



PO 2537

August 8, 2003

Mr. Barney Chan
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Alameda County

AUG 13 2003

Environmental Health

RECEIVED
ENVIRONMENTAL HEALTH
AUG 13 2003

SUBJECT: WORKPLAN FOR
EXCAVATION AND OFFSITE DISPOSAL OF LEAD-BEARING SOIL
Vacant Property
1455 5th Street
Oakland, California

Dear Mr. Chan:

Aqua Science Engineers (ASE) has been contracted by the subject property owners, Andy and Jean Hall, to remove lead-bearing soil previously identified at the above-referenced site.

Attached is a detailed workplan explaining the proposed scope of work. Also enclosed is a letter from the owner's realtor which explains why we need your agency's approval of this workplan in the very near future due to a pending property transfer.

On behalf of our client, we thank you in advance for your expeditious review and approval of the enclosed workplan.

Should any questions or comments arise, please feel free to give us a call at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.


David Allen, R.E.A.
Senior Project Manager

cc: Andy and Jean Hall, Property Owners

CBRE

155 Grand Central Square
Oakland, CA 94612-3757

T 510 874 1936
F 510 834 9138

Larry.Jones@cbre.com
www.cbre.com

Lawrence C. Jones, Jr.
First Vice President

CB Richard Ellis, Inc.
Brokerage Services
Industrial Properties

August 6, 2003

Mr. David Allen
AQUA SCIENCE ENGINEERS, INC.
208 West L Pitado Road
Danville, CA 94526

RE: 1455 - 5TH STREET, OAKLAND, CALIFORNIA

ENVIRONMENTAL HEALTH
APPROPRIATION
03 AUG 11 PM 11:35

Dear Mr. Allen:

This letter is being written to follow up on my many phone calls to your organization pleading for resolution of the environmental remediation of the above-referenced property. The delays that we have endured are jeopardizing our transaction/escrow and damaging all parties financially. We have a pending close of escrow that is now only forty-five (45) days away. We know that your hands have been tied by the governmental agencies, but approval of your work plan and expeditious remediation of the site is imperative. This is a small site and case but very large to the parties involved. We need it finished as soon as possible. Please have your contacts with the City and the County do what they can to expedite this matter.

Best regards,

CB RICHARD ELLIS, INC.

Larry Jones (RS)
Lawrence C. Jones, Jr.



August 4, 2003

RECEIVED
AUGUST 11 10 10 AM '03

WORKPLAN
for an
EXCAVATION AND OFF-SITE DISPOSAL
OF LEAD-BEARING SOIL
at
SLIC Project RO0002537
Vacant Property
1455 5th Street
Oakland, CA 94607

Submitted by:
AQUA SCIENCE ENGINEERS, INC.
208 West El Pintado
Danville, CA 94526
(925) 820-9391

1.0 INTRODUCTION

This submittal outlines Aqua Science Engineers, Inc. (ASE)'s workplan for excavation and off-site disposal of lead-bearing soil at 1455 5th Street in Oakland, California (Figure 1). The proposed excavation activities have been initiated by Mr. Andy Hall and Ms. Jean Hall, owners of the subject property, as a prerequisite for sale of the property and re-development.

2.0 BACKGROUND INFORMATION

The subject site currently exists as a vacant property with two wooden structures, a concrete pad, and areas of weed covered dirt. The site is within a mixed residential and commercial area, just south of the 5th Street BART Station. The site is completely fenced.

In July 2001, a prospective purchaser of the property hired Lowney Associates of Mountain View, California to conduct a limited soil assessment. Two soil borings were drilled, and analysis of the soil samples identified elevated concentrations of lead, up to 410 parts per million (ppm).

In January 2001, ASE was hired by the property owners to perform a subsurface soil assessment at the site to confirm the results of the Lowney assessment. On January 4, 2001, ASE drilled soil borings B-1 and B-2 at the site using a hand auger. Vironex, Inc of San Leandro, California drilled soil borings B-3, B-4 and B-5 using a Geoprobe hydraulic sampling rig (Figure 2). Soil samples were collected from each boring at 12-inches, 24-inches, 36-inches and 48-inches below ground surface (bgs). The 12-inch and 24-inch soil samples from each boring were analyzed at a CA-DHS certified laboratory for hydrocarbons and total lead. Several of the 12-inch deep soil samples contained elevated concentration of total lead, ranging from 390 ppm to 1,800 ppm. All of the 24-inch deep soil samples contained only very low concentrations of total lead. None of the soil samples contained hydrocarbons at or above levels of concern.

Based on the data rendered during the ASE January 2001 site assessment, it was obvious that the site contained soil contaminated with lead, and that excavation and off-site disposal would be required.

In March 2003, soil borings B-6 through B-20 were drilled in equally-spaced locations on the property and within the rear building. Vironex, Inc. of San Leandro, California drilled twelve of the soil borings using a Geoprobe hydraulic sampling rig. ASE used a hand auger to drill soil

borings B-12, B-16 and B-20 (Figure 2). The soil samples collected from 1 and 2-feet from all fifteen soil borings were analyzed by STL for total lead by EPA Method 6010. Due to the results of these samples, the 3-foot soil sample from three of the soil borings and the 4-foot sample from one of the soil borings were also analyzed for total lead. The results of this investigation concluded that soil from the surface to approximately 18-inches below grade over the majority of the property contained elevated concentrations of total lead. See Table One and Figure 2.

ASE prepared a report dated April 28, 2003 that recommended removal of all lead-impacted soil above the Risk-Based Screening Level (RBSL) for surface soil with residential use permitted as presented in the California Regional Water Quality Control Board, San Francisco Bay Region "Application of Risk-Based Screening Levels and Decision Making to Sites with Impacted Soil and Groundwater" document dated December 2001. The cleanup goal for this project will be at or below 200 parts per million (ppm).

ASE received a letter dated May 8, 2003 from the Alameda County Health Care Services Agency (ACHCSA) stating that they would initiate regulatory agency oversight for this case (Appendix A).

3.0 PROPOSED SCOPE OF WORK (SOW)

Based on the site history and requirements of the ACHCSA, ASE's proposed scope of work is to excavate and offhaul soil at the site containing total lead concentrations greater than 200 ppm. Specifically, ASE will complete the following:

- 1) Secure permits/approval from the Alameda County Health Care Services Agency (ACHCSA), and notify both CAL-OSHA and the Bay Area Air Quality Management District (BAAQMD) of the upcoming project.
- 2) Secure a Certified Industrial Hygienist (CIH) to prepare a Health & Safety Plan for the site and perform on-site control measures.
- 3) Using the analytical data already obtained for the site, profile the soil into an appropriate landfill.
- 4) Mark the boundaries of the excavation. Determine elevation of existing grade within excavation boundaries. Call Underground Service Alert (USA) to have all known public utilities marked.

- 5) Remove the buildings and concrete surfaces. This material will be immediately disposed of off-site.
- 6) Excavate all of lead-bearing soil, and load it directly onto trucks for offsite disposal.
- 7) At the direction of the CIH, administer dust controlling measures by keeping the excavation and spoils moist.
- 8) Collect confirmation soil samples from the excavation bottoms as directed by the ACHCSA.
- 9) Analyze each soil sample for total lead by EPA Method 6010B using a CA-DHS certified laboratory.
- 10) Excavate, offhaul and re-sample areas as necessary should analytical results exceed the target cleanup goal of 200 ppm.
- 11) Prepare a summary report detailing the methods and findings.

Selected details of the project are presented below.

TASK ONE - ACQUIRE PERMITS

ASE has prepared this workplan for approval by the ACHCSA. ASE will notify the BAAQMD and CAL-OSHA of the schedule for soil excavation.

TASK TWO - PREPARE A HEALTH AND SAFETY PLAN

Based on the site history and the analytical results of previous soil samples, ASE will subcontract a CIH to prepare a site-specific health and safety plan. A nearby hospital will be designated in the site safety plan as the emergency medical facility of first choice. A copy of the site specific Health and Safety Plan will be available on-site at all times.

TASK THREE - SOIL PROFILING

Using all of the data collected from the 20 borings drilled at the site to date, ASE will profile the soil into an appropriate landfill for disposal. At this point in time, it is believed that all of the soil will require disposal as California hazardous waste. By pre-profiling the soil, the excavated soil can be placed directly onto trucks for immediate off-site disposal. The dimensions of the site do not allow for stockpiling of soil.

TASK FOUR - PREPARE SITE FOR EXCAVATION

ASE will mark the surfaces of the site with paint to delineate the areas to be excavated. ASE will notify USA and have all the public utilities marked. All of the utilities on the property will be located, shut-off, and removed prior to excavation.

TASK FIVE - REMOVE THE BUILDINGS AND SURFACE MATERIALS

Both buildings and all of the concrete on the property will be removed and disposed of at an appropriate landfill. The demolition contractor will be responsible for acquiring the demolition permit and the asbestos and lead-based paint surveys prior to mobilizing to the site.

TASK SIX - SOIL EXCAVATION AND OFFHAUL

The excavation will be performed using a backhoe. Based on concentrations of total lead in the soil samples previously collected by ASE, the backhoe will be directed to remove soil in 18-inch lifts in areas identified previously as containing lead at concentrations above 200 ppm. As depicted on Figure 3, the entire excavation area will be removed to a depth of 18-inches below ground surface (bgs). A smaller portion of the excavation will be removed to 4-feet bgs. ASE will continue the excavation depth until confirmation soil samples contain less than 200 ppm total lead. The excavated soil will be placed directly into trucks for immediate offsite disposal to an appropriate landfill. Based on the analytical results to date, it is estimated that approximately 320 tons of lead-bearing soil will be removed from the site and, most likely, be disposed of at a California Hazardous Waste Landfill.

TASK SEVEN - DUST CONTROL

Dust will be controlled during excavation activities by spraying water on the material as it is exposed and loaded onto trucks.

TASK EIGHT - SOIL SAMPLE COLLECTION AND ANALYSES

Upon completion of excavation activities, soil samples will be collected from the bottom of the excavations to confirm all residual lead concentrations are below the RBSL of 200 ppm. The discrete soil samples collected from the bottom of the excavation will be collected directly into brass sample tubes, trimmed, sealed with Teflon tape and plastic caps, secured with duct tape, labeled with the site location, sample designation,

date and time the sample was collected, and the initials of the person collecting the sample. The **number and location** of these samples will be **determined in the field**. ASE estimates that up to six bottom of excavation soil samples will be collected, Figure 4.

TASK NINE - ANALYSES OF CONFIRMATION SOIL SAMPLES

The confirmation soil samples will be analyzed by a CA-DHS certified laboratory for total lead by EPA Method 6010B.

TASK TEN - OVEREXCAVATE AREAS AS NECESSARY

Should any of the confirmation soil samples contain concentrations of total lead above the 200 ppm concentration, ASE will return to the site to perform further overexcavation of that area and immediate offsite disposal of the soil to the appropriate landfill. Confirmation soil samples will again be collected and analyzed as detailed above. This will continue until all soil containing total lead above 200 ppm is removed from the site. AS will inform all agencies prior to re-mobilization to the site.

TASK ELEVEN - PREPARE AN EXCAVATION/REMEDATION REPORT

ASE will submit a report detailing the activities performed at the subject site during this phase of the project. The report will be submitted under the seal of state registered civil engineer or geologist. This report will include a summary of all work completed during this project including tabulated soil analytical results, soil profiling data, waste manifests, weight tags, and final conclusions.

4.0 PROJECT SCHEDULE

ASE plans to begin field activities at this site immediately upon approval of this workplan by the ACHCSA.

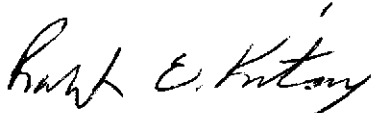
Should you have any questions or comments, please call us at (925) 820-9391.

Respectfully submitted,

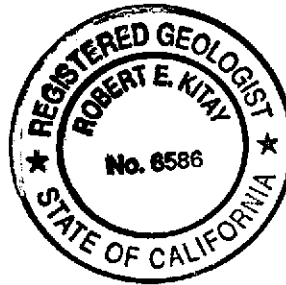
AQUA SCIENCE ENGINEERS, INC.



David Allen, R.E.A.
Senior Project Manager



Robert Kitay, R.G., R.E.A.
Senior Geologist



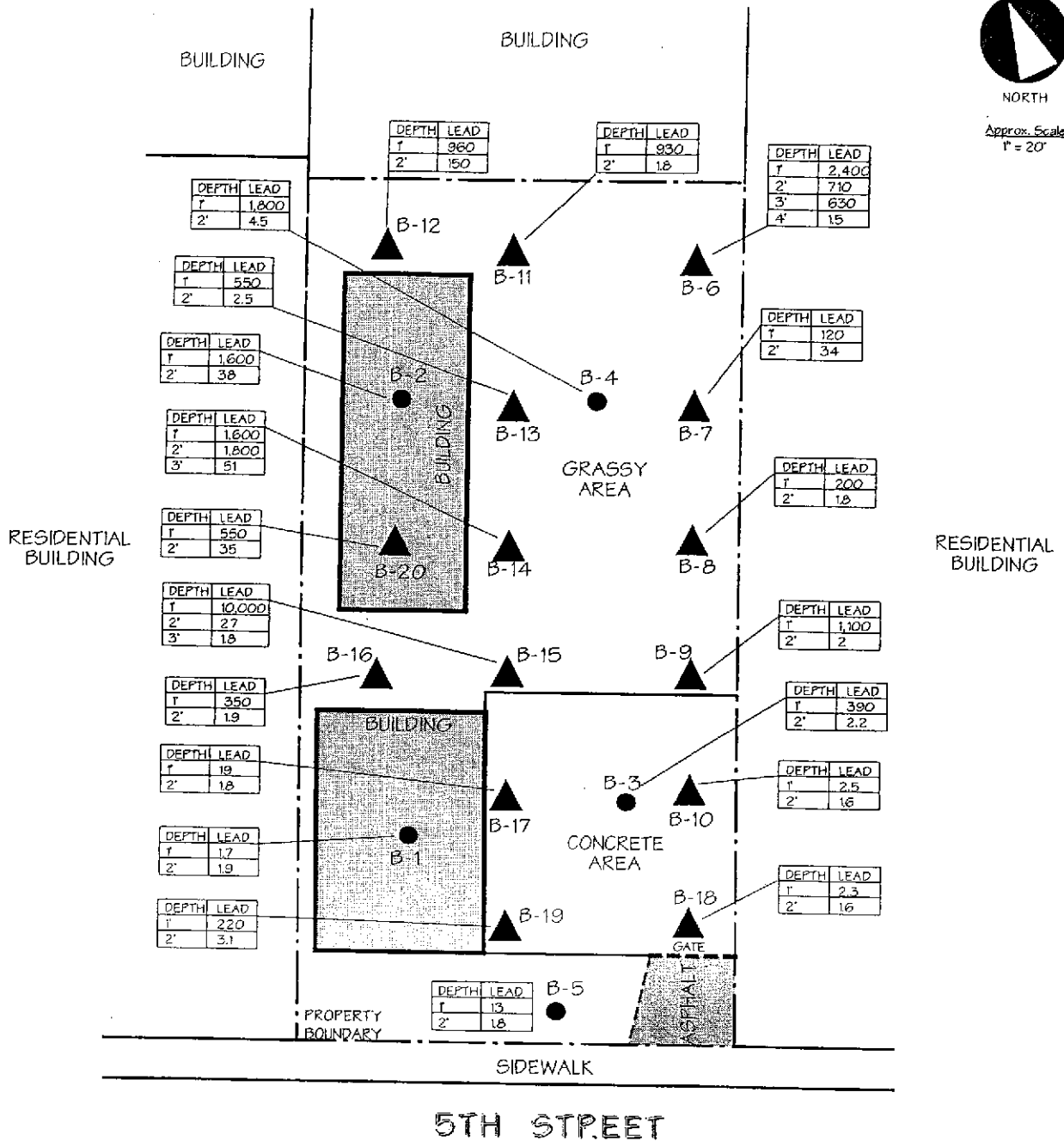
cc: Mr. Andy Hall, 791 66th Avenue, Oakland, CA 94621

Ms. Jean Hall, 277 Castle Hill Ranch Road, Walnut Creek, CA 94595

Mr. Barney Chan, Alameda County Health Care Services Agency,
1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502-6577



NORTH
Approx. Scale
1" = 20'



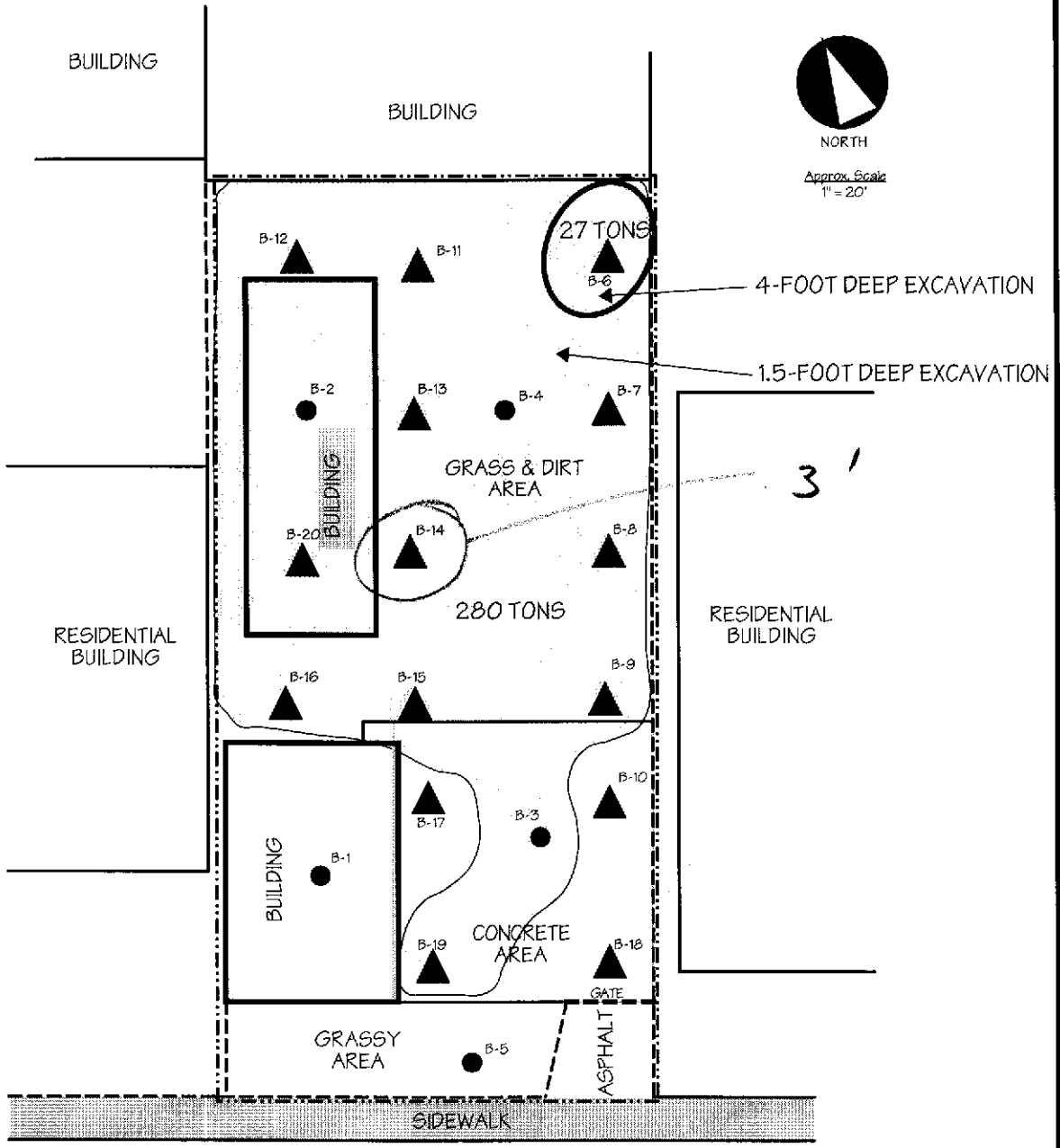
LEGEND

B-1
● PREVIOUS BORING LOCATION

B-20
▲ CURRENT BORING LOCATION

SOIL BORING LOCATION MAP

VACANT PROPERTY
1455 5TH STREET
OAKLAND, CA



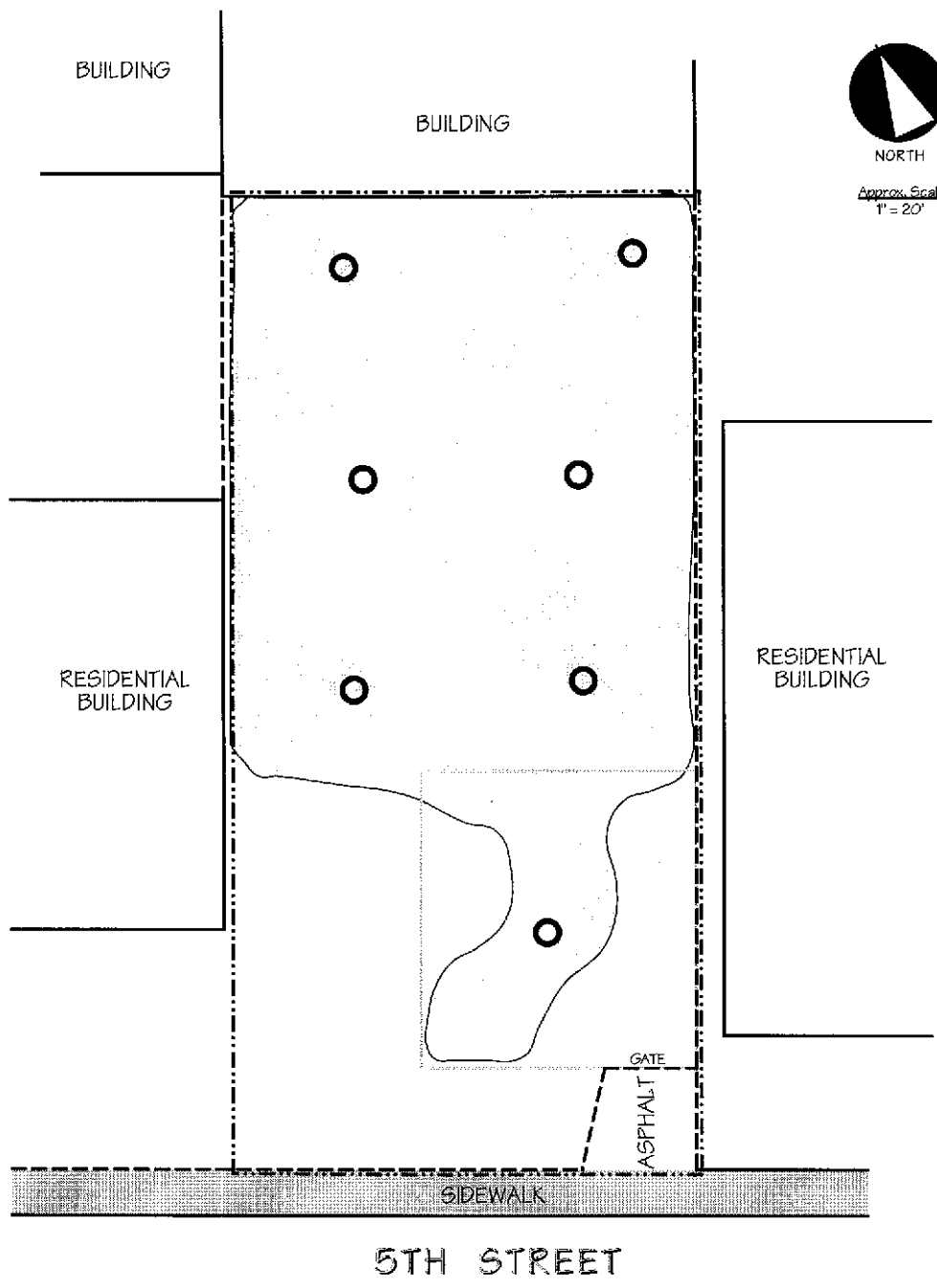
NORTH
Approx. Scale
1" = 20'

LEGEND

- B-1 ● ASE BORING LOCATION, 1/01
- ▲ ASE BORING LOCATION, 3/03
- · - · - APROX. PROPERTY BOUNDARY
- - - FENCE

PROPOSED EXCAVATION MAP

VACANT PROPERTY
1455 5TH STREET
OAKLAND, CA



Approx. Scale
1" = 20'

LEGEND

○ PROPOSED CONFIRMATION SOIL SAMPLE LOCATION

PROPOSED CONFIRMATION SOIL SAMPLING MAP

VACANT PROPERTY
1455 5TH STREET
OAKLAND, CA

TABLE ONE
Total Lead Concentrations In Soil
Hall Property
1455 5th Street, Oakland, California
All Results in Parts Per Million

SAMPLE IDENTIFICATION	TOTAL LEAD
B-1-1'	1.7
B-1-2'	1.9
B-2-1'	1600
B-2-2'	38
B-3-1'	390
B-3-2'	2.2
B-4-1'	1800
B-4-2'	4.5
B-5-1'	13
B-5-2'	1.8
B-6-1'	2400
B-6-2'	710
B-6-3'	630
B-6-4'	1.5
B-7-1'	120
B-7-2'	34
B-8-1'	200
B-8-2'	1.8
B-9-1'	1100
B-9-2'	2.0
B-10-1'	2.5
B-10-2'	1.6
B-11-1'	930
B-11-2'	1.8
B-12-1'	960
B-12-2'	150
B-13-1'	550
B-13-2'	2.5
B-14-1'	1600
B-14-2'	1800
B-14-3'	51
B-15-1'	10000
B-15-2'	27
B-15-3'	1.8
B-16-1'	350
B-16-2'	1.9
B-17-1'	19
B-17-2'	1.8
B-18-1'	2.3
B-18-2'	1.6
B-19-1'	220
B-19-2'	3.1
B-20-1'	550
B-20-2'	35
EPA Method	6010

APPENDIX A

ACHCSA Letter dated May 8, 2003

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

May 8, 2003

Mr. Andy and Mrs. Jean Hall
791 66th Ave.
Oakland, CA 94621-3713

Dear Mr. and Mrs. Hall:

Subject: Deposit for Oversight of Property at 1455 5th St., Oakland, CA 94607

Please submit a deposit of \$2100 payable to Alameda County, Environmental Health Services so we may initiate our regulatory oversight for the referenced property. It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, additional deposit will be requested or any unused monies will be refunded to you or a designee.

The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on the project will be debited at the Ordinance specified rate, currently \$105 per hour.

Please be sure to write the following identifying information on your check or cover letter.

- Type of project (site mitigation-SLIC)
- Site address (1455 5th St., Oakland, CA 94607)
- RO0002537

If you have any questions, please contact me at (510) 567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos

Dep1455 5th St

ATTN:
DAVE
ALLEN