

RW2602

Alameda County
FEB 01 2005
Environmental Health

January 24, 2005

John Buschini
St Francis Pie Shop
1260 Shell Circle
Clayton, CA 94517

Alameda County Department of
Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

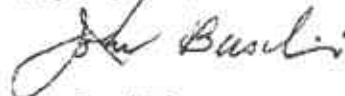
Attention: Barney Chan

Subject: Workplan to Conduct Soil and Groundwater Investigation
Former St. Francis Pie Shop, 1125 67th Street, Oakland, California

Ladies and Gentlemen:

Attached please find a copy of the *Workplan to Conduct Soil and Groundwater Investigation, Former St. Francis Pie Shop, 1125 67th Street, Oakland, California*, prepared by Gribl Associates. I declare under penalty of perjury that to the best of my knowledge and belief that the statements and information provided in this report are correct and true.

Very truly yours,



John Buschini

January 24, 2005

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Attention: Barney Chan

Subject: Workplan to Conduct Soil and Groundwater Investigation
Former St. Francis Pie Shop, 1125 67th Street, Oakland, California

Ladies and Gentlemen:

Gribi Associates is pleased to present this brief workplan on behalf of Mr. John Buschini to conduct a soil and groundwater investigation for the former St. Francis Pie Shop at 1125 67th Street in Oakland, California (see Figure 1 and Figure 2). In accordance with the approved TEC/Accutite workplan, this workplan includes: (1) The drilling and sampling of eight investigative soil borings; and (2) The conversion of four of the borings to groundwater monitoring wells. While this workplan does not differ materially from the approved workplan, it does include some changes which, we believe, will greatly improve efficiency and effectiveness of the investigation.

Project Approach

While we generally concur with the TEC/Accutite workplan, we recommend some changes that we think will result in greater efficiency and effectiveness. Some of these changes are as follows:

- In order to minimize the likelihood of placing groundwater monitoring wells in locations that are not useful, we would drill and sample the four soil borings first, and then, based on laboratory analytical results from these borings, install and sample the four groundwater monitoring wells. The first four borings would attempt to define the possible direction and vertical extent of hydrocarbon impacts. Based on these data, the four wells will be installed to attempt to assess lateral extent, as well as specific vertical groundwater zones (if any).
- Based on our experience working on numerous sites in the area, we would expect groundwater flow beneath the site to be generally to west-southwest; thus, we would alter the proposed boring and monitoring well locations to reflect this. The initial four borings would be sited northwest, west, southwest, and south from the former UST area, as shown on the attached Figure 2. Subsequent groundwater monitoring well locations would be sited based on (1) results from the initial four borings, and (2) the need to fully

define groundwater impacts. Figure 2 shows possible well locations, based on an assumed west-southwest groundwater flow direction.

- While the approved workplan proposes three borings, B1, B2, and B3, immediately adjacent to the former UST excavation cavity, we would not drill borings so close to the excavation, since these results would probably duplicate some of the previous excavation sampling results.

Prior to implementing this revised approach, we would submit a revised letter workplan and site plan to Alameda County and obtain their approval before proceeding.

Scope of Work

Based on the approved workplan and above project approach, 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) Notify ACEH at least 72 hours prior to beginning field activities;(2) Obtain drilling permits from the Alameda County Public Works Agency; (3) Notify 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.

Task 2 Drill and sample four soil borings. Gribi Associates will: (1) Drill approximately four soil borings to a depth of about 30 feet using direct-push coring equipment; (2) Collect at least two soil samples and one to two grab groundwater samples from each boring; and (3) Grout each boring to match existing surface grade using a cement slurry. Continuous soil cores will be logged by a qualified geologist to assess vertical lithologies. Soil and grab groundwater samples will be collected in accordance the August 4, 2004 ACEH approval letter and in accordance with standard sampling protocols.

Task 3 Drill, install, and sample four groundwater monitoring wells. Prior to installing groundwater monitoring wells, Gribi Associates will submit results from the four initial soil borings to ACEH, along with proposed well location map. Subject to ACEH approval, Gribi Associates will: (1) Drill and install four 3/4-inch diameter groundwater monitoring wells to approximately 20 feet in depth using larger diameter (3-1/2 inch) diameter direct-push coring equipment; (2) Collect at least two soil samples from each boring; (3) Survey wellhead mean sea level elevations; and (4) Purge and sample the four groundwater monitoring wells. Well installation and sampling activities will be collected in accordance with standard protocols.

Task 4 Conduct laboratory analyses. Gribi Associates will analyze approximately 16 soil samples and eight groundwater samples for the following parameters:

USEPA 8015M Total Petroleum Hydrocarbons as Gasoline (TPH-G)
USEPA 8020/602 Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
USEPA 8260 Oxygenates & Pb Scavengers (MTBE, TBA, DIPE, ETBE, TAME,
EDB, EDC)

In addition, four soil samples and four groundwater samples will be analyzed for the following parameters:

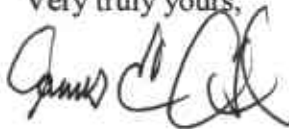
USEPA 8015M Total Petroleum Hydrocarbons as Diesel (TPH-D)

All analyses will be conducted by a California-certified environmental laboratory with standard turn around on lab results.

Task 5 Prepare report of findings. Gribi Associates will prepare a summary report describing investigative activities and results.

We appreciate the opportunity to present this workplan 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
Registered Geologist
California No. 5843

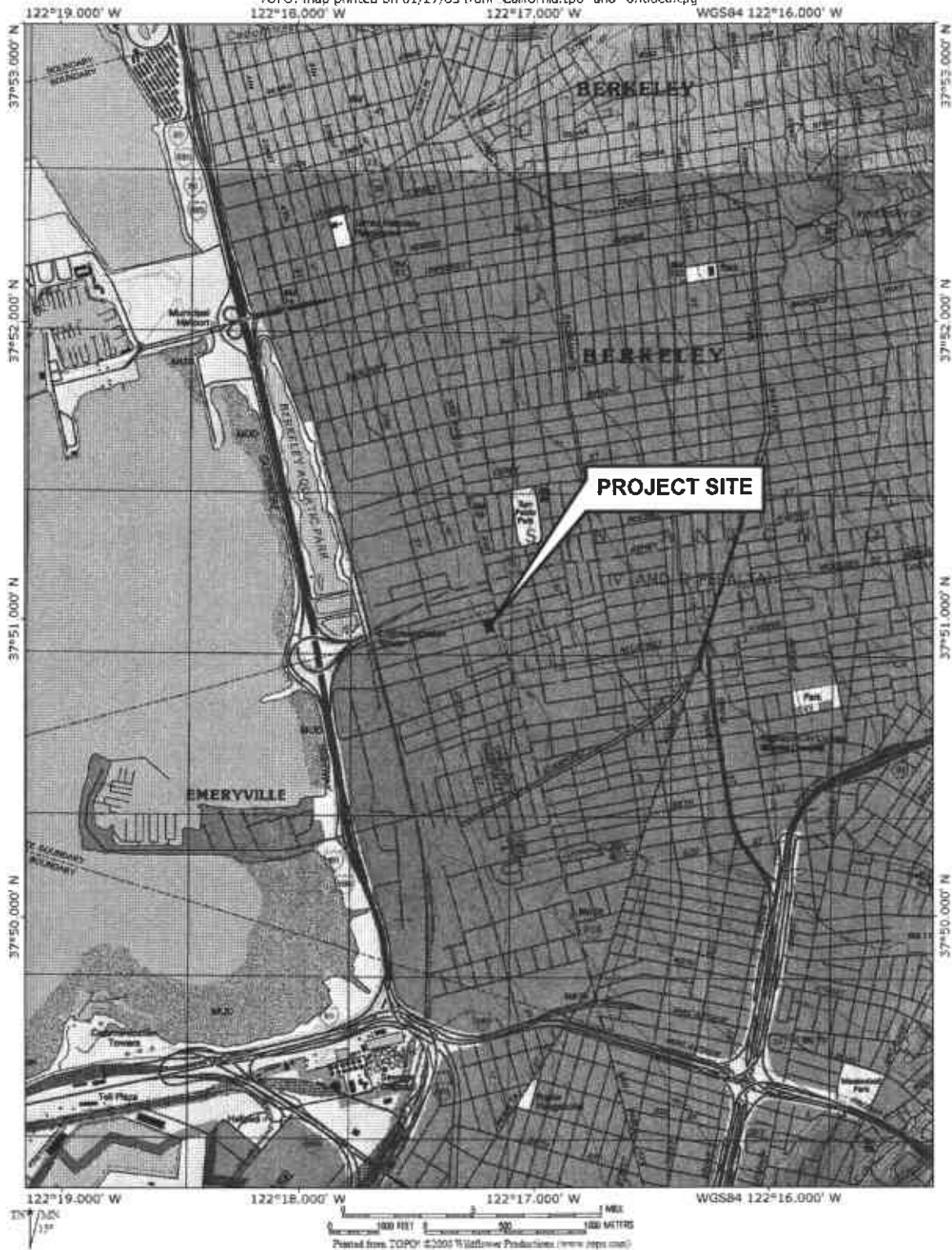


JEG/ct
Enclosure

C:\Documents and Settings\All Users\Documents\PROJECTS\St Francis Bakery Ph1\St Francis Pie Shop SBI WP-12-04 wpd

c John Buschini

TOPO! map printed on 01/27/05 from "California.tpo" and "Untitled.tpg"



DESIGNED BY:

CHECKED BY:

DRAWN BY: JG

SCALE:

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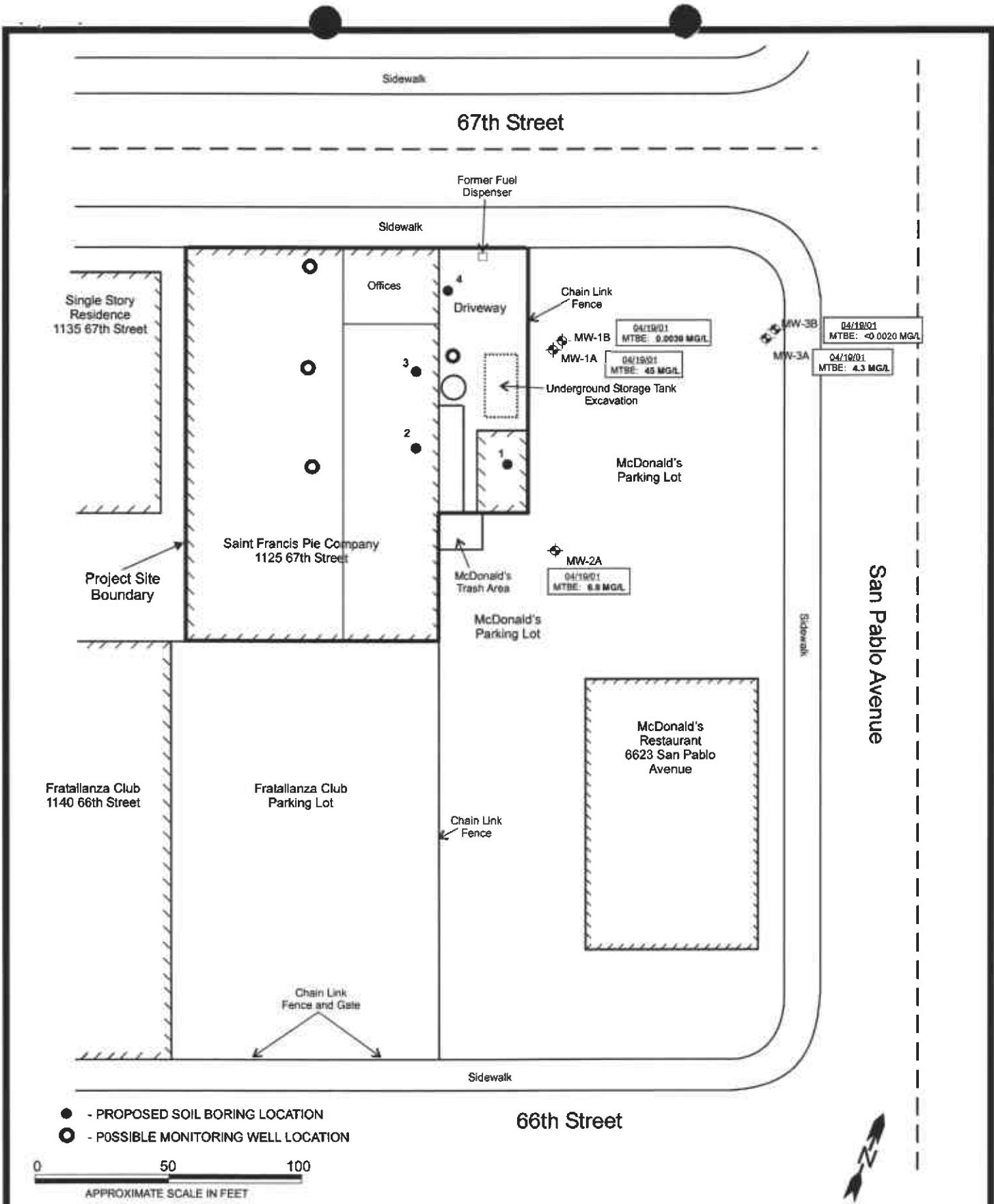
SITE VICINITY MAP

ST. FRANCIS PIE SHOP
1125 67th STREET
OAKLAND, CALIFORNIA

DATE: 01/24/05

FIGURE: 1

GRIBI Associates



- - PROPOSED SOIL BORING LOCATION
- - POSSIBLE MONITORING WELL LOCATION

0 50 100
APPROXIMATE SCALE IN FEET

DESIGNED BY:	CHECKED BY: JG	SITE PLAN SAINT FRANCIS PIE COMPANY 1125 67th STREET OAKLAND, CALIFORNIA	DATE: 12/28/04	FIGURE: 1
DRAWN BY: SH	SCALE:		GRIBI Associates	
PROJECT NO:				