

Green Oak Builders Inc.
888 Brannan St., Suite 101
San Francisco, CA 94101

Date: 3/16/2015
From: Mona Hsieh
To; Haz. Materials Specialist, Alameda Co. Environmental Health
Subject: 3101 35th St., Oakland, CA RO 3164

Perjury Statement

RECEIVED

By Alameda County Environmental Health 3:21 pm, May 19, 2015

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

Mona Hsieh



President

Environmental Restoration Services

Site Investigations * Fuel Tank Closures and Installations * Site Remediation * Regulatory Reporting

Alameda County Health Care Services
Department of Environmental Health
1131 Harbor Bay Parkway, Second Floor
Alameda, CA 94502

March 16, 2015

Attn: Mr. Keith Nowell ; Haz Mat. Specialist for : Green Oaks Builders Inc.
3101 35th St., Oakland
Case No. RO-0003164

Re: Interim Remedial Action Workplan

1.0 INTRODUCTION

The purpose of this Workplan is to propose an Interim Remedial Action (IRA) to remove hydrocarbon impacted soil in the vicinity of underground storage tank (UST) system (piping to former fuel dispenser locations) components, sampled during UST removal activities in January of 2015 at the above mentioned site. This plan first reviews the known site history and describes the site vicinity. The remedial action scope of the plan shows proposed excavation dimensions and describes proposed excavation extremity soil sampling and analytical analysis. This IRA is being proposed prior to the soil and groundwater investigative stage because TPH impacted soils are currently stockpiled on site from the UST removal activity and it will be cost effective to remove this limited and shallow remaining impacted soil the same day the stockpiles are being loaded for disposal.

1.1 Site Location

The Property is located on the northern corner of the intersection of 35th Avenue and School Street, in a commercial/residential district of the City of Oakland, Alameda County, California (Figure 1).

1.2. Description of Site Use

The Property consists of a rectangular-shaped parcel of approximately 10,000 square feet in size, which was improved with a one-story gasoline service station building of approximately 2,592 square feet. According to the Property profile, the building was constructed in 1960 and demolished in November of 2014. The subject Property is currently vacant and asphalt and concrete surfaced.

1.3 Background

Based on historical research, a gasoline service station operated at the Property from prior to 1929, when an addition was permitted to an existing service station building, to about 1982, when Texaco sold the Property. In later years the building was used for auto parts sales and auto glass. It appears that the main "Texaco" USTs were located on the southern corner of the property (Figure 2) and have previously been removed at an unknown date and without known regulatory oversight.

On January 27, 2015, two 350 gallon USTs last containing gasoline and one 350 gallon UST last containing used oil removed from the property (Figure 2). Analytical results of soil samples recovered from below corroded piping and in the vicinity of former dispenser locations associated with the 350 gallon gasoline USTs, showed levels of Total Petroleum Hydrocarbons as gasoline (TPH/g) at up to 850 milligrams per kilogram (mg/kg).

2.0 SITE DESCRIPTION

2.1 Site Description

The site is located on the corner of 35th Street and School Street (Figure 1). Peralta Creek is located approximately 200 yards to the northwest of the site.

2.2 Vicinity Map

A vicinity map is given in Figure 1, which includes information on adjacent streets.

2.3 Depth to Groundwater

Depth to groundwater at the site, based on a September 2013 depth to water measurement of a monitoring well (MW-6) associated with the neighboring 3055 35th St. LUFT (Former Exxon) site and located approximately 15 feet west of the subject site property line (Figure 2), is 13 to 15 feet below ground surface (bgs.). Groundwater gradient flow direction in the vicinity of the subject site, based on historical groundwater gradient data from the Former Exxon site, has consistently been to the west.

2.4 Soil Profile

The gasoline UST removal excavation sidewalls and bottom show predominately silty, low plasticity clays starting at the surface and extending to approximately two feet bgs.. From approximately two feet bgs. to approximately the excavation bottom sample locations (+/- 10 feet) consisted of clayey sand to sandy clay with some gravels.

2.5 Waste Removal

Two gasoline fuel tanks and one used oil tank have been removed from the site. Approximately 20 cubic yards of TPH impacted soil from the recent UST removal activities is stockpiled on-site awaiting off-site disposal.

2.6 Previous Subsurface Investigations

No subsurface investigations have been performed at the site.

3.0 INTERIM REMEDIAL ACTION SCOPE OF WORK

Since shallow hydrocarbon impacted soil exists in the vicinity of UST system former fuel dispenser locations, ERS proposes to remove this limited and shallow remaining impacted soil the same day existing TPH impacted stockpiles are being loaded for disposal.

3.1 Proposed Over-Excavation of Former Dispenser Locations

ERS proposes that the vicinity of the southwestern dispenser island be over-excavated in an attempt to remove the majority of THP/g impacted soil. The this location (Figure 2) is proposed to be excavated to the approximate dimensions of 6 feet by 25 feet to approximate depth of 5 feet bgs.. The hydrocarbon impacted soil will be profiled for disposal per Republic Services Inc. profiling requirements. It is proposed that approximately 20 cubic yards will be transported as non-hazardous petroleum contaminated soil to Republic Services Newby Island Landfill under Non-Hazardous Waste Manifests and disposed of. Non-Hazardous Waste Manifests will be contained in the appendix of the future remedial action report.

3.2 Excavation Extremity Soil Sampling Locations

ERS proposes to recover two soil samples from the excavation bottom at approximately 5' bgs., two soil samples from each of the long excavation sidewalls (25' sidewalls) at approximately 3' bgs. and one soil sample from each of the short excavation sidewalls (6' sidewalls) at approximately 3' bgs.. Proposed sample locations are shown in Figure 2.

3.3 Soil Sampling Procedures

All excavation soil samples will be recovered by Joel G. Greger, CEG (# EG1633) and within two inch diameter by three inch long brass sleeves. Soil from each sample location will be recovered using a bullet sampler and a slide hammer. The sample sleeve within the bullet sampler will be placed at the sample location and driven into the excavation sidewall until the liner has completely filled. All liners will be immediately sealed with Teflon sheet and plastic caps and stored on ice. All samples will be transported on ice to Accutest Labs Inc. (Accutest) of San Jose, CA, under proper Chain-of-Custody procedures.

3.4 Laboratory Analyses

The following analyses will be performed by Accutest on the samples recovered from the excavation:

EPA 8015C Gasoline Range Organics (GRO)

3.5 Excavation Backfill

The excavation will be backfilled with quarry fines from Vulcan Materials Co.'s Pleasanton Quarry in Pleasanton, CA, from excavation bottom (5 feet bgs.) to the surface. The backfill material will be mechanically compacted in 12 inch lifts.

4.0 REPORTING

A report will be prepared by Joel G. Greger, CEG , which documents this Interim Remedial Action including a site plan showing sample locations, lab analytical results and chain-of custody, and Non-Hazardous Waste Manifests The report will include recommendations on additional investigation or interim remedial actions, if applicable. The report will be submitted to the client and Alameda County Health Care Services- Department of Environmental Health (ACEH).

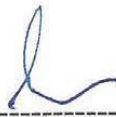
5.0 FUTURE INVESTIGATION

A Site Investigation Work Plan and Site Conceptual Model is currently being prepared by Joel G. Greger, CEG for submittal to ACEH.

Respectfully submitted this 16th day of March, 2015.



Bennett T. Halsted
Project Manager



Samuel H. Halsted P.E.
C.E. 14095



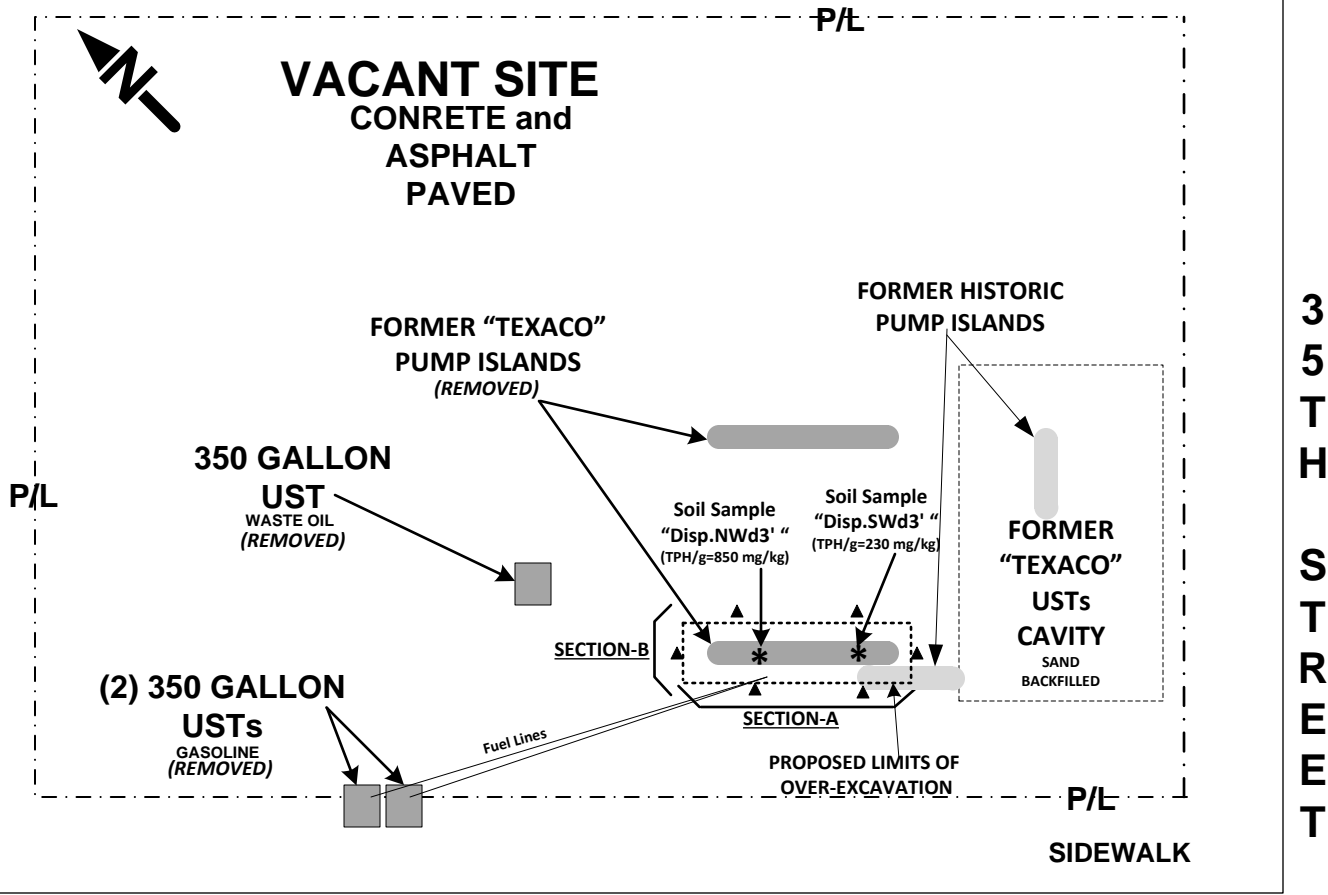
FIGURES

SITE →



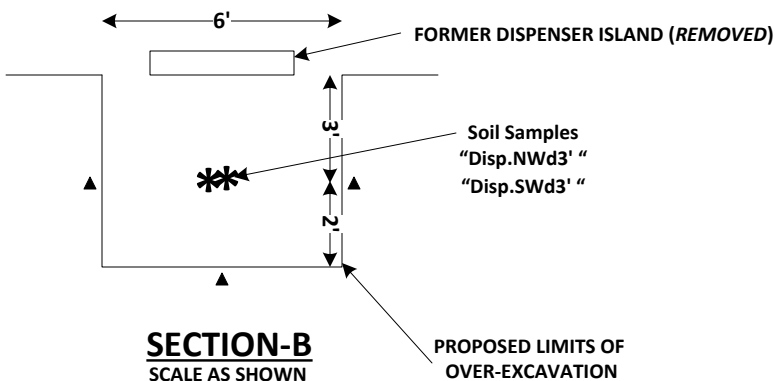
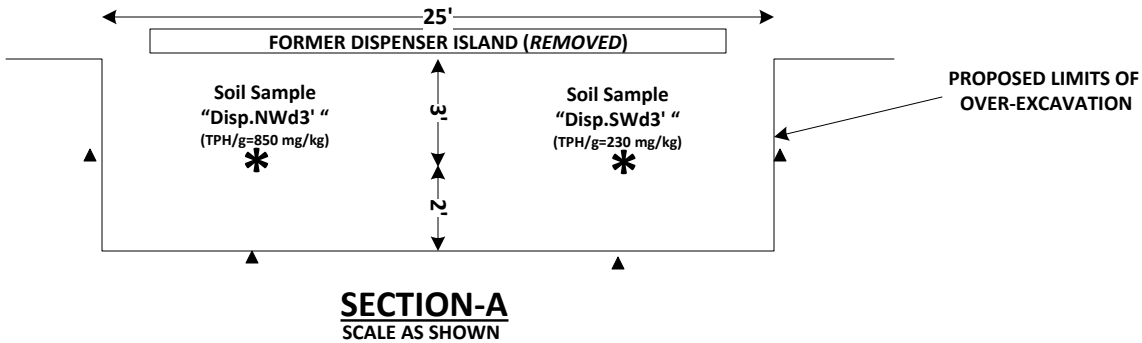
VICINITY MAP
3101 35th Street, Oakland, CA
SCALE 1"=2200'
FIGURE 1
Environmental Restoration Services
PO Box 2006, Menlo Park, CA 94026

VACANT SITE
CONCRETE and
ASPHALT
PAVED



SCHOOL STREET

Monitoring Well MW-6
Up-Gradient Data Point for
Site 3055 35th Ave.
(TPH/g 3.4 mg/l)



▲ PROPOSED EXTREMITY SOIL SAMPLE LOCATION

SITE PLAN	
3101 35 th STREET OAKLAND	
3/11/15	SCALE: 1" = 20'
ENVIRONMENTAL RESTORATION SERVICES	
PO BOX 2006 MENLO PARK, CA 94026 (408) 655 9434	