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April 11, 2001

Ms. Susan Hugo
Alameda County
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

APR 1 3 2001

Subject: East Parking Lot Located at 6121 Hollis Street
Emeryville, California

Dear Susan:

Enclosed for your review is SOMA's revised "Work Plan for the Characterization of PCB-Impacted Soils Beneath the East Parking Lot located at 6121 Hollis Street, Emeryville, California". If our Work Plan meets your approval, please let us know at your earliest convenience.

If you have any questions or comments, please call me at (925) 244-6600.

Sincerely,

Mansour Sepehr, Ph.D.,P.E.
Principal

REGISTERED PROFESSIONAL ENGINEER
MANSOUR SEPEHR
No. C042928
Exp. 3-31-04
CIVIL
STATE OF CALIFORNIA

Enclosure

cc: Mr. Gordon Taylor – Viacom Inc. w/enclosure
Dr. Ravi Arulanantham - RWQCB w/ enclosure
Mr. Geoff Sears – Wareham Development w/enclosure

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# Work Plan for the Characterization of PCB-Impacted Soils Beneath the East Parking Lot Located at 6121 Hollis Street Emeryville, California

## INTRODUCTION

This work plan has been prepared by SOMA Environmental Engineering, Inc. (SOMA) on behalf of Viacom Inc. (Viacom), successor by corporate name change to CBS Corporation formerly known as Westinghouse Electric Corporation. This report presents the tasks for characterization of polychlorinated biphenyls (PCB) impacted soils at the East Parking Lot located at 6121 Hollis Street, Emeryville, California (the "Property"), see Figure-1.

The East Parking Lot is located between Peladeau and Hollis Streets and is being utilized by the employees of different office buildings and Bucci Restaurant. In 1996, Viacom remediated PCB-impacted soils to the west of Peladeau Street, within the EmeryStation II property. In order to evaluate whether or not the PCBs found to the west of Peladeau Street within the EmeryStation II area has impacted the soils to the east of Peladeau Street, in October 2000, Viacom retained SOMA to conduct a limited soil investigation at the East Parking Lot. On October 15 and 22, 2000 SOMA drilled twelve soil borings and collected soil samples at 0.5 and 4-foot depths intervals. The soil samples were analyzed by Delta Environmental Laboratories for PCBs using EPA Method 8080. The results of laboratory analyses on soil samples indicated that the maximum concentration of PCBs in the near surface soils is 56 mg/kg. Additionally, these sample results revealed, like the other locations throughout the Site, the PCBs concentration decreases by depth. Also as expected, the results of our limited soil investigation indicated that the soil samples collected from the soil borings along the western

property boundary adjacent to Peladeau Street exhibited significantly higher PCB levels than the other borings drilled to the east of the property line inside the East Parking Lot. No PCB concentrations were detected in the soil samples collected from SB-5 through SB-7 drilled to the south of the Property, see Figure-2.

Based on Wareham Development's request on January 31, 2001 WRS, removed the planter area in the western portion of the Property in order to construct additional landscape area for the EmeryStation II. During the removal of the planter area, a concrete vault was discovered. The vault used to belong to Pacific Gas and Electric (PG&E) Company and apparently used for power distribution purposes. The dimension of the discovered vault was 8 x 6 x 7.5 ft. The soils surrounding the vault were removed and screened using the PCB kit. It was found that the soils in the immediate vicinity of the vault contain less than 50 mg/kg PCBs. However, a significant amount of transformer insulators were encountered from 2 to 4 feet depth intervals in the surrounding areas of the vault. On February 6, 2001, the vault was crushed using an excavator and pulled out of the ground and transported for off-site disposal.

The purpose of this investigation is to delineate the horizontal extent of PCB-impacted soil within the East Parking Lot.

## SCOPE OF WORK

The scope of this work plan has been organized in the following tasks as follows:

### Task-1 Preparation of Health and Safety Plan

To ensure the health and safety of the drilling crews, the health and safety plans prepared by SOMA for EmeryStation II will be implemented.

**Task-2: Drilling Additional Soil Borings for Further Characterization of PCB-Impacted Soils**

To delineate the horizontal extent of PCB-impacted soils, Viacom proposes drilling an additional 17 soil borings to delineate the horizontal extent of PCB-impacted soils. During the recent excavation and construction activities at the Property, multiple layers of asphalt and concrete pads to an approximate depth of 1.5 to 2 feet below ground surface were encountered. The asphalt and concrete pads apparently were placed over the native soils that might have been impacted by the PCBs. Prior to drilling of the soil borings, the asphalt and concrete layers will be cut using a concrete cutter. The first soil sample will be collected immediately below the surface pavement, which in some locations will extend below two feet depth interval. In locations where the thickness of the surface pavements exceeds two feet only one soil sample representative of 2-4 feet bgs will be collected. According to SOMA's (1996) risk assessment document, the cleanup criteria for soils residing below 2-feet bgs is 59.5 mg/kg.

In areas where the thickness of the surface pavement is less than two feet one sample will be collected immediately below the surface pavement while another soil sample will be collected at 3.5 to 4 feet bgs. The soil cleanup criteria for soil samples collected less than a two-foot depth interval will be 2.85 according to the recommendation of SOMA's (1996) risk assessment document.

The soil borings will be drilled using a hollow stem auger. Both ends of the brass tubes containing soil samples will be covered with plastic and secured with teflon tape. The soil samples will be placed in an ice chest and delivered to Curtis & Tompkins Laboratories. To avoid cross contamination, the sampling tools will be decontaminated after drilling and sampling of each soil boring. The actual number of soil samples will be determined in the field. The soil samples will be analyzed for PCBs using U.S. EPA Method 8080. Figure-3 shows the

location of the proposed soil borings, approximate extent of concrete/asphalt pavement and the PG&E discovered vault.

**Task-3 Report Preparation**

Upon completion of the additional soil investigation, a written letter report will be prepared to document soil characterization and the extent of PCB-impacted in the East Parking Lot. The report will include the results of laboratory analyses of the soil samples and drawings showing the extent of soil contamination within the Property.

# Figures

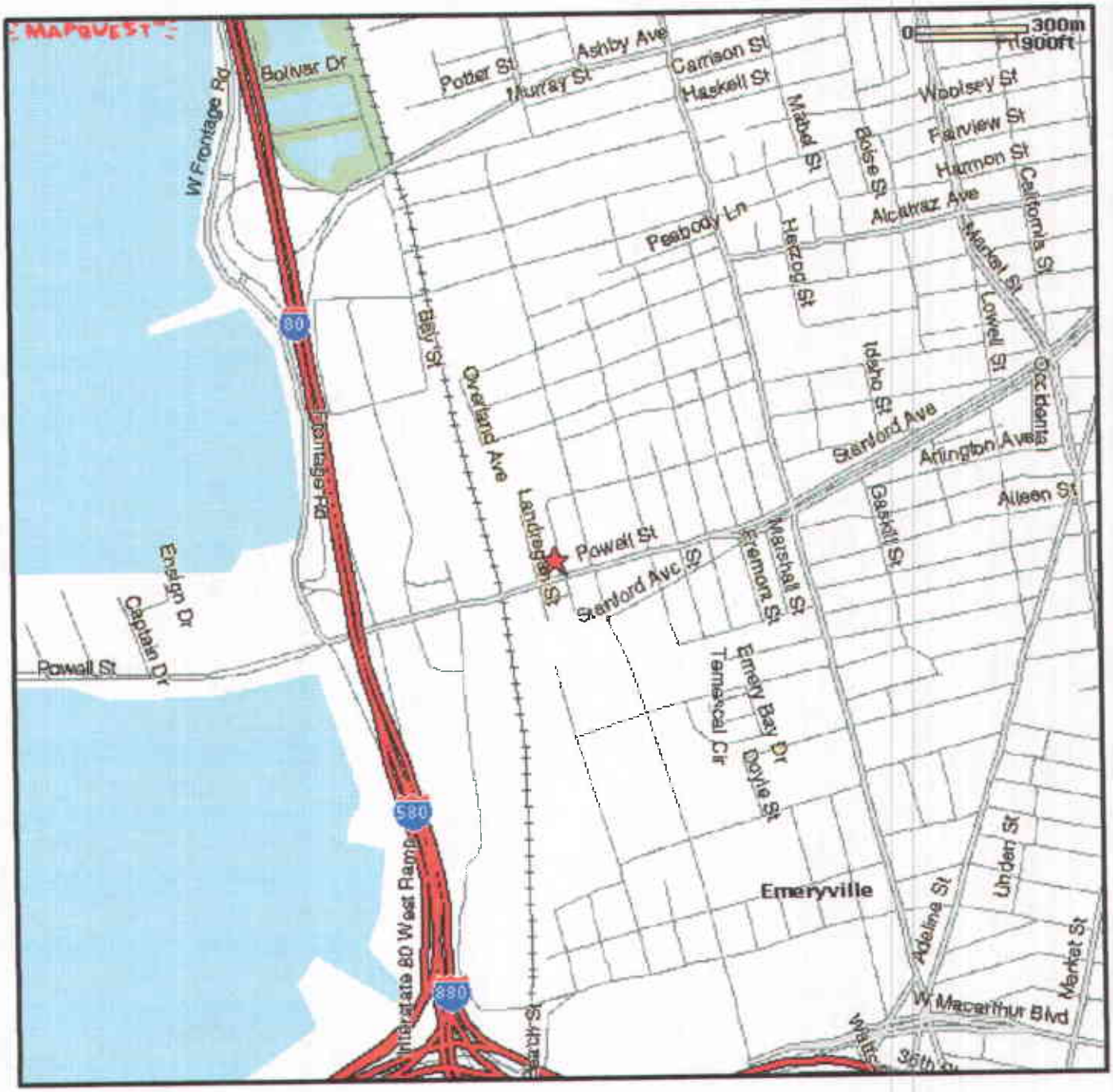


Figure 1: Site Vicinity Map

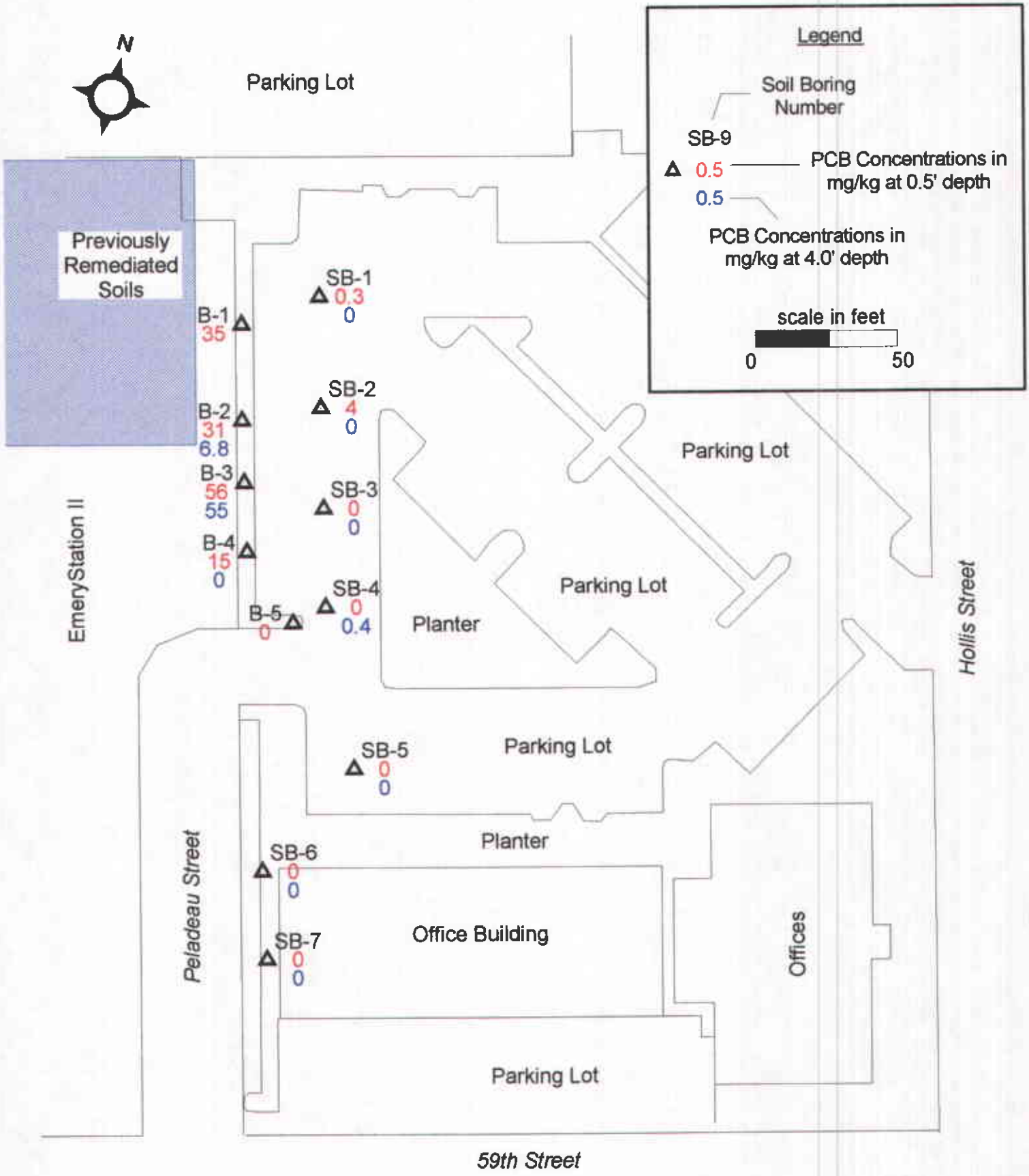


Figure 2: Locations of Previously Drilled Soil Borings

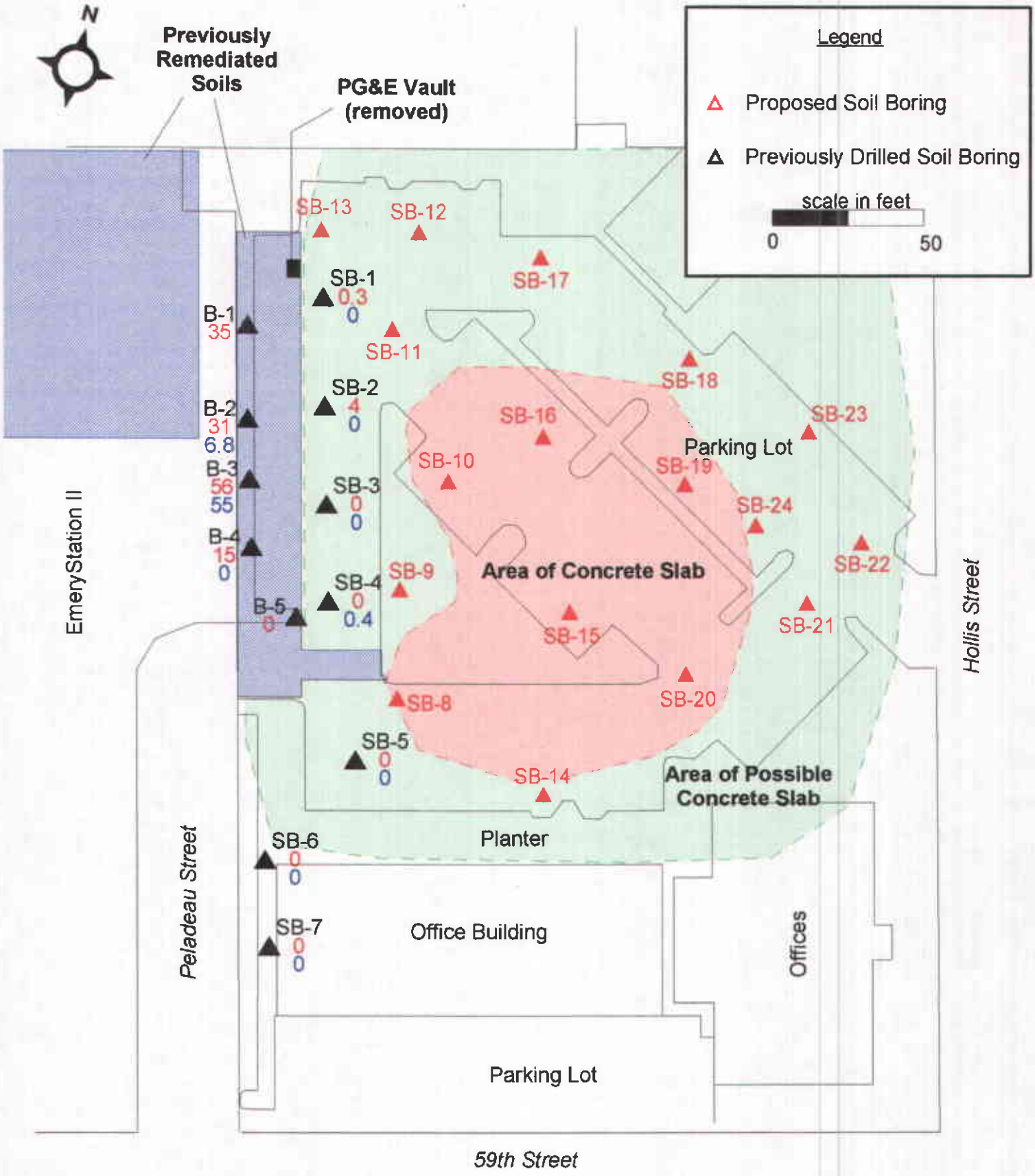


Figure 3: Locations of Proposed Soil Borings