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Alameda County
Environmental Health

**ADDITIONAL SITE ASSESSMENT WORK PLAN
925 STANFORD AVENUE
OAKLAND, CALIFORNIA**

PREPARED FOR:

Ms. Susan Rosenberg
Willbett Company
109 Hartford Road
Danville, California 94526

PREPARED BY:

Ninyo & Moore
Geotechnical and Environmental Sciences Consultants
1956 Webster Street, Suite 400
Oakland, California 94612

March 22, 2011
Project No. 401559003

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Ms. Susan Rosenberg
Willbett Company
109 Hartford Road
Danville, California 94526

Subject: Additional Site Assessment Work Plan
925 Stanford Avenue
Oakland, California

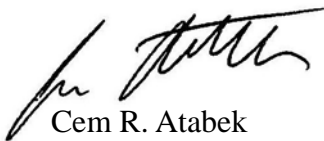
Dear Ms. Rosenberg:

Enclosed please find our Additional Site Assessment Work Plan for the subject property.

The attached work plan has been prepared to document our proposed scope of work for the purpose of re-evaluating the extent and magnitude of petroleum hydrocarbon impacts detected in shallow soil in the vicinity of a former above ground storage tank on site.

We appreciate the opportunity to be of service to you on this project.

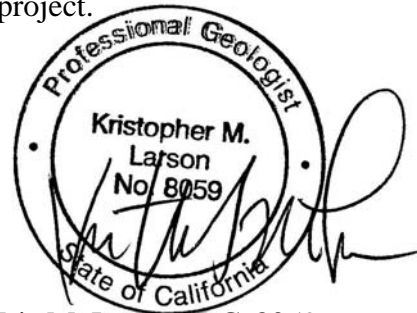
Sincerely,
NINYO & MOORE



Cem R. Atabek
Project Environmental Engineer

CRA/KML/csj

Distribution: (1) Addressee
(1) Barbara Jakub, Alameda County Environmental Health (via e-mail)



Kris M. Larson, P.G. 8059
Principal Environmental Geologist

Willbett Company, Incorporated
109 Hartford Road, Danville California 94526

March 28, 2011

Subject: Perjury Statement
Additional Site Assessment Work Plan
925 Stanford Avenue
Oakland, California
RO#00002983

PERJURY STATEMENT BY RESPONSIBLE PARTY

I declare under penalty of perjury that the information and recommendations contained in the Additional Site Assessment Work Plan dated March 22, 2011 (attached report) are true and correct to the best of my knowledge.

A handwritten signature in cursive script that reads "Susan Rosenberg". The signature is written in black ink and is positioned above the typed name and address.

Ms. Susan Rosenberg
Willbett Company
109 Hartford Road
Danville, California 94526

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1. INTRODUCTION

Ninyo & Moore has prepared an Additional Site Assessment Work Plan (work plan) for the property located at 925 Stanford Avenue in Oakland, California (site) (Figure 1). The work plan has been prepared in response to a request from the Alameda County Environmental Health Department (ACEH), to evaluate the extent of impacts from petroleum compounds detected in shallow soil in the vicinity of a former above ground storage tank (AST) on-site.

1.1. Site Description

The site is located in a mixed industrial/commercial/residential area of Oakland near the Emeryville Boarder. The industrial style building on site is currently occupied by S.T. Johnson, an industrial and commercial burner manufacturing company. The remainder of the site consists of asphalt and concrete parking areas. The site is bordered by Stanford Avenue to the north, Lowell Street to the west, Grace Avenue to the south and a small industrial style facility adjacent to the east. Grace Avenue dead ends on the south side of the site and this unpaved area is used as parking.

1.2. Purpose

The purposes of the work plan are:

- To provide an understanding of the site with respect to the site background, previous environmental work; and
- To propose field activities intended to evaluate potential petroleum hydrocarbon impacts in shallow soil in the vicinity of a former AST on-site.

2. BACKGROUND

2.1. UST and AST Removal

According to the Report of UST Removal Activities, prepared by Gribi Associates (Gribi, 2008), two USTs and an above ground storage tank (AST) were formerly located on site, all of which reportedly contained heating oil which was used in the boiler and furnace

manufacturing facility on site. One of the USTs was an approximately 1,300-gallon tank which was located in the northwest corner of the site and the other UST was an approximately 425-gallon tank which was located at the southeast corner of the site (Figure 2). An approximately 650-gallon AST was located off the southwest corner of the site. The AST was removed on March 6, 2008, and the USTs were removed during the week of April 21, 2008 by Golden Gate Tank Removal under the supervision of Gribi Associates. Sampling of soil and groundwater from the UST excavations was performed following removal of the USTs and also after over-excavation activities.

Analytical results revealed elevated concentrations of petroleum compounds in the groundwater samples collected from both UST excavations and slightly elevated concentrations of total petroleum hydrocarbons as diesel (TPHd) and total petroleum hydrocarbons as motor oil (TPHmo) and low concentrations of total petroleum hydrocarbons as gasoline (TPHg) in the soils samples collected from the beneath the former 425-gallon UST.

Benzene, toluene, ethyl-benzene, and xylenes (BTEX) were not detected in the soil or groundwater samples collected from either excavation with the exception of low concentrations of ethyl-benzene and xylenes detected in the soil sample collected at 8 feet below ground surface (bgs) in the former 425-gallon UST excavation.

2.2. Preferential Pathways Survey

A Preferential Pathways Survey was performed for the site as presented in Ninyo & Moore's 2009 Preferential Pathways Survey and Site Assessment Work Plan. The Preferential Pathway Survey was performed to locate utility conduits within the site vicinity to evaluate whether the conduits may have or are currently acting as preferential pathways for contaminant migration away from the site. The Preferential Pathway Survey also included a search of wells located within a quarter mile from the site to evaluate the potential for contaminants originating on-site to impact off-site wells. The utilities identified during the Preferential Pathway Survey are indicated on Figure 2. A sanitary sewer line was identified adjacent to

the north of the former 1,300-gallon UST which had the potential to act as a preferential pathway based on its proximity to the former UST.

2.3. Site Assessment

On March 12 and 13, 2010, Ninyo & Moore advanced eight borings (B-1 through B-8) (Figure 2) for the purpose of soil and groundwater sampling to evaluate the lateral and vertical extent of impacts, and to evaluate whether constituents from an off-site UST located at the north end of the eastern adjacent property (Figure 2) may also be impacting the site groundwater.

Impacts in soil and groundwater from TPHd, TPHg, and TPHmo were detected on site in the vicinity of the former USTs. Impacts in shallow soil from TPHd and TPHmo were detected on site in the vicinity of the former AST. Concentrations of BTEX and fuel oxygenates were not detected in the soil or groundwater samples collected on site.

Based on the findings of the soil and groundwater investigation activities, Ninyo & Moore recommended the following:

- Additional sampling in the area of the former USTs should not be performed based on the relatively minor impacts from petroleum compounds detected in the soil and groundwater samples collected in the vicinity of the former USTs.
- Additional sampling in the area of the former AST should not be performed based on the observation of no physical signs of impacts in the soil from boring B-8 and the very low to non-detectable concentrations of TPHd and TPHmo at 2 feet bgs which suggests that the impacts detected were caused by the presence of asphalt fragments in the soil sample.
- A low-risk case closure request should be prepared for the site.

3. PROPOSED SCOPE OF WORK

Ninyo & Moore proposes to perform additional soil sampling in the vicinity of the former AST to evaluate the magnitude and extent of potential petroleum hydrocarbon impacts in soil. The proposed scope of work includes the following:

3.1. Proposed Borings for Evaluation of Potential Petroleum Hydrocarbons in Shallow Soil

The potential shallow soil impacts from petroleum hydrocarbons in the vicinity of the former AST on-site will be evaluated by advancing four borings (B-9 through B-12) in the vicinity of previous boring B-8 (Figure 2). Boring B-9 will be advanced directly adjacent to previous boring B-8 for the collection of a soil sample from the ground surface (0.0-0.5 feet bgs) to evaluate whether the petroleum hydrocarbons detected in the shallow soil from boring B-8 were caused by asphalt fragments in the sample. Step-out borings B-10 through B-12 will be advanced within 5 feet to the east, south, and west of boring B-9, respectively. A step-out boring will not be advanced to the north of boring B-9 due to the presence of asphalt pavement which would have prevented a release from the former AST from impacting the shallow soil in that area.

3.2. Soil Sampling Methodology

The borings will be advanced using a hand auger to a depth of approximately 0.5 ft bgs. Encountered soils will be visually inspected for the presence of asphalt fragments. If asphalt fragments are observed in the soil, they will be removed prior to sample collection. Soil samples will be collected by transferring soil from the hand auger into 4-ounce glass jars. The samples will be labeled, inserted into plastic bags, and stored on ice under chain-of-custody for transport to a State certified analytical laboratory. Proposed analytical methods are presented below.

Surface soil samples from step-out borings B-10 through B-12 will be placed on hold pending the analytical results of the sample from boring B-9.

3.3. Decontamination

To minimize the likelihood of cross contamination, all down-hole tooling will be decontaminated prior to use at each new boring location. Decontamination will be performed using a three station wash consisting of a pre-wash rinse of tap water using a brush, if neces-

sary, to remove sediments from the equipment, followed by a rinse in an appropriate detergent solution, followed by a final rinse in distilled water.

3.4. Analytical Methods

Only elevated concentrations of TPHd and TPHmo were detected in the shallow soil sample from boring B-8. Therefore the samples collected will be analyzed TPHd and TPHmo by EPA Method 8015B.

3.5. Additional Site Assessment Report

Following completion of the proposed field activities, Ninyo & Moore will issue an *Additional Site Assessment Report*. The report will document the site assessment field methods and present the results of the investigation. At a minimum, the report will contain:

- A description of site background;
- A summary of previous work;
- Documentation of sampling methods;
- A discussion of investigation findings;
- Our conclusions and recommendations,
- A series of figures showing utility conduits, locations of soil borings, and analytical results of soil samples;
- A tabular presentation of soil data;
- Copies of analytical reports.

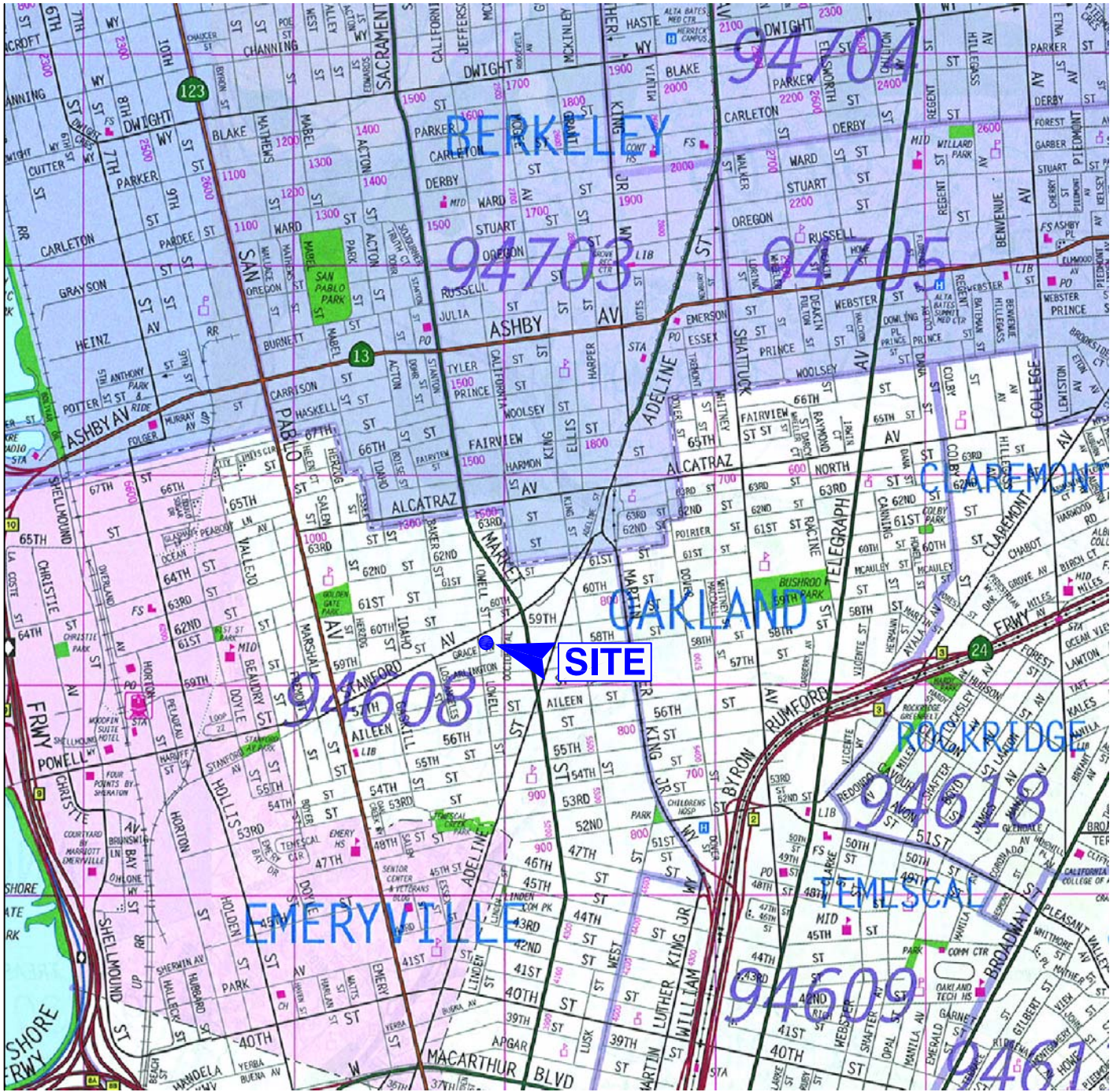
The report will be submitted to the ACEH for review and uploaded to Geotracker, the State Water Board's online database.

4. REFERENCES

Gribi Associates, 2008, Report of Underground Storage Tank Removal Activities, 925 Stanford Avenue, Oakland, California, dated June 4.

Ninyo & Moore, 2009, Preferential Pathways Survey and Site Assessment Work Plan, 925 Stanford Avenue, Oakland, California, dated July 28.

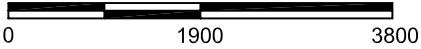
Ninyo & Moore, 2010, Soil and Groundwater Investigation Report, 925 Stanford Avenue, Oakland, California, dated June 2.




REFERENCE: METRO AREAS OF ALAMEDA, CONTRA COSTA, MARIN, SAN FRANCISCO, SAN MATEO, AND SANTA CLARA COUNTIES, THOMAS GUIDE, 2008.

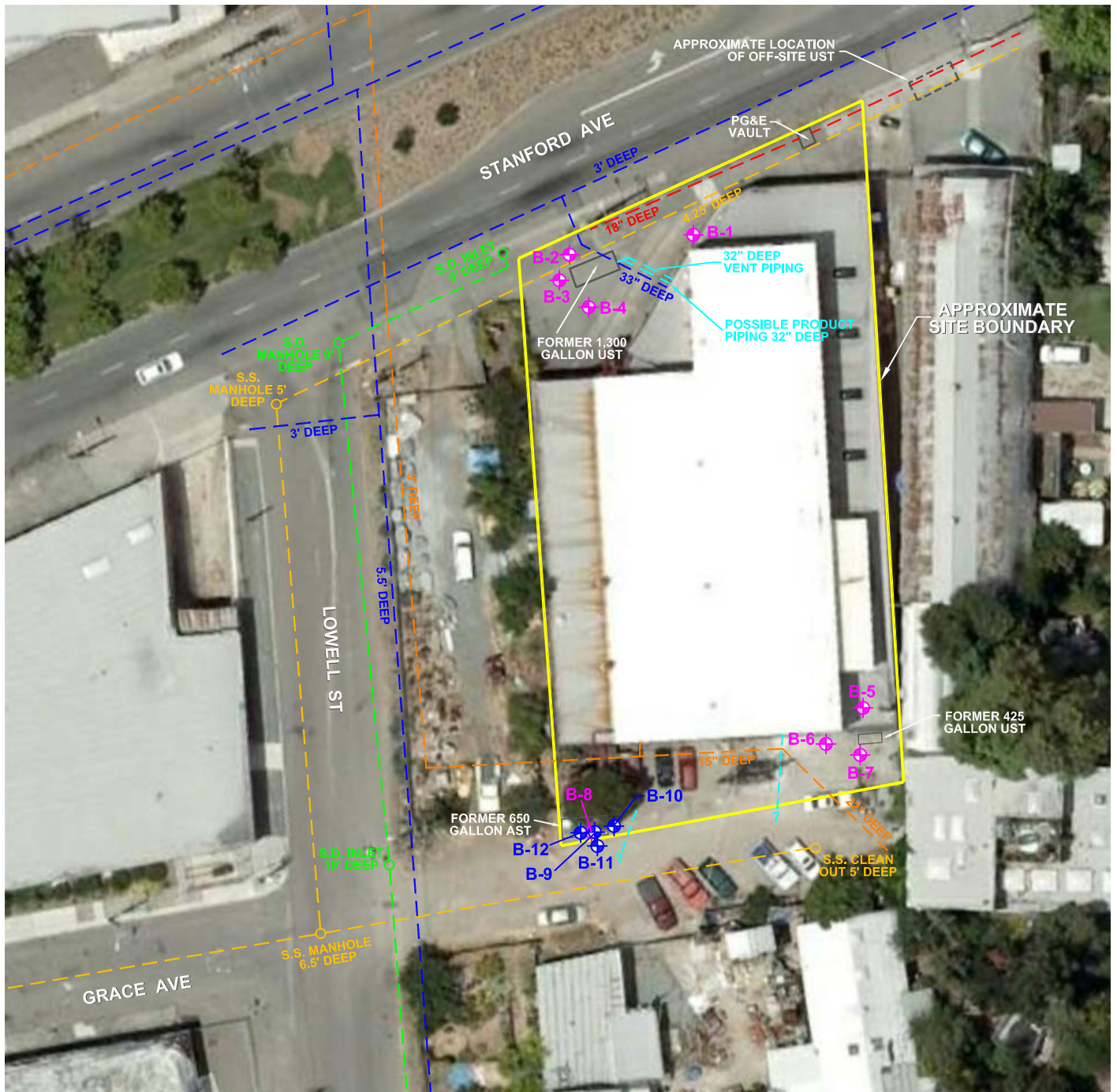


SCALE IN FEET

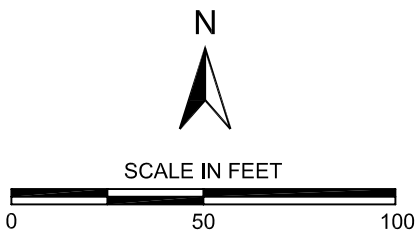


NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

		SITE LOCATION		FIGURE 1
		PROJECT NUMBER DATE 401559003 3/11		



REFERENCE: GOOGLE EARTH, 2010.



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

LEGEND	
	ELECTRIC LINE
	GAS LINE
	WATER LINE
	SANITARY SEWER
	STORM DRAIN
	OTHER PIPELINES
	B-8 APPROXIMATE LOCATION OF 2010 BORING
	B-12 APPROXIMATE LOCATION OF PROPOSED BORING

		PROPOSED BORING LOCATIONS	FIGURE
PROJECT NUMBER	DATE	ADDITIONAL SITE ASSESSMENT WORK PLAN 925 STANFORD AVENUE OAKLAND, CALIFORNIA	2
401559003	3/11		