

May 11, 1993  
Project No. RC01907

Mr. Barney Chan  
Division of Hazardous Materials  
Department of Environmental Health  
Alameda County Health Care Services Agency  
80 Swan Way  
Oakland, CA 94621

SUBJECT: **Submittal of Additional Work Plan**  
**Former Penske Truck Leasing Co. Facility**  
**725 Julie Ann Way, Oakland, California.**

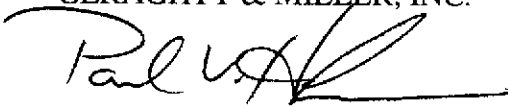
Dear Mr. Chan:

In response to your letter of January 4, 1993 to Penske Truck Leasing Co. (Penske), and at the request of Penske, Geraghty & Miller, Inc. is submitting for your review and approval, a Penske approved work plan for additional soil and ground-water assessment for the above referenced facility.

The work plan provides for the completion of additional downgradient and upgradient ground-water monitor wells at this facility to assist in the determination of the vertical and lateral extent of any possible petroleum hydrocarbons in the soil and ground water. Upon approval of the work plan, the additional assessment activity will be scheduled.

If you have any questions concerning this work plan, please do not hesitate to call.

Sincerely,  
GERAGHTY & MILLER, INC.

  
Paul V. Hehn  
Staff Geologist/Project Manager

cc: Mr. Marc Althen  
Penske Truck Leasing Co.

McInerney & Dillon  
1 Kaiser Plaza  
18th. Floor  
Oakland, California 94612-3610  
Attn: L. Randolph Harris

March 17, 1993  
Revised April 23, 1993  
Project No. RC01907

Mr. Marc E. Althen  
Director, Environmental Services  
Penske Truck Leasing Co.  
Route 10, Green Hills  
P.O. Box 563  
Reading, Pennsylvania 19603  
(215) 775-6268

**SUBJECT:** Work Plan and Project Budget Estimate for Additional Soil and Ground-Water Assessment  
Former Penske Truck Leasing Co. Facility  
725 Julie Ann Way, Oakland, California.

Dear Mr. Althen:

This work plan and project budget estimate for the former Penske Truck Leasing Co. (Penske) facility referenced above (Figure 1) has been prepared as requested by Penske. The work plan was requested as a result of letters from the Alameda County Health Care Services Agency, Department of Environmental Health, Hazardous Materials Division (ACHCS) to Penske dated December 30, 1992, and January 4, 1993, requesting that Penske complete additional assessment of the extent of petroleum hydrocarbons in the soil and ground water at this facility. The scope of work described in this work plan is designed to complete the requested additional site assessment and ground-water monitoring activities to better define the extent of petroleum hydrocarbons in the soil and shallow ground water hydraulically downgradient (west and southwest) and upgradient (southeast) from the former location of the underground storage tanks and from existing ground-water monitor wells previously installed by Geraghty & Miller, Inc. (Geraghty & Miller, November 15, 1990, and March 15, 1993).

### **SCOPE OF WORK**

#### **TASK 1: PREPARATION OF SCOPE OF WORK**

This task includes preparation of this work plan, including the solicitation of costs from drilling companies and laboratories for the work proposed and the submittal of this work plan to the ACHCS.

**TASK 2: PREFIELD ACTIVITIES**

Geraghty & Miller will schedule subcontractors, materials, and supplies. Prior to drilling, the required Alameda County Monitor Well Construction permit will be obtained. An underground locating company will be scheduled to clear all proposed drilling locations of subsurface obstructions. The existing site-specific health and safety plan prepared for the initial site-assessment activities will still be appropriate and available for this additional drilling activity; no additional plan will need to be prepared.

**TASK 3: EXPLORATORY DRILLING, SOIL SAMPLING, AND WELL INSTALLATION**

Three exploratory borings will be drilled at the approximate locations shown in Figure 2 to better define the extent of petroleum hydrocarbons in the soil and shallow ground water to the northwest, southwest, and east of the former location of the underground storage tanks. The locations of the proposed ground-water monitoring wells are based on the westerly to southwesterly direction of shallow ground-water flow as determined by previous quarterly ground-water monitoring (Geraghty & Miller, March 8, 1993).

The exploratory borings will be drilled using 10-inch diameter hollow-stem auger drilling equipment. All drilling and soil sampling equipment which will enter the borehole will be steam cleaned prior to drilling each boring. Soil samples will be collected at approximately 5-foot depth intervals using a modified California split-spoon sampler equipped with brass liners, which is advanced into the undisturbed soil beyond the tip of the augers. The soil samples will be logged by a Geraghty & Miller geologist. The exploratory borings will be extended to a depth approximately 20 feet below first encountered water or terminated in a minimum of 3 feet of low-permeability soil. Based on previous ground-water monitor wells completed by Geraghty & Miller at this site (Geraghty & Miller, November 15, 1990, and March 15, 1993), it is anticipated that the additional wells will be drilled and completed to a total depth of approximately 35 feet below the ground surface. Upon completion, the borings will be converted into ground-water monitoring wells by installing 4-inch diameter PVC casing. The slotted portion of the casing will extend from the bottom of the well to approximately 5 feet above first encountered water. The well completion may vary based on the actual hydrogeologic conditions encountered during the exploratory drilling. The top of casing and ground

surface elevation for each well, relative to mean sea level, will be surveyed by a State-licensed surveyor.

During drilling, a combustible gas detector (GasTech™ Model 1314) will be used to screen soil samples for the presence of combustible vapors. The detector will be calibrated to hexane. A sample of the soil from each sampling interval will be placed into a glass jar and sealed with aluminum foil. After any volatile vapors which may be present in the soil sample are allowed to equilibrate within the headspace in the jar (approximately 10 minutes), a measurement of the concentration of combustible vapors in the headspace will be made by inserting the tip of the detector through the aluminum foil. The concentration of combustible vapors measured as hexane will be recorded. Soil samples for laboratory analysis will be retained in the brass liners, sealed with non-adhesive Teflon™ tape and plastic end caps, placed on ice, and transported to a State-certified laboratory, along with chain-of-custody documentation.

All soil generated during the exploratory drilling activities will be stockpiled on-site and covered with plastic for proper disposal by Penske. One composite sample will be collected from every 50 cubic yards of soil in order to provide information to allow Penske to select an appropriate disposal option. All water generated during the exploratory drilling activities will be stored on-site in 55-gallon drums for proper disposal by Penske.

After well completion, each of the newly completed monitor wells installed during Task 3 of this work plan will be added to the quarterly ground-water monitor well sampling program to be performed by Geraghty & Miller under a separate work plan to be prepared for Penske if so requested. Each new monitor well will be developed by purging a minimum of four casing volumes of water using a low-discharge submersible pump prior to sampling.

#### **TASK 4: LABORATORY ANALYSIS**

The above discussion of soil sampling assumes a maximum of 14 soil samples from the soil borings and soil-stockpile composites will be collected and submitted for analysis. Soil samples will be submitted to Sequoia Analytical (Sequoia), a State-certified laboratory located in Concord, California, to be analyzed for TPH as gasoline and as diesel (USEPA Method 8015, modified), and for benzene, toluene, xylenes, and ethylbenzene (BTEX) (USEPA Method 8020). The soil samples from the stockpiled soil will also be

analyzed for organic lead (DHS LUFT Manual Method), and for reactivity, corrosivity, and ignitability as required for soil disposal purposes.

#### **TASK 5: ASSESSMENT REPORT PREPARATION**

Following receipt of all data, Geraghty & Miller will prepare a report of the results of the assessment activities, including the following:

- Description of the exploratory drilling, soil sampling, well installation, and ground-water sampling activities;
- Two cross sections;
- Exploratory boring logs and well completion details; and
- A summary and discussion of the findings and analytical results.

Based on the results of the initial site assessment activities described in this work plan, recommendations for additional characterization and/or remediation will be made, at the request of Penske.

#### **PROJECT BUDGET ESTIMATE**

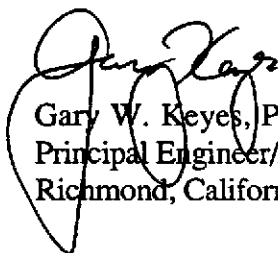
The estimated cost to complete the scope of work described above is summarized in Attachment 1. If Penske is in agreement with the scope of work and attached budget estimate, please sign one copy of the attached Work Order and return it to our office in the enclosed stamped envelope.

Geraghty & Miller appreciates the opportunity to be of service to Penske. If you have any questions regarding this work plan, please do not hesitate to call.

Sincerely,  
GERAGHTY & MILLER, INC.



Paul V. Hehn  
Staff Geologist/Project Manager



Gary W. Keyes, P.E.  
Principal Engineer/Associate  
Richmond, California Office Manager

Attachments: References

Figure 1 Site Location Map  
Figure 2 Proposed Additional Monitor Well Locations

Attachment 1 Project Budget Estimate  
Attachment 2 Work Orders, Exhibit A to Master Services Agreement  
(2 copies)

**REFERENCES**

Alameda County Department of Environmental Health (ACHCS). October 24, 1989. Unauthorized Release, Underground Fuel and Waste Oil Tanks, 725 Julie Ann Way, Oakland, CA 94606.

———. December 30, 1992. Letter to Penske Truck Leasing Company. Request for Further Subsurface Investigation at Hertz-Pensky, 725 Julie Ann Way, Oakland, California.

———. January 4, 1993. Letter to Penske Truck Leasing Company. Evaluation of Work Plan for Additional Soil and Ground-Water Assessment, Former Penske Truck Leasing Facility, 725 Julie Ann Way, Oakland, California.

Geraghty & Miller, Inc. October 18, 1989. Underground Storage Tank Removal, Penske Truck Leasing Co. Facility, 725 Julie Ann Way, Oakland, California.

———. October 31, 1989. Underground Storage Tank Removal, Penske Truck Leasing Co. Facility, 725 Julie Ann Way, Oakland, California.

———. September 11, 1990. Revised Workplan for Initial Soil and Ground-Water Assessment, 725 Julie Ann Way, Oakland, California.

———. November 15, 1990. Results of Initial Soil and Ground-Water Assessment Activities, 725 Julie Ann Way, Oakland, California.

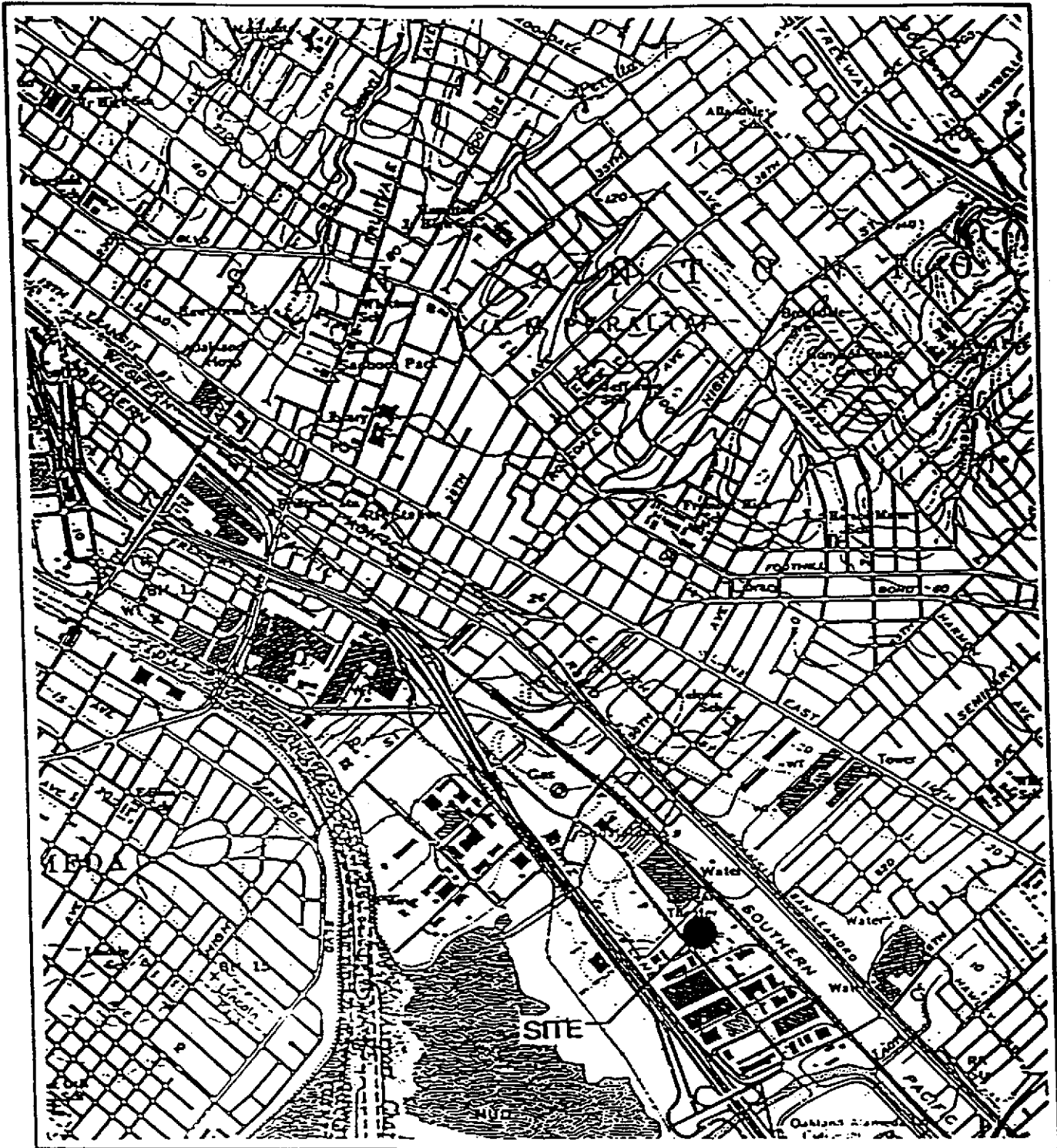
———. July 2, 1992. Scope of Work and Project Budget Estimate for Ground-Water Monitoring Activities, 725 Julie Ann Way, Oakland, California.

———. August 4, 1992. Quarterly Ground-Water Monitoring and Sampling Report, 725 Julie Ann Way, Oakland, California.

———. March 8, 1993. Results of Quarterly Ground-Water Monitoring, Former Penske Truck Leasing Facility, 725 Julie Ann Way, Oakland, California.

———. March 15, 1993. Site Assessment Report. Additional Soil and ground-Water Assessment, Former Penske Truck Leasing Co. Facility, 725 Julie Ann Way, Oakland, California.

Scott Company. November 6, 1989. Summary of activities of tank pull at Hertz Penske, 725 Julie Ann Street, Oakland, California, October 10th, 1989.



Reference: USGS Oakland East: Ca 7 1/2 Min. Quad  
 Scale: 1: 24,000



**GERAGHTY & MILLER, INC.**  
 Environmental Services

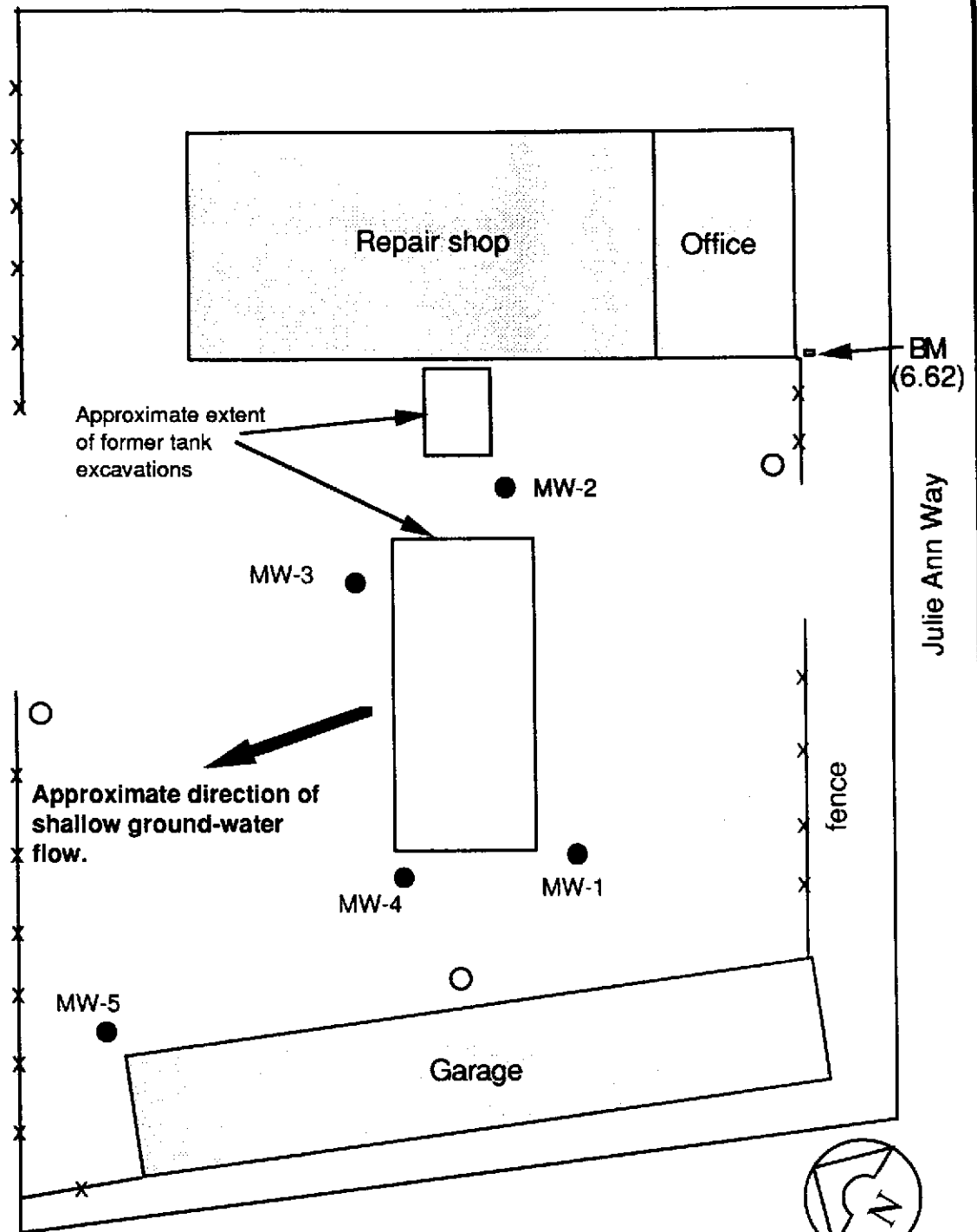
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**SITE LOCATION MAP**  
 Former Penske Truck Leasing Co.  
 725 Julie Ann Way  
 Oakland, California

FIGURE

1





**EXPLANATION**

- MW-1 ● = Approximate location of existing ground-water monitor wells.
- = Approximate location of proposed additional ground-water monitor wells.

□ BM = Survey Bench Mark (based on City of Oakland datum which is 3 feet lower than Mean Sea Level).



Project No. RC01907

**PROPOSED ADDITIONAL MONITOR WELL LOCATIONS**  
 Former Penske Truck Leasing Co.  
 725 Julie Ann Way  
 Oakland, California

FIGURE  
**2**