

SAC 5567

DRAFT - 18 March 1999

Ravi Arulanantham, Ph.D.
California Environmental Protection Agency
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

Susan L. Hugo
Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Work Plan for Investigations at 1410 and 1450 64th Street and Adjacent
Property
Emeryville, California
(EKI 990016.00)

Dear Dr. Arulanantham and Ms. Hugo:

On behalf of Simeon Commercial Properties ("Simeon"), Erler & Kalinowski, Inc. ("EKI") is pleased to submit this work plan for investigations for the property located at 1410 and 1450 64th Street (the "Lowenberg Property") and the property immediately to the west (the "Ryerson Paved Lot Property") (together, the "Site") in Emeryville, California (see Figure 1). The purpose of the proposed investigation is to obtain more recent data for chemicals of concern in shallow groundwater prior to the potential purchase of the Site by Simeon. EKI assumes that the data would also be used to support the preparation of a risk management plan for development of the Site. Simeon's current development plans include the construction of a parking lot on the western portion of the Site and either rehabilitation or replacement of the existing building.

BACKGROUND

Based on the results of past investigations at the Site (e.g., EKI's *Final Site Investigation Report for the 64th and 65th Street Properties*, dated 5 September 1995), volatile organic compounds ("VOCs") and petroleum hydrocarbons are present in shallow groundwater underneath the Site. Previous investigations indicated that upgradient sources are responsible for the VOCs in groundwater. Petroleum hydrocarbons in Site groundwater

? → only upgradient source?

appeared to originate from upgradient sources (e.g., RIX Industries) and from a refinery formerly located on the western side of the Site circa 1911. Results of the prior investigations indicate that groundwater flow across the Site is generally to the west.

The data obtained from the work proposed herein will be used to evaluate VOC and petroleum hydrocarbon concentrations in shallow groundwater at the upgradient and downgradient boundaries of the Site, as well as petroleum hydrocarbon concentrations in shallow groundwater downgradient of the Site (i.e., off-Site, west of the railroad tracks).

SCOPE OF WORK

Presented below is the scope of work for the proposed investigation, which includes collecting grab groundwater samples, sampling existing wells, and laboratory analysis of the samples collected.

Preparation for Field Activities

Prior to commencement of field activities, a site-specific health and safety plan will be prepared for the work to be performed. Necessary encroachment permits from the City of Emeryville and necessary drilling permits from the Alameda County Public Works Agency will be obtained. Underground Services Alert will be contacted and a private locating company will be retained to mark underground utilities at the grab groundwater sampling locations.

Groundwater Sampling

Grab shallow groundwater samples will be collected from the proposed upgradient location and three proposed downgradient locations shown on Figure 1. Boreholes will be constructed using direct-push methods to depths of 18 to 25 feet below ground surface, consistent with prior grab groundwater sampling. The boreholes will be logged under the supervision of a registered geologist. One-inch diameter PVC screens will be installed in the boreholes. Groundwater samples will be collected from the PVC screens once an amount of water sufficient for sample collection is present in the borehole. Groundwater samples will be collected in appropriate containers using clean bailers. The sample containers will be labeled and placed in a cooler containing ice for transport to a California-certified analytical laboratory under chain-of-custody procedures. After sampling is complete, the boreholes will be grouted to the surface using a cement/bentonite slurry.

Groundwater samples will be collected from existing Site wells MW-1, MW-5, and MW-6 (see Figure 1), which are screened in the shallow groundwater zone. Prior to sampling, the

wells will be appropriately purged. Groundwater samples will be collected and transported to the analytical laboratory as described above.

Purge water and equipment decontamination wastewater will be placed in DOT-approved 55-gallon drums, labeled as to their contents, and left on the Site for appropriate disposal by the property owner. Soil cuttings will be placed in DOT-approved 5-gallon pails, labeled as to their contents, and left on the Site for appropriate disposal by the property owner.

Sample Analysis

The grab groundwater sample collected at the upgradient edge of the Site and the groundwater samples collected from wells MW-1, MW-5 and MW-6 will be analyzed for VOCs by EPA Method 8260 and extractable petroleum hydrocarbons by EPA Method 8015M (fuel fingerprint). The grab groundwater samples collected downgradient of the Site will be analyzed for extractable petroleum hydrocarbons by EPA Method 8015M (fuel fingerprint) only. All samples will be analyzed by Sequoia Analytical in Redwood City, California.

Reporting

A report describing the investigation activities, the sampling locations, and the analytical results will be submitted to you within three weeks after receipt of the analytical data.

Due to the tight due diligence schedule for the property transaction, we would appreciate a review of this work plan at your earliest convenience. Please do not hesitate to call us with questions or comments.

Very truly yours,

ERLER & KALINOWSKI, INC.

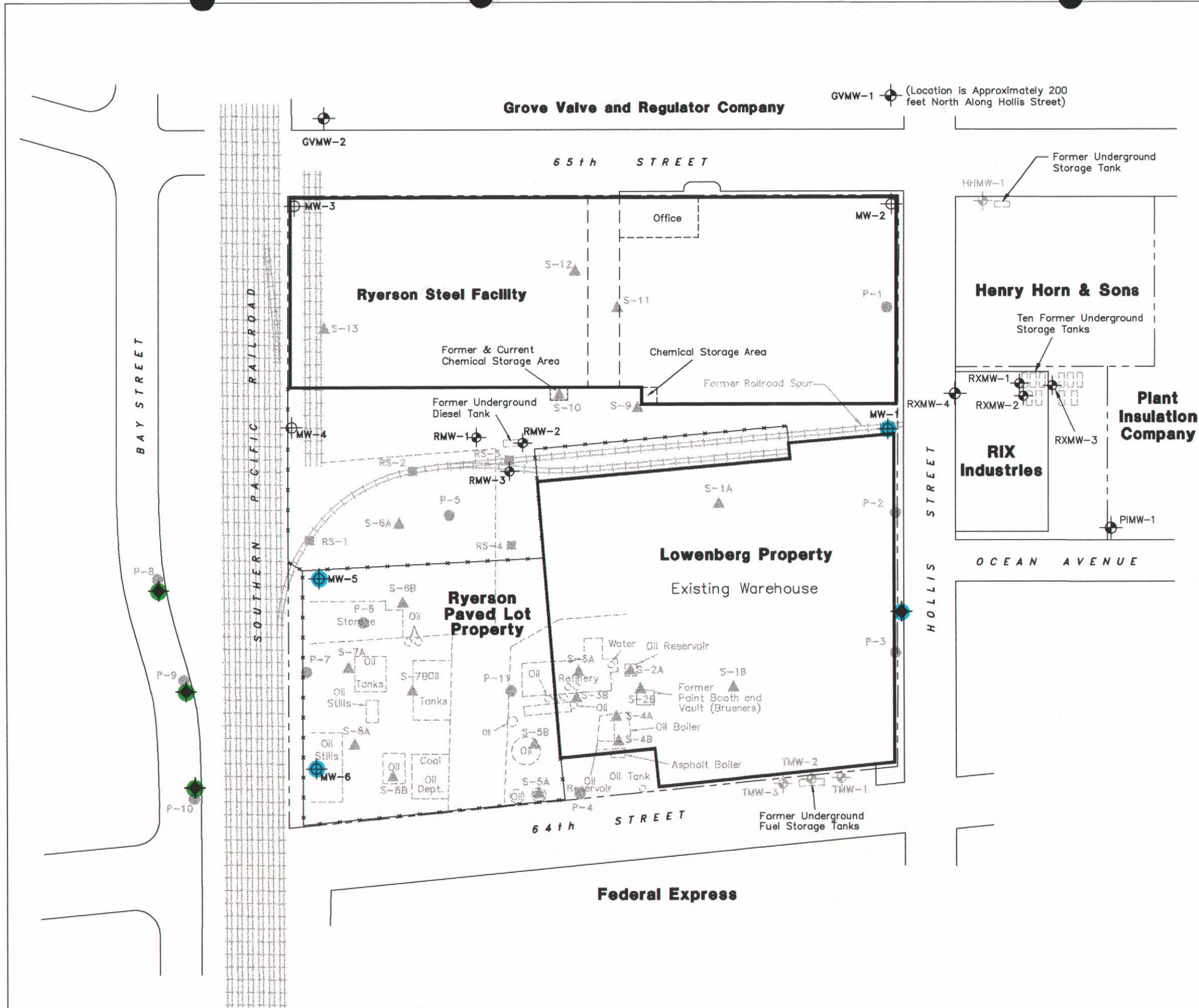
Derby Davidson, P.E.
Project Engineer

Michelle Kriegman-King, Ph.D.
Project Manager

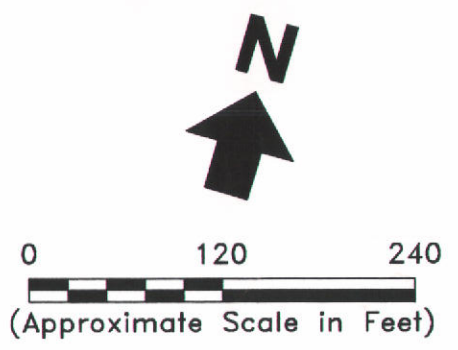
Dr. Arulanantham (RWQCB) and Ms. Hugo (ACDEH)
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Attachments: Figure 1

cc: Pierson Forbes (Simeon Commercial Properties)
Meg Rosegay, Esq. (Pillsbury, Madison and Sutro)



GVMW-1 (Location is Approximately 200 feet North Along Hollis Street)



LEGEND

- Railroad Tracks
- Approximate Property Boundary
- Historical Site Features (1911 Sanborn Map)
- Existing Monitoring Well Installed by EKI, 1995
- Shallow Soil Boring Installed by EKI, 1995
- Monitoring Well Installed by Others
- Destroyed Monitoring Well
- Soil and Grab Groundwater Sampling Location Collected by Others
- Soil/Grab Groundwater Sampling Location Collected by EKI, July 1995
- Proposed Grab Groundwater Sampling Location

Proposed Analyses

- TEPH and VOCs
- TEPH only

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Notes:

1. All locations are approximate.
2. Basemap taken from Sanborn maps dated 1911 and 1967.
3. TEPH is Total Extractable Petroleum Hydrocarbons and VOCs are Volatile Organic Chemicals.

Erler & Kalinowski, Inc.

Proposed Groundwater Sampling Locations

1410 & 1450 64th Street Properties
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 Figure 1