

Versar INC.

ENVIRONMENTAL
PROTECTION
DEC 28 PM 4:05

December 23, 1998

Ms. Juliet Shin
Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway #250
Alameda, California 94502-6577

Reference: Addendum to the Workplan for Well Installation, Development, and Sampling
2585 Nicholson Street in San Leandro, California.
Versar Project Number: 4422-001.
Contract Number: 97-056, Work Order Number: 05582-02 , ES # 305582

Dear Ms. Shin:

At the request of Bank of America NT&SA (Bank of America), Versar, Inc. (Versar) is pleased to present this addendum to the workplan for well installation, development and sampling at the above referenced property (the Site). The original workplan, dated November 4, 1998, was prepared in accordance with the recommendations set-forth in the McLaren/Hart report entitled "Soil and Groundwater Characterization," dated May 1, 1998. This addendum was prepared in response to Alameda County Environmental Health Services (ACEHS) letter dated November 17, 1998, which provided comments on the original workplan.

Versar and Bank of America have reviewed the modifications to the proposed scope of work for the Site outlined in your November 17, 1998 letter, and appreciate your comments. While in general we concur with your requested modification, our strategy is to perform the investigation and evaluation of the Site in phases to cost effectively complete characterization, and subsequent evaluation of corrective actions. Consequently, we request that some of the modifications outlined in your November 17, 1998 letter be delayed to the next phase of activities. Versar's response to each modification outlined in your letter, and the amended scope of work is presented below.

- 1) Paragraph 1 outlines modifications to the number and placement of the monitoring wells proposed for the Site. In general, we concur with your modifications. Bank of America requested Versar to install an upgradient monitoring well. However, Versar's review of

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• SACRAMENTO OFFICE •

7844 MADISON AVENUE, SUITE 167 • FAIR OAKS, CALIFORNIA 95628 • TELEPHONE: (916) 962-1612 FAX: (916) 962-2678

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Not a good enough reason.
Somewhat McLaren Hart was able
to drill boring in location of
M-5.

underground utilities on the northeastern end of the Site indicated insufficient clearance to safely install the monitoring well. Subsequent discussion with the City of San Leandro Engineering Department indicates that an encroachment permit can be obtained to install the monitoring well on City property. The attached Figure 1 depicts the revised proposed monitoring well locations. The total number of monitoring wells that will be installed during this phase of work is amended to four.

- 2) Paragraph 2 outlines required well-screen intervals, and time between well development and sampling activities. The workplan is amended to include these requirements. Wells will be screened five feet above the estimated seasonal-high water level, and ten feet below this level. Well development will be performed a minimum of 72-hours after installation, and sampling a minimum of 48-hours after development. All wells will be surveyed to mean sea level.
- 3) Paragraph 3 requests the addition of diesel and motor oil analysis. This workplan is amended to include the analyses. However, it should be noted that the elevated detection limits for the McLaren/Hart samples described in your letter as "unacceptably high" are likely the result of matrix interferences from other petroleum hydrocarbon compounds. Consequently, lower on-site detection limits may not be achievable. Every attempt will be made to lower detection limits.
- 4) Paragraph 3 also requests the inclusion of additional fuel oxygenates and semi-volatile organic compounds (SVOCs). This workplan is amended to include these analyses. We request that sampling for fuel oxygenates and SVOCs be performed during the first quarterly monitoring episode (following initial sampling) to assure that representative samples are collected. Furthermore, it is assumed that the analyses can be discontinued during subsequent monitoring episodes if levels of the compounds are found to be below action levels.
- 5) Paragraphs 4 and 5 request preparation of a Site-specific risk assessment, and a proximity well survey. While we concur with the need to evaluate potential risks and receptors for the Site, we request this evaluation be performed following the completion of Site characterization, during the corrective action evaluation process. Further evaluation of subsurface conditions present at the Site is required to more accurately assess risks. We request these activities be delayed until characterization of groundwater is complete.



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It is anticipated that the scope of work described in the November 4, 1998 workplan, as amended herein, will require approximately nine weeks to complete. However, two Site access agreements will be required to complete well installation, which may result in delays.

We hope you find the above modifications to this phase of the work acceptable, and look forward to working with you on this project. Please forward future correspondences to Mr. John Schovanec at Bank of America. Should you wish to discuss the information presented herein, please feel free to call me at (916) 863-9325, or Mr. John Schovanec with Bank of America at (949) 260-5812.

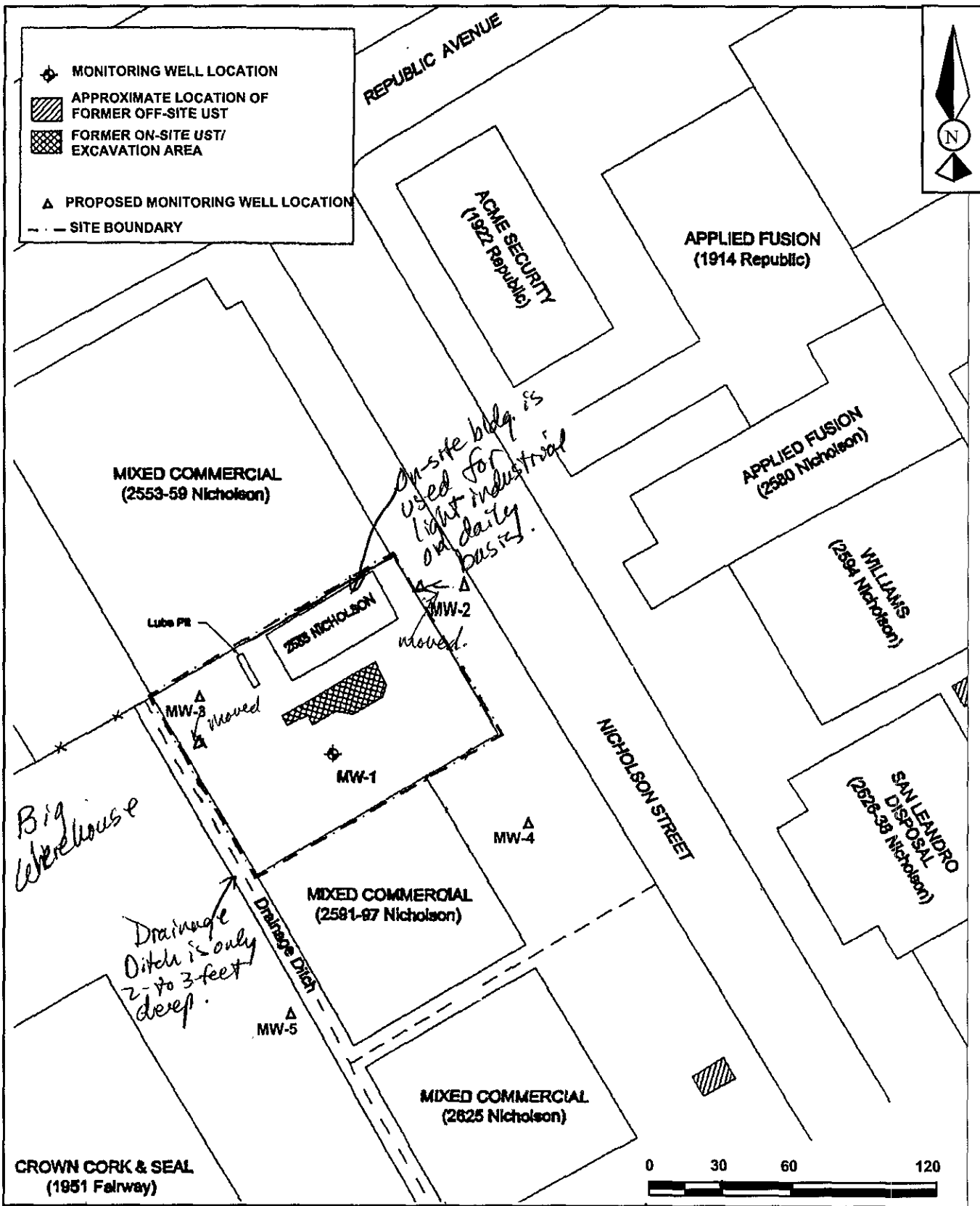
Sincerely,


A handwritten signature in black ink, appearing to read "Scott Allin", with a stylized flourish at the end.

Scott Allin, R.E.A.
Senior Program Manager

cc: Mr. John Schovanec (Bank of America)

◆ MONITORING WELL LOCATION
 ▨ APPROXIMATE LOCATION OF FORMER OFF-SITE UST
 ▩ FORMER ON-SITE UST/ EXCAVATION AREA
 ▲ PROPOSED MONITORING WELL LOCATION
 - - - SITE BOUNDARY



Detailed By: AEC	 7844 MADISON AVENUE SUITE 167 FAIR OAKS, CA 95628 (916) 962-1612	2585 Nicholson Street San Leandro, California	Proposed Monitoring Well Locations	FIG 1
Scale 1 inch = 60 feet				
Project: X				