

October 8, 1993

Alameda County Health Care Services Agency 80 Swan Way, Room 350 Oakland, CA 94621

ATTENTION: Ms. Juliet Shin

SUBJECT: Phase II Workplan

Former Alameda Max's Property

1357 High Street Alameda, CA 94501

Dear Ms. Shin:

Please find attached a copy of Aqua Science Engineers, Inc's. (ASE) Workplan for Phase II activities at the subject site.

If you have any questions or comments, please feel free to give us a call at (510) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

und alle

David Allen

Project Manager

Attachment: Final Report

cc: Mr. James A. Phillipsen, Property Owner

Mr. Rich Hiett, RWQCB - San Francisco Bay Region



October 8, 1993

WORKPLAN
for
SOIL AND GROUNDWATER
ASSESSMENT, NO. 2697
at
1357 High Street
Alameda, California

Submitted by: AQUA SCIENCE ENGINEERS, INC. 2411 Old Crow Canyon Road, #4 San Ramon, CA 94583 (510) 820-9391



INTRODUCTION

This submittal outlines Aqua Science Engineer's, Inc. (ASE) proposed workplan for environmental activities at 1357 High Street in Alameda, California (Figure 1). The proposed site assessment activities were initiated by the property owner, Mr. James A. Phillipsen, in accordance with a letter received from the Alameda County Health Care Services Agency (ACHCSA), dated May 12, 1993 (Appendix A). Presented below are a site history summary and an outline of ASE's proposed scope of work.

SITE HISTORY

See ASE Tank Removal Report, dated May 10, 1993

In 1989, a 2,000 gallon gasoline UST was removed from the subject site and disposed of by others; no further information regarding this issue was made available to ASE. On March 25-26, 1993 ASE removed and disposed of 5 UST's from the subject site. Four of the UST's previously contained gasoline, the fifth UST previously contained waste-oil. A sixth tank was found and left at the site (previously abandoned by others).

Soil samples collected from beneath the UST's and from the stockpiles indicated moderate petroleum-hydrocarbon concentrations in two specific areas: (1) the area near the former waste-oil tank and its stockpile; and (2) government the stockpile from the UST's located in the west portion of the site. ASE also collected a grab water sample from the excavation pit which identified at 140 plant elevated concentrations of petroleum hydrocarbons.

Finally, in June 1993, ASE collected soil samples from: (1) the area surrounding the the UST that was removed in 1989, and (2) the area surrounding the former waste-oil tank to investigate the presence of petroleum hydrocarbons (see letter report dated August 31, 1993 attached in Appendix B). Detectable concentrations of petroleum hydrocarbons were identified in the samples surrounding the former UST removed in 1989.

PROPOSED SCOPE OF WORK (SOW)

Based on the site history and requirements outlined in the ACHCSA May 12, 1993 letter, ASE's proposed SOW is as follows:

TASK I - OVEREXCAVATE, STOCKPILE, DISPOSE OF RESIDUAL CONTAMINATED SOIL.

- 1) Review the site safety plan written previously;
- 2) Overexcavate the hydrocarbon-bearing soil that was placed back into the excavations of the waste-oil UST and the 550-gallon gas UST:
- 3) Overexcavate the soil from around the former waste-oil UST to remove the residual diesel and oil & grease contamination;
- 4) Stockpile, sample and profile the overexcavated material for off-site disposal, and transport soil to an appropriate landfill licensed to accept hazardous material;
- 5) Collect confirmation samples from the waste-oil excavation and perform chemical analyses to verify the effectiveness of overexcavation.
- 6) Backfill the excavations with clean imported fill and compact.

TASK II - INSTALL THREE MONITORING WELLS

- 1) Obtain all necessary permits from the appropriate agencies to to install soil borings and monitoring wells;
- 2) Drill three soil borings to approximately 20 to 25-feet below ground surface (bgs) at the locations shown on Figure 2;
- 4) Collect soil samples at the capillary fringe from the borings and analyze one soil sample from each boring;
- 5) Complete the borings described in task 2 as 4-inch diameter groundwater monitoring wells;

- 6) Develop the monitoring wells;
- 7) Collect groundwater samples for chemical analyses;
- 8) Analyze the groundwater samples;
- 9) Survey top of casing elevation of the wells relative to a project datum;
- 10) Report the subsurface investigation results.

Each of these items are described in detail below.

The following chemical analyses will be used during this project:

TPH-G	Total Petroleum Hydrocarbons as Gasoline	EPA 8015M
TPH-D	Total Petroleum Hydrocarbons as Diesel	EPA 8015M
BLEX		EPA 8020/602
O&G	Oil & Grease	EPA 5520
VOC's	Volatile Organic Compounds	EPA 8010/601
pH/C	pH and Conductivity	EPA 9045 & 120.1

TASK 1

- 1) Based on the site history and the analytical results of the soil and groundwater samples collected during the previous site investigations, ASE has prepared a site-specific safety plan. The safety plan identifies potential site hazards and specifies procedures to protect site workers and the public. A nearby hospital is designated in the site safety plan as the emergency medical facility of first choice. A copy of the site specific Health and Safety Plan is appended in the tank removal report.
- 2-4) Using a backhoe, ASE will excavate and stockpile on-site the material returned to the waste-oil UST and the 550-gallon gas UST excavations. Equally, the residual waste-oil contamination will be overexcavated and stockpiled on site. The stockpiles will be sampled and the samples will be analyzed for TPH-G, TPH-D, BTEX, O&G, VOC's, RCI and lead. Upon acceptance, this material will manifested and transported to a local landfill approved to handle hazardous material.

- 5) Up to three soil samples will be collected from the waste-oil overexcavation pit to verify the limits of overexcavation. The soil samples will be submitted to a CAL-EPA certified laboratory for TPH-G, TPH-D, BTEX, O&G, and VOC's analyses.
- 6) Clean imported soil will be used to backfill the entire site upon completion of items 1-5 above.

TASK 2

- 1) ASE will obtain a Alameda County Flood Control and Water Conservation District Zone 7 permit for the installation of 3 monitoring wells. ASE will also send a notification card to the California Department of Water Resources (DWR). ASE will contact Underground Service Alert (USA) to mark all known utilities in the immediate site vicinity. After the wells are completed, ASE will send well completion reports to the DWR as required.
- ASE will drill three soil borings at the site in the locations shown on 2) Figure 2. The borings will be drilled with a 10-inch diameter hollow-stem auger drill rig. The drilling will be directed by a qualified ASE geologist. Undisturbed soil samples will be collected at the capillary fringe (assumed to be 4-6 feet bgs) for subsurface hydrogeologic description and possible The samples will be described by the ASE geologist chemical analysis. according to the Unified Soil Classification System. The samples will be collected in stainless steel tubes using a split-barrel drive sampler advanced ahead of the auger tip by successive blows from a 140-lb. hammer dropped 30-inches. Each sample will be immediately removed from the sampler, trimmed, sealed with Teflon tape and plastic caps, secured with duct tape, labeled with the site location, sample designation, date and time the sample was collected, and the initials of the person The samples will be placed into an ice chest collecting the sample. containing dry ice for delivery under chain of custody to a CAL-EPA certified analytical laboratory. Soil from the remaining tubes not sealed for laboratory analysis will be removed for hydrogeologic description and will be screened for volatile compounds with an OVM. The soil will be screened by emptying soil from one of the tubes into a plastic bag. bag will be sealed and placed in the sun for approximately 10 minutes. After the hydrocarbons have been allowed to volatilize, the OVM will measure the vapor through a small hole, punched in the bag. These OVM

readings will be used to decide which samples will be analyzed at the analytical laboratory. Soil cuttings will be stockpiled on and covered with plastic sheeting. Soil disposal will be arranged by the client at a later date. All sampling equipment will be cleaned in buckets with brushes and a TSP or Alconox solution, then rinsed twice with tap water. The drill rig and augers will be steam cleaned between borings and prior to departure. Rinsates will be contained on-site in sealed and labeled Department of Transportation approved 55-gallon (DOT 17H) drums for disposal by the client at a later date.

- 3) At least three soil samples will be collected and analyzed at a CAL-EPA certified environmental laboratory for TPH-G and BTEX. The soil samples collected from the boring located near the former waste-oil UST will also be analyzed for TPH-D, O&G, and VOC's.
- ASE will complete the soil borings described in task 3 as 4-inch 4) diameter groundwater monitoring wells. The wells will be constructed with 4-inch diameter, flush-threaded, schedule 40, O.020-inch slotted PVC well screen and blank casing. The well casing will be lowered through the augurs and #3 Monterey sand will be placed in the annular space between the well casing and the borehole to about 2-feet above the screened Approximately 1 foot of bentonite pellets will be placed on top of This bentonite layer the sand pack and hydrated with deionized water. will prevent the cement sanitary seal from infiltrating into the sand pack. Cement mixed with 3 to 5 percent bentonite powder by volume will be used to fill the annular space between the bentonite layer and the surface to prevent surface water from infiltrating into the well. The well head will be protected by a locking well plug and an at-grade, traffic-rated well box (See Figure 3 - Typical Monitoring Well).

The wells will be screened to monitor the first water-bearing zone encountered. Wells will typically be screened with 2-5 feet of screen above the water table and 10-15 feet of screen below the water table. If a confining layer is encountered below the first water bearing zone, its thickness will be confirmed by sampling with decreasing diameter split barrel samplers. The sampling hole through the underlying confining layer will be sealed with bentonite pellets. ASE will not cross-screen two or more water-bearing zones separated by confining layers.

- 5) The monitoring wells will be developed after waiting at least 72 hours after well construction. The wells will be developed using at least two episodes of surge block agitation and bailer evacuation. At least ten well casing volumes of water will be removed during the development, and development will continue until the water appears to be reasonably clear.
- After waiting 72 hours after the well development, ASE will sample Prior to purging and sampling, the groundwater will be checked for sheen and free product. Free product and sheen will be measured with an acrylic bailer which will be lowered slowly to the groundwater surface and filled approximately half full for direct observation. ASE will also measure the depth to groundwater in the well prior to the well being Prior to sampling, each well will be purged of at least four well casing volumes of groundwater. After purging is complete, groundwater samples will be collected from the well using a disposable polyethylene bailer. Groundwater will be decanted from the bailer into two 40-ml glass volatile organic analysis (VOA) vials and one 1-liter amber glass bottle. These samples will be preserved as necessary, labeled with the site location, sample designation, date and time the samples were collected, and the initials of the person collecting the samples. The samples will be placed in an ice chest containing dry ice for transport to the analytical laboratory under chain of custody. Purged groundwater will be stored onsite in sealed and labeled DOT 17H drums for disposal by the client at a later date.
- 7) All groundwater samples will be analyzed for TPH-G, BTEX, pH and conductivity. The samples collected from the monitoring well located near the former waste-oil UST will also be analyzed for TPH-D and VOC's.
- 8) ASE will survey the top of casing elevation of each well casing in reference to a project datum. The project elevation will be based on elevations interpreted from the USGS topographic map if a benchmark is not located within one block of the site.

9) ASE will submit a subsurface investigation report outlining the methods and findings of this investigation. The report will be submitted under the seal of State Registered Civil Engineer, Mr. David Schultz (#38738). This report will include a summary of the results, the site background and history, the topographic and geologic setting, rational for well placement and design, description of the well construction, development and sampling, tabulated soil and groundwater analytical results, and data collected during the well development and sampling including estimated flow rate, pH, temperature, and electrical conductivity on the initial sampling, conclusions and a remediation plan. Formal boring logs, analytical reports, and chain of custodies will be included as appendices.

SCHEDULE

ASE will schedule on-site activities upon approval of the workplan by the ACHCSA.

Aqua Science Engineers appreciates the opportunity to assist you with you environmental needs. Should you have any questions or comments, please feel free to call us at (510) 820-9391.

Respectfully submitted,

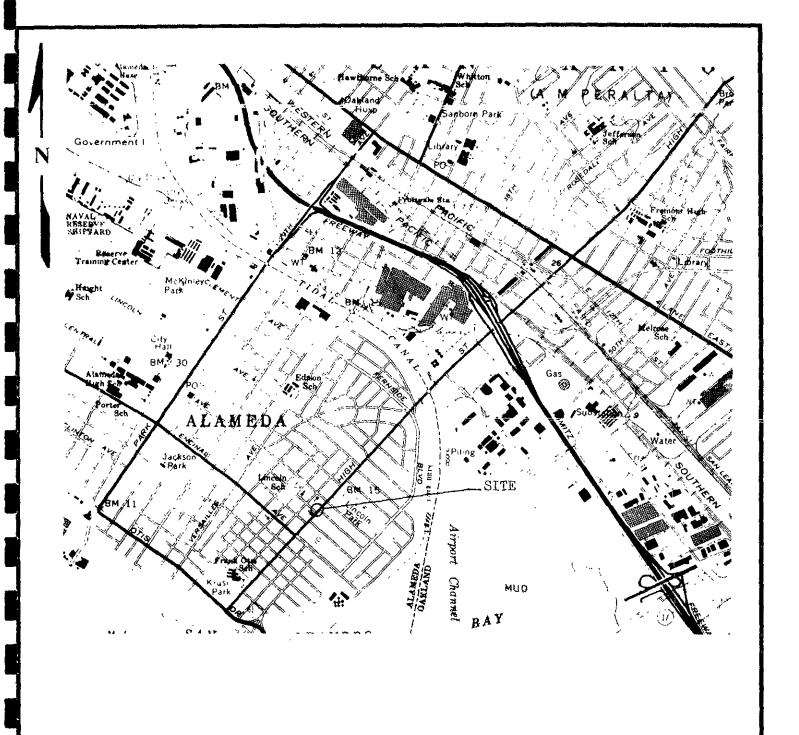
AQUA SCIENCE ENGINEERS, INC.

David Allen Project Manager

Attachments: Figures 1, 2 & 3
Appendices A & B

cc: Ms. Juliet Shin, ACHCSA

Mr. Rich Hiett, RWQCB, San Francisco Bay Region



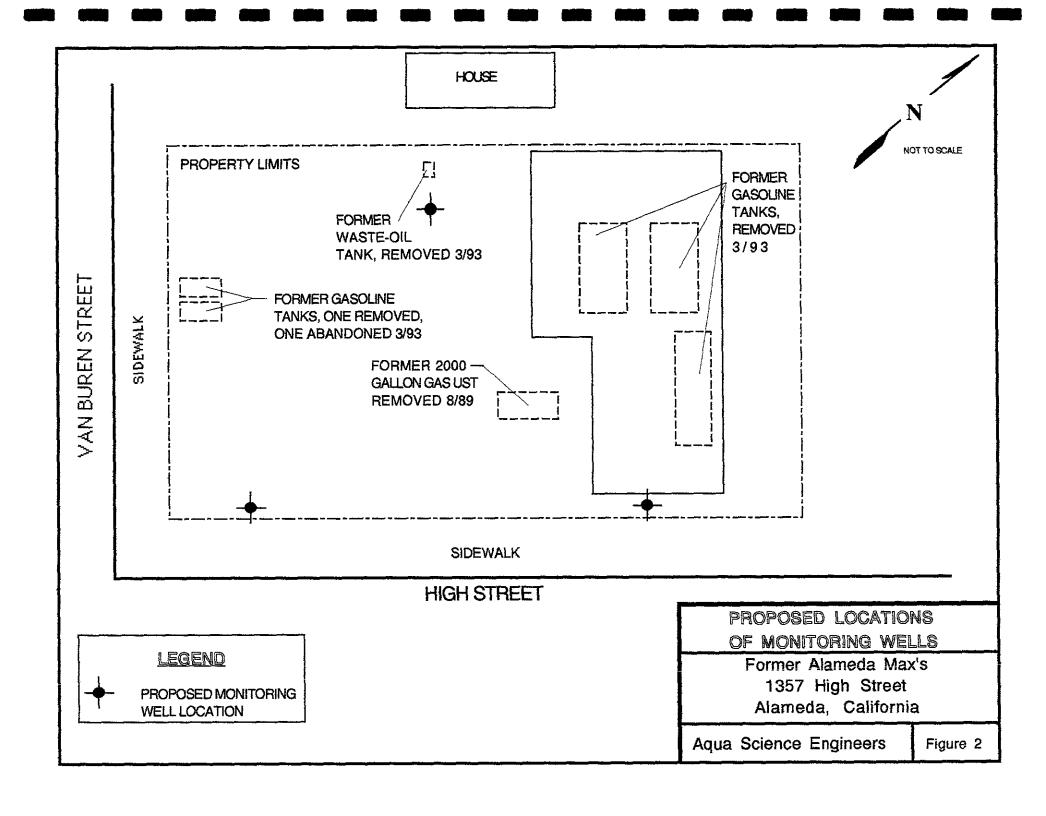
SITE LOCATION MAP

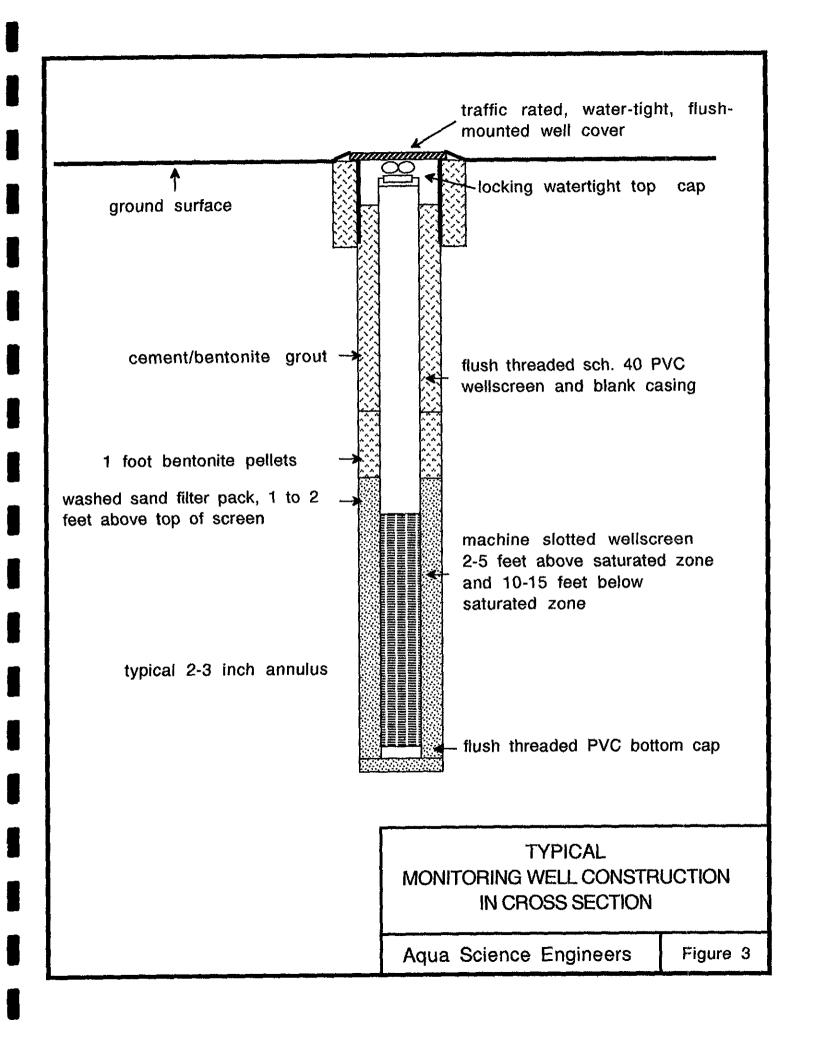
Alameda Max's 1357 High Street Alameda, California

Aqua Science Engineers

Figure 1

BASE: Oakland East and Oakland West 7.5 minute quadrangle topographic map, dated 1980, scale 1:24,000.





APPENDIX A

Alameda County Health Care Services Agency "Direction" Letter

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY



ガルソウリ, KEARS, Agency Director

BAHATA, SHAHID ASST AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL REALTH

Post-It brand fax fransmittal	rife: no 7071 # or pages
10 Dave Allen	From Juliet Ship
Co. Aqua Sciences	Co. Alameda County
Dept. /	Phone #
Fax# 837-4853	Fax #

May 12, 1993

Mr. James Phillipsen 3111 Marina Dr. Alameda, CA 94501

STID 1702

Re: Investigations at 1357 High Street, Alameda, California

Dear Mr. Phillipsen,

This office has received and reviewed Aqua Science Engineers' (ASE) Underground Storage Tank (UST) Removal Report, dated May 10, 1993. Elevated levels of soil contamination was identified from the soil samples collected from the various tank pits. One soil sample collected from the waste oil tank pit identified 2,200 ppm Total Petroleum Hydrocarbons as diesel (TPHd) and 12,000 ppm Oil and Grease. Total Petroleum Hydrocarbons as gasoline (TPHg) was identified near the 6,000-gallon gasoline tank at 140 ppm, along with concentrations of benzene, toluene, ethylbenzene, and xylenes (BTEX). Additionally, elevated levels of TPHg, TPHd, BTEX, and Oil and Grease were identified in the stockpiled soil excavated from the 550-gallon gas tank pit and the waste oil tank pit.

You are required to re-excavate out the contaminated stockpiled soil that was placed back into the two above tank pits. A work plan addressing this work chall be submitted to this office within 30 days of the date of this letter.

It appears that ground water has been impacted by former releases at the site intring the tank removals, residual tank contents and "unidentified substances" were observed floating on the ground water in the tank pits. Additionally, a ground water sample collected from the large gasoline UST tank pit identified 11,000 ppb TPHg. Consequently, you are required to conduct a Preliminary Site Assessment (PSA) to determine the lateral and vertical extent and severity of ground water contamination at the site. This PSA must also address the soil contamination associated with the former 2,000-gallon UST, removed in August 15, 1989.

The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation or underground Tanks, and be consistent with

Mr. James Phillipsen Re: 1357 High St. May 12, 1993 Page 2 of 4

requirements set forth in Article 11, of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of data identifying th confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- o subsequent to the Installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Ground water samples are to be collected and water level measurements are to be collected monthly for the first throo months, and then quarterly thereafter. If the initial ground water elevation contours indicate that ground water flow directions vary greatly than you will be required to continue monthly water level measurements until the ground water gradient behavior is known. Both soil and groundwater camples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

This Department will overace the accommont and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Concervation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial assessment, that there has been a substantial impact to ground water.

The PSA proposal is due within 60 days of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site.

Mr. James Phillipsen Re: 1357 High St. May 12, 1993 Page 3 of 4

Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization.
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- Recommendations or plans for additional investigative work or remediation.

Please be advised that this is a formal request for a work plan pursuant to Secton 2722 (c) (d) Title 23 California Code of Regulations. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or kwyco.

Please be reminded to copy Richard Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Íuliet Shin

Hazardous Materials Specialist

Mr. James Phillipsen Re: 1357 High St. May 17, 1993 Page 4 of 4

cc: Richard Hiett, RWQCB

David Allen

Aqua Science Engineers, Inc.

P.O. Box 535

San Ramon, CA 94583

Edgar Howell-File(JS)

APPENDIX B

"Pre" Phase II Sampling Activities



17895 Sky Park Circle, Suite E, Irvine, CA 92714 Tel 714/833-3667 • Fax 714/833-3468

August 31, 1993

Mr. James A. Phillipsen 3111 Marina Drive Alameda, CA 94501

SUBJECT: PRE-PHASE II SAMPLING ACTIVITIES, #2607

Former Alameda Max's

1357 High Street Alameda, CA 94501

Dear Mr. Phillipsen:

Aqua Science Engineers, Inc. (ASE) mobilized onto the subject site on June 16, 1993 to perform several hand-augered soil borings in two specific areas: 1) near the neighboring house, and 2) the area surrounding the former 2,000 gallon UST that was removed in 1989 (see Figure 1 - Site Plan).

The soil samples will collected from the auger bucket at a depth of near-saturation ... the capillary fringe (typically 4'-5' below site grade). Soil samples were collected in brass sample tubes, secured with aluminum foil, end caps and tape. Each sample was discretely labeled and then placed on wet ice for cold storage prior to delivery to Priority Environmental Labs in Milpitas, CA. The samples were analyzed by all or a combination of the following tests: Total Petroleum Hydrocarbons (TPH) as Gasoline (EPA 5030/8015), TPH as Diesel (EPA 3550/8015), the fractions BTEX (EPA 8020), and Oil & Grease (EPA 5520 D&F). Analysis results are shown below in Table One; copies of original laboratory data are attached.



TABLE ONE HAND-AUGER BORING SOIL SAMPLE RESULTS

Sample ID.	TPH Gasoline (ppm)	TPH Diesel (ppm)	Benzene (ppb)	Toluene (ppb)	Ethyl Benzene (ppb)	Total Xylenes (ppb)	Oil & Grease (ppm)
A		N.D.					N.D.
В		N.D.					N.D.
Ċ	130		180	270	280	680	
D	13		19	29	31	78	
E	1400		1700	2800	2900	6600	
F	4.9		7.9	18	17	35	
EPA METHOD	5030/ 8015	3550/ 8015	8020	8020	8020	8020	5520 D&F

ND Non Detectable at analytical method limits

ppm parts per million ppb parts per billion

CONCLUSIONS

Based on the samples collected and the analytical results as supplied by the laboratory, it appears that moderate levels of petroleum-hydrocarbon contamination is, in essence, floating on the underlying groundwater. Also, it appears that the contamination in the area surrounding the former waste-oil tank has not impacted the neighboring property. Soil overexcavation in this area should be limited to just northwest of the retaining wall separating the two properties.

If you have any questions or comments, please feel free to give us a call at (510) 820-9391.

Respectfully submitted,

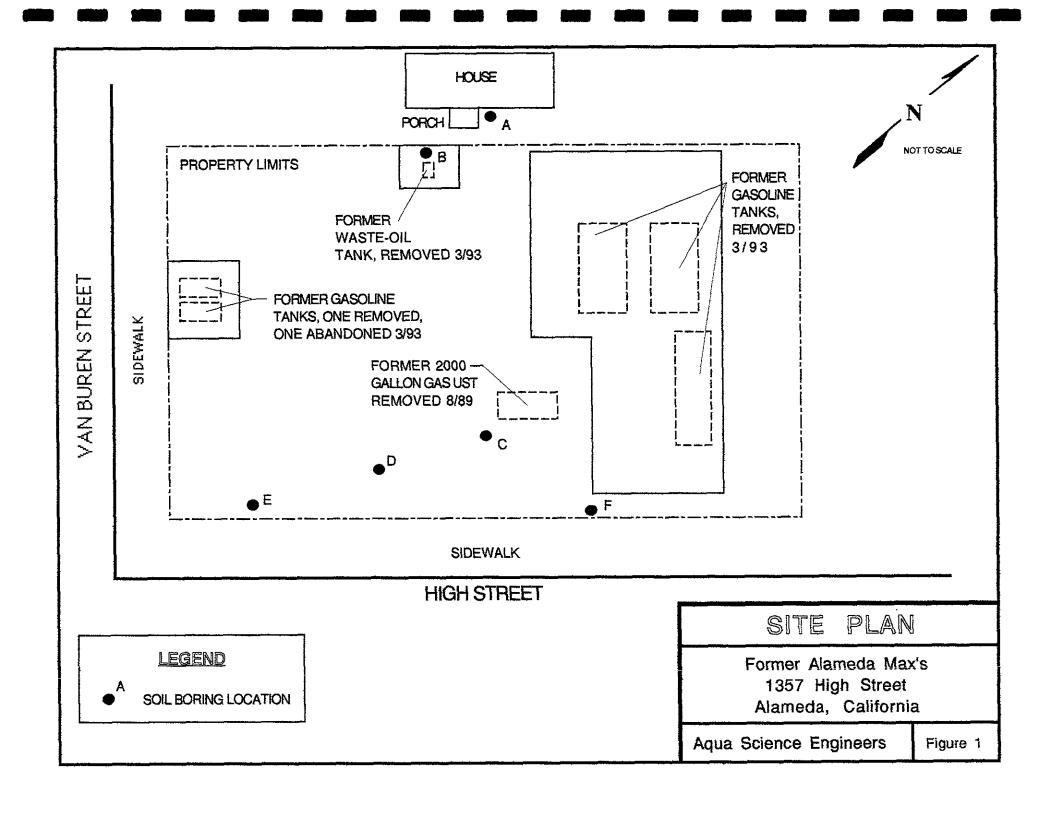
AQUA SCIENCE ENGINEERS, INC.

David Allen

Project Manager

Enclosures: Figure 1

Laboratory data





PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

June 18, 1993

PEL # 9306046

AQUA SCIENCE ENGINEERS, INC.

Attn: David Allen

Re: Six soil samples for Gasoline/BTEX, Diesel, and Oil &

Grease analyses.

Project name: Alameda Max's

Project location: 1357 High St., - Alameda

Project number: 2607

Date sampled: June 16, 1993

Date extracted: June 17-18, 1993

Date submitted: June 17, 1993 Date analyzed: June 17-18, 1993

RESULTS:

SAMPLE I.D.	Gasoline	Diesel	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Oil & Grease
1.0.	(mg/Kg)	(mg/Kg)	(ug/Kg)	(ug/Kg)	(ug/Kg)	(ug/Kg)	(mg/Kg)
A		N.D.					N.D.
В		N.D.					N.D.
С	130		180	270	280	680	
D	13		19	29	31	78	
E	1400		1700	2800	2900	6600	
F	4.9		7.9	16	17	35	
Blank	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	94.1%	93.5%	87.2%	85.1%	90.6%	100.2%	
Duplicate Spiked							
Recovery	92.0%	87.8%	90.7%	91.6%	89.8%	97.5%	
Detection							
limit	1.0	1.0	5.0	5.0	5.0	5.0	10
Method of Analysis	5030 / 8015	3550 / 8015	8020	8020	8020	8020	5520 D & F

Tel: 408-946-9636

David Duong
Laboratory Director

1764 Houret Court Milpitas, CA. 95035

Fax. 408-946-9663

Aqua Science Engineers, Inc. INV # 23701 1041 Shary Circle, Concord, CA 57.... (510) 685-6700

ain of Custody

DATE 6/17/73 PAGE / OF/

	SAMPLERS (SIGNATURE) (PHONE NO.) PROJECT NAME ALMEDA MAXS NO. 26-7																				
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ANALYSIS REQUEST								gj.	8	<u>82</u>	B&F)				6.3						
SPECIAL INSTRUCTIONS:				378/08/28)	TPH- CASCLLIES/BTEX	SSEL.	PURGABLE ARCMATICS (EPA 601/8020)	PURGABLE HALXXARECHE FEFA 6 178.10	VOLATILE ORGANIUS (EPA 624,8240)	BASE/NUETRALS, ACIDS (EPA 625/8270)	يد	PCB (EPA 608/8085)	PHENOLS (EPA 604/8049)	LUFT METALS (4) (EPA 6010+7000)	PRIORITY POLLUT. (13) (EPA 6010 ICP + 7000)	TTTLE 22 (CAM 17)	TCLF . (EPA 1311/1310)	2 AM WE T (11/1310)	ת נא אבות אבות לה		
SAMPLE ID.	DATE	TIME	MATRIX	NO. OF SAMPLES	· -	TPH- 3A	TPH DI	PURGABI (FPA 67	PURSABI EFA 6	VOLATT	BASE/NI (EPA 63	ر تر د (EPA 59	PCB (EPA 60	PHENOLS STOMEN	LUFT ME	PRIORIT	mme :	TCLF (EPA L	STLA C	REACTII VI IY CORROS I VI TY I GIU TABI I.I TY	
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