site and to assess zones of obvious petroleum hydrocarbon contamination. Soil samples from zones of obvious contamination, and from just above the first encountered ground water, will be submitted to McCampbell Analytical Inc., and analyzed for TPH as gasoline and BTEX, TPH as diesel, and TPH as motor oil. For samples to be sent to the analytical laboratory, the brass sample tube will be capped on both ends with Teflon sheets to cover the ends of the sampling tube, sealed with an air-tight polyethylene cap on each end, and taped with silicon tape to seal the caps. The samples will be labeled and placed in zip-lock bags, then immediately placed in a refrigerated ice chest for subsequent transport to the laboratory. Formal chain-of-custody records will be maintained for all samples.

Ground water samples will be collected from the soil borings where free product is not encountered, by utilizing a HydroPunch sampler, which allows the rapid collection of ground water samples without installing a monitoring well. A HydroPunch is a 5-foot long, 1.5 inch diameter sampling probe, consisting of a stainless steel tip and protective sleeve. The HydroPunch sampling equipment will be lowered down the center of the hollow-stem augers and driven into the water-bearing soil zone. The protective sleeve will be withdrawn exposing a Teflon slotted screen, and ground water will be allowed to enter the sampling equipment. The probe fills with water under in situ hydrostatic pressure with no aeration. Ground water samples will be collected from the HydroPunch sampling equipment by using a small diameter bailer. The water samples will be slowly decanted into laboratory-cleaned, 40 milliliter glass vials for analyses of TPH as gasoline and BTEX and into 1 liter amber bottles for analyses of TPH as diesel. The samples will be quickly sealed in sample containers with Teflon-lined caps, labeled, and placed in iced storage for transport to the laboratory. Formal chain-of-custody records will be maintained for all samples.

Soil cuttings from the borings will be placed in lined 55-gallon drums, and stored with the drums from the previous investigation. All soil boring/HydroPunch holes will be backfilled with a bentonite-cement grout.

After the limits of the petroleum hydrocarbon contamination plume in ground water have been preliminarily defined using the HydroPunch sampling, three monitoring wells will be installed at the plume boundary (leading edge and on both sides) to confirm the limits. The three monitoring wells will be installed using the techniques described in our Work Plan dated August 5, 1994. After the monitoring wells have been developed, ground water samples will be collected and analyzed for TPH as gasoline and BTEX and for TPH as diesel.

*require  
a separate  
WP w/ map*



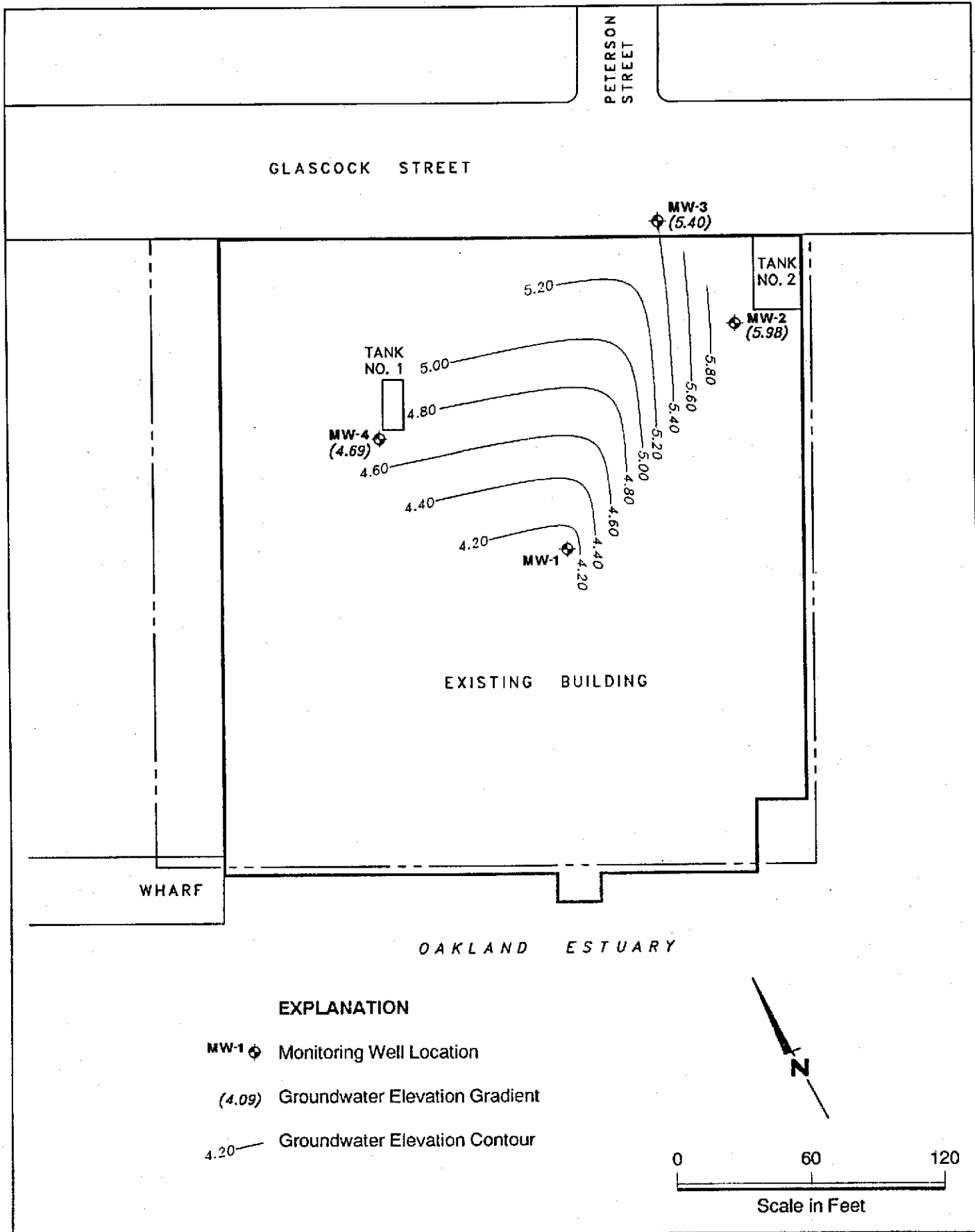
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A copy of our Site Safety Plan for this investigation is attached as Appendix B. We will review the Site Safety Plan with any subcontractors prior to starting work at the site. We will also review the directions to the nearest hospital in case of an emergency.



Based on the results of the additional investigation, we will prepare a Work Plan for the soil and ground water remediation feasibility study. The results of the remediation feasibility study will be used to prepare a Final Remedial Plan (FRP) which will contain a remedial design for soil and ground water remediation at the site, as appropriate, and complete specifications of the resulting systems necessary to affect the treatment. In addition, a proposed schedule during which the remediation can be effected will be prepared. The FRP will also contain specifications for an appropriate post-closure monitoring period. The FRP will be prepared in accordance with the California Water Resources Control Board's Leaking Underground Fuel Tank (LUFT) Manual and Tri-Regional Board Staff Recommendations for Preliminary Investigations and Evaluation of Underground Tank Sites.

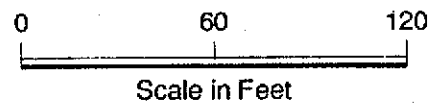
#### Closure

We trust this provides the information you require at this time. If you have any questions, please call. We will submit a copy of this report and Work Plan to the Alameda County Health Care Services Agency - Local Oversight Program (ACHCSA) and the San Francisco Bay Regional Water Quality Control Board. After approval of the Work Plan by the regulatory agencies, we will schedule the proposed work.



**EXPLANATION**

- MW-1  Monitoring Well Location
- (4.09) Groundwater Elevation Gradient
- 4.20  Groundwater Elevation Contour



**W. A. CRAIG, INC.**  
INDUSTRIAL AND ENVIRONMENTAL CONTRACTOR

**Groundwater Gradient Map**  
(1/20/95)  
2901 Glascock Street  
Oakland, California

PLATE

**1**

JOB NUMBER  
3406

REVIEWED BY  
*JMS*

DATE  
2/95

REVISED DATE



white -env.health  
yellow -facility  
pink -files

ALAMEDA COUNTY, DEPARTMENT OF  
ENVIRONMENTAL HEALTH  
Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy  
Alameda CA 94502  
510/567-6700

II, III

Site ID # \_\_\_\_\_ Site Name Glascock Ave Whse Today's Date 3/30/95  
Site Address 2901 Glascock Ave  
City Oakland Zip 94601 Phone \_\_\_\_\_

\_\_\_\_\_ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

**Inspection Categories:**

- \_\_\_\_\_ I. Haz. Mat/Waste GENERATOR/TRANSPORTER  
\_\_\_\_\_ II. Hazardous Materials Business Plan, Acutely Hazardous Materials  
\_\_\_\_\_ III. Under ground Storage Tanks

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

**Comments:**

AP 9 and 8 w/ FP (moved about 15' from edge of bldg)  
HP 4 and 5 not advanced -  
moved instead to SW of MW-4. does not appear to  
have contain. (at least no FP)  
Will complete H-3 and 7 as planned.

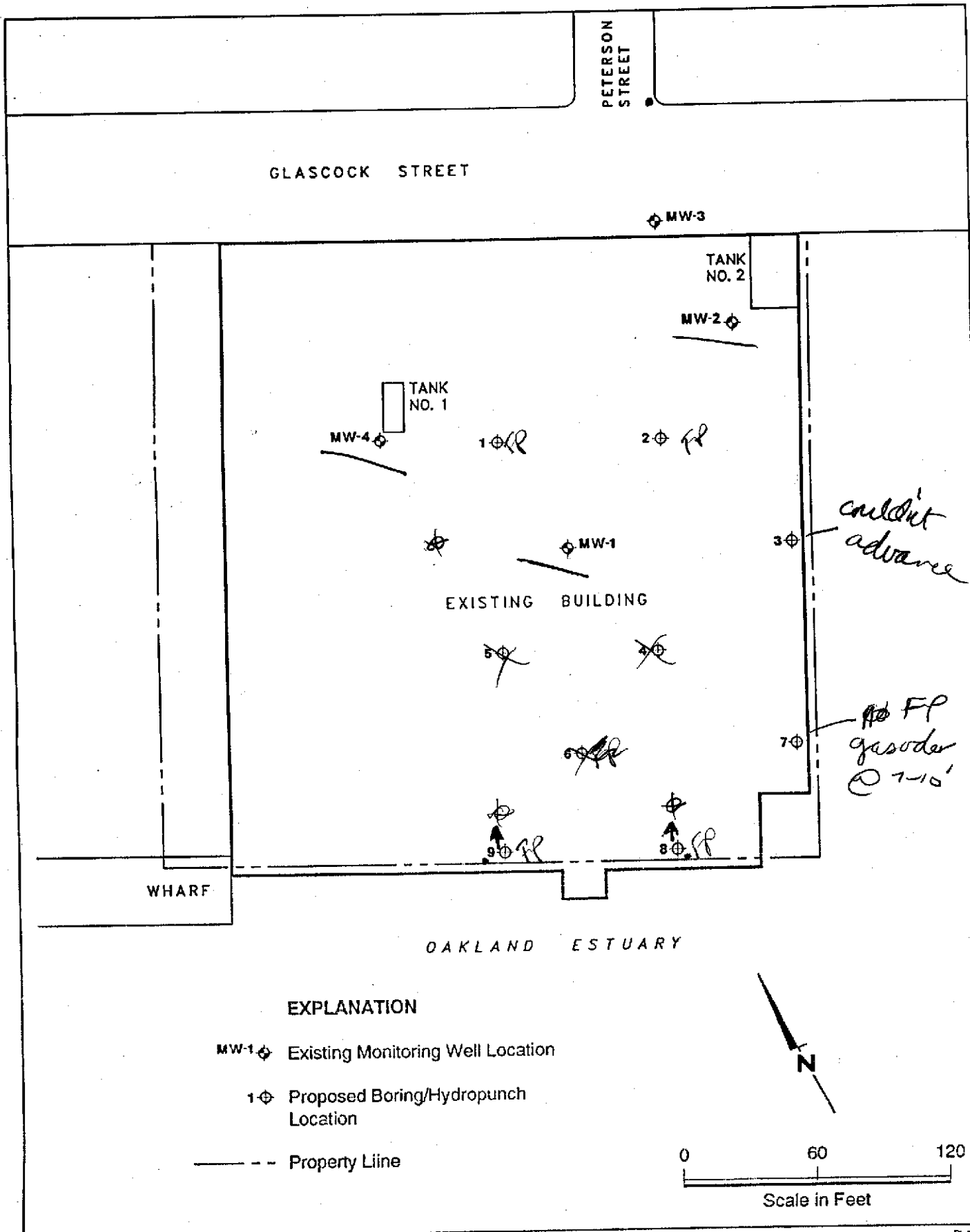
See marked site plan of Feb 1995 Work Plan

Contact \_\_\_\_\_  
Title \_\_\_\_\_  
Signature \_\_\_\_\_

Inspector \_\_\_\_\_  
Signature [Signature]

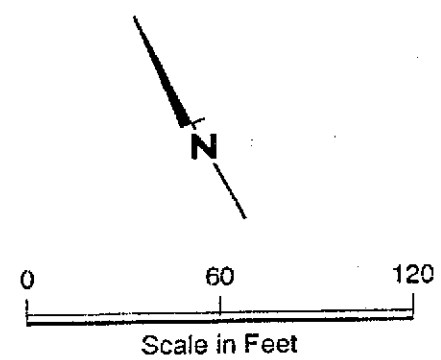
II, III





**EXPLANATION**

- MW-1 ◊ Existing Monitoring Well Location
- 1 ◊ Proposed Boring/Hydropunch Location
- Property Line



**W. A. CRAIG, INC.**  
 INDUSTRIAL AND ENVIRONMENTAL CONTRACTOR

Site Plan with Proposed  
 Boring/Hydropunch Locations  
 2901 Glascock Street  
 Oakland, California

PLATE  
**2**



**APPENDIX A**

**MCCAMPBELL ANALYTICAL INC.  
ANALYTICAL TEST RESULTS  
QUARTERLY GROUND WATER SAMPLING**



W.A. Craig, Inc. P.O. Box 448 Napa, CA 94559	Client Project ID: # 3406; Glascock	Date Sampled: 01/20/95
		Date Received: 01/20/95
	Client Contact: Bill Craig	Date Extracted: 01/22/95
	Client P.O.:	Date Analyzed: 01/22/95

**Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline\*, with BTEX\***  
 EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g) <sup>†</sup>	Benzene	Toluene	Ethylbenzene	Xylenes	% Rec. Surrogate
43775	MW1	W	670 <sub>g,h</sub>	5.3	ND	ND	1.1	104
43776	MW2	W	520 <sub>g</sub>	2.2	1.9	ND	1.3	105
43777	MW3	W	86 <sub>b,f</sub>	ND	ND	ND	ND	104
43778	MW4	W	ND	ND	ND	ND	ND	104
Detection Limit unless otherwise stated; ND means Not Detected	W		50 ug/L	0.5	0.5	0.5	0.5	
	S		1.0 mg/kg	0.005	0.005	0.005	0.005	

\*water samples are reported in ug/L, soil samples in mg/kg, and all TCLP extracts in mg/L

† cluttered chromatogram; sample peak co-elutes with surrogate peak

‡ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant (aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds are significant; no recognizable pattern; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible phase is present.



















**APPENDIX B**  
**SITE SAFETY PLAN**



**SITE SAFETY PLAN  
ADDITIONAL SOIL AND GROUND WATER INVESTIGATION**

**I General Information**

**Client:** Glascock Street Property Owners

**Project No.:** 3406

**Project Manager:** William A. Craig, II

**Site Health &  
Safety Manager:** John H. Dailey

**Site Location:** Glascock Street Warehouse  
2901 Glascock Street  
Oakland, California

**Project Description:** Drill nine soil borings and collect soil and ground water samples for analysis of TPH as gasoline and BTEX, TPH as diesel and TPH as motor oil by analytical laboratory.

**Field Activities Date:** March 1995

**Overall Hazard:** Low

**II Site/Waste Characteristics**

**A. General Site Description/History**

1. Types of hazardous materials anticipated - fuel oil
2. Waste characteristics - ignitable and volatile
3. Facility description - site plan with location of former underground tanks, existing monitoring wells, and proposed boring/hydropunch locations is shown on Plate 2.
4. Drill rig accessibility - site accessible, level site.

### III Site Safety Work Plan

#### A. Site Information

1. Site Map - see Plate 2
2. Site secured - inside large warehouse w/ locked doors
3. Contaminants identified - fuel oil
4. Zones of contamination identified - in progress

#### B. Site Personnel

The Environmental Protection Agency (EPA) has specified protective clothing and equipment for various environmental response activities. Equipment to protect the body from contact with chemical hazards has been divided into four category levels A, B, C, and D, depending upon the level of hazard anticipated. Level A equipment is used when the highest level of protection is needed, down to Level D when minimum protection is needed. The chemical hazard with petroleum hydrocarbons is typically low. In general, Level D protection is all that is required. In case of high levels of contamination, project personnel will upgrade to Level C protection.

Personal protective equipment required for Level D protection includes coveralls, gloves, chemical resistant boots or shoes with steel toe and shank, safety glasses or chemical splash goggles, and a hard hat. Tyvex overalls and Solvex or equivalent gloves will be used if high levels (100-300 ppm) of petroleum hydrocarbons are detected with the organic vapor meter (Gastech). Normal work clothing and safety glasses will be worn for site assessment. Surgeon's gloves, neoprene boots, and safety glasses will be worn when sampling. Level C including the addition of NIOSH/MSHA approved air purifying respirator with organic vapor cartridges will be used if high levels of petroleum hydrocarbons are detected in the breathing zone with the Gastech.

In addition, a first aid kit, 10-pound fire extinguisher, and combustible gas indicator will be available on-site during performance of the work.

The Gastech will be used to monitor air in the breathing zone. Readings above 100 ppm (parts per million) are cause for concern, and we will proceed with caution. Continuous readings of 300 ppm above background in the breathing zone will indicate that air purifying respirators is required.



The Gastech will to be used continuously during all drilling. If more than 20 percent of the lower explosive limit (LEL), which is 1.4% for gasoline, is measured in the area of the excavation and/or borehole, work will proceed with caution. If more than 50 percent LEL is measured from the area of the work, a fan will be provided for ventilation of the work area.

C. Site Control Measures

Public access will be restricted for all site activities. All personnel will be familiar with site layout and emergency procedures. A site safety meeting will be conducted prior to commencement of work. No smoking or ignition sources will be permitted on site.

IV Emergency Information

A. General

If an injury occurs on site, take following action:

1. Get medical attention for the injured person immediately.
2. Notify John H. Dailey (Site Health & Safety Manager).
3. Document the circumstances surrounding the injury.

B. Local Emergency Contacts

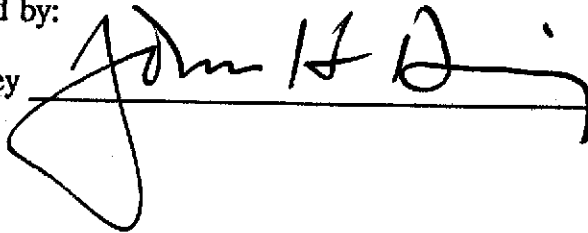
1. Paramedics - 911
2. Utilities - USA Alert 1 (800) 642-2444
3. Alameda Hospital  
2070 Clinton Avenue  
Alameda, California  
- (510) 522-3700

**Directions: West on Glascock Street to 29th Street, left (south) on 29th Street which turns into Park Street in Alameda, south on Park Street to Clinton Avenue, right (west) on Clinton Avenue to hospital which is located on southwest corner of Clinton Avenue and Willow Street.**

- 
- 4. Ambulance - 911
  - 5. Fire Department - 911
  - 6. Police Department - 911
  - 7. John H. Dailey - (707) 778-7978  
- (707) 762-1152  
W. A. Craig - (707) 252-3353  
- (707) 255-6974

Plan prepared by:

John H. Dailey



Date 2/13/95