



January 17, 2013

SUBMITTED ELECTRONICALLY

Mr. Mark E. Detterman, P.G., CEG
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

Re: Updated Work Plan to Evaluate Post-Remediation Site Conditions
Former Petroleum Underground Storage Tank (UST) Site
David D. Bohannon Organization Property Located at
575 Paseo Grande - San Lorenzo, CA

Dear Mr. Detterman:

Thank you for taking the time to meet with representatives of the David D. Bohannon Organization (Bohannon) and Stantec on January 8th to discuss the proposed work scope for the above-referenced Site. The work scope was proposed in the *Site Conceptual Model and Work Plan to Evaluate Post-Remediation Site Conditions* (the Work Plan - Stantec, December 2012) and comments were provided to Bohannon by the Alameda County Health Care Services Agency (Agency) on November 18, 2013 (the Letter). The Letter requires submittal of an updated work plan and conceptual site model (CSM) by January 17, 2014 that addresses several comments contained in the letter. This updated Work Plan, including the attached updated Figure 10, is submitted in response to that requirement.

During our meeting on January 8th it was agreed that this submittal would provide an update to the Work Plan; the updated CSM would be completed following implementation of the approved work scope. The following summarizes the Work Plan update consistent with items 4(a) to 4(e) in the Letter. Per our discussions on January 8th, following Work Plan implementation a meeting will be held in your office prior to submittal of a results report to discuss the data and appropriate path forward. We will be implementing the updated Work Plan in a prompt manner once approved by the Agency, and we look forward to meeting with you in the very near future to discuss the results.

4(a) – Soil Vapor Sampling – the proposed soil vapor sampling probes will be installed to a depth of five (5) feet below ground surface (bgs). Analysis of soil vapor samples will include naphthalene, oxygen, nitrogen, methane, and carbon dioxide.

4(b) – Analysis for Naphthalene and Poly-Aromatic Hydrocarbons (PAHs) – Naphthalene will be included in the analyte list for soil samples and soil vapor. The TO-17 laboratory methodology will be utilized for naphthalene analysis, and non-sorb tubing will be used for sample collection. PAHs will be included for soil samples in the area of the former waste oil underground storage tank (UST).



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4(c) – Soil Sampling and Analysis – Two soil samples at each on-Site borehole location will be collected for analysis, one in the 0 to 5 interval and one in the 5 to 10 foot interval (see attached updated Figure 10). Samples exhibiting the most elevated photo-ionization detector (PID) readings at each location will be selected for analysis. Soils will be analyzed consistent with the Work Plan, with the addition of those analyses specified in item 4(b) above.

4(d) – Hydropunch™ Soil Bore Installation – Grab groundwater sampling utilizing the Hydropunch™ methodology will be completed in the shallow water bearing zone (i.e., the upper 15 feet of sediment). The spacing between sampling locations will be approximately 50 feet (see attached updated Figure 10).

4(e) - Hydropunch™ Sampling Locations - An additional transect of three (3) locations has been included on the east side of Paseo Largo Vista (locations HP-11 to HP-13; see attached updated Figure 10). The grab groundwater sampling depth and methodology at these locations will be consistent with the scope of work presented in the Work Plan. Additionally, soil sampling will be conducted at each of these three (3) locations. Three (3) samples will be collected at each location, with one sample collected in each of the 0 to 5, 5 to 10, and 10 to 15 feet bgs depth intervals. Sampling and analysis will be consistent with the methods described in the Work Plan, including using the PID for sample collection as described in item 4(c) above and the naphthalene analysis presented in item 4(b) above.

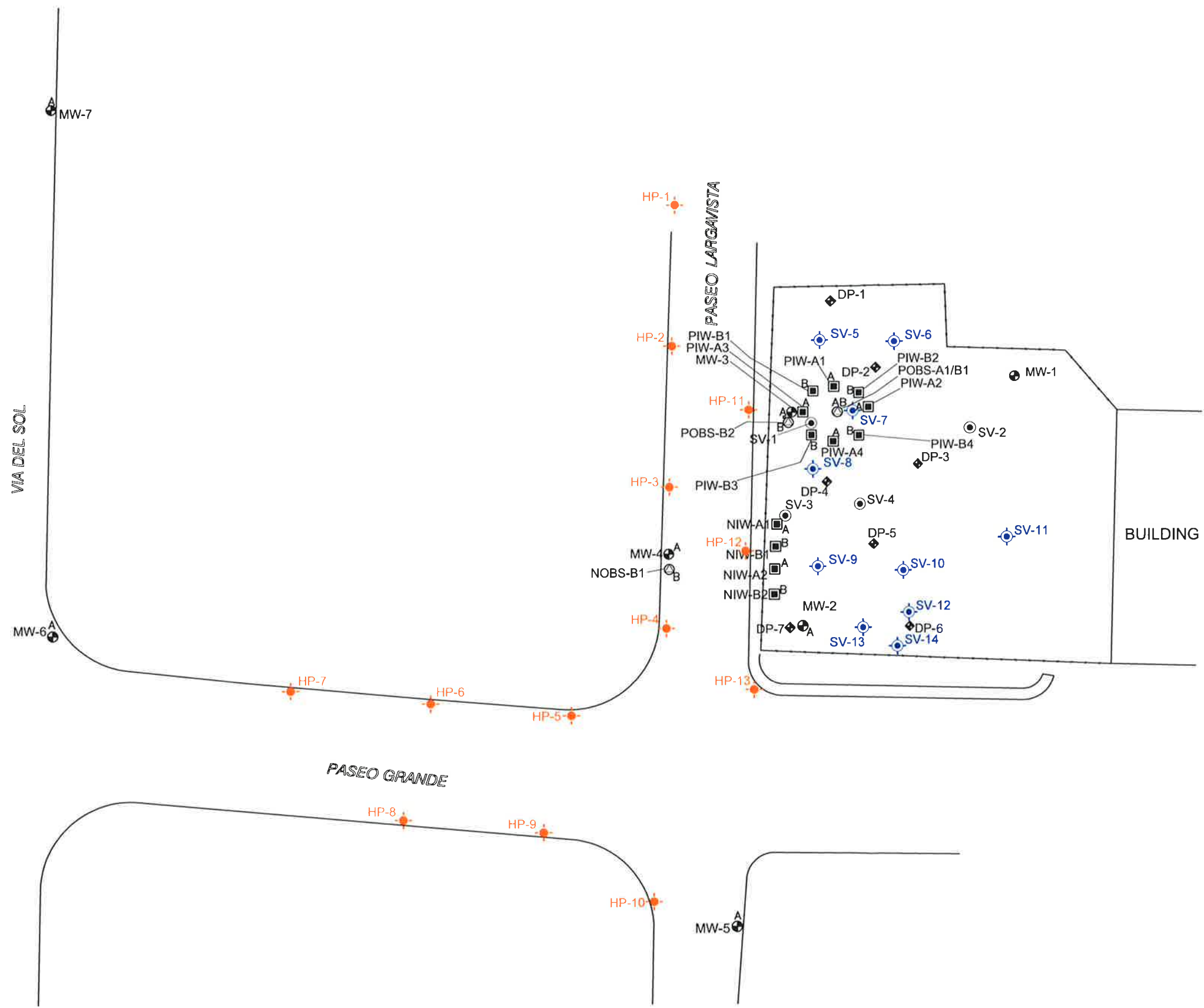
With regards to the sampling locations presented on the attached updated Figure 10, please note the locations are approximate. Actual locations, particularly off-Site, may be modified upon review of potential access restrictions including the presence of overhead and underground utilities.

If you have any questions regarding this updated Work Plan information, please contact me at (925) 296-2132.

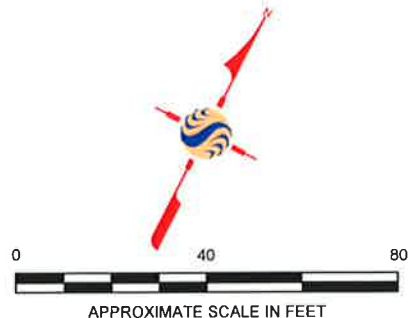
Sincerely,


Chris Maxwell, P.G.
Principal Geologist

cc: Mr. Robert Webster, David D. Bohannon Organization
Mr. Andrew A. Bassak, Manatt, Phelps, and Phillips LLP



- LEGEND**
- MW-1 MONITORING WELL
 - PIW-B3 INJECTION WELL
 - ◆ DP-1 DUAL-PHASE EXTRACTION WELL (8" PVC - BY SECOR, 2005)
 - ⊙ NOBS-B1 OBSERVATION WELL
 - ⊙ SV-1 SOIL VAPOR SAMPLE LOCATION (STANTEC, 2011)
 - ⊙ SV-5 PROPOSED SOIL VAPOR SAMPLE LOCATION AND SOIL BORING LOCATION
 - ⊙ HP-1 PROPOSED HYDROPUNCH SAMPLE LOCATION
 - FENCE LINE
- WELL DESIGNATION**
- A = INDICATES WELL IN THE A-ZONE
 - B = INDICATES WELL IN THE B-ZONE



 57 Lafayette Circle, 2nd Floor Lafayette, CA 94549 (925) 299-9300/299-9302 (Fax)	FOR: DAVID D. BOHANNON ORGANIZATION 575 PASEO GRANDE SAN LORENZO, CALIFORNIA		PROPOSED SAMPLING LOCATIONS		FIGURE: 10
	JOB NUMBER: 185702534.200.0003	DRAWN BY: RRR	CHECKED BY: JMA	APPROVED BY: CRM	DATE: 12/12/12