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R02516

December 8, 1995

Tommy A. Conner, Esq.  
Law Office of Tommy A. Conner  
444 DeHaro Street, Suite 121  
San Francisco, CA 94107

Re: **PHASE II SOIL & GROUNDWATER ASSESSMENT WORKPLAN**  
Owner: Mr. Rube Hausauer  
8501 San Leandro Street  
Oakland, California

Currently  
Olympic Oil Station

Dear Mr. Conner:

Retention

Artesian Environmental Consultants, Inc. (Artesian) has been retained to perform a Phase II Soil and Groundwater assessment of the commercial property located at 8515 San Leandro Street (Figure 1). The intent of this assessment is to develop a better understanding of soil and groundwater conditions beneath the site. It is suspected that a 30,000 gallon underground tank may exist on the property, however this has not been confirmed. The scope of this workplan includes six soil borings to be advanced on the site. If site conditions allow, both soil and groundwater samples will be collected from each boring. Artesian will prepare a written report detailing the assessment and providing recommendations for further action, as appropriate. The site had been used for fruit processing and canning and is located in an industrial portion of Oakland.

**SITE SAFETY PLAN**

The site safety plan has been prepared and will be on-site during all field activities. All persons in the decontamination area will be informed of the safety regulations on-site and sign the site safety forms.

**FIELD ACTIVITIES**

Artesian will advance from one to six continuous core soil borings (B-1 through B-6) to approximately 15 feet below ground surface. Anticipated depth to groundwater is approximately 5-10 feet bgs. The borings will be advanced by Artesian (C-57 license # 624461) utilizing a truck-mounted 5400 Geoprobe drill rig. Proposed boring locations are shown in the Figure 2.

Selected soil samples will be collected from each boring. One sample, to be selected by screening with a Photo Ionization Detector (PID), will be collected from the vadose zone at a depth no lower than the tank bottom. A second soil sample will be collected at the groundwater interface, where, if groundwater has been impacted, the greatest concentrations of hydrocarbon contaminants would normally be expected. A third sample will be collected approximately 10 feet bgs.

If possible, groundwater samples are to be collected from B-1 through B-6 using a mini bailer lowered through 3/4" PVC well casing. The casing will be lowered into the open

borings upon completion of drilling. If soil sloughing prevents the lowering of the PVC well casing, groundwater samples will be collected utilizing a Geoprobe groundwater sampling probe. Artesian's standard operating procedures for direct push technology soil and groundwater sampling are attached. Groundwater depth is expected to be within 15 feet below ground surface (bgs), based upon historic water level measurements in local wells. All six borings will be continuous core and will be logged for lithologic and hydrologic characteristics. All samples will be field screened with a photo ionization detector (PID). A minimum of three soil samples from each borehole will be submitted for laboratory analysis.

Soil and groundwater samples will be placed on crushed ice and transported under chain of custody documentation to a State certified laboratory, for analysis.

Decontamination water will be stored on-site in labeled 55-gallon DOT approved 17-H drums, pending analytical results. Soil cuttings will be stored on-site in two DOT approved 5-gallon pails, also pending analytical results. At the conclusion of drilling activities, all borings will be grouted to ground surface with a neat cement 5% bentonite grout.

This work will be performed as soon as possible after the approval of this workplan and the associated permits. Analysis of soil samples is expected to take 10 days. A report documenting field activities, analytical results, and recommendations for any additional work which may be required will be prepared and submitted to the client within one week of the return of the analytical results.

## **LABORATORY ANALYSIS**

Selected soil samples (soil and water from each of the six borings) will be analyzed. The soil samples will be analyzed for:

- Total petroleum hydrocarbons as gasoline (TPH-d) by EPA Method 5030/8015M, and
- Benzene, Toluene, Ethyl Benzene, and total Xylenes (BTEX) by EPA Method 8020.

The groundwater samples will be analyzed for:

- TPH-d by EPA Method 5030/8015M and
- BTEX by EPA Method 602.

As noted in the previous section, all soil and groundwater samples will be labeled, and transported under chain of custody control in a refrigerated environment to a state certified laboratory.

## REPORT PREPARATION

A written report describing the field activities and summarizing the laboratory results of the site assessment will be prepared. The report will be prepared under the supervision of a California Registered Geologist and will include boring logs, laboratory reports, chain-of-custody forms, laboratory quality control documents, and recommendations, as appropriate.

## DISTRIBUTION

Artesian will submit copies of this workplan to the following individuals:


Mr. Barney Chan  
Alameda County Care Services Agency  
Department of Environmental Health  
Environmental Protection Division  
1131 Harbor Bay Parkway, RM 250  
Alameda, CA 94502-6577

Mr. Wyman Hong  
Zone 7 Water Agency  
5997 Parkside Drive  
Pleasanton, CA 94588

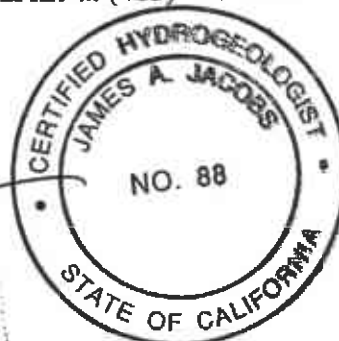
Regional Water Quality Control Board  
San Francisco Region  
2101 Webster St  
Suite 500  
Oakland, CA 94612

If you have any questions, please call me at (415) 257-4801.

Sincerely,



James A. Jacobs, C.H.G.#88  
Chief Hydrogeologist




**ARTESIAN ENVIRONMENTAL CONSULTANTS.  
JOB SAFETY PLAN**

Project location: 8501 San Leandro Street, Oakland, California  
Artesian Job # \_\_\_\_\_

The possible hazards on this job are expected to be: physical hazards associated with drilling with Geoprobe equipment and, possibly, chemical hazards from soil, water, and/or vapor contaminated with gasoline or any pure product of the aforementioned substance.

Required personal protective equipment for this project: Level D protection (steel toe boots, work gloves, hard hat, safety glasses), level C protection on standby (OV cartridges).

**ARTESIAN ENVIRONMENTAL CONSULTANTS  
JOB SAFETY PLAN**

1. Site: Rube Hausauer Property
2. Location: 8515 San Leandro Street, Oakland , California (See attached figures)
3. Plan Prepared: Artesian Environmental Consultants          Date: 12-8-95
4. Plan Approved:          Tom Fortner, PM  
   Jim Jacobs, RG          
5. Facility Description: Commercial warehouse building.
6. Status (active, inactive, unknown): Active for business, UST if present- inactive.
7. Surroundings: Industrial and commercial
8. Site map: Attached
9. Climate: Moderate dry summers, cool wet winters.
10. Site History: Site of a fruit packing house and cannery. Possible 30,000 underground fuel oil tank on property. Exact location is suspected but not verified. Industrial area.

11. Description of work: Drill six continuous core Geoprobe borings to approximately 5 feet below groundwater level (approximately 10'). Selected soil samples and one groundwater sample from each boring to be submitted for laboratory analysis.

12. Chemical contaminants:

<u>Chemical</u>	<u>Media</u>	<u>Minimum</u>	<u>Maximum</u>
Fuel Oil	Soil/water	0	Unknown

13. Procedures to mitigate hazards:

A) Mechanical Hazards

- verify that all equipment is in good condition
- barricade area or otherwise restrict access
- exercise caution when working in close proximity to the drill rig or extraction crane

B) Electrical Hazards

- locate and mark buried utilities before excavating
- maintain at least 10 feet of clearance from overhead power lines
- properly ground all electrical equipment
- avoid standing in water when operating electrical equipment

- be familiar with specific operating instructions for each piece of equipment
- barricade area or otherwise restrict access
- deactivate any source of ignition within 25 feet of work area

#### C) Chemical Hazards

- use personal protective equipment listed above
- conduct direct reading air monitoring to evaluate respiratory and explosion hazards
- wash hands before eating or drinking
- avoid hand to mouth contact before washing hands
- keep dust to a minimum, avoid breathing dust

#### D) Temperature Hazards

- Heat: when temperature exceeds 70 F, take frequent breaks in shaded area. Unzip or remove coveralls during breaks. Have cool water or electrolyte replenishment solution available. Drink small amounts frequently to avoid dehydration. Count the pulse rate for 30 seconds, as early as possible in the rest period. If the pulse rate exceeds 110 beats per minute at the beginning of the rest period, shorten the work cycle by one-third.
- Cold: wear multi layer cold weather outfits- the outer layer should be of wind-resistant fabric
- Wet: wear proper rain gear and shoes with slip resistant tread

#### E) Acoustical Hazards

- use earplugs when noise level prevents conversation in normal voice at a distance of three feet

#### F) Organic Vapors

- monitor organic vapors. If total hydrocarbons exceed 5 ppm above background, don Level C personal protective equipment
- if total hydrocarbons exceed 500 ppm, supply mechanical ventilation
- monitor lower explosive limit. If LEL exceeds 20%, leave area and call the fire department
- no smoking within 25 feet of working area
- post no smoking signs

14. Decontamination procedures: Steam clean equipment before leaving work area. Wash boots and gloves. Launder coveralls. Wash hands and face as soon as possible after stopping work.
15. Materials generated on-site: Drum drill cuttings and decon water in DOT approved drums with proper labels and markings. Place soil stockpiles on visqueen and cover with weighted visqueen.
16. Site resources: water, restrooms, phone, electricity
17. Emergency equipment: Fire extinguisher and first aid kit to be on-site at all times



