aqua science engineers inc.

August 11, 2000

SLIC
3652

Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, CA 94502

00 AUG 14 AM 9:25

ATTENTION: Mr. Tom Peacock

SUBJECT: **REQUEST FOR REGULATORY OVERSIGHT**
Former Clawson School Site
3420 Peralta Street
Oakland, CA

Dear Mr. Peacock:

Since Susan Hugo is on vacation this week, she suggested I send this workplan to you for your review. Attached to this workplan is the letter from Leroy Griffin of the Oakland Fire Department requesting County Oversight on this project.

Because the subject site is currently under contract for purchase, the proposed work needs to be completed in a rapid time frame. We are hopeful that you will be able to review this workplan and, at a minimum, give us a verbal approval by August 14, 2000, which happens to be the day we are scheduled to collect soil samples.

Should you have any questions or comments, please feel free to call me at (925) 820-9391.

Sincerely,

AQUA SCIENCE ENGINEERS, INC.

David Allen
Senior Project Manager

cc: Ms. Betsy Costello, Fox Point, Ltd., prospective purchaser

208 W. El Pintado, Danville, California 94526 • 925-820-9391 • Fax 925-837-4853

CITY OF OAKLAND

FIRE SERVICES AGENCY · 1605 MARTIN LUTHER KING JR. WAY · OAKLAND, CALIFORNIA 94612

Office of Emergency Services

(510) 238-3938
FAX (510) 238-7761
TDD (510) 839-6451

August 9, 2000

Mr. Tom Peacock
Alameda Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Subject: **Request for Regulatory Oversight of the Former Clawson School Site 3420 Peralta Street , Oakland, CA**

Dear Mr. Peacock:

Bases upon the previous remediation history regarding with the County at this above location. The City and the consultant for this project are in agreement that addition site assessment needs to be performed. As such, the City of Oakland requests that Alameda County Department of Environmental Health (County) add this site to the Local Oversight Program, and oversee remediation assessment, cleanup activities and the management of soils on site.

It is the understanding of the City that the Property owner will reimburse the County for all costs associated with the oversight of this property.

If you have any questions, please contact me at (510) 238-7759.

Sincerely,

Leroy Griffin
Inspections Program Manager

Cc: Susan Hugo, Alameda County
Dave Allen, Aqua Science

aqua science engineers inc.

August 10, 2000

WORKPLAN
for an
ASSESSMENT OF LEAD IN SOIL
at
Former Clawson School
3420 Peralta Street
Oakland, CA 94608

Submitted by:
AQUA SCIENCE ENGINEERS, INC.
208 West El Pintado Road
Danville, California 94525
(925) 820-9391

INTRODUCTION

This submittal outlines Aqua Science Engineers, Inc. (ASE)'s workplan for a soil assessment of a portion of the former Clawson School property located at 3420 Peralta Street in Oakland, California (Figure 1). The proposed site assessment activities have been initiated by Ms. Betsey Costello of Fox Point, Ltd., a prospective purchaser of a portion of the subject site.

BACKGROUND INFORMATION

March 1996

Elevated lead concentrations (up to 500 ppm) were detected in shallow soil at the site by previous consultants (see ACC Environmental Consultants (ACC) Phase II Report dated March 1996), see Figure 2. The lead contamination was identified, for the most part, west of the main school building in the shallow, exposed soil. The lead contamination was attributed to lead-based paint used for decades on the building.

January 1998

ASE prepared a workplan for a more-defined assessment of the lead-contaminated soil identified by ACC west of the main school building. Based on information provided to ASE from the ACHCSA at that time, a cleanup level of 320 ppm was set as a cleanup goal for the site. The workplan was subsequently approved by the ACHCSA.

Also in January 1998, ASE drilled twenty (20) shallow borings on 25-foot centers using a Geoprobe for the collection of soil samples ranging from depths of 6-inches below ground surface (bgs) to 36-inches bgs, see Figure 3. The results of this investigation identified an area totaling an estimated 160 cubic yards of lead-bearing soil with concentrations exceeding 320 ppm total lead. See the ASE Assessment Report dated February 25, 1998.

March 1998

ASE prepared a workplan for the overexcavation and off-site removal of the lead-bearing soil identified in the area west of the main school building. The workplan scoped out the methods of excavation, stockpiling, confirmation soil sample collection, analyses, and eventual loading and off-site disposal of the affected soil. This workplan was subsequently approved by the ACHCSA.

May and June 1998
ASE overexcavated approximately 200 cubic yards of soil from the area west of the main school building. Confirmation samples verified that all of the lead-bearing soil above 320 ppm total lead had been removed, see Figure 4.

Also in May and June 1998, the stockpiled soil was sampled on several occasions to determine its total, WET, and TCLP lead concentrations. The results indicated that the soil contained California hazardous characteristics, and would require out-of-state disposal.

July 1998
On July 22, 1998, the stockpiled soil, weighing 236.98 tons, was transported by Roger's Trucking, US EPA ID number CAD 046824910, to the East Carbon Development Company (ECDC) facility at the Pier 96 Railyard in San Francisco, California, where it was transferred onto Union Pacific Railroad cars for disposal at ECDC's Landfill in East Carbon, Utah, US EPA ID number UTC093012201.

September 1998
ASE prepared its Final Report, dated September 10, 1998, detailing all of our on-site activities as they related to the lead-contaminated soil west of the main school building.

Early 1999
The ACHCSA and RWQCB issued a No Further Action Letter for the site.

PROPOSED SCOPE OF WORK (SOW)

The 1996 ACC assessment identified an area of subsurface soil containing 410 ppm total lead at 6-inches bgs south of the main school building, beneath an asphalt surface, see boring S23 on Figure 2. ASE's work in 1998 did not address this area because this portion of the property was not intended for use for anything other than parking. At this point in time, our client, Fox Point Ltd., has proposed purchasing the property for redevelopment as a residential community. Therefore, ASE recommended to our client that the area previously identified by ACC be more-definitively assessed and remediated, if necessary, to meet the site cleanup goal of 320 ppm total lead, see Figure 5. ASE's proposed scope of work for this project is to complete the following:

1) Prepare a workplan and site specific health and safety plan for approval by Ms. Susan Hugo of the Alameda County Health Care Services Agency (ACHCSA).

2) Using a hand auger, drill five soil borings to a depth of 24-inches below grade in the immediate vicinity of boring S23. One of the five borings will be drilled within 2-feet of S23; the other four will be drilled approximately 25-feet from S23 in the north, south, east and west directions.

3) Collect soil samples continuously as drilling progresses for chemical analysis. Soil samples from 8-inches, 16-inches, and 24-inches below grade will be sealed for potential analyses.

4) At a minimum, two soil samples from each boring (the 2 shallowest) will be analyzed at a CAL-EPA certified environmental laboratory for total lead by EPA Method 7420. The deeper soil samples will be placed on HOLD at the laboratory. If the shallow samples show total lead concentrations exceeding 320 parts per million (ppm), then the next deeper sample will be analyzed.

5) Backfill the borings with neat cement.

6) Prepare a report detailing the methods and findings of the assessment activities. The report will include tabulated analytical results, drawings, and recommendations for remediation as necessary.

Details of the assessment are presented below.

TASK 1 - PREPARE A HEALTH AND SAFETY PLAN

Based on the site history and the analytical results of previous soil samples, ASE has prepared a site-specific health and safety plan. A nearby hospital is designated in the site safety plan as the emergency medical facility of first choice. A copy of the site specific Health and Safety Plan will be available on-site at all times.

TASKS 2 & 3 - DRILL FIVE SOIL BORINGS AT THE SITE AND COLLECT SOIL SAMPLES FROM THE BORINGS

ASE will drill five (5) 2-foot deep soil borings at the locations shown on Figure 5 using a hand auger. The drilling will be directed by a qualified

ASE geologist. Soil samples will be retained at 8-inches, 16-inches, and 24-inches for potential analyses. The samples will be collected in brass tubes, trimmed, sealed with Teflon tape and plastic caps, secured with duct tape, labeled with the site location, sample designation, date and time the sample was collected, and the initials of the person collecting the sample. The samples will be placed into an ice chest containing wet ice for delivery under chain of custody to a CAL-EPA certified analytical laboratory.

All sampling equipment will be cleaned in buckets with brushes and a TSP or Alconox solution, then rinsed twice with tap water. Rinsates will be contained on-site in 55-gallon drums for future disposal by the client.

TASK 4 - ANALYZE THE SOIL SAMPLES FOR TOTAL LEAD

The soil samples collected from 8-inches and 16-inches bgs in each boring will be analyzed by a CAL-EPA certified environmental laboratory for total lead by EPA Method 7420. The deeper soil samples will be placed on HOLD at the laboratory. If the shallow samples show total lead concentrations exceeding 320 ppm, then the next deeper sample will be analyzed until a bottom depth is found having a total lead concentration less than 320 ppm.

TASK 5 - BACKFILL THE BORINGS WITH NEAT CEMENT

Following collection of the soil samples, the boreholes will be backfilled with neat cement.

TASK 6 - PREPARE A SUBSURFACE ASSESSMENT REPORT

ASE will submit a report outlining the methods and findings of this assessment. The report will be submitted under the seal of state registered civil engineer or geologist. This report will include a summary of all work completed during this assessment including tabulated soil analytical results, conclusions and recommendations. The analytical results will be used to determine a feasible remediation alternative to protect future residents on the property.

SCHEDULE

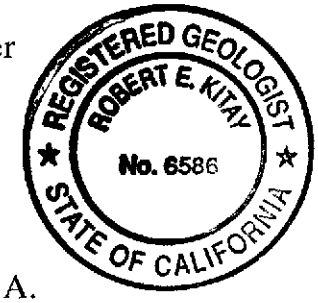
ASE plans to begin field activities at this site immediately upon approval of this workplan by the ACHCSA. Drilling is tentatively scheduled for the week of August 14, 2000.

Should you have any questions or comments, please call us at (510) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

David Allen
Senior Project Manager

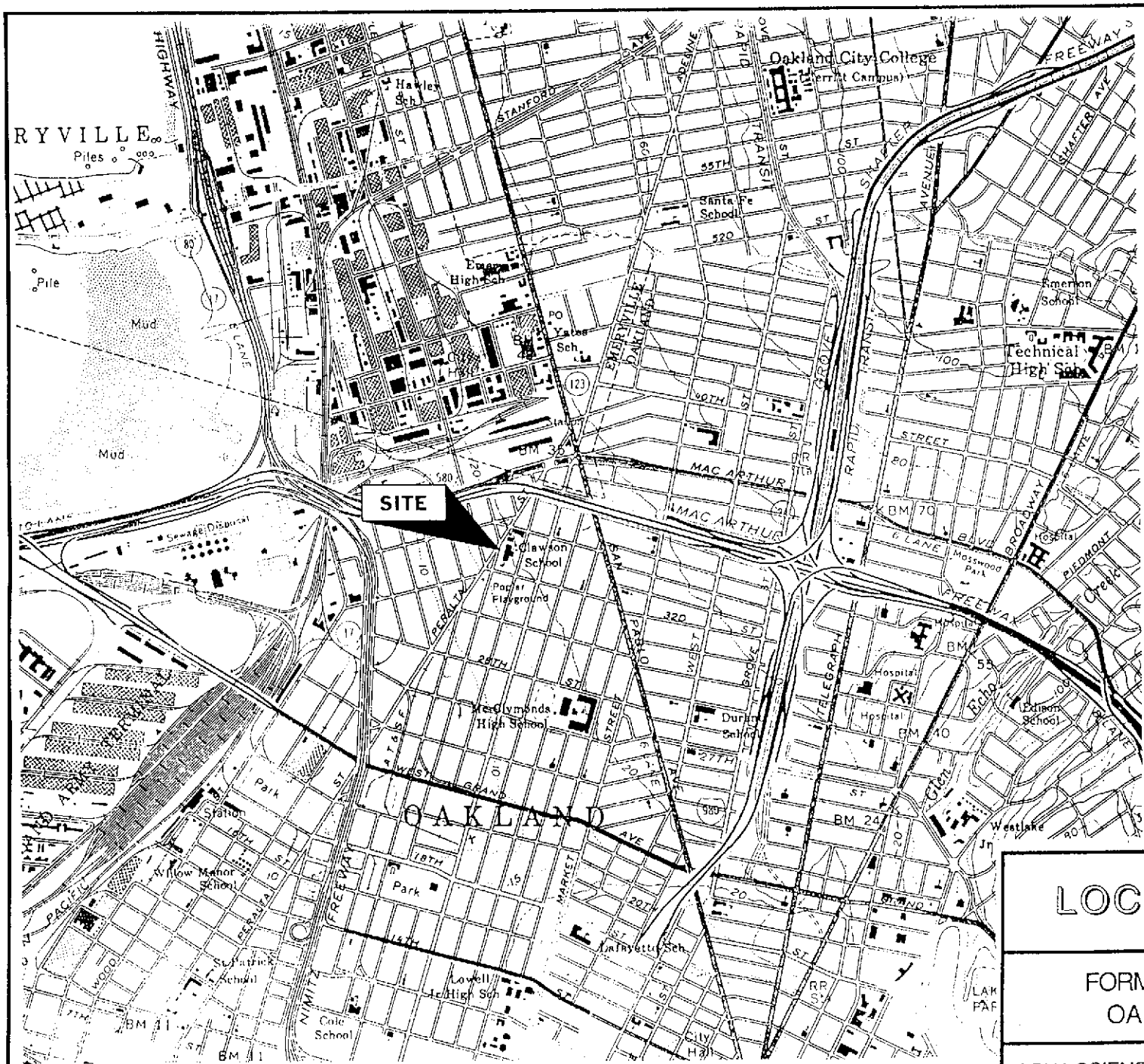


Robert Kitay, R.G., R.E.A.
Senior Geologist

cc: Ms. Betsey Costello, Fox Point, Ltd., 9 Redfield Alley, San Francisco, CA 94133

Ms. Susan Hugo, Alameda County Health Care Services Agency, 1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502-6577

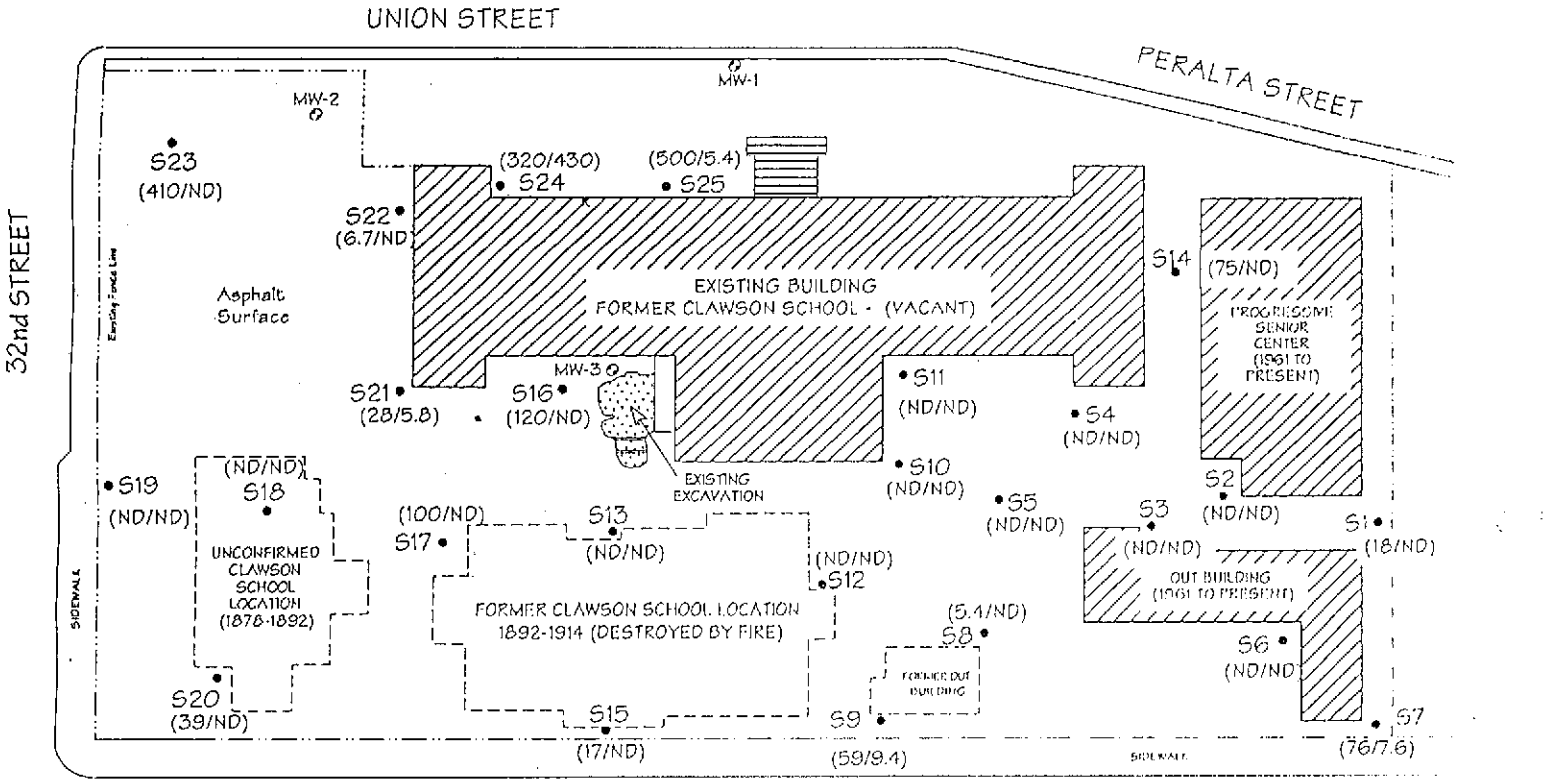
California Regional Water Quality Control Board, San Francisco Bay Region, 1515 Clay Street, Suite 1400, Oakland, CA 94612



LOCATION MAP

FORMER CLAWSON SCHOOL
OAKLAND, CALIFORNIA

AQUA SCIENCE ENGINEERS, INC. | Figure 1



LEGEND

MW-2 ⊙ - Existing Groundwater Monitoring Well

S15 • - Soil Boring Location (March 14, 1996)

(#/#) - Total lead concentration from samples collected at a (shallow/deeper) depth below ground surface (in parts per million)

ND - Not detected above reporting limit of 5.0 mg/kg

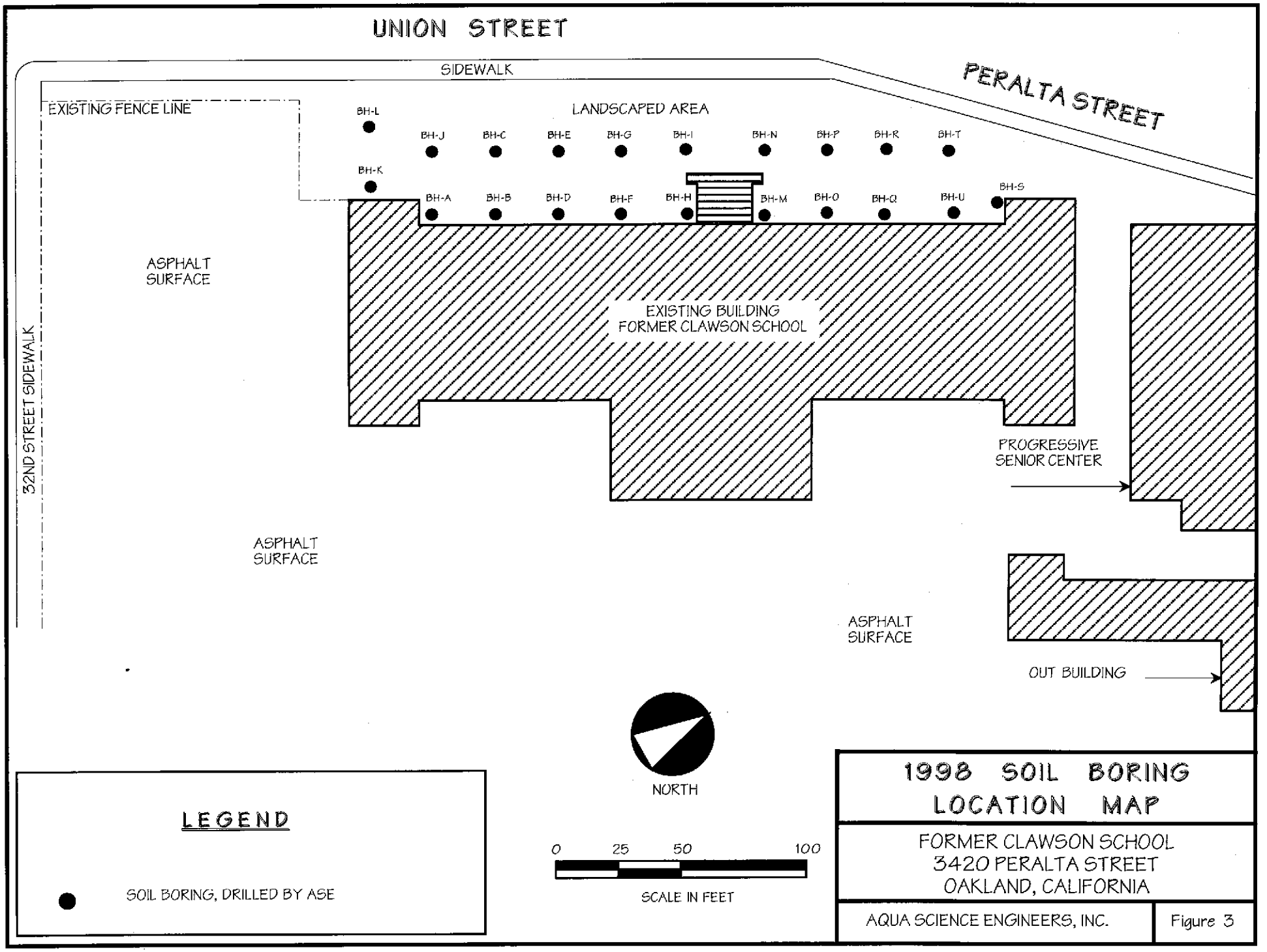
Title:	Lead Results Clawson School Site Oakland, California		
Figure Number:	4.0	Scale:	1" = 60'
Drawn By:	JVC / MCR	Date:	3/19/96
Project Number:	6287-2.1		

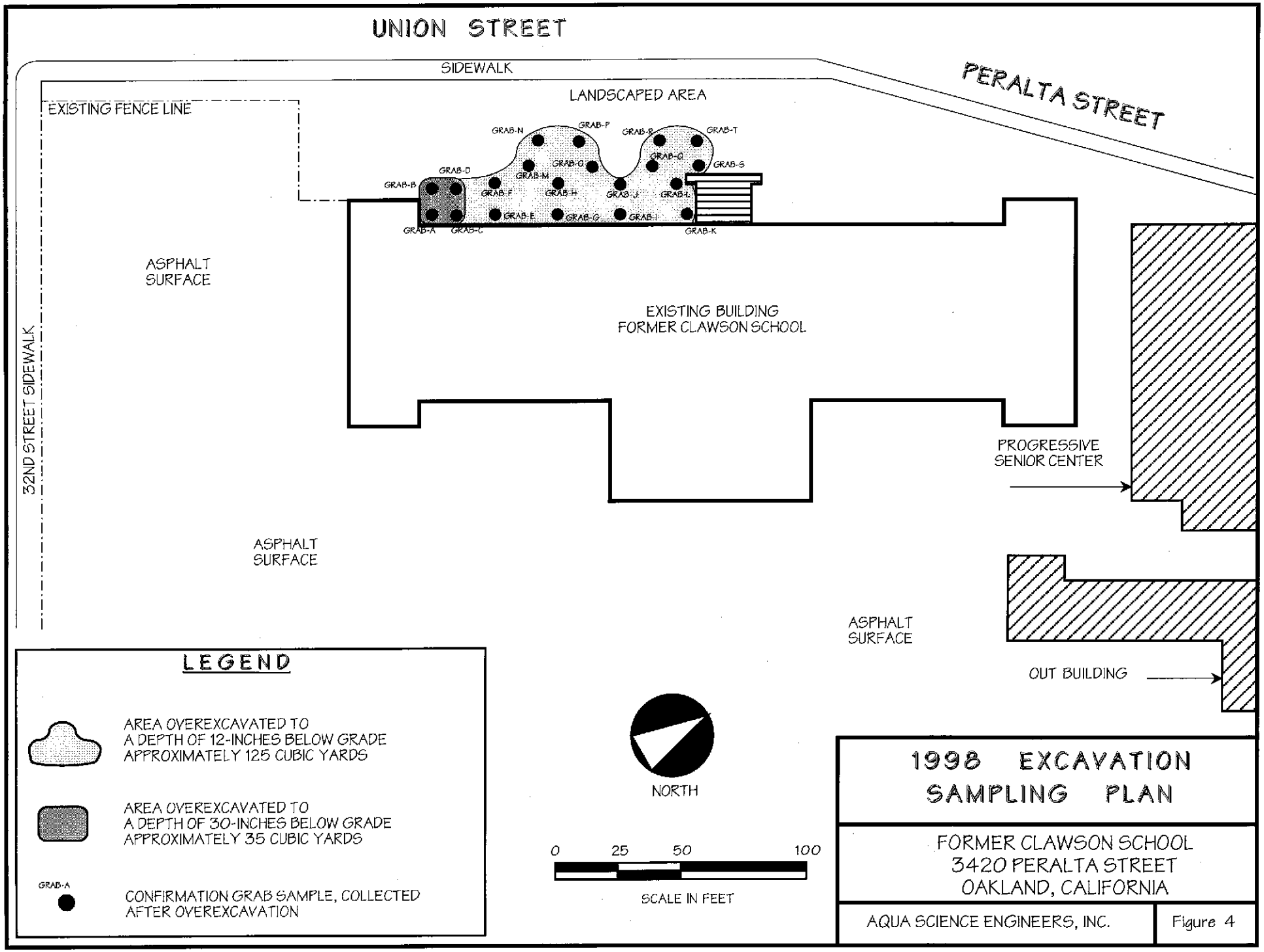
ACC Environmental Consultants
7977 Capwell Drive, Suite 100
Oakland, California 94621
(510) 638-8400 Fax: (510) 638-8404

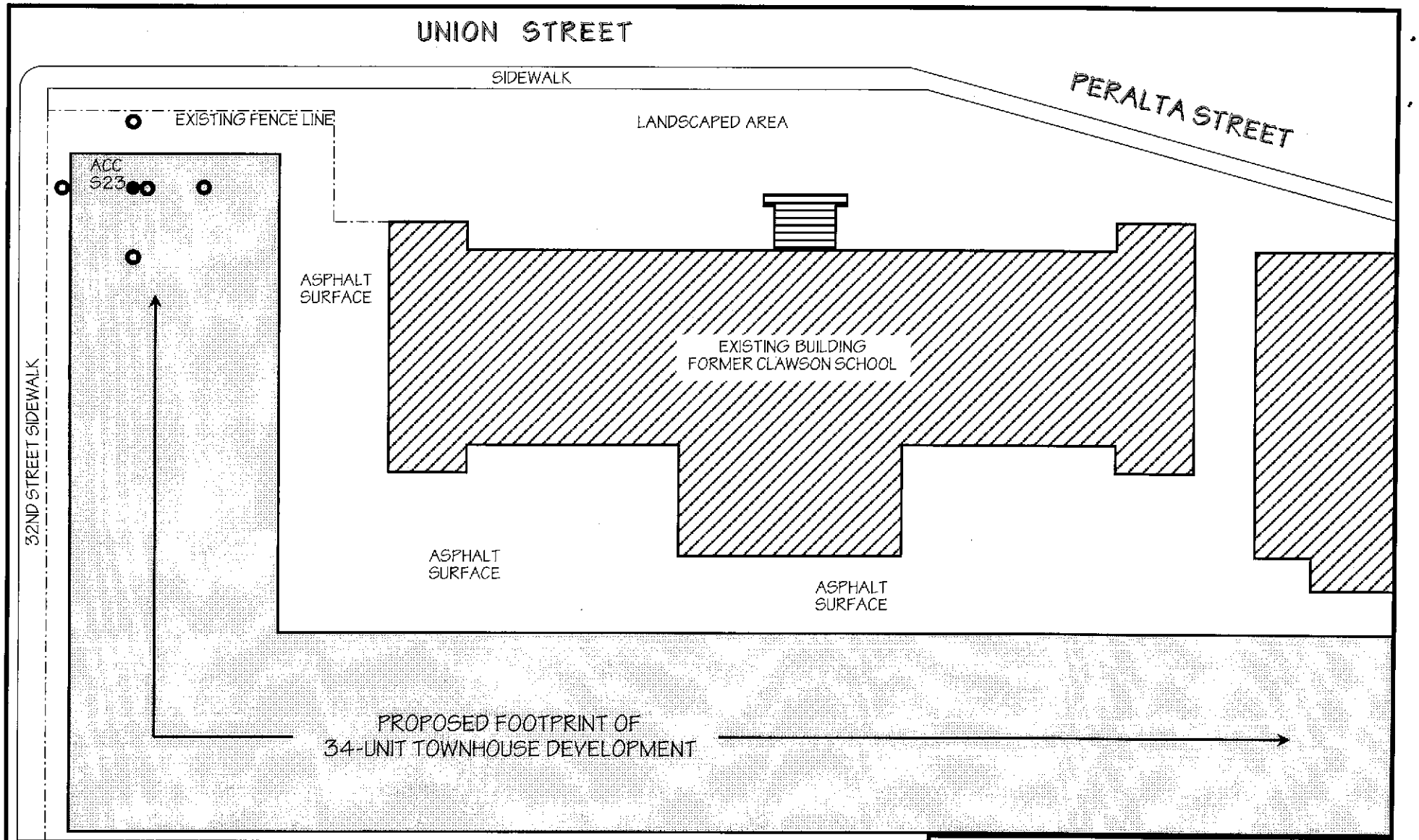
ACC BORING LOCATION MAP

FORMER CLAWSON SCHOOL
3420 PERALTA STREET
OAKLAND, CALIFORNIA

AQUA SCIENCE ENGINEERS, INC. | Figure 2


UNION STREET
SIDEWALK
PERALTA STREET
EXISTING FENCE LINE
LANDSCAPED AREA
BH-L
BH-J
BH-C
BH-E
BH-G
BH-I
BH-N
BH-P
BH-R
BH-T
BH-K
BH-A
BH-B
BH-D
BH-F
BH-H
BH-M
BH-O
BH-Q
BH-U
BH-S
ASPHALT SURFACE
EXISTING BUILDING FORMER CLAWSON SCHOOL
32ND STREET SIDEWALK
PROGRESSIVE SENIOR CENTER
ASPHALT SURFACE
ASPHALT SURFACE
OUT BUILDING
NORTH
0 25 50 100
SCALE IN FEET
LEGEND
SOIL BORING, DRILLED BY ASE
1998 SOIL BORING LOCATION MAP
FORMER CLAWSON SCHOOL
3420 PERALTA STREET
OAKLAND, CALIFORNIA
AQUA SCIENCE ENGINEERS, INC.
Figure 3


UNION STREET
SIDEWALK
PERALTA STREET
LANDSCAPED AREA
EXISTING FENCE LINE
GRAB-N
GRAB-P
GRAB-R
GRAB-T
GRAB-O
GRAB-S
GRAB-D
GRAB-M
GRAB-Q
GRAB-B
GRAB-F
GRAB-H
GRAB-J
GRAB-L
GRAB-E
GRAB-G
GRAB-I
GRAB-A
GRAB-C
GRAB-K
ASPHALT SURFACE
EXISTING BUILDING
FORMER CLAWSON SCHOOL
32ND STREET SIDEWALK
PROGRESSIVE SENIOR CENTER
ASPHALT SURFACE
ASPHALT SURFACE
OUT BUILDING
LEGEND
AREA OVEREXCAVATED TO A DEPTH OF 12-INCHES BELOW GRADE APPROXIMATELY 125 CUBIC YARDS
AREA OVEREXCAVATED TO A DEPTH OF 30-INCHES BELOW GRADE APPROXIMATELY 35 CUBIC YARDS
GRAB-A
CONFIRMATION GRAB SAMPLE, COLLECTED AFTER OVEREXCAVATION
NORTH
0 25 50 100
SCALE IN FEET
1998 EXCAVATION SAMPLING PLAN
FORMER CLAWSON SCHOOL
3420 PERALTA STREET
OAKLAND, CALIFORNIA
AQUA SCIENCE ENGINEERS, INC.
Figure 4



LEGEND

ACC S23 ● SOIL BORING, DRILLED BY ACC IN 1996 WITH A TOTAL LEAD CONCENTRATION OF 410 PPM AT 6-INCHES BELOW GRADE.

○ PROPOSED SOIL BORING TO DEFINE EXTENT OF LEAD CONTAMINATED SOIL IN VICINITY OF ACC 1996 BORING.

NORTH

0 25 50 100

SCALE IN FEET

PROPOSED SOIL BORING LOCATION MAP

FORMER CLAWSON SCHOOL
3420 PERALTA STREET
OAKLAND, CALIFORNIA

AQUA SCIENCE ENGINEERS, INC. | Figure 5