



PACIFIC
ENVIRONMENTAL
GROUP, INC.

ENVIRONMENTAL
PROTECTION

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November 12, 1997
Project 360-014.2B

Mr. Dennis Buran
Glascock Street Properties
425 Market Street
Oakland, California 94607

Re: Work Plan for Additional Remediation in Response to
Alameda County Health Care Services Agency letter dated October 10, 1997
2901 Glascock Street, Oakland, California

Dear Mr. Buran:

Pacific Environmental Group, Inc. (PACIFIC) has prepared this letter in response to a letter dated October 10, 1997, from Mr. Barney Chan of the Alameda County Health Care Services Agency (ACHCSA). In his letter, Mr. Chan rejected PACIFIC's proposed cleanup goal of 6.5 mg/l total petroleum hydrocarbons (TPH) and requested that a work plan be submitted for further remedial action at the above referenced site. PACIFIC has developed this work plan in response to Mr. Chan's request. The following sections discuss the site background, groundwater cleanup goals, and proposed scope of work for additional remediation.

Site Background

The subject site is located in an industrial area of Oakland, California. The site, approximately 2 acres in area, is almost completely occupied by a warehouse (Figure 1). The south edge of the warehouse is bounded by the Oakland Estuary, the north side is bounded by Glascock Street, and the west side is bounded by a small open lot associated with the warehouse. In February 1993, two underground storage tanks (USTs) were removed from the northeastern portion of the building.

Several investigations were subsequently performed at the site by W. A. Craig, Inc. During those investigations 7 groundwater monitoring wells, approximately 18 soil borings, and 2 test pits were installed. PACIFIC performed an additional investigation in 1995 which involved the installation of one groundwater monitoring well and 14 soil

borings. The primary findings from the investigations were the presence of elevated concentrations of petroleum hydrocarbons, primarily total extractable petroleum hydrocarbons quantified as diesel (TEPH-d), in isolated small patches of near surface soils, and dissolved petroleum hydrocarbon (primarily TEPH-d) in groundwater extending from the area of the former tanks, southward to the downgradient edge of the property. In addition, elevated concentrations of PCBs were found in the ramp area on the western side of the building and to a lesser extent in the southwestern corner of the building.

During the third and fourth quarters of 1996, remedial excavations were performed in three areas inside the warehouse and one area outside to address near surface soils containing elevated concentrations of TEPH-d. In addition, the excavation outside the warehouse also addressed elevated concentrations of PCBs in near surface soils. Confirmation samples collected from the excavation areas demonstrated compliance with the soil cleanup goals established in PACIFIC's February 29, 1996 remedial work plan approved by the ACHCSA.

The remedial work plan also proposed recovery of separate phase hydrocarbons (if present) through bioslurping, and enhanced bioremediation to address residual dissolved petroleum hydrocarbons. Since separate phase hydrocarbons have not been present at the site, bioslurping has not been performed. However, Oxygen Release Compound (ORC[®]) devices are being utilized in Wells MW-1, MW-2, and MW-6 to enhance biodegradation of residual dissolved petroleum hydrocarbons in groundwater at the site. Groundwater monitoring at the site has been ongoing on a quarterly basis.

Groundwater Cleanup Goal

While rejecting the groundwater cleanup goal proposed by PACIFIC, the October 10, 1997 letter from Mr. Chan did not establish an alternative goal. Based on a telephone conversation of November 10, 1997 with Mr. Chan, PACIFIC understands that the Cal/EPA San Francisco Regional Water Quality Control Board (RWQCB) is developing cleanup standards which would be applicable to sites such as this. The RWQCB is expected to announce those cleanup standards some time in the near future. As those standards are finalized, they could then be incorporated into the remedial program for this site.

Based on recent groundwater monitoring results, none of the seven sites monitoring wells have detectable concentrations of motor oil; however, three of the wells have detectable concentrations of weathered diesel, weathered gasoline, and benzene. PACIFIC has developed the following proposed additional remedial action to address

the ACHCSA and RWQCB concerns about residual petroleum hydrocarbons at the site in proximity to the estuary.

Additional Remedial Action

To further enhance bioremediation of residual dissolved petroleum hydrocarbons, PACIFIC proposes to install five remediation wells, RW-1 through RW-5, upgradient of Well MW-6 (Figure 1). These new wells would be constructed to about 20 feet total depth below grade and equipped with ORC[®] devices. The exact locations of these wells may be modified from the layout shown on Figure 1 based on field constraints within the warehouse. PACIFIC also proposes to discontinue addition of ORC[®] to Well MW-6 and use this well to monitor conditions at the downgradient edge of site. PACIFIC recommends that groundwater monitoring and sampling for the site continue on the current schedule.

PACIFIC believes that the proposed additional remedial action will address ACHCSA and RWQCB concerns about current conditions at the site. While these remedial actions are being undertaken, PACIFIC recommends continued dialogue with the ACHCSA and RWQCB regarding approval of the site for development, or preparation of a Prospective Purchaser Agreement.

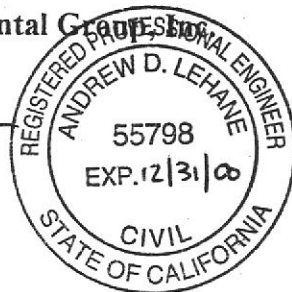
A copy of this work plan should be submitted to Mr. Barney Chan of the ACHCSA for review and approval. Please feel free to contact me at (408) 441-7500 should you have any questions or comments regarding this letter.

Sincerely,

Pacific Environmental Group, Inc.



Andrew Lehane
Project Engineer
RCE 55798



Attachments: Figure 1 - Conceptual Remediation Plan

cc: Mr. Barney Chan, ACHCSA



GLASCOCK STREET

PETERSON STREET

MW-7

APPROXIMATE LIMITS OF BUILDING

MW-3

FORMER TANKS

OFFICES

MW-2

FORMER TANKS

MW-4

CONCRETE FOOTING
APPROXIMATELY 5'
THICK BELOW FLOOR

MW-1

RAMP

SUMP

CONCRETE
STRUCTURES

MW-5

RW-1 RW-2 RW-3 RW-4 RW-5

MW-8

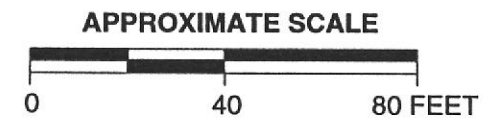
FORMER
SANDBLAST
ROOM

MW-6

OAKLAND ESTUARY

LEGEND

- MW-4 ● GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- MW-5 ∅ DESTROYED GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- RW-1 ⊕ PROPOSED REMEDIATION WELL LOCATION AND DESIGNATION



PACIFIC ENVIRONMENTAL GROUP, INC.

TITLE: CONCEPTUAL REMEDIATION PLAN		
PREPARED FOR: FORMER DORR-OLIVER SITE 2901 Glascock Street Oakland, California		
DATE: 5-1-97	PROJECT: 360-014.2B	FIGURE: 1

Reference: 360/014/Sitemp40.vsd