

ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

April 29, 1996

Mr. Barney Chan, Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Rm. 250
Alameda, CA 94502-6577

Subject: **Soil Remediation**
625 Hegenberger Road, Oakland, California
AEI Project No. 96-B016

Dear Mr. Chan:

The following letter is an update on the current remedial efforts at the above referenced job site. In general, contamination at the site was found to be consistent with the levels listed in the report by Levine Fricke entitled, "Report on a Supplemental Site Investigation and a Conceptual Remediation Plan" dated April 5, 1995. Between April 8 and April 11, 1996, approximately 1,600 cubic yards of native soil and surface cover were excavated from three areas of the site. These three areas of excavation are designated on Figure 1. Most of the excavated soil was stockpiled to the west of the former building. A total of eight stockpiles currently exist on site.

One of these stockpiles contains soil excavated during the removal of three underground storage tanks (UST) and related structures in October, 1993. On April 9, 1996, this "old" stockpile was sampled randomly and the results of this sampling are listed in Table 1. The Bay Area Air Quality Management District (BAAQMD) defines a contaminated soil, in Regulation 8 Rule 40, as soil with hydrocarbon concentrations above 50 parts per million (ppm). The total of Total Petroleum Hydrocarbons as gasoline (TPHg) and Benzene, Toluene, Ethyl Benzene, and Total Xylenes (BTEX) of the most contaminated sample (OSP-2 in Table 1) is at least one order of magnitude below 50 ppm. As such, this soil is unregulated by the BAAQMD.

In the Large Pit, samples EW-4, NW-8, and WW-11 were considered above the action level and the excavation was expanded in these areas. Soil samples were collected for the new sidewalls, but laboratory results have not yet been received. AEI has also collected samples

from the stockpile soil as required by the AEI workplan entitled "Soil Remediation Workplan" dated March 20, 1996.

The following is a chronology of the excavation at the site:

Monday, April 8, 1996:

The concrete and asphalt covering the excavation area was removed and stockpiled on site. A portion of the surface cover in the Large Pit was excavated and stockpiled east of the pit.

Tuesday, April 9, 1996:

Excavation of the surface cover in the Large Pit was completed and the removal of contaminated soil in the pit was begun according the Levine Fricke report. The contaminated soil was stockpiled in the large area to the west of the former building and covered with visqueen. Samples were taken from both the stockpile and the sidewalls of the Large Pit and analyzed for TPHg and BTEX. The results of this sampling are summarized in Table 1 and Table 2.

old?

Wednesday, April 10, 1996:

More soil was removed from the Large Pit and stockpiled in the area to the west of the former building. Pits were also dug in the vicinity of soil borings 15 and LF-34 listed in the Levine Fricke report. These pits were designated East Pit and West Pit, respectively. Bottom samples were collected from the Large Pit, and both bottom and sidewall samples were collected from the East Pit and West Pit under the direction of Dale Klecky of the Alameda County Health Care Services Agency. The samples from the Large Pit and the East Pit were tested for TPHg and BTEX and the samples from the west pit were tested for Total Oil and Grease (TOG). Results of these samples are listed in Table 2 and Table 3. Pea gravel removed from the original Underground Storage Tank hold was backfilled, resulting in a one-foot layer of material in the Large Pit.

Thursday, April 11, 1996:

The results of the April 9th sampling were returned. Areas where the results of sidewall samples were higher than the action level of 500 ppm for TPHg and 0.050 ppm for benzene were further excavated. Again, all of the contaminated soil was stockpiled to the west of the former building and covered with visqueen.

is this 4/9 or 4/10?

Friday, April 12, 1996:

Sidewall samples were collected from areas of the Large Pit where additional excavation was needed. The visqueen covering the stockpiles to the west of the former building was secured.

which samples these?


Please do not hesitate to contact Joseph P. Derhake at (510) 820-3224 if you have any questions.

(310) 796-4870

Sincerely,
ALL ENVIRONMENTAL, INC.



Bryan Campbell
Project Geologist



Joseph P. Derhake
Project Manager

CC: James Graeb, Diversified Investment Management Group

Table 1: Summary of Stockpile Samples

Sample Number	Sample Date	TPHg mg/kg	Benz. mg/kg	Toluene mg/kg	Ethyl-benzene mg/kg	Xylenes mg/kg	TOG mg/kg
OSP-1	4/9/96	<1	<0.005	<0.005	<0.005	<0.01	NA
OSP-2	4/9/96	1.9	0.050	0.12	0.062	0.34	NA
OSP-3	4/9/96	<1	<0.005	<0.005	<0.005	<0.01	NA
OSP-4	4/9/96	<1	<0.005	<0.005	<0.005	<0.01	NA
OSP-5	4/9/96	<1	<0.005	<0.005	<0.005	<0.01	NA
OSP-6	4/9/96	<1	<0.005	<0.005	<0.005	<0.01	NA

mg/kg = ppm
 NA = Not Analyzed
 OSP-1 = Stockpile Sample Number 1

↑
 okay for reuse
OSP

approx 180 cy

.05
 .12
 .062
 .34

 .572

Table 2: Summary of Sidewall Samples

Sample Number	Sample Date	TPHg mg/kg	Benz. mg/kg	Toluene mg/kg	Ethyl-benzene mg/kg	Xylenes mg/kg	TOG mg/kg
SW-1	4/9/96	<1	0.028	<0.005	<0.005	<0.01	NA
SW-2	4/9/96	2.2	0.044	0.017	0.066	0.31	NA
SW-3	4/9/96	<1	0.025	<0.005	<0.005	<0.01	NA
EW-4	4/9/96	<1	0.054	<0.005	0.021	0.040	NA
EW-5	4/9/96	<1	<0.005	<0.005	<0.005	<0.01	NA
NW-6	4/9/96	<1	0.011	<0.005	<0.005	<0.01	NA
NW-7	4/9/96	<1	0.049	0.061	0.032	0.19	NA
NW-8	4/9/96	<1	0.070	<0.005	0.017	0.032	NA
WW-9	4/9/96	<1	0.035	<0.005	0.006	0.030	NA
WW-10	4/9/96	<1	<0.005	<0.005	<0.005	<0.01	NA
WW-11	4/9/96	1.6	0.23	0.062	0.032	0.12	NA
EP1	4/10/96	1.9	0.005	<0.005	0.007	0.011	NA
EP2	4/10/96	1.1	0.20	0.011	0.006	0.014	NA
EP3	4/10/96	<1	0.069	<0.005	<0.005	<0.01	NA
WP1	4/10/96	NA	NA	NA	NA	NA	16
WP2	4/10/96	NA	NA	NA	NA	NA	100

mg/kg = ppm

NA = Not Analyzed

SW-1 = South Wall Sample Number 1

EP1 = East Pit Sample Number 1

WP1 = West Pit Sample Number 1

Table 3: Summary of Bottom Samples

Sample Number	Sample Date	TPHg mg/kg	Benz. mg/kg	Toluene mg/kg	Ethyl-benzene mg/kg	Xylenes mg/kg	TOG mg/kg
BN	4/10/96	2700	7.1	23	34	170	NA
BNW	4/10/96	500	1.8	9.7	7.0	38	NA
BW	4/10/96	920	4.6	4.1	11	39	NA
BSW	4/10/96	550	16	1.2	6.9	5.0	NA
BS	4/10/96	1100	8.6	21	19	110	NA
BSE	4/10/96	6.2	0.69	0.005	0.1	0.085	NA
BE	4/10/96	130	1.4	<0.05	<0.5	6.3	NA
BNE	4/10/96	<1	<0.005	<0.005	<0.005	<0.01	NA
EP4	4/10/96	4.1	0.11	0.006	0.21	0.021	NA
WP3	4/10/96	NA	NA	NA	NA	NA	18

mg/kg = ppm

NA = Not Analyzed

BN = Bottom North Sample

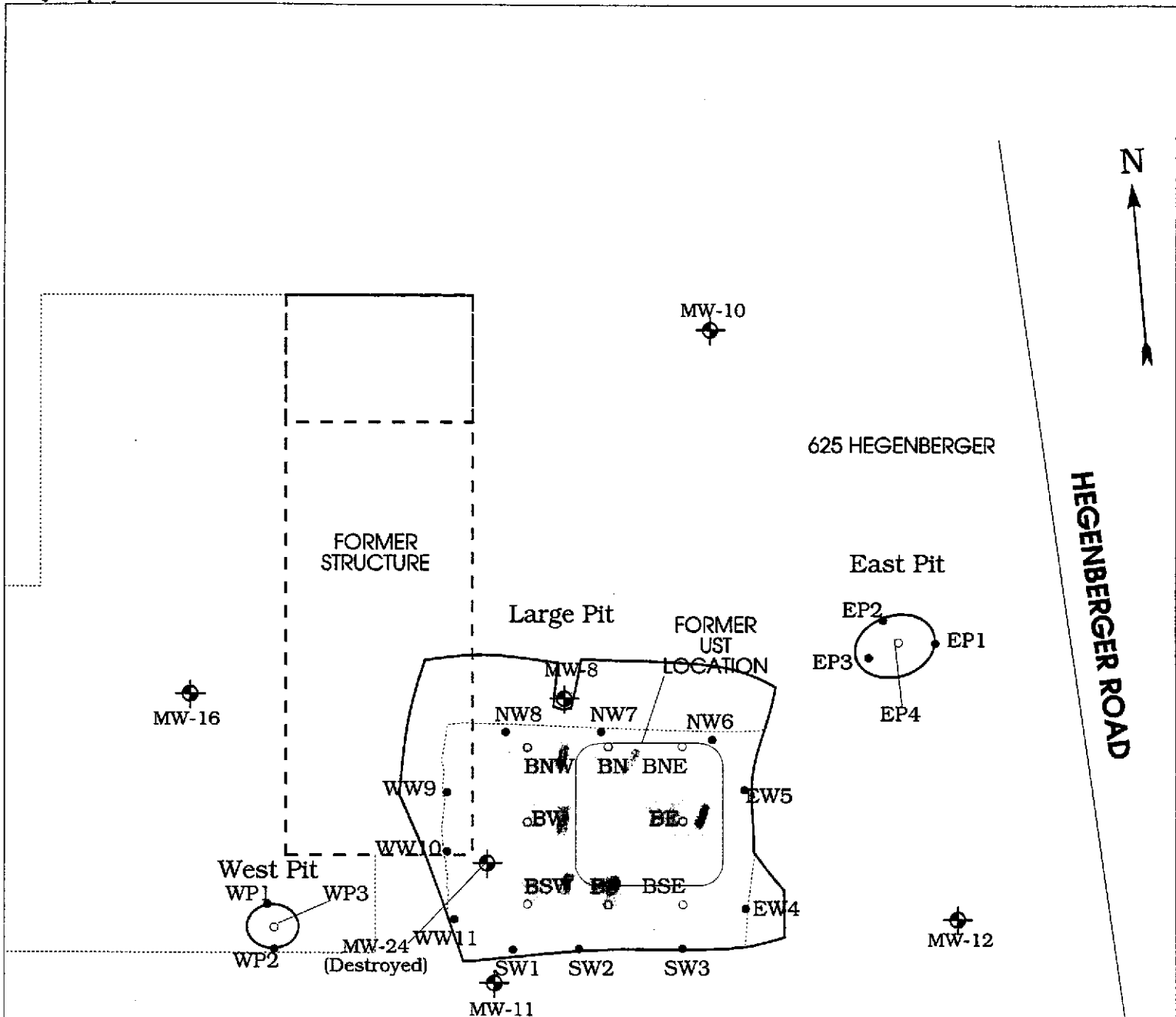
Q.

1) Has floor bottom been excavated? No, close to GW

2) Diagram for locations of OSP-1 thru OSP-6?

Is this old + new stockpiles? Confusing

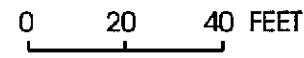
3) Any new stockpile samples? 2 - 420 Cy



COLLINS DRIVE

HEGENBERGER ROAD

- Bottom Sample
- Sidewall Sample



SCALE: 1" = 40'

- Area of Excavation
- Former Wall
- Monitoring Well

ALL ENVIRONMENTAL, INC.	
2641 CROW CANYON ROAD, SAN RAMON, CA	
DRAWN BY: B. CAMPBELL	REVISED BY:
DATE: APRIL 11, 1996	APPROVED BY:
AREA OF EXCAVATION AND SAMPLE LOCATION MAP	
625 Hegenberger Road, Oakland	FIGURE 1