

FAX TRANSMITTAL SHEET**TO: Madhulla Logan****NO. OF PAGES 11****(INCLUDING THIS PAGE)****FROM: Bill Theyskens****DATE: July 14, 1994**

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COMMENTS:

Per our discussions, here is the work plan for the closure of the Alameda Red Honger Kleoners "case". We are prepared to implement this workplan as early as this weekend, if it is possible for you to review and approve it, by first thing tomorrow. If this is not possible we would like to perform the specified work no later than the following weekend (on 7/23/94), and would very much appreciate your timely review and approval. Your cooperation is very much appreciated. I will call you this afternoon. Hand copy will follow.

Thank you,

Bill Theyskens

Copy No. _____

14 July 1994

**WORKPLAN FOR CLOSURE OF A FLOOR DRAIN
AND APPURTENANT SUBSURFACE PIPING
ALAMEDA RED HANGER KLEANERS
HARBOR BAY LANDING SHOPPING CENTER
ALAMEDA, CALIFORNIA**

Prepared for:

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Prepared by:

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Project No. A932789B



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14 July 1994
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Alameda County Health Care Services Agency
Division of Hazardous Materials, Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Attention: Madhulla Logan, M.S.

**SUBJECT: CLOSURE OF A FLOOR DRAIN AND APPURTENANT
SUBSURFACE PIPING, ALAMEDA RED HANGER
KLEANERS, HARBOR BAY LANDING SHOPPING CENTER,
ALAMEDA, CALIFORNIA**

Dear Madhulla:

It was a pleasure meeting with you on 26 May 1994 in regards to the subsurface investigations recently performed by Applied Geosciences Inc. in the vicinity of the Alameda Red Hanger Kleaners (ARHK) facility (site), located in the Harbor Bay Landing Shopping Center (HBLSC) at Island Drive and Mecartney Road in the city of Alameda, California.

The presence of low concentrations of perchloroethylene (PCE) in soil, water and soil gas was discovered during investigations by Applied Geosciences Inc. at the site. This was reported to the Alameda County Health Care Services Agency (ACHA) and the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB). The purpose of the work proposed in this workplan is to achieve "case" closure with respect to the presence of PCE and related volatile organic compound (VOC) breakdown products in the subsurface in the vicinity of the ARHK facility. Although we have made several recommendations with respect to site modifications and changes in the handling of PCE, due to the ongoing usage of the site for dry cleaning purposes, it is our judgment that implementation of the recommended modifications/changes is not necessary for closure purposes. We strongly emphasize, however, that they should be implemented as soon as possible.

The contents of reports documenting a soil and groundwater investigation (Applied Geosciences Inc., 1993) and a soil gas survey (Applied Geosciences Inc., 1994) previously submitted to the ACHA, and the ramifications of the findings presented, were discussed in our meeting with you on 26 May 1994. Subsequent to your recent meeting with Mr. Sumadhy Arigala of the RWQCB regarding the site, Applied Geosciences Inc. has had the opportunity to discuss the previous investigations and the proposed subsurface utility closure activities in some detail with Mr. Arigala. More specifically, we discussed the proposed closure of floor drain F1 and related subsurface piping, and the likelihood that additional investigation and/or remediation of the site

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A932789B

2

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utility closure activities in some detail with Mr. Arigala. More specifically, we discussed the proposed closure of floor drain F1 and related subsurface piping, and the likelihood that additional investigation and/or remediation of the site would be required by either the ACHA or the RWQCB. The salient points of this conversation were recently discussed with you. Based on our recent discussions with you and Mr. Arigala, Applied Geosciences Inc. is providing the attached workplan for the closure of floor drain F1 and associated subsurface piping, and related soil sampling and analytical activities.

It is our understanding that, should the analytical results of the soil sample analyses indicate the presence of VOCs in concentrations similar to the levels previously reported on-site, which are judged to be low, additional investigation and/or remedial measures will not be required by ACHA and the RWQCB, and the "case" (with respect to the presence of VOCs in the subsurface) will be considered closed.

As discussed with both you and Mr. Sum Arigala of the RWQCB, information obtained by Applied Geosciences Inc. subsequent to our last discussion regarding closure of the facility's floor drains indicates that grouting of the sub-lateral within the ARHK facility, as originally discussed, is not feasible because this lateral also receives waste from an adjacent facility (a bank). Additionally, due to the use of floor drain F2 as a receptacle for several "blow-down" pipes and condensate pipes, and the need to dispose of cooling water (currently being discharged into floor drain F1), closure of floor drain F2 is also not feasible. As floor drain F2 is not proximate to the dry cleaning unit and has a raised "lip" (approximately 1 to 2-inches above the floor), it is our judgment that there is a low likelihood that PCE would enter this drain, even in the event of a release from the dry cleaning unit or a spill during handling of the perchloroethylene.

We will be contacting you shortly to discuss the attached Workplan. If you have any questions or comments in the interim, please feel free to call.

Very truly yours,
APPLIED GEOSCIENCES INC.



WILLIAM G. THEYSKENS, CEG 1486
Project Engineering Geologist



WILLIAM P. NYLIN
Regional Office Manager

cc: Sumadhy Arigala, Regional Water Quality Control Board, San Francisco Bay Region
Dennis M. Klimmek, Esq., Vice President and General Counsel, Kemper Real Estate Management Company
Jeff Van De Wyngaerde, Kemper Real Estate Management Company
Jonathan Winslow, Senior Development Manager, Kemper Real Estate Management Company
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**WORKPLAN FOR CLOSURE OF A FLOOR DRAIN
AND APPURTENANT SUBSURFACE PIPING
ALAMEDA RED HANGER KLEANERS
HARBOR BAY LANDING SHOPPING CENTER
ALAMEDA, CALIFORNIA**

1.0 INTRODUCTION

This workplan presents the approach, scope of work, and estimated schedule developed by Applied Geosciences Inc. for the closure of a floor drain and appurtenant subsurface piping.

Subsurface investigations were recently performed by Applied Geosciences Inc. in the vicinity of the Alameda Red Hanger Kleaners (ARHK) facility (site), located in the Harbor Bay Landing Shopping Center (HBLSC) at Island Drive and Mecartney Road in the city of Alameda, California. A soil and groundwater investigation (Applied Geosciences Inc., 1993) and a soil gas survey (Applied Geosciences Inc., 1994) were recently performed by Applied Geosciences Inc. These reports were submitted to the Alameda County Health Care Services Agency (ACHA) and were discussed in a meeting on 26 May 1994. These reports were subsequently submitted to and reviewed by Mr. Sumadhy Arigala of the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB).

Applied Geosciences Inc. has discussed these investigations and our current proposal for closure of floor drain F1 and appurtenant piping with Mr. Arigala. We have also discussed the likelihood that additional investigation and/or remediation of the site would be required by either the ACHA or the RWQCB. Based on our discussions with you and with Mr. Arigala, it is Applied Geosciences Inc.'s understanding that, should the analytical results of the soil sample analyses indicate concentrations of volatile organic compounds (VOCs) similar to the levels previously reported (Applied Geosciences Inc., 1993 and 1994), which are judged to be low, additional investigation and/or additional remedial measures will not be required, and in that event, upon satisfactory completion of the work set forth in Sections 5.1 through 5.4 of this Workplan, ACHA will send a letter to Applied Geosciences Inc. stating that the Workplan has been satisfactorily completed and the file will be deemed closed by ACHA and the RWQCB.

The purpose of the work proposed in this workplan is to achieve "case" closure with respect to the presence of PCE and related volatile organic compound (VOC) breakdown products in the subsurface in the vicinity of the ARHK facility. Although we have made several recommendations to the current site owner with respect to site modifications and changes in the handling of PCE, due to the ongoing usage of the site for dry cleaning purposes, it is our judgment that implementation of the recommended modifications/changes is not necessary for closure purposes. We strongly emphasize, however, that they should be implemented as soon as possible.

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2

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2.0 OBJECTIVE

The objective of the proposed scope of work is the closure of floor drain F1 and appurtenant subsurface piping, to the extent feasible.

3.0 APPROACH

The approach developed by Applied Geosciences Inc. to meet the objective consists of the removal of floor drain F1 and capping of the sewer line below its associated "P-trap", re-routing of the pipes currently discharging into floor drain F1 to the floor drain F2 (approximately 20 feet to the north), and sampling and analysis of soils beneath floor drain F1 and its underlying "P-trap" for the presence of VOCs.

4.0 SCOPE OF WORK

The scope of work for this investigation includes the following tasks:

- Task 1. Mobilization
- Task 2. Floor Drain/Subsurface Piping Closure
- Task 3. Soil Sampling/Analysis
- Task 4. Data Evaluation, Reporting and Project Management

5.0 WORK DESCRIPTION

A summary of field procedures to be utilized by Applied Geosciences Inc. during the implementation of this workplan is presented in Appendix A.

5.1 Mobilization

A site specific Health and Safety Plan prepared prior to commencement of the preliminary site investigation activities will be reviewed, and updated, if judged appropriate. This plan will be designed to minimize the likelihood that exposure of Applied Geosciences Inc. personnel and their subcontractors to potentially hazardous materials will occur during the course of the field work. Threshold concentrations for worker exposure, work stoppage and protective procedures are given in the Health and Safety Plan.

5.2 Floor Drain Closure

Floor drain F1 will be removed, along with the associated piping ("P-trap") beneath it. The sewer line will be capped. An Hnu organic vapor meter (OVM) and Draeger colorimetric

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3

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indicator tubes will be used to monitor for the presence of total VOCs and PCE, respectively, in the soils beneath the floor drain. In the event elevated concentrations of VOCs are indicated to be present in the soils underlying the floor drain by the OVM, and the presence of PCE is indicated by the Draeger colorimetric tubes, the soils that are indicated to be impacted will be excavated to the extent feasible given site constraints (e.g., the proximity to the dry cleaning unit, other subsurface utilities, and the floor slab adjacent to the excavated area).

A soil sample will be collected from the bottom of the floor drain excavation. In the event VOCs are indicated by the field analytical equipment to be present in significant concentrations, a soil sample will be collected following excavation of the apparently impacted soils. Sampling procedures are discussed in Section 5.4. Following the collection of soil samples, the excavation will be backfilled with clean imported granular fill (to be vibro-compacted), and capped by a minimum four-inch thickness of concrete. The concrete will contain an additive designed to reduce the permeability of the concrete.

5.3 Soil Sampling/Analysis

A soil sample(s) will be collected following the removal of the floor drain and the appurtenant piping beneath the floor drain, or following removal of soils if they are indicated (by the OVM and colorimetric tubes) to likely be significantly impacted by the presence of VOCs. Soil samples will be collected in general accordance with procedures developed by Applied Geosciences Inc., which are summarized in Appendix A, Summary of Field Procedures. One soil sample will be submitted to a State Certified laboratory for analysis for halogenated volatile organic compounds in accordance with the U.S. Environmental Protection Agency (EPA) Method 8010, on a twenty-four hour turnaround basis. Additional soil samples may be collected and delivered to the laboratory to be placed on hold pending receipt of the analytical results on the initial sample. Analysis of additional samples, however, is not within the current scope of work.

5.4 Data Evaluation, Reporting and Project Management

Reporting with respect to proposed scope of work will include a discussion of the activities performed, a discussion of observations made during the performance of the closure activities, a verbal description of the soil encountered during the excavation activities, and the depths at which soil samples were collected for analysis. Analytical data will be tabulated and analytical data discussed. A site map will be provided to indicate the approximate extent of the areas excavated and the soil sampling locations. Conclusions and recommendations, if judged appropriate, will also be provided in this report.

Applied Geosciences Inc. will provide a verbal report with respect to the field activities. Laboratory analytical results will be reported to Kemper (verbally) as soon as they are received.

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4

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It is the opinion of Applied Geosciences Inc. that the ACHA and RWQCB staff ultimately must be kept aware of the progress of the work and any problems or required changes in the implementation of these efforts. Liaison will be conducted by the Project Manager as needed to maintain such awareness.

APPENDIX A
SUMMARY OF FIELD PROCEDURES

SUMMARY OF FIELD PROCEDURES

A summary of the procedures that will be used during the implementation of this workplan follows:

Soil Sampling

- All sampling equipment will be either steam cleaned or washed using a non-phosphate detergent, rinsed in two tap water rinses, and final rinsed using deionized water, in general accordance with RWQCB guidelines, to minimize the likelihood of cross-contamination.
- Following the completion of excavation activities, a sampler will be advanced to depths of approximately 6-inches below the ground surface (BGS) using slide hammer sampling apparatus. Soil samples will be collected in 6-inch long stainless steel liners located inside the sampler.
- Following retrieval of the sampler, the sample will be removed from the sampler, the ends covered with teflon sheets or aluminum foil, and capped with PVC end caps. Samples retained for laboratory analysis will be placed in individual ziplock bags and stored on ice in an insulated chest, pending transport to the laboratory.
- Each sample will be labeled with the sample number, depth of collection, date, and project number. Soil sample designations will be assigned as follows. The first number will indicate the area from which the sample was collected (e.g., F1), the second the sequence in which the sample was collected in that area (although only one sample per floor drain is currently anticipated to be collected), and the third number the approximate depth of the top of the sample with respect to the ground surface.
- Soil descriptions, sample type and depth, and related information will be recorded on a daily field log. Work will be performed under the supervision of a State-registered geologist or a State certified engineering geologist from Applied Geosciences Inc., using the Unified Soil Classification System (USCS).
- One soil sample will be collected from beneath floor drain F1 and delivered to a State-accredited laboratory for analysis on a twenty-four hour turnaround basis. Additional soil samples may be collected and delivered to the laboratory and placed "on-hold" pending the results of the initial analyses. (Performance of additional testing within the permitted hold time may be recommended by Applied Geosciences Inc. based on field and laboratory data. Such additional testing is out of the current scope of work).

- "Grab"-type soil samples will also be collected from within the excavation, adjacent to the areas sampled (for laboratory analysis). These grab samples will be used to describe the stratigraphy encountered and/or to measure VOCs using the OVM or the colorimetric indicator tubes. Soil collected adjacent to the samples collected for laboratory analysis will be placed in the a sealed ziplock baggie. The baggie will be set aside in approximately isothermal conditions to allow organic vapors, if present, to accumulate in the baggie around the sampled soil. The air within the baggie will then be sampled using an Hnu organic vapor meter (OVM) equipped with a 10.2 eV probe calibrated for PCE. The probe will be inserted through a hole made in the baggie; the highest measurement indicated will be recorded on the boring log. The air within the baggie will also be sampled using a colorimetric tube designed to assess the presence of PCE.

Laboratory Analysis of Samples

- One soil sample will be collected, labeled, and stored on ice in an insulated chest pending delivery to the laboratory for analysis on a twenty-four hour turnaround basis for halogenated organic compounds by EPA Method 8010.
- Chain-of-Custody procedures will be used to document sample handling and transport from the time of sample collection to delivery within 24 hours of sampling to a State-certified hazardous waste laboratory for analysis.

Waste Disposal

- Soil waste generated during the excavation operations will be stored on-site in sealed, labeled, 55-gallon drums pending receipt of laboratory results. Disposal of the soil in accordance with current regulatory guidelines, based on the laboratory results, will be the responsibility of the client.