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Re: 1723 Fruitvale Avenue Oakland, California

Part 1 of 2

Proposed Sampling Plan

Part 2 of 2

Sample Location Map



Papineau, R.E.A. 791

1723 Fruitvale Avenue Oakland, California
Proposal 2000-033.01**PROPOSED SAMPLING PLAN**
October 18, 2000

Soil and ground water sampling at 1723 Fruitvale Avenue in Oakland, California, is proposed in response to the Alameda County Health Care Services Agency, Environmental Health Services, letter dated October 6, 2000. As requested in its letter, the required work is intended to complete previous work by 1) assessing presence or absence of detectable concentrations of perchloroethylene (also known as tetrachloroethene or PCE) in soil between approximately 11 feet and 17 feet below grade surface (bgs) and 2) assessing presence or absence of PCE in ground water within 10 feet directly down gradient of the previously reported PCE-affected soil.

Background Information

According to previous reports, *Limited Phase II Environmental Investigation Report, 1723 Fruitvale Avenue, Oakland, California*, dated December 22, 1999, and *Phase III Environmental Site Remediation, 1723 Fruitvale Avenue, Oakland, California*, dated July 12, 2000, both by Basics Environmental, three soil samples were collected between 5 and 10 feet bgs and at 11 feet bgs at location SB-4/SS-2. Composite soil samples SB-1, SB-2, and SB-3, composites of soil samples collected from 5 feet and 10 feet bgs, had no detectable concentrations of PCE. Composite soil sample SB-4, composite of samples from 5 feet and 10 feet bgs) had a detectable PCE concentration of 0.024 milligrams per kilogram (mg/kg). Grab soil sample SS-2, collected at 11 feet bgs from the base of an excavation had a PCE concentration of 0.032 mg/kg. The horizontal location of soil samples SB-4 and SS-2 was nearly the same.

Excavations were conducted in June 2000 to remove one hydraulic lift and to remove presumed PCE-affected soil at location SB-4. Soil samples SS-1 and SS-2 were verification soil samples collected at the bases of the two excavations. Collected at the base of the hydraulic lift excavation, at a depth of 11 feet bgs, soil sample SS-1 was reported not to contain a detectable concentration of PCE. Collected at the base of the other adjacent excavation, soil sample SS-2 was reported to have a concentration of 0.034 mg/kg as PCE.

In comparison to the U.S. EPA, Region 9, Preliminary Remediation Goals for PCE are 5.7 mg/kg for residential land and 19 mg/kg for industrial land. The original PCE concentration in the composite sample SB-4 (5 feet and 10 feet bgs) was previously reported in error as 24 mg/kg and above the PRGs (*Limited Phase II Environmental Investigation Report, 1723 Fruitvale Avenue, Oakland, California*, December 22, 1999, pp. 3-2 and 4-1).

Proposed Sampling, Laboratory Analyses, and Report

Sampling described below and on the next page is generally consistent with the required sampling described by Alameda County. Exceptions, if any, are noted:

1. Use a portable or low-clearance auger rig to drill two bore holes, each to approximately 25 feet bgs.



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2. Drill one bore hole (SB-5) adjacent to the excavation at location SB-4/SS-2. Stop at 10 feet, 15 feet, and 20 feet bgs to collect soil samples, driven in a modified split spoon sampler.
3. Test all three vadose-zone or capillary fringe soil samples collected from SB-5 for PCE. In addition, analyze the soil samples collected from SB-5 at the 15-foot and 20-foot depths for gasoline (TPHg), hydraulic oil (TPHo), benzene, toluene, ethyl benzene, and xylenes (BTEX). If any of the above parameters is detected in the soil sample collected at 15-feet bgs, then test the soil sample collected at 20 feet for the detected parameter. Saturated soil samples from a ground water bearing zone will not be tested.
4. Drill a second bore hole (SB-6) approximately 5 to 10 feet downgradient from SB-5. Stop at 5, 10, 15, and 20 feet to collect soil samples driven into the split spoon sampler load with brass sleeves. Instruct the laboratory to hold the soil samples collected from SB-6 without testing.
5. Place a temporary well screen in bore hole SB-6, with a proposed screened interval from approximately 20 feet to 25 feet bgs. Purge the casing and screen and then collect one ground water sample with a disposable bailer. Ground water is expected to be encountered in a sand lens at 17 to 22 feet bgs.
6. Test the one (1) ground water sample for gasoline (TPHg), hydraulic oil (TPHo), BTEX, and PCE, in accordance with U.S. EPA Methods 8015M, 8020, and 8010.
7. Remove casing and grout the two holes with neat cement using a tremie. Place soil cuttings and purge water in D.O.T. hazard-rated 55-gallon drums.
8. Transport soil samples and ground water sample on ice in an ice chest under a proper Chain-of-Custody, for testing by a California DHS ELAP-certified analytical laboratory.
9. Prepare a concise letter report with laboratory analytical results, Chain of Custody, sample location map, and soil boring logs signed by the Registered Geologist.

Proposed Exceptions and Clarifications:

Diesel (TPHd) and Total Petroleum Oil and Grease will not be tested. Instead, testing in accordance with U.S. EPA Method 8015M with a hydraulic oil standard is proposed.

Soil samples from the vadose zone or capillary fringe will be tested. Saturated soil samples from a ground water bearing zone will not be tested.

Ground water is expected to be encountered in a sand lens at 20 to 25 feet bgs. If it is not, drilling will be continued to 30 feet or ground water only at SB-6.

R. Mark Armstrong, R.G. #6134

October 18, 2000



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insert Figure 1, Proposed Sample Locations