

GRIBI Associates

Geological and Environmental Consulting Services

FACSIMILE TRANSMITTAL

Date: AUGUST 27, 1998

To: EVA CHU
ALAMEDA COUNTY HEALTH
SERVICES AGENCY

Fax No: (510)337-9335

From: JIM GRIBI
Phone/Fax: (707)864-5543

Number of pages (including this transmittal): 5

Eva,

Attached please find our workplan to conduct a soil boring investigation at the Russi site in Alameda. Please call if you have questions or comments. Subject to your approval, I can probably conduct drilling activities within ten days or so.

Thanks!

Jim

GRIBI Associates*Geological and Environmental Consulting Services*

August 27, 1998

Alameda County Department of
Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Eva Chu

Subject: Workplan to Conduct Soil Boring Investigation
1347 Park Street UST Site
Alameda, California
GA Project No. 144-01-01

Dear Ms. Chu;

Gribi Associates is pleased to submit this workplan on behalf of Mr. Jim Russi to drill and sample three soil borings immediately adjacent to a heating oil underground storage tank (UST) formerly located in the Park Street sidewalk at the subject site in Alameda, California. The purpose of the proposed soil boring investigation will be to assess soil and groundwater quality adjacent to the former UST in order to address regulatory site closure.

Background

One 1,500-gallon heating oil UST, which apparently had been unused for a long time, was removed from the project site on November 1995. Following removal of the UST, the Alameda County Department of Environmental Health inspector noted holes in the tank, and hydrocarbon odors and sheens in the excavation. Soil samples collected at about 11 feet in depth at each end from the UST excavation sidewalls contained elevated levels of diesel-range hydrocarbons, and one soil sample collected at about 14 feet in depth from the center of the UST excavation cavity contained no detectable hydrocarbons. The UST excavation cavity was overexcavated in early December 1995, and three of the four soil samples collected from the four excavation sidewalls at about 12 feet in depth contained elevated levels of diesel-range hydrocarbons. After completion of overexcavation activities, the excavation cavity was backfilled with clean imported fill material and re-surfaced to match existing grade.

Project Approach

Based on our recent conversations with Ms. Eva Chu of Alameda County Department of Environmental Health, on a review of available site documents, and on a brief site visit, we recommend drilling and sampling three investigative soil borings at the site, to include two in the

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project site basement on the west and south sides of the former UST excavation cavity, and one in the Park Street parking lane on the east side of the former UST excavation cavity (see Figure 1). These borings will be drilled using hand augering equipment. The hand auger, while slower than mechanical drilling methods, is generally less expensive and is applicable to the limited-access conditions of the project site basement.

Note that if field screening results from either of the basement borings indicates significant hydrocarbon impacts, then Gribi Associates recommends installing a temporary monitoring well in the boring to provide a better assessment of true groundwater quality.

Scope of Work

Based on the above project approach, Gribi Associates proposes to conduct the following tasks. All activities will be conducted in accordance with applicable State and Federal guidelines and statutes.

Task 1 Conduct prefield activities. Gribi Associates will: (1) Obtain a drilling permit from Alameda County Department of Public Works; (2) Obtain an Excavation Permit from the City of Alameda; (3) Mark the Park Street boring location with white paint and notify Underground Services Alert (USA) at least 48 hours prior to drilling; and (4) Contract a concrete cutter to core the concrete slab for the two basement borings.

Task 2 Conduct drilling and sampling activities. Gribi Associates will: (1) Using hand auger equipment, drill three borings adjacent to the east, south, and west sides of the former UST excavation cavity to about 12 feet below ground surface grade (the south and west borings, located in the basement, will be drilled to about four feet below basement grade, which corresponds to about 12 feet below ground surface grade). (2) Collect one soil sample and one grab groundwater sample from each boring; and (3) Backfill the two basement borings with cuttings, and grout the Park Street boring to match existing surface grade and in accordance with permit conditions. Proposed boring locations are shown on Figure 1.

Soil and grab groundwater samples will be collected in accordance with standard sampling protocols. Hand auger equipment will be thoroughly cleaned between each boring by triple-rinsed first with water, then with dilute tri-sodium phosphate solution, and finally with distilled water. We propose to leave the concrete holes for the two basement borings unpatched, in the event that soil and groundwater analytical results warrant installation of temporary wells (Alameda County Public Works Department will allow installation of temporary groundwater monitoring wells in the hand auger borings, if warranted).

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Task 3 Conduct laboratory analyses. Gribi Associates will analyze three soil samples and three grab groundwater sample for the following parameters

USEPA 8020/602 Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
USEPA 8015M Total Petroleum Hydrocarbons as Diesel/Motor Oil (TPH-D/MO)

All analyses will be conducted by a California-certified analytical laboratory with two-week turn around on lab results.

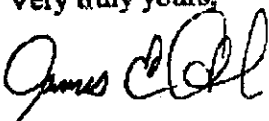
Task 4 Prepare report of findings. Gribi Associates will prepare a brief letter report for submittal to Alameda County Health Agency which will describe all investigative activities and provide results of the investigation. If results indicate no significant release, then this report will also request regulatory site closure.

Project Schedule

Gribi Associates is prepared to begin project activities immediately. Based on our understanding of the project, we expect to complete the project scope of work within three to four weeks after receiving workplan approval.

We appreciate the opportunity to present this workplan for your review. Please call if you have questions or require additional information. We look forward to working with you on this important project.

Very truly yours,



James E. Gribi
Registered Geologist
California No. 5843

JEG/ct

GA-21/Rossi wpl

