

P & D ENVIRONMENTAL

A Division of Paul H. King, Inc.
4020 Panama Court
Oakland, CA 94611
(510) 658-6916

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FAX TRANSMITTAL
COVER SHEET

Date: 1-26-04

Job #: 0330

To: Amir Gholami

Company: Alameda County Department of Environmental Health

From: Zach PASCOE
P&D ENVIRONMENTAL

Number of pages in this transmittal, including this cover sheet: 8

SUBJECT: Subsurface Investigation Work Plan

MESSAGE: _____

Attached you will find the subsurface investigation work plan for the drilling of seven borings (B1-B7) at the subject site! Thank you

If transmittal is incomplete, please call (510) 658-6916

P&D Environmental fax number: (510) 834-0152

DESTINATION FAX NUMBER: 537-9335

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A Division of Paul H. King, Inc.
4020 Panama Court
Oakland, CA 94611
(510) 658-6916

January 26, 2004
Work Plan 0330.W1

Mr. Amir Gholami
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

SUBJECT: SUBSURFACE INVESTIGATION WORK PLAN (B1 Through B7)
ACEHS File # RO0002509
901 77th Avenue
Oakland, California

Dear Mr. Gholami:

P&D Environmental, a division of Paul H. King, Inc. (P&D), is pleased to present this work plan for the drilling of seven soil borings, designated as B1 through B7, in the vicinity of the subject site. The soil borings will be drilled for the collection of groundwater samples to define the extent of petroleum hydrocarbons in groundwater in the vicinity of the subject site. This work plan for subsurface investigation is prepared in accordance with a request of the current property owner. A Site Location Map is attached as Figure 1, a Site Vicinity Map is attached as Figure 2, and a Site Plan showing the proposed borehole locations and probable groundwater flow direction is attached as Figure 3.

All work will be performed under the direct supervision of an appropriately registered professional. This work plan is prepared in accordance with guidelines set forth in the document "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites" dated August 10, 1990 and "Appendix A - Workplan for Initial Subsurface Investigation" dated August 20, 1991.

BACKGROUND

On July 25, 2002 one 1,000-gallon capacity gasoline Underground Storage Tank (UST) was removed from the subject site. The removal of the tank is documented in the Underground Storage Tank Removal - Final Report dated August 6, 2002 prepared by AEI Consultants (AEI). Two tank pit soil samples were collected by AEI at a depth of 8 feet following removal of the UST and analyzed for Total Petroleum Hydrocarbons as Gasoline (TPH-G), MTBE, BTEX, and Lead. Groundwater was not encountered in the UST pit at the time of UST removal. The sample collected at the west end of the UST contained 4,600 mg/kg TPH-G and 4.5 mg/kg benzene. The sample collected at the east end of the UST contained 310 mg/kg TPH-G, and benzene was not detected. MTBE was not detected in either sample, and lead was detected at concentrations of 16 and 9.1 mg/kg, respectively.

Review of the county files revealed one subsurface investigation approximately 300 feet northwest of the subject site UST at 901 76th Avenue. The depth to water at the nearby site was reported to be between 5.5 and 10.2 feet below ground surface in a Case Closure Summary dated

March 8, 1996 associated with the removal and investigation of one 1,000-gallon capacity gasoline UST at the neighboring site. The groundwater flow direction at the nearby site is identified as west to southwest, towards San Francisco Bay.

In a letter dated January 27, 2003 Mr. Ariu Levi of the Alameda County Department of Environmental Health (ACDEH) provided Notice of Responsibility for investigation and cleanup of the subject site to Mr. Daniel Shaw of D&D Ventures, LLC (D&D), the primary responsible party for the site. A subsequent letter dated February 3, 2003 from Mr. Amir Gholami of the ACDEH, also addressed to D&D, provided landowner notification and participation requirements associated with unauthorized release of a hazardous substance from an UST at the subject site.

SCOPE OF WORK

In order to evaluate the extent of petroleum hydrocarbons in groundwater in the vicinity of the subject site, P&D will perform the following tasks:

- Regulatory agency coordination, including permitting for access to the public right-of-way, drilling of seven soil borings, and scheduling any necessary inspections.
- Health and safety plan and traffic plan preparation.
- Client and contractor (driller and laboratory) coordination.
- Soil boring oversight for seven soil borings and collection of one groundwater grab sample from each borehole.
- Arrange for sample analysis.
- Report preparation documenting collection of the groundwater samples and the laboratory analytical results.

Each of these is discussed below in detail.

Permitting and Regulatory Agency Coordination

A permit will be obtained from the City of Oakland for access to the public right-of-way, and a permit will be obtained from the Alameda County Public Works Agency for the drilling of the seven soil borings. Notification will be provided to the ACDEH prior to drilling.

Health and Safety Plan Preparation

A health and safety plan and a traffic plan will be prepared for the scope of work identified in this work plan. Prior to the beginning of fieldwork, the drilling locations will be marked with white paint and Underground Service Alert will be notified for underground utility location.

Client and Contractor Coordination

Following ACDEH approval of this work plan, field activities will be scheduled with the City of Oakland, the ACDEH, the client for site access, the drillers, and the laboratory.

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Soil Boring Oversight and Sample Collection

A total of seven soil borings, designated as borings B1 through B7, will be drilled to characterize subsurface conditions in the vicinity of the subject site. The boreholes will be drilled to two feet below first encountered groundwater, which is expected to be encountered approximately 10 feet below ground surface. One groundwater grab sample will be collected from each borehole. The groundwater grab samples will be collected using a Teflon or stainless steel bailer, or a polyethylene tube with a stainless steel check valve. The samples will be placed into 40-milliliter VOAs and stored in a cooler with ice pending delivery to the laboratory. Chain of custody procedures will be observed for all sample handling. The proposed locations of the soil borings are shown on the attached Site Plan, Figure 3.

Each boring will be continuously cored using Geoprobe technology. The soil from the boreholes will be logged in the field in accordance with standard geologic field techniques and the Unified Soil Classification System. The soil from the boreholes will be evaluated with a Photoionization Detector (PID) equipped with a 10.3 eV bulb and calibrated with a 100 ppm isobutylene standard.

All drilling and sampling equipment will be cleaned with an Alconox solution followed by a clean water rinse prior to use in each borehole. Following completion of sample collection activities, the boreholes will be filled with neat cement grout. Any soil or water generated during drilling will be stored in drums at the site pending characterization and disposal.

Arrange for Sample Analysis

The groundwater grab samples from each borehole will be analyzed on a normal (five working days) turn around basis at McCampbell Analytical, Inc. (McCampbell) of Pacheco, California. McCampbell is a State-Accredited hazardous waste testing laboratory. The groundwater grab samples will be analyzed for TPH-G using EPA Method 5030 in conjunction with Modified EPA Method 8015, and BTEX and MTBE using EPA Method 8020. The groundwater grab sample from borehole B5 will also be analyzed for fuel oxygenates and lead scavengers by EPA Method 8260. For any samples where MTBE is detected, additional MTBE confirmation analysis will be performed using EPA Method 8260. The groundwater sample exhibiting the highest TPH-G result will also be analyzed for Total Petroleum Hydrocarbons as Diesel using EPA Method 3510 in conjunction with Modified EPA Method 8015.

Report Preparation

Upon receipt of the laboratory analytical results, a report will be prepared. The report will document soil and groundwater sample collection and sample results. The report will include a site plan showing the drilling locations, boring logs, tables summarizing the sample results, recommendations based on the sample results, and the stamp of an appropriately registered professional.

January 26, 2004
Work Plan 0330.W1

Should you have any questions, please do not hesitate to contact us at (510) 658-6916.

Sincerely,

P&D Environmental

Paul H. King
President
California Registered Geologist #5901
Expires: 12/31/05

Attachments: Site Location Map (Figure 1)
Site Vicinity Map (Figure 2)
Site Plan (Figure 3)

cc: Mr. Naresh Sawhney – Real Equity Investment Group I, LLC.

PHK/wrw
0330.W1

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4020 Panama Court

Oakland, CA 94611

(510) 638-6916



Base Map From:
U.S. Geological Survey
Oakland-East and
San Leandro, Calif.
7.5 Minute Quadrangles
Photorevised 1980

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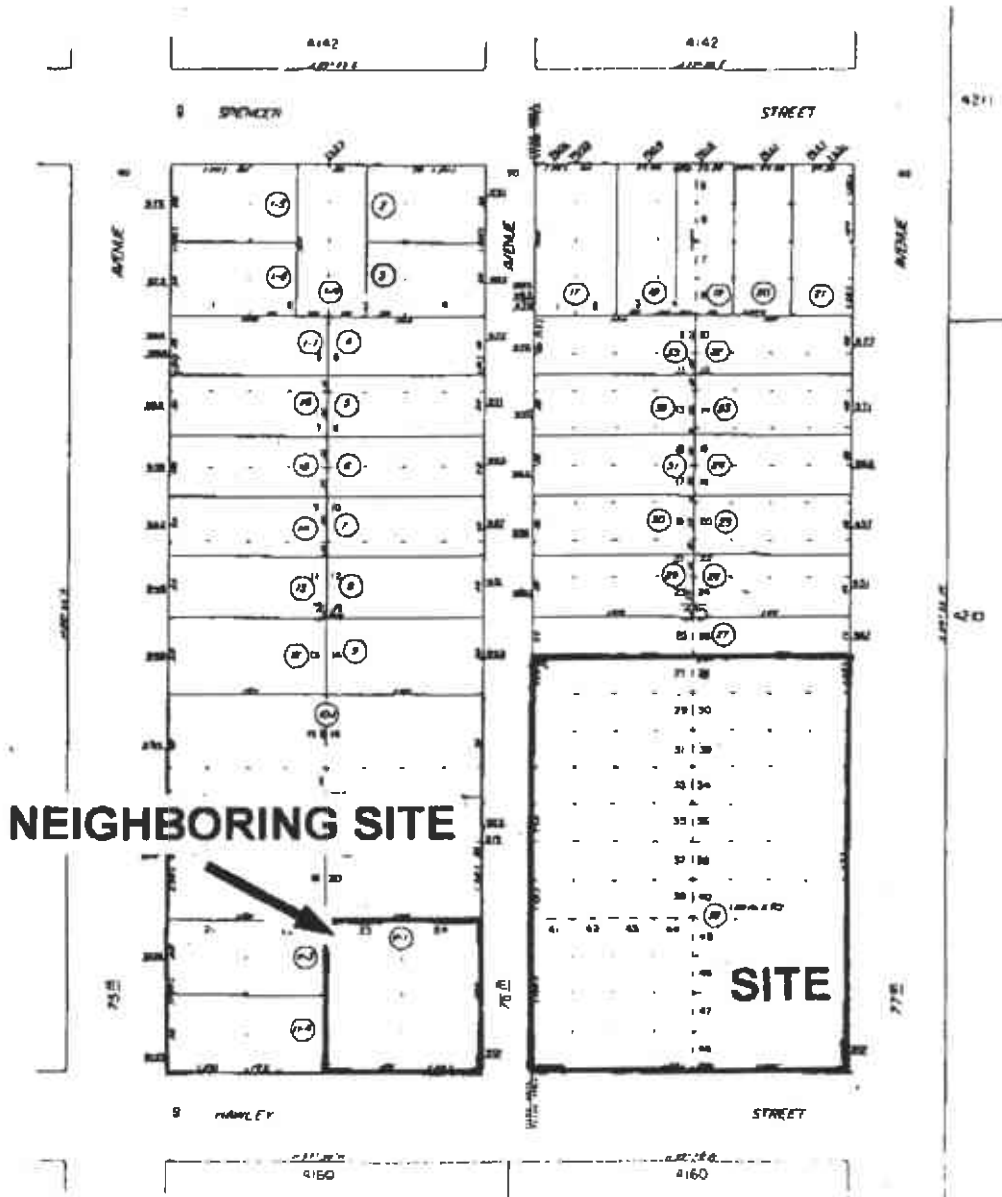
SCALE IN FEET

North



Figure 1
SITE LOCATION MAP
901 77th Avenue
Oakland, California

P & D ENVIRONMENTAL
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 4020 Panama Court
 Oakland, CA 94611
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Base Map from:
 Alameda County
 Assessor's Map 41



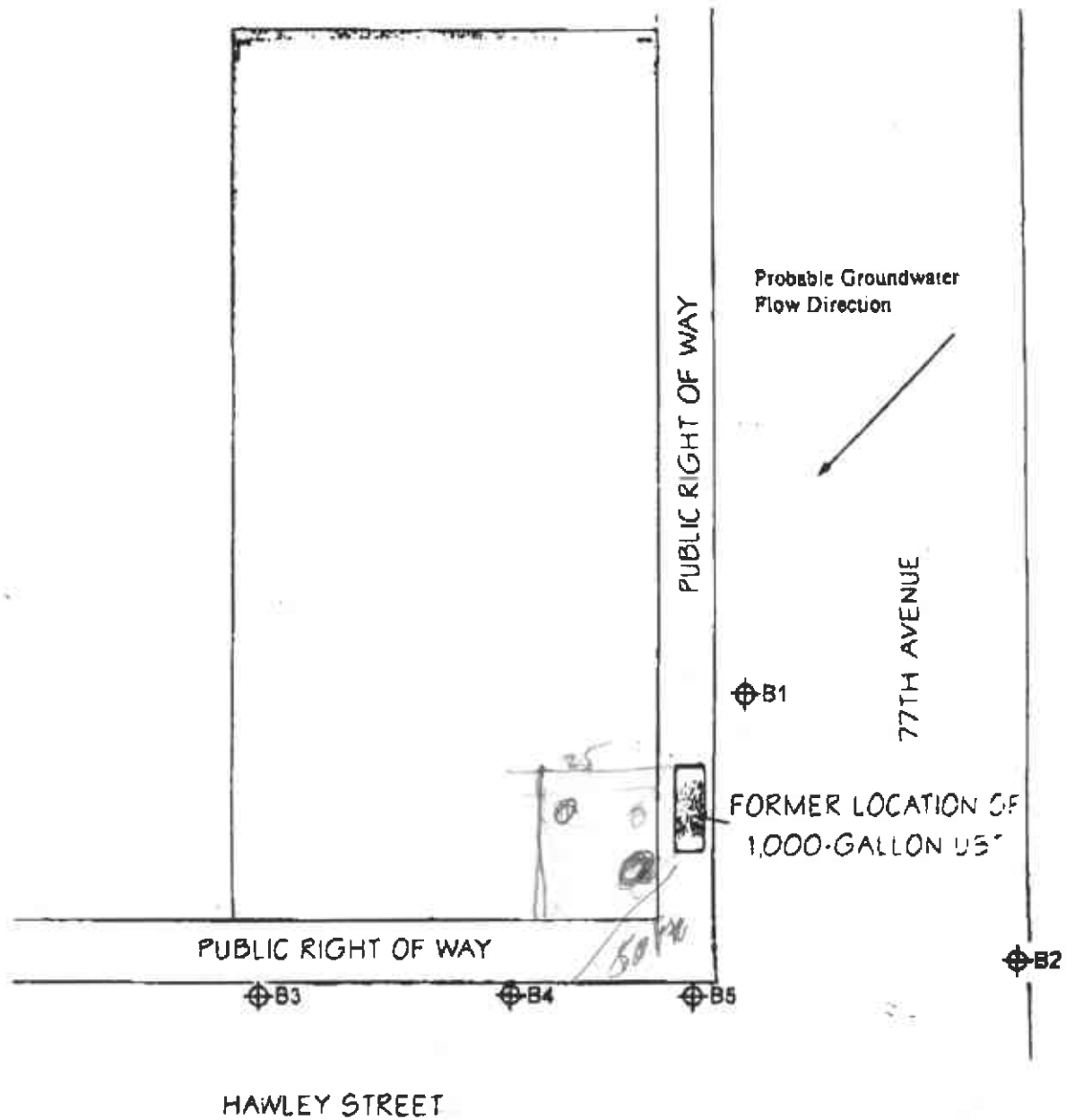
North



Figure 2
 SITE VICINITY MAP
 901 77th Avenue
 Oakland, California

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Oakland, CA 94611
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LEGEND

⊕ Proposed Borehole Location

Base Map from:
AEI Consultants
August 5, 2002

NOT TO SCALE

North

Figure 3
SITE PLAN DETAIL
901 77th Avenue
Oakland, California