

November 2, 1998

**SECOR**  
*International Incorporated*

Ms. Madhulla Logan  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502-6577

ENVIRONMENTAL  
PROTECTION

98 NOV -3 AM 9:00

**WORK PLAN, SUBSURFACE INVESTIGATION AND SITE CLOSURE TASKS, FORMER SEARS BUILDING, 2633 TELEGRAPH AVENUE, OAKLAND, CALIFORNIA, FOR THE ALEXANDER HAAGEN COMPANY, INC.**

Dear Ms. Logan:

SECOR International Incorporated (SECOR) is pleased to submit this Work Plan on behalf of The Alexander Haagen Company, Inc. (Haagen) to conduct a limited soil and groundwater investigation of the southeastern corner of property located at 2633 Telegraph Avenue in Oakland, California (the Site). This Work Plan presents a summary of background information, the objectives of the planned investigation, and the scope of the investigation, including sampling and analytical methods.

**BACKGROUND**

The Site includes a four-story building formerly occupied by Sears Roebuck & Company (Sears). The Site subsurface was investigated by Lowney Associates (Lowney) in 1998, with the results included in April 21 and July 6, 1998 reports (*Phase I Environmental Site Assessment* and *Soil and Ground Water Quality Investigation*). The Lowney investigations revealed the presence of petroleum hydrocarbons (characterized as Stoddard Solvent or TPHs) in a soil sample collected near the southwestern corner of the on-site building (boring EB-5) and from a grab water sample collected at the southeastern property boundary (boring EB-4). Subsequent additional soil and grab groundwater sample analyses of samples collected across the Site did not reveal the presence of this compound. Other petroleum compounds, such as gasoline (TPHg), bunker oil (TPHo), and benzene, toluene, ethylbenzene, and xylenes (BTEX) were also reported in soil and/or grab groundwater samples collected primarily from the vicinity of the on-site UST.

**OBJECTIVES**

The objectives of the planned investigation are as follows:

- Provide the proper regulatory agency with the available, Site-specific information, including the Lowney reports.
- Assess the lateral extent of stoddard solvent-impacted soil, and identify the source(s) of Stoddard Solvent previously detected in soil and grab water samples collected from the Site subsurface;
- Assuming appropriate analytical results, submit a Summary Letter requesting that no further action be required with respect to investigation or mitigation of impact associated with the Stoddard Solvent.

From the desk of:  
JAMES G. RITCHIE

Madhulla - I hope this  
allows your review and  
OK - please call me  
with any questions.

Regards  
Jim

98 NOV 3 AM 9:00  
CENTRAL PROTECTION

**SECOR**

International  
Incorporated

James G. Ritchie, R.G.  
PRINCIPAL GEOLOGIST

1225 Pear Avenue  
Suite 110  
Mountain View, CA 94043  
(650) 691-0131 **x32**  
(650) 691-9837 FAX  
(800) 672-4363 PAGER  
(415) 314-6247 MOBILE  
e-mail [jritchie@secor.com](mailto:jritchie@secor.com)

## SCOPE OF INVESTIGATION

The scope of the investigation will consist of installing six Geoprobe soil borings, collecting soil and/or groundwater samples from each boring for on-site laboratory analysis, and potentially installing additional Geoprobe soil borings based on the results of the on-site laboratory analyses. The following tasks are proposed:

### **Task 1 -Field Work Preparation**

Prior to initiating sampling activities, SECOR will prepare a Site-specific Health and Safety Plan (HASP), obtain necessary permits, and conduct a subsurface utility clearance. The HASP will address potential environmental and physical hazards associated with the proposed sampling. The HASP will be reviewed by SECOR sampling personnel and subcontractors prior to initiating field sampling activities. The HASP will establish personal protection standards and mandatory safety practices and procedures for use during the field investigation. A copy of the HASP will be presented to the SECOR field personnel and subcontractors and kept on-site during field operations.

SECOR will notify Underground Service Alert (USA) regarding the upcoming investigations. Additionally, a private utility locating service (California Utility Surveys) will be contracted to identify buried utilities or other potential subsurface obstructions in the area of proposed boring locations.

### **Task 2 - Limited Soil and Groundwater Investigation**

The soil and groundwater investigation will consist of advancing six borings, each to a depth of approximately 20 feet below ground surface (bgs), using truck-mounted Geoprobe drilling equipment. Boring locations will be dependent on results of on-site laboratory analyses, and proposed locations are shown on the attached Figure. All soil borings will be advanced under the supervision of a SECOR geologist. The soil borings will be continuously cored using a hydraulically and pneumatically driven sampler equipped with a 2-1/8 inch outside diameter core barrel. Two nested sampling rods will be driven simultaneously; small diameter inner sampling rods are used to obtain and retrieve the soil cores, and larger diameter outer rods serve as temporary drive casing. The use of drive casing prevents sloughing of the formation while the inner rods are withdrawn from the borehole. This ensures that the drive sampler will always be sampling soil from the desired depth interval, rather than soil that has sloughed in from higher up in the borehole. In the case of grab groundwater sampling, the drive casing also allows the sampling of discrete water-bearing horizons preventing groundwater from an upper unit to cascade to the bottom of the boring and sampled.

As the drive casing and inner rods are advanced, soil is driven into a 1-5/8-inch diameter, three-foot-long sample barrel that is attached to the end of the inner rods. Soil samples will be collected in either 1-1/2-inch diameter by six-inch long stainless steel tubes or a three-foot long Teflon™ sleeve fitted inside the sample barrel. After being driven three feet, inner rods are removed from the borehole with a hydraulic winch. The tubes containing the soil samples will be removed from the drive sampler and retained for potential chemical analyses. Upon completion, each soil boring will be backfilled to the surface with grout.

Each boring will be periodically monitored by a SECOR field geologist for parameters including odor, staining, sheen on water, photo-ionization detector (PID) readings, color, grain size, and moisture content of the soil collected from the borings. Each sample for possible chemical analysis will be collected in brass tubes, covered at each end with Teflon™ tape, capped with plastic end caps, labeled, and placed in an ice-filled cooler for preservation. After the soil borings are cored, grab groundwater samples will also be collected from the boreholes prior to backfilling. Those water samples collected for possible chemical analysis will be decanted into laboratory-supplied glassware, labeled, and placed in ice-filled coolers for preservation.

Selected soil and groundwater samples will be chemically analyzed on-site by TEG of Sacramento, California, using a state-certified mobile laboratory. Additional samples may be analyzed by Chroma Lab of Richmond, California using their stationary laboratory. SECOR anticipates that a total of 6 soil and 6 water samples will be analyzed on-site for TPHs and BTEX by EPA Methods 8015, modified and 8020. Should the on-site analyses so indicate, SECOR may recommend analysis for other petroleum hydrocarbon constituents.

The proposed activities will presumably generate a minimal volume of waste soil and water. We have assumed less than 50 gallons of water will require disposal as non-hazardous waste. At the conclusion of our Field Investigation, we will restore the ground surface in the investigated areas to match the conditions prior to our work.

### Task 3 - Summary Letter Submittal

Upon our receipt of the noted analytical results and completion of services as described, SECOR will prepare a Summary Letter describing our activities at the Site, including supporting documentation, such as photographs, laboratory analytical reports, chain of custody forms, boring logs, and field memoranda. The Summary Letter would also describe the results of our review of information provided by the ACHSA, particularly as the information affects the presence of Stoddard Solvent and/or other chemicals present on-site. If appropriate, the Summary Letter will include a request to the ACHSA that no further action be required of Haagen with respect to the Stoddard Solvent issue.


### SCHEDULE AND ASSUMPTIONS

The Alexander Haagen Company Incorporated would like to begin the work described herein as soon as practical, and respectfully requests your prompt review and written approval to implement this Work Plan. Field preparation activities have been initiated, and field work is scheduled to be conducted on November 4, 1998, contingent upon Work Plan approval by ACHCSA.

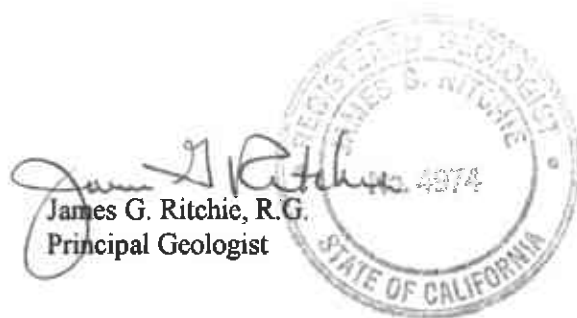
If you have any questions, or need any additional information, please contact James Ritchie at (650) 691-0131 ext. 32. We appreciate your responsiveness and look forward to working with you on this project.

Sincerely,

**SECOR International Incorporated**



Robert Potter  
Project Manager



attachments:

Figure 1 - Proposed Soil Boring Locations  
Soil Boring Permit Application

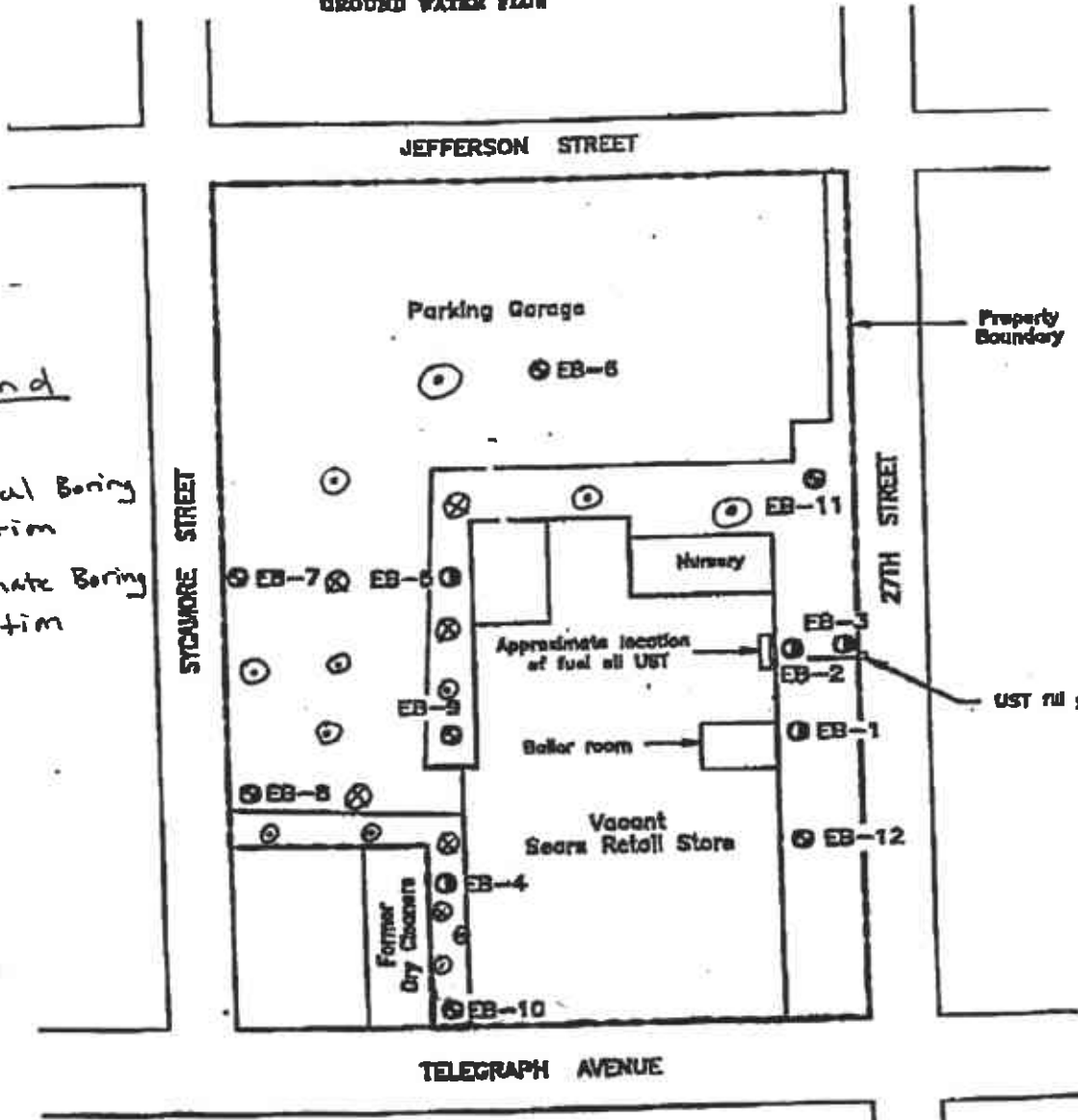
Proposed Boring Locations.

Fig. 1



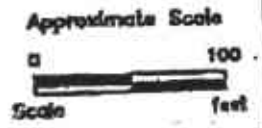
Legend

- ⊗ Initial Boring Location
- ⊙ Alternate Boring Location



LEGEND

- ⊙ - Approximate location of exploratory boring (May 1998)
  - ⊗ - Approximate location of exploratory boring (April 1998)
- Note: Ground water grab samples at EB-1 to EB-5, EB-8, EB-10, EB-11, and EB-12



Base by Sanborn Map.

SITE PLAN  
 TELEGRAPH AVENUE PARCEL  
 Oakland, California



# ALAMEDA COUNTY PUBLIC WORKS AGENCY

## WATER RESOURCES SECTION

951 TURNER COURT, SUITE 300, HAYWARD, CA 94545-2651

PHONE (510) 670-5575 ANDREAS GODFREY

FAX (510) 670-5262

(510) 670-5248 ALVIN KAN

### DRILLING PERMIT APPLICATION

#### FOR APPLICANT TO COMPLETE

LOCATION OF PROJECT Former Sears Bldg.  
2633 Telegraph Ave.  
Oakland, CA 94612

California Coordinates Source \_\_\_\_\_ ft. Accuracy ± \_\_\_\_\_ ft.  
CCN \_\_\_\_\_ N. CCE \_\_\_\_\_  
APN \_\_\_\_\_

CLIENT  
Name The Alexander Hagan Company Inc.  
Address 27456 Weatherly Ave. Phone (916) 375-0900  
City Lawrence, CA. Zip 90506

APPLICANT  
Name SECOR Int'l Inc.  
Address 225 Bar St. Ste. 110 Fax (650) 691-9837  
City San Veady, CA. Phone (650) 691-9131  
Zip 94043

#### TYPE OF PROJECT

Well Construction		Geotechnical Investigation	
Cathodic Protection	<input type="checkbox"/>	General	<input type="checkbox"/>
Water Supply	<input type="checkbox"/>	Contamination	<input checked="" type="checkbox"/>
Monitoring	<input type="checkbox"/>	Well Destruction	<input type="checkbox"/>

#### PROPOSED WATER SUPPLY WELL USE

New Domestic	<input type="checkbox"/>	Replacement Domestic	<input type="checkbox"/>
Municipal	<input type="checkbox"/>	Irrigation	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Other _____	<input type="checkbox"/>

#### DRILLING METHOD:

Mud Rotary	<input type="checkbox"/>	Air Rotary	<input type="checkbox"/>	Auger	<input type="checkbox"/>
Cable	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>	<u>Direct Push</u>	

- DRILLER'S LICENSE NO. 705927

#### WELL PROJECTS

Drill Hole Diameter _____ in.	Maximum
Casing Diameter _____ in.	Depth _____ ft.
Surface Seal Depth _____ ft.	Number _____

#### GEOTECHNICAL PROJECTS

Number of Borings <u>10</u>	Maximum
Hole Diameter <u>2 1/2</u> in.	Depth <u>20</u> ft.

ESTIMATED STARTING DATE Nov 4, 1998

ESTIMATED COMPLETION DATE Nov 16, 1998

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE [Signature] DATE 10-29-98

#### FOR OFFICE USE

PERMIT NUMBER 98WR460  
WELL NUMBER \_\_\_\_\_  
APN \_\_\_\_\_

#### PERMIT CONDITIONS

Circled Permit Requirements Apply

#### A. GENERAL

1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
2. Submit to ACPWA within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or drilling logs and location sketch for geotechnical projects.
3. Permit is void if project not begun within 90 days of approval date.

#### B. WATER SUPPLY WELLS

1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

#### C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS

1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

#### D. GEOTECHNICAL

Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material [In areas of known or suspected contamination, tremie cement grout shall be used in place of compacted cuttings.]

#### E. CATHODIC

Fill hole above anode zone with concrete placed by tremie.

#### F. WELL DESTRUCTION

See attached.

#### G. SPECIAL CONDITIONS

APPROVED [Signature] DATE 10/30/98