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ENVIRONMENTAL
PROTECTION



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18 May 1995
Project No. 2530.02

Ms. Madhulla Logan
Alameda County Health Care Services Agency
1131 Harbour Bay Parkway
Alameda, California 94502

Subject: Work Plan for Soil Excavation and Sampling
2020 Sherman Avenue
Alameda, California

Dear Ms. Logan:

On behalf of Encinal Real Estate, Inc., Geomatrix Consultants, Inc. (Geomatrix) has prepared this work plan to conduct soil excavation and sampling at the subject site (Figure 1). As outlined in our 8 December 1994 letter to you, additional characterization activities were proposed at the southeast corner of the warehouse. Although demolition of the warehouse has been postponed, Encinal wishes to proceed with excavation of affected soil as close to existing foundations as possible.

To address concerns regarding potential future health risks from residual VOCs in soil, Encinal's earthwork contractor will conduct a limited excavation of soil in the vicinity of soil boring EB-1 (Figure 2). Approximately 150 to 200 cubic yards of soil (in-situ) will be excavated using a rubber-tired backhoe and stockpiled on plastic sheeting. The proposed plan area of the excavation toe is 20 feet by 30 feet with sidewalls sloped, if necessary, to provide for a safe excavation. The excavation will be advanced to remove fill soil located above the natural sediments, a dark gray silty clay, but not deeper than static groundwater level which is expected to be encountered at six to eight feet below ground surface.

Geomatrix will observe excavation activities, monitor with a PID, and collect soil samples of the excavation sidewalls and bottom. Up to six sidewall soil samples and two bottom samples will be collected using a backhoe bucket. Soil samples will be analyzed by a state-certified, analytical laboratory for volatile organic compounds by EPA Method 8240.

The excavation will be backfilled with suitable material borrowed from the site. Encinal's earthwork contractor will aerate the stockpiled soil for approximately one month by turning the stockpile weekly with earthwork equipment. Geomatrix will then collect a composite soil sample for analysis by a state-certified, analytical laboratory for volatile organic compounds by EPA Method 8240. After completion of aeration and approval of ACHCSA, the excavated soil will be reused as on-site fill material.

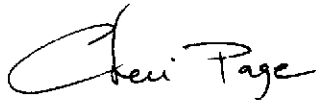
Geomatrix Consultants, Inc.
Engineers, Geologists, and Environmental Scientists

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Alameda County Health Care Services Agency
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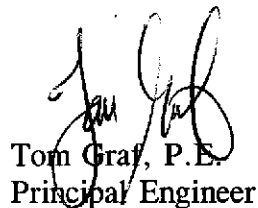
A summary of our observations and analytical results will be submitted for your review within four weeks after receipt of the analytical results. If you have any questions regarding this proposed approach to characterize and remediate soil in the vicinity of boring EB-1, please call either of the undersigned.

Sincerely,

GEOMATRIX CONSULTANTS, INC.



Cheri Page, R.G.
Project Manager

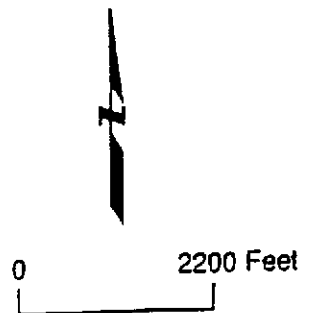
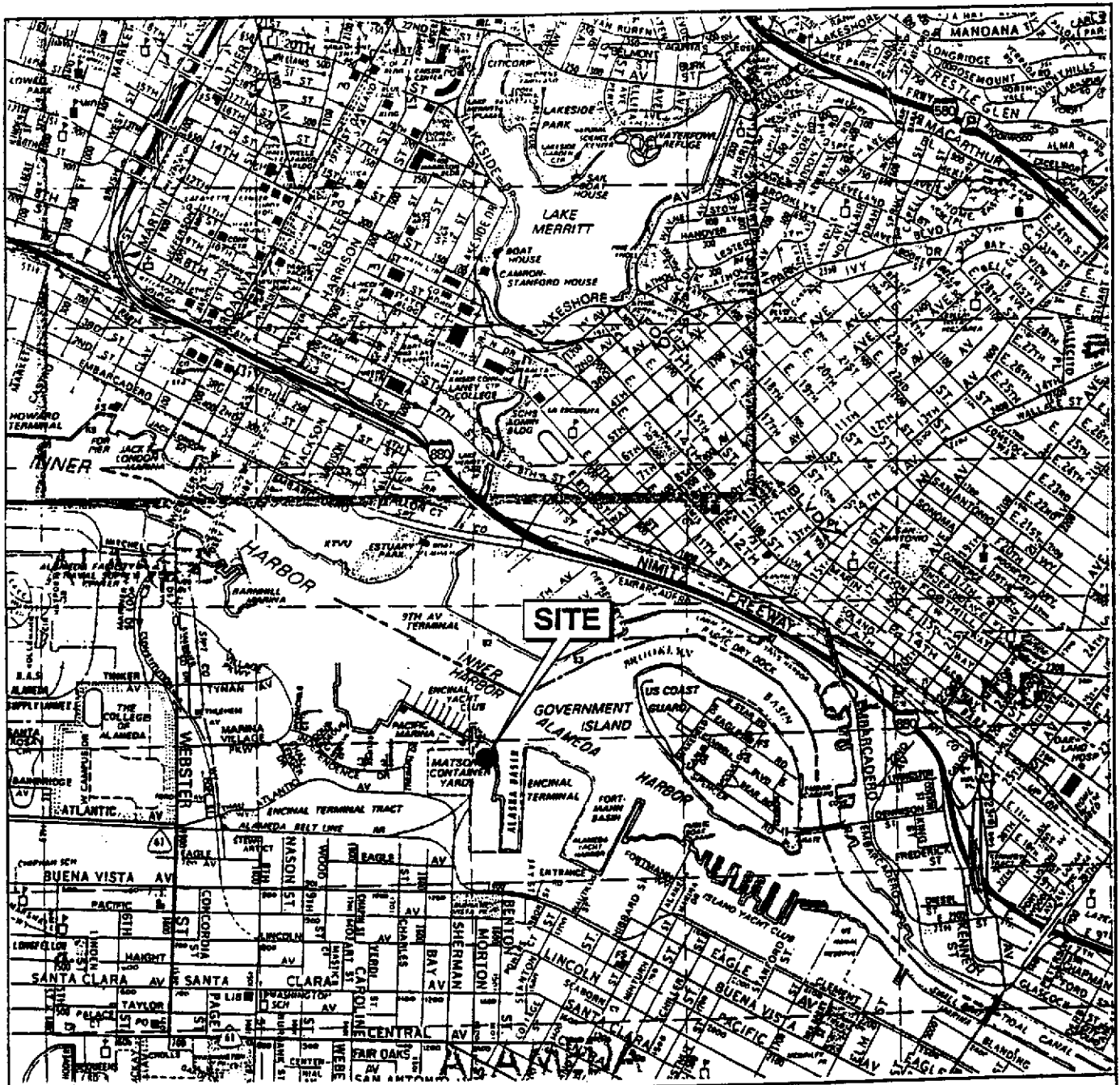


Tom Graf, P.E.
Principal Engineer

CP/TG/dm
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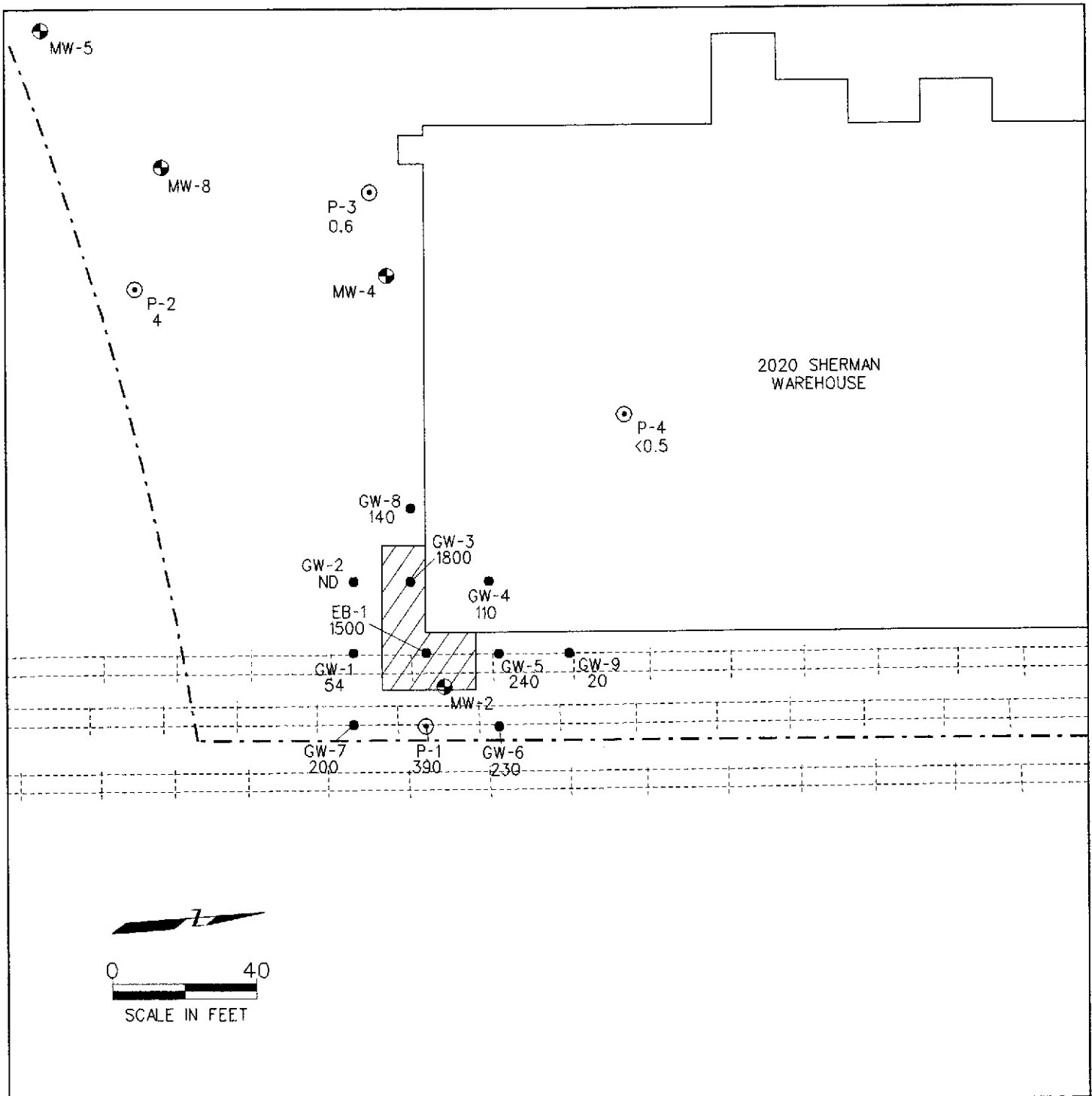
cc: Sum Arigala, RWQCB
Peter Wang, Encinal Real Estate

Attachments: Figure 1 - Location Map
Figure 2 - Excavation Plan



SITE LOCATION MAP
 2020 Sherman
 Alameda, California

Figure
 1
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EXPLANATION

- APPROXIMATE PROPERTY LINE
- PROPOSED AREA OF EXCAVATION
- MW-4 MONITORING WELLS

- P-2 TEMPORARY PIEZOMETER LOCATIONS (INSTALLED AND DESTROYED IN JANUARY 1994) AND 1,1-DCA CONCENTRATION IN PARTS PER BILLION
- GW-5 APRIL 1994 GROUNDWATER GRAB SAMPLE LOCATION AND 1,1-DCA CONCENTRATION IN PARTS PER BILLION

MW-10

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PROPOSED EXCAVATION PLAN
 ENCINAL REAL ESTATE - 2020 SHERMAN AVENUE
 ALAMEDA, CALIFORNIA

Figure
 2
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