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DAVID J. BLOCK

\*MEMBER OF CALIFORNIA AND NEW YORK BARS

April 30, 1991

**VIA FEDERAL EXPRESS**

Gil Wistar

Hazardous Materials Specialist

Department of Environmental Health

Alameda County Health Care Services Agency

80 Swan Way, Room 200

Oakland, CA 94612

Re: Workplan for Subsurface Investigation  
460 Grand Avenue, Oakland, California

Dear Mr. Wistar:

Enclosed please find the Workplan for Subsurface Investigation with respect to the above-referenced site. This Workplan is being submitted pursuant to the requirements of your letter dated February 25, 1991 with respect to this site.

Once you have had an opportunity to review the proposed Workplan, please advise me as to whether the stated procedure is acceptable. Once we have obtained the approval of your agency, we will commence to implement the Workplan. In the meantime, please do not hesitate to contact me should you have any comments or questions.

Very truly yours,

ADAMS, SADLER & HOVIS

  
Charlene Padova Mitchell

CPM:jrs

Enclosure

cc: Regional Water Quality Control Board

Attn: Lester Feldman

1JRS\L\04836601.GW

**TREADWELL & ROLLO, INC.**

Consulting Engineers and Scientists

353 Sacramento Street, Suite 800

San Francisco, California 94111

(415) 955-9040

30 April 1991  
P91-045

Falaschi Brothers  
c/o Joseph A. Adams, Receiver  
Adams, Sadler & Hovis  
100 Pine Street, 21st Floor  
San Francisco, California 94111

Subject: Workplan for Subsurface Investigation  
460 Grand Avenue  
Oakland, California

Dear Mr. Adams:

Treadwell & Rollo, Inc. is pleased to present the proposed workplan for consulting services associated with the subsurface investigation at 460 Grand Avenue in Oakland, California. This proposal was prepared in response to the letter request from Gilbert Wistar of the Alameda County Health Care Services Agency dated 25 February 1991.

**Introduction**

The proposed workplan is based on the findings presented in the report titled "Removal of Inactive Underground Storage Tanks" (Treadwell & Associates, 29 January 1991). This report was submitted to the Alameda County Health Care Services Agency and discusses current site conditions and historical site activities.

Three monitor wells ( MW-1, MW-2 and MW-3) will be installed at the approximate locations shown on Figure 1. The monitor wells will be used to assess groundwater conditions and provide a means for routine access to the groundwater. Measuring points on the wells will be surveyed to determine the local groundwater gradient and direction of groundwater flow beneath the site. The direction of groundwater flow has not been measured at the site but is believed to be to the south-southwest.

**Monitor Well Installation**

Prior to commencing drilling operations, permits for the monitor wells will be obtained from Alameda County. The soil borings for the monitor wells will be drilled using eight-inch diameter

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hollow-stem augers on a truck-mounted drill rig. The borings will extend 10 to 20 feet below the groundwater surface in an attempt to locate shallow water bearing zones. The actual interval to be screened will be determined in the field at the time of drilling by our engineer or geologist.

For logging purposes, soil samples will be collected from auger return materials and samples will be taken at least every five feet using a modified California sampler driven at the bottom of the boring into relatively undisturbed soil beyond the lead auger. The borings will be logged in accordance with the Unified Soil Classification System and standard geologic techniques.

Soil samples obtained during the drilling will be screened for the presence of organic vapors using a portable organic vapor meter (OVM) outfitted with a 10.2 electron volt lamp. If readings from this meter indicate the presence of organic vapors in the soil above the water table, samples of that soil will be obtained, preserved, and chemically analyzed.

Upon completion of drilling, the borings will be converted to monitor wells by the installation of two-inch diameter Schedule 40, factory threaded and slotted, polyvinyl chloride casing. The slotted interval will extend at least one-foot above the groundwater surface in anticipation of seasonal fluctuations and to provide a means of monitoring free-product thickness, if present. The filter sand will extend two feet above the top of the slotted interval, and bentonite pellets will be placed above the sand. The pellets will be hydrated with the minimum amount of clean water and allowed to set up. The remaining annulus will be filled with a grout seal mixture of cement and 5 percent powdered bentonite. The top of each monitor well will be covered with a water proof cap and enclosed in a locking traffic-rated access box (Christy box) set slightly above grade to minimize the influx of surface water.

*S.B. 5 feet*

After the grout has been allowed to set for at least 24 hours, the monitor wells will be developed by surging, swabbing, bailing and possibly overpumping until the discharge water is clear. Soil cuttings and water produced from the monitor wells will be placed in resealable steel 55-gallon drums (DOT-approved) for temporary storage.

#### Groundwater Sampling

One round of sampling and analysis will be performed for each of the wells. Prior to groundwater sampling, the monitor wells will

*quarterly  
sampling  
required*

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be purged of a minimum of three casing volumes of water. The field parameters of pH, electrical conductivity, and temperature will be periodically monitored during purging. After the field parameters have stabilized, the monitor wells will be sampled. Water samples will be collected using a clean Teflon or disposable plastic bailer. Water samples will be placed in the appropriate EPA-approved containers which are supplied by the laboratory and have been prepared in accordance with standard laboratory procedures. All downhole equipment will be steam-cleaned and/or washed with laboratory detergent and rinsed with deionized water before use at each well.

#### Soil Stockpile Sampling

Samples will be obtained from the stockpile of soil previously excavated during the fuel tank removal operation. Samples will be collected by removing at least six inches of surficial soil and driving a clean 2-inch diameter brass liner into the underlying soil. The soil filled liners will be sealed with aluminum foil and plastic end caps. Approximately eight soil samples will be collected and composited by the laboratory into two samples for chemical analysis.

*OK 300 yds<sup>3</sup> =  
about  
24 samples  
6 analyses*

#### Quality Control and Quality Assurance

One blind duplicate sample collected will be obtained during the first sampling round and will be submitted to the laboratory. In addition, trip blanks will accompany the sampling crews and will be analyzed for quality assurance. All soil and groundwater samples will be stored in an ice-cooled chest from the time of collection until the shipment is received by the laboratory. Chain-of-custody procedures will be observed.

#### Analytical Testing

All chemical analyses will be performed by Curtis & Tompkins, Ltd., a California Department of Health Services certified hazardous waste laboratory. Analytical test procedures are based on the results of the subsurface assessment and historical site uses. All laboratory procedures will be performed in accordance with state and local guidelines.

Groundwater samples will be analyzed for total volatile petroleum hydrocarbons, total extractable petroleum hydrocarbons, hydrocarbon oil and grease, volatile organic compounds, and five metals (cadmium, chromium, nickel, zinc, and lead). The stockpile soil samples will be analyzed for total volatile

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petroleum hydrocarbons, benzene, toluene, ethyl benzene, total xylenes, total lead, and soluble lead.

#### **Groundwater Elevation Measurements**

For consistent reference, a measuring point elevation for each of the monitor wells will be established and surveyed to the nearest 0.01 foot by a licensed land surveyor and will be referenced to a local bench mark. Two points for each well will be surveyed including the north rim of the PVC casing (measuring point) and the ground surface adjacent to each well. Water levels will be measured to the nearest 0.01 foot in each monitor well using a graduated electric well level probe.

#### **Report Preparation**


Upon completion of field and laboratory work, a report will be prepared that summarizes the work performed and documents our findings. The report will include a description of the methodologies utilized to collect, analyze and evaluate the data and the technical rationale for the conclusions.

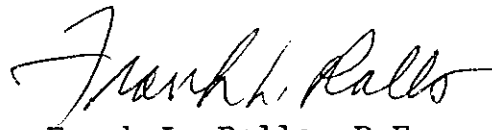
*soil investigation necessary,  
esp. around w.o. tank and piping & dispenser areas*

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We appreciate the opportunity to present this proposal. If this proposal meets with your approval, please sign the Authorization to Proceed and return one signed copy to us. If you have any questions, please do not hesitate to call.

Sincerely yours,  
TREADWELL & ROLLO, INC.


  
Jon A. Rosso, P.E.  
Senior Engineer

  
Frank L. Rollo, P.E.  
Principal Engineer

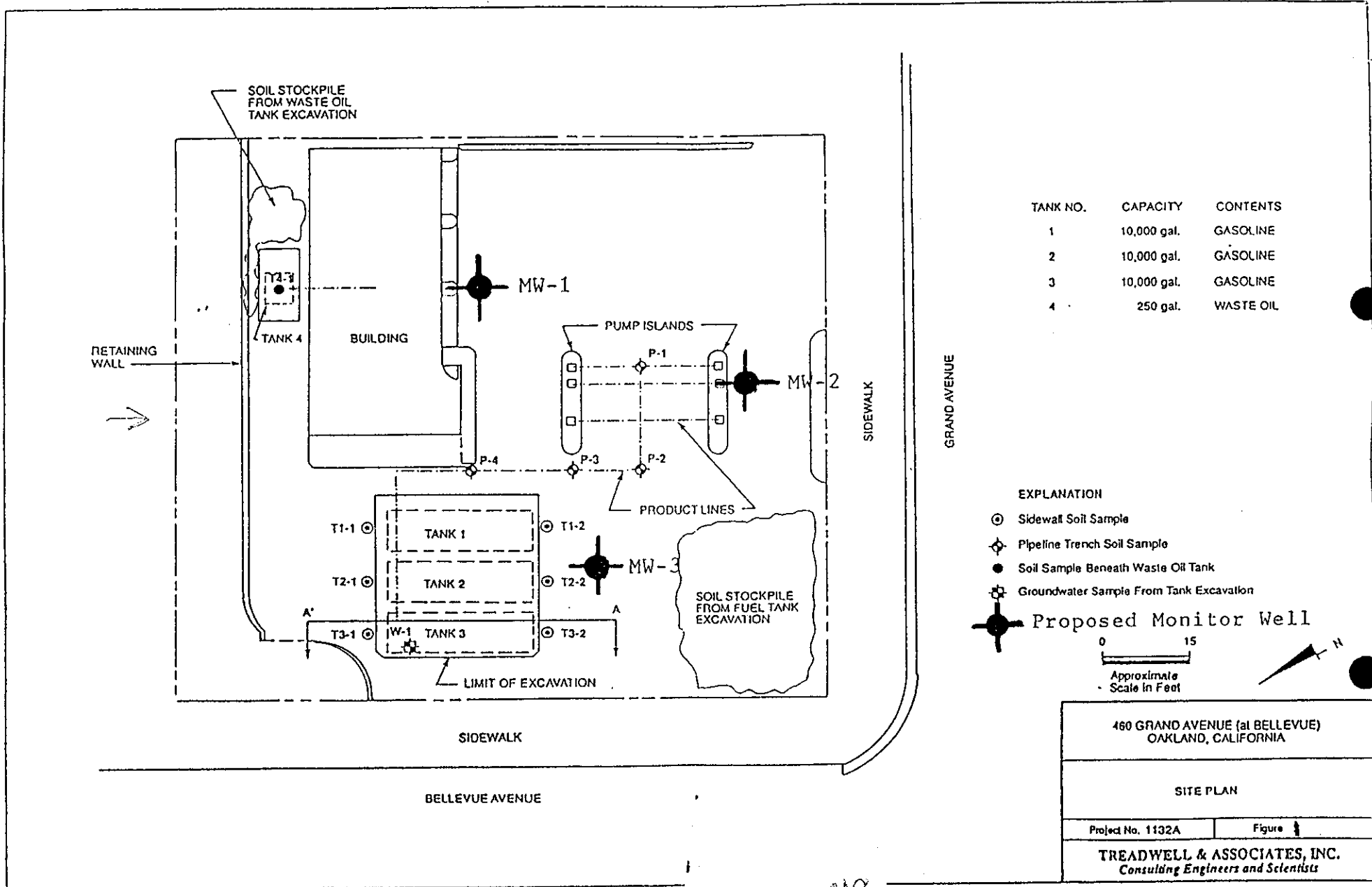
- Attachments - Figure 1: Site Plan
- 1991 Schedule of Charges and Conditions

**AUTHORIZATION TO PROCEED**

The attached 1991 Schedule of Charges and Conditions includes conditions pertaining to liability and terms of payment. The undersigned hereby authorizes the services described herein and explicitly acknowledges the conditions of the consulting agreement.

 Receiver  
\_\_\_\_\_  
Signature

Joseph A. Adams Receiver April 30, 1991  
\_\_\_\_\_  
Print Name Title Date



TANK NO.	CAPACITY	CONTENTS
1	10,000 gal.	GASOLINE
2	10,000 gal.	GASOLINE
3	10,000 gal.	GASOLINE
4	250 gal.	WASTE OIL

**EXPLANATION**

- ⊙ Sidewalk Soil Sample
- ⊕ Pipeline Trench Soil Sample
- Soil Sample Beneath Waste Oil Tank
- ⊗ Groundwater Sample From Tank Excavation
- ⊕ Proposed Monitor Well



460 GRAND AVENUE (at BELLEVUE) OAKLAND, CALIFORNIA	
SITE PLAN	
Project No. 1132A	Figure 1
TREADWELL & ASSOCIATES, INC. Consulting Engineers and Scientists	

*map*

# TheTravelers

The Travelers Companies  
19800 MacArthur Blvd.  
Brinderson Towers I Suite-1210  
Irvine, CA 92715

91 FEB 28 AM 11:51 Unit  
Special Liability Coverage Unit  
Law Department

February 25, 1991

Paul Smith  
Alameda Environmental Health Department  
80 Swain Way, Room 200  
Oakland; CA 94621

RE: FALASCHI BROTHERS  
460 Grand Ave.  
Oakland, CA 94612

Dear Mr. Smith:

I am investigating a liability insurance claim regarding the above referenced site. It is my understanding that your agency is the lead agency on this site, which allegedly had leaking underground storage tanks.

I would like to review your file on this site. I understand there is a fee of \$69 per hour for search and review time. I believe two hours search and review time would be adequate, such fee to be paid at the time of file review.

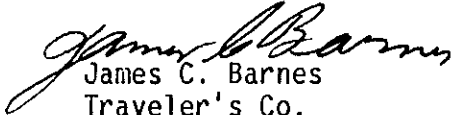
I would like to review the file on Wednesday, March 5, 1991, at 1:30 p.m. at your office.

This letter is sent pursuant to the California Public Records Act, 6250 ET SEQ Government Code.

I understand that there is a charge for any copies I may wish furnished to me.

Thank you for your cooperation and assistance.

Sincerely,



James C. Barnes  
Traveler's Co.  
SLCU-Law Department  
19800 MacArthur Blvd., Ste. 1210  
Irvine, CA 92715  
(714)724-5493

JB:ma