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Ms. Susan Hugo
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
80 Swan Way, Room 350
Oakland, California 94621

Subject: Summary of Investigation Activities Performed to Date
at the Former Bashland Property, Yerba Buena Project
Site, Emeryville, California

Dear Ms. Hugo:

On behalf of Catellus Development Corporation, Levine•Fricke has prepared the following summary of recent investigation activities conducted by Levine•Fricke in conjunction with the removal of the building foundation and floor slab at the former Bashland property ("Bashland"). As we discussed during our telephone conversation on February 18, 1993, we encountered an oil-water separator and concrete vaults with petroleum hydrocarbons near the northern edge of the building foundation during removal activities. Subsequently, a concrete "in-pit" (presumably used for vehicle repair) and two hydraulic lifts were uncovered. The attached figure presents approximate locations of these structures. A summary of investigation activities conducted to date, followed by a discussion of work to be completed, is presented below.

Summary of Investigation Activities Conducted to Date

The following activities were conducted or observed by Levine•Fricke personnel during the period from February 3 to February 16, 1993.

Petroleum Hydrocarbon Characterization and Removal

One sample of the liquid contained in the oil-water separator and one sample of liquid contained in the concrete-vault surrounding one of the hydraulic lifts were collected and sent to Friedman and Bruya of Seattle, Washington, for petroleum hydrocarbon characterization and analysis of polychlorinated biphenyls (PCBs). Results indicate that petroleum liquid contained in the oil-water separator is comprised of diesel,

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heavy oil (and mineral spirits, and that the liquid contains 23 per million (ppm) PCBs. The liquid contained in the concrete vault did not contain PCBs above laboratory detection limits and was characterized as heavy oil.

Evergreen Oil was subcontracted by Levine·Fricke to pump the product and some sludge out of the oil-water separator and the concrete vault. Rocks and concrete rubble in the vault were removed by hand and stockpiled on site. Oil absorbent pads brought to the site by Levine·Fricke were used to clean up remaining product in the vault. The oil-soaked pads were placed in drums brought to the site by Levine·Fricke. Some of the concrete rubble and sludge still remaining in the oil-water separator was removed by an excavator or by hand and placed into drums that remain on site. Levine·Fricke will call Class I landfill facilities to investigate possibilities and cost for disposal of the oil-water separator (after it has been removed) and associated PCB-affected waste. The oil-water separator is currently covered with plywood and plastic.

Oil-Water Separator

As we agreed, we will notify you at least 48 hours before the oil-water separator is to be removed. It is our understanding that a representative of the Alameda County Health Care Services Agency (ACHA) would like to be on site during removal activities. As we discussed, two samples have already been collected from beneath the separator product pipe located on the west side of the separator. One of the samples (pipe-2-3.5) was submitted to an analytical laboratory for analysis of oil and grease (O&G), total petroleum hydrocarbons (TPH) as diesel and gasoline, benzene, toluene ethylbenzene and xylenes (BTEX), organic lead, and PCBs. The remaining sample was submitted to the analytical laboratory on a hold basis pending laboratory results.

Following removal of the oil-water separator, soil samples will be collected from beneath the oil-water separator and additional associated piping. Four sidewall samples will also be collected and submitted to the analytical laboratory on a hold basis pending analytical results from one or two bottom samples and the piping samples. As we discussed, preliminary soil samples collected from the oil-water separator excavation will be submitted to the analytical laboratory for analysis of O&G, diesel, gasoline, BTEX, mineral spirits, and PCBs. One or two of the samples will also be analyzed for organic lead.

Hydraulic Lifts

The hydraulic lift located beneath the western portion of the building foundation was excavated to approximately 8 feet below the ground surface (bgs), where a concrete slab was encountered. There was no evidence of staining on the slab and no detectable odor. Four sidewall samples were collected from the excavation at various depths. One sidewall sample collected at 8 feet bgs (SW-3-8) was submitted to the analytical laboratory on a 24-hour turnaround time basis for chemical analysis of O&G, TPH, organic lead, and PCBs.

The results indicated O&G and TPH at [REDACTED]. No lead or PCBs were detected. Two additional sidewall samples collected at shallower depths (SW-1-5.5 and SW-2-7) were subsequently submitted for analysis of O&G, TPH, and diesel. Soil sample SW-2-7 was also analyzed for gasoline and BTEX. Results indicate diesel at concentrations up to [REDACTED] and O&G up to [REDACTED]. No gasoline or BTEX was detected.

The hydraulic lift located in the eastern portion of the building foundation was excavated on [REDACTED]. Two bottom samples (BS-5-8 and BS-6-8) were collected from this excavation and submitted to the analytical laboratory. One of the samples (BS-5-8) was submitted to the laboratory for analysis of O&G, TPH, diesel, and PCBs. Results of this preliminary sample will be evaluated to assess the scope of additional work to be conducted in this area.

Bashland is fenced and secured and all stockpiled soils are covered with plastic. Open excavations within the fenced area are marked with wooden stakes and caution tape.

Concrete Inspection Pit

The concrete inspection pit was removed on February 10, 1993. Four soil samples were collected from below this structure and submitted to the laboratory. One of the soil samples (BS-3-5.5) will be analyzed for O&G, diesel, gasoline, BTEX, PCBs, and organic lead. The remaining three samples were submitted on a hold basis pending analytical results.

Work to be Completed

Following review and evaluation of results for preliminary soil samples collected from the various excavations, additional sampling and analysis will be conducted to assess the possible extent of affected soil in areas where analytical results indicate a possible release of petroleum hydrocarbons.

REFERENCES

Levine-Fricke, Inc. 1991. Site remedial plan, Yerba Buena Project Site, Emeryville and Oakland, California. February 11.

_____. 1992. Soil remediation activities report, Former Ransome Property, Yerba Buena Project Site, Emeryville, California. December 21.

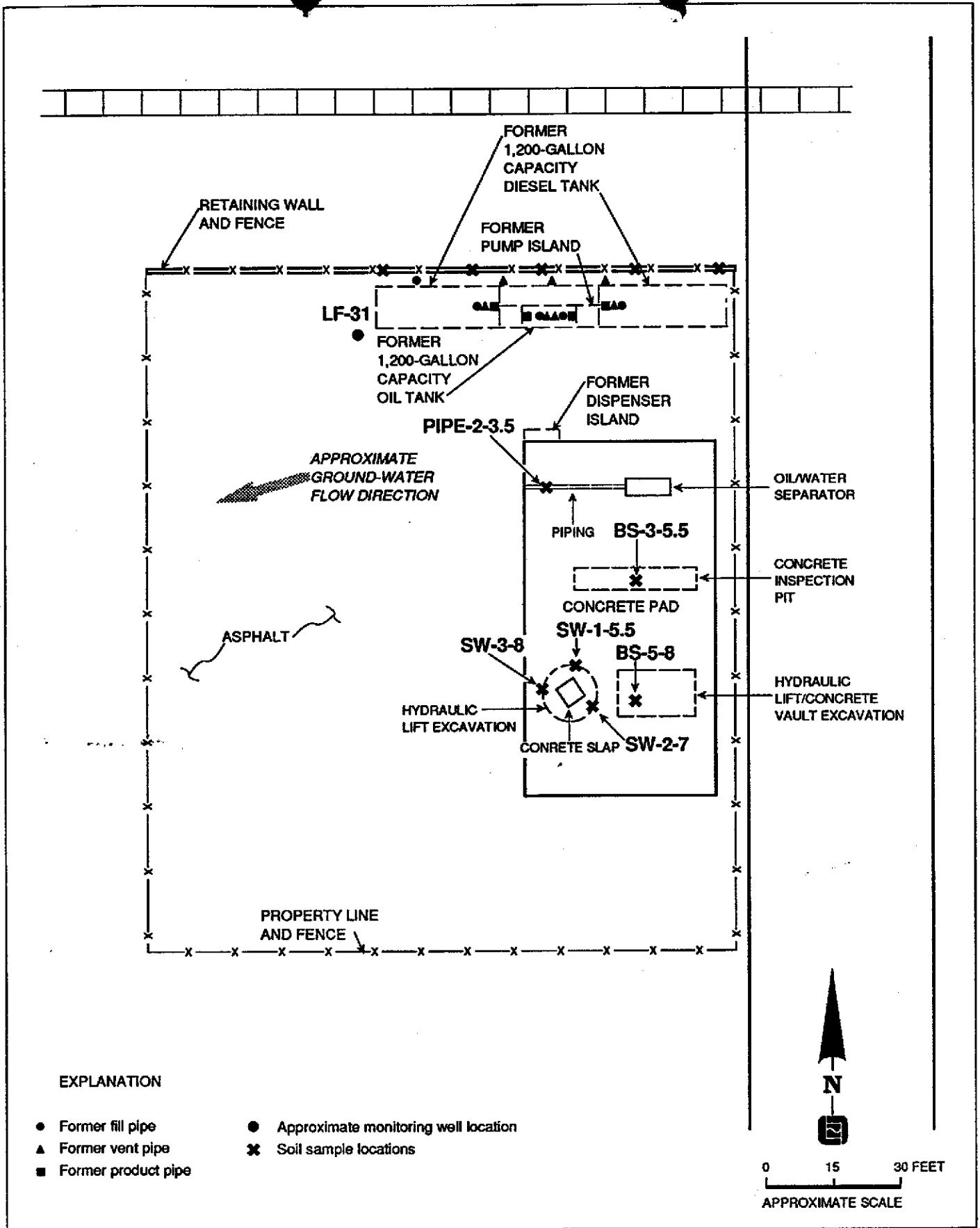


Figure 1: SITE PLAN SHOWING SOIL SAMPLE LOCATIONS