Detterman, Mark, Env. Health

From: James Gribi [JGribi@gribiassociates.com]
Sent: Friday, December 16, 2011 3:55 PM
To: Detterman, Mark, Env. Health
Subject: Maz Glass (RO#00002520)
Attachments: Maz Glass Scope of Work v1.pdf

Mark

Attached please find our brief scope of work for Maz Glass. The proposed figures on the site plan are somewhat approximate. I hope to do the historical records review next week, before drilling on 12/27, so I might change some locations. Also, I will probably do the borings in the order that they are numbered (B-8 through B-15), so I may alter some locations based on field screening results.

Thanks and Happy Holidays!!

Jim

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GRIBI
ASSOCIATES

December 15, 2011

Mrs. Elaine Kirk
Marks Management Company
505 Sansome Street, Suite 1400
San Francisco, CA 94111

Subject: Proposal to Conduct Soil and Groundwater Investigation
Maz Glass UST Site, 3800 San Pablo Avenue, Emeryville, California

Dear Mrs. Kirk:

Gribi Associates is pleased to submit this proposal to conduct a soil and groundwater investigation at the Maz Glass underground storage tank (UST) site located at 3800 San Pablo Avenue in Emeryville, California (Site). The site investigation will include: (1) The preparation of a workplan for submittal to Alameda County Department of Environmental Health (ACDEH); and (2) The drilling and sampling of approximately eight soil borings on the Site. The primary goal of the investigation will be to attempt to determine the nature and onsite extent of the previously-identified groundwater hydrocarbon plume beneath the northwest (Adeline Street) parking lot. The investigation will be conducted in accordance with applicable regulatory guidelines and statutes.

Gribi Associates is uniquely qualified to assist you with this project. Mr. Jim Gribi is a California registered Professional Geologist with over 20 years of environmental consulting experience on hundreds of projects throughout the Bay Area and the West. Mr. Gribi has successfully conducted hundreds of underground storage tank (UST) site investigations and remediations, resulting in regulatory closure on numerous sites.

Background

According to previous reports and records, there were previously two separate UST fueling systems on the Site. One system included two 1,000-gallon gasoline USTs and, while the exact location of these USTs is not known, these USTs were most likely located in the parking lot on the northeast side of the Site. The second system included one 1,000-gallon heating oil UST and one 550-gallon heating oil UST, both located in, and adjacent to, the Adeline Street sidewalk on the northwest property boundary.

The gasoline UST system was apparently removed in 1981, and there is no record of environmental sampling during the removal. The two waste oil USTs were removed in May 2002. One soil sample was collected beneath each of the removed USTs at a depth of approximately seven feet in depth. These soil samples showed up to 440 milligrams per kilogram (mg/kg) of Total Petroleum Hydrocarbons as Gasoline (TPH-G). The UST excavation cavities were subsequently overexcavated, and subsequent soil samples collected at approximately ten feet in depth showed relatively low levels of hydrocarbons.

In May 2007, Enviro Soil Tech Consultants (ESTC) drilled and sampled seven soil borings, B-1 through B-7, in the small parking lot on the northwest (Adeline Street) side of the Site. Soil samples collected at five-foot intervals down to 20 feet in depth showed no significant hydrocarbon detections. Grab groundwater samples from borings B-2, B-4, and B-7, located on the extreme north and south sides of the parking lot, showed no significant hydrocarbon detections. Grab groundwater samples from borings B-1, B-3, B-5, and B-6, located on the middle of the parking lot from the extreme east (building) edge to the southwest (Adeline Street) edge of the lot, showed TPH-G concentrations ranging from 4,500 micrograms per liter (ug/l) to 780,000 ug/l, and Benzene concentrations ranging from 7.5 ug/l to 6,400 ug/l. The configuration of these groundwater hydrocarbon detections seems to point to a southwest aligned groundwater hydrocarbon plume that originated northeast of the small Adeline Street parking lot itself. This conclusion of a northeasterly source is bolstered by the lack of soil hydrocarbon detections or field evidence of shallow soil impacts in the seven soil borings.

Project Approach

Results from the ESTC investigation seem to indicate significant gasoline hydrocarbon releases from the former gasoline USTs, and not from the former waste oil USTs in the Adeline Street parking lot.. It is likely that the former gasoline USTs were located in the northeast (39th Street) parking lot; however, the exact location of these USTs is not known. Thus, a critical first step in addressing this Site will be to attempt to identify the exact location of these USTs, thus allowing for better definition of the nature and extent of hydrocarbon impacts beneath the Site.

In order to proceed with investigation and closure of this site, we recommend a phased approach, with the first phase to be to define the source and configuration of the hydrocarbon impacts on the Site. This will involve: (1) Conducting a review of historical records to attempt to identify the exact location of the former gasoline USTs; and (2) Conducting a soil boring investigation inside the Site building and in the 39th Street parking lot, extending northeast from the ESTC borings with groundwater hydrocarbon impacts. The soil boring investigation will include the drilling and sampling of approximately eight soil borings (see Figure 1), to include three borings in the 39th Street parking lot and four borings inside the Site building. Results of this investigation will be critical in determining the nature and scope of future investigation and (if necessary) remediation activities.

Scope of Work

Based on the project approach summarized above, Gribi Associates proposes to conduct the following tasks. All activities will be conducted in accordance with applicable local, State, and Federal guidelines and statutes.

> **Task 1 Conduct prefield activities.** Gribi Associates will: (1) Review historical documents to attempt to determine the exact location of the former gasoline underground storage tanks (USTs); (2) Obtain a drilling permit from Alameda County Public Works (ACPW) and notify ACPW prior to conducting field activities; (3) Notify Underground

Services Alert (USA) and conduct an underground utilities survey using a private locator to attempt to verify utility locations; (4) Contract a California-licensed drilling contractor; and (5) Prepare a site safety plan for all site workers. Client will provide site access as required.

Task 2 Conduct drilling and sampling activities. Gribi Associates will: (1) Drill approximately eight (8) soil borings to a depth of approximately 20 feet using direct-push coring equipment; (2) Collect at least three soil samples and one grab groundwater sample from each boring; (3) Grout each boring to match existing surface grade using a cement slurry; and (4) Dispose of up to one 55-gallon drum of soil as Class II, nonhazardous waste. Soil and grab groundwater samples will be collected in accordance with standard sampling protocols.

Task 3 Conduct laboratory analyses. Gribi Associates will analyze approximately 24 selected soil samples for the following parameters:

USEPA 8015M Total Petroleum Hydrocarbons ad Gasoline (TPH-G)
USEPA 8020 Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) and MTBE

In addition, Gribi Associates will analyze approximately eight grab groundwater samples for the following parameters:

USEPA 8260B Total Petroleum Hydrocarbons as Gasoline (TPH-G)
USEPA 8260B Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
USEPA 8260B Oxygenates (TBA, MTBE, DIPE, ETBE, and TAME)

Also, approximately ten soil and/or grab groundwater samples will be selected for the following analysis:

USEPA 8015M Total Petroleum Hydrocarbons ad Diesel (TPH-D)

All analyses will be conducted by a California-certified environmental laboratory with one week turn around on lab results. Soil samples will be disposed of under proper manifest by the analytical laboratory.

Task 4 Prepare report of findings. Gribi Associates will prepare a report of findings that will summarize investigative methods and results, and will provide recommendations, if any, for additional actions.

Project Schedule

Subject to your authorization, Gribi Associates is prepared to begin project activities immediately, with completion of field activities within approximately two to three weeks, followed by report completion in approximately two weeks.

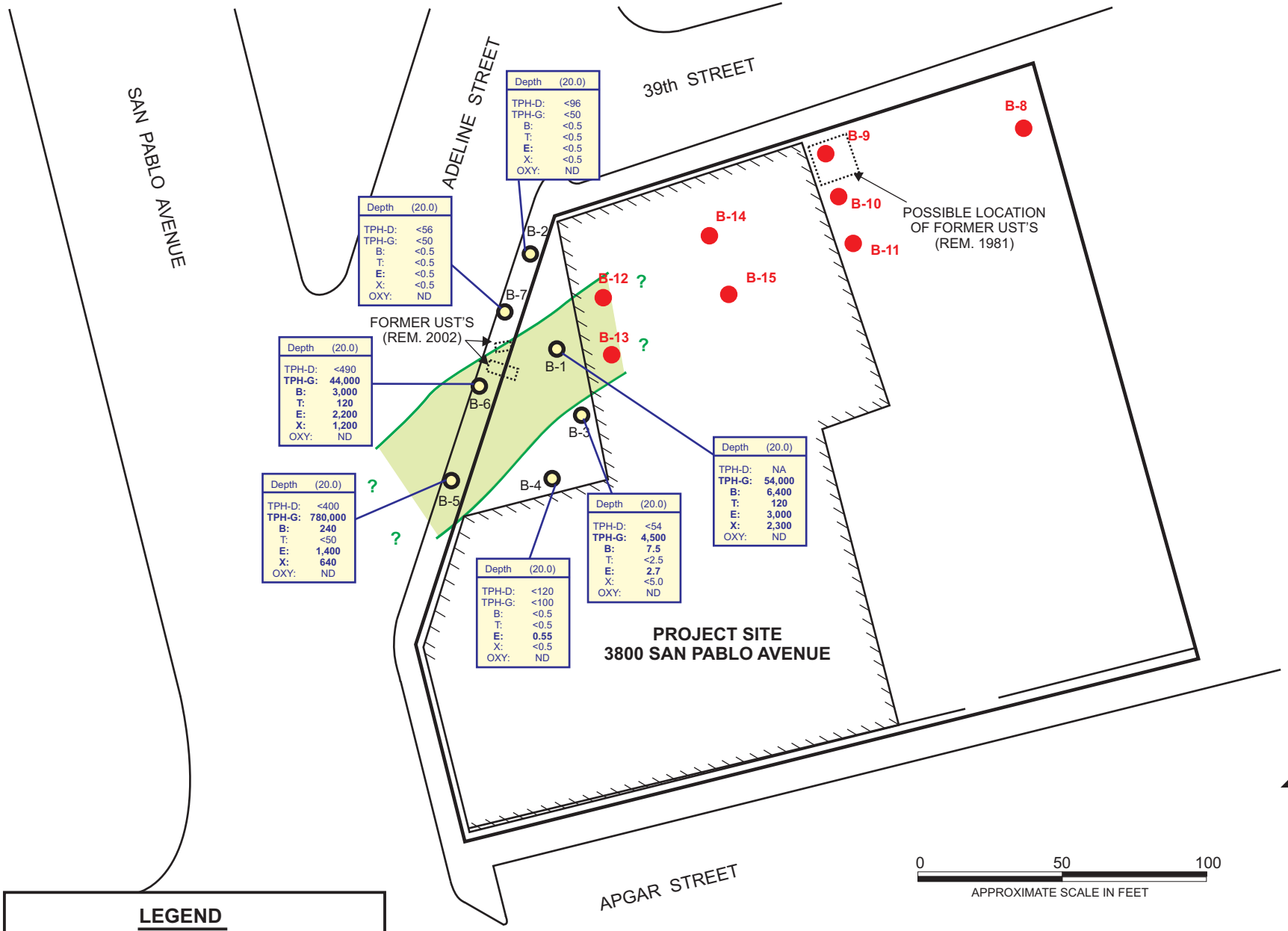
We appreciate the opportunity to present this proposal for your review. Please call if you have questions or require additional information. We look forward to working with you on this important project.

Very truly yours,

James E. Gribi
Professional Geologist
California No. 5843

JEG:ct

M:\Marketing\Proposals\3800 San Pablo Ave SBI Proposal v3.wpd



LEGEND

- PROPOSED SOIL BORING LOCATION
- SOIL BORING (ESTC, MAY 2007)

DESIGNED BY:	CHECKED BY: JG	SITE PLAN	DATE: 12/13/2011
DRAWN BY: JG	SCALE:	3800 SAN PABLO AVENUE EMERYVILLE, CALIFORNIA	FIGURE: 1
PROJECT NO:			GRIBI