

ANDREW E. CULLEN
VICE PRESIDENT, ENVIRONMENTAL AND
TELECOMMUNICATION SERVICES

RECEIVED

9:05 am, Nov 30, 2009

Alameda County
Environmental Health

October 27, 2009

Mr. Paresh Kahtri
Hazardous Material Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

**RE: 725 Julie Ann Way
Oakland, CA
Alameda County Site ID RO000364**

Dear Mr. Kahtri:

Subsequent to this cover letter is the Monitoring Well Installation Work Plan for the former Penske Truck Leasing site located at 725 Julie Ann Way, Oakland, CA.

As an authorized representative of our company Penske Truck Leasing, the following statement is listed below:

I, Andrew E. Cullen declare under penalty of perjury that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

Please let me know if you have any questions or concerns.

Sincerely,



Andrew E. Cullen

aec/kmy



Stantec

Stantec Consulting Corporation

57 Lafayette Circle, 2nd Floor
Lafayette, California 94549
Tel: (925) 299-9300
Fax: (925) 299-9302

October 27, 2009

Mr. Paresh Khatri
Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

(Sent Via Electronic Upload to Alameda County ftp)

RE: Monitoring Well Installation Work Plan

Former Penske Truck Leasing Facility
725 Julie Ann Way
Oakland, California
Alameda County Site ID RO0000364
PN: 185702145.200.0001

Dear Mr. Khatri:

Stantec Consulting Corporation (Stantec), on behalf of Penske Truck Leasing Company (Penske), has prepared this *Monitoring Well Installation Work Plan* (Work Plan) for the Former Penske Truck Leasing Facility (site) located at 725 Julie Ann Way in Oakland, California. The scope of work described herein provides for implementing recommendations presented in Stantec's September 1, 2009, *Soil and Groundwater Investigation and Groundwater Monitoring Report* (Report).

SCOPE OF WORK

This Work Plan provides for the following activities:

- Replacement of monitoring wells MW-1 and MW-7. As documented in the 2009 Report, monitoring wells MW-1 and MW-7 are screened below the static groundwater level, rendering them inappropriate for monitoring the potential presence of free-phase fuel product on the groundwater table. Stantec proposes abandoning these wells, installing replacement wells with appropriate screened intervals.
- Semi-annual groundwater monitoring and sampling, and quarterly gauging of new wells for four consecutive quarters. Concurrent with the initial sampling of the two new wells, Stantec will conduct a site-wide groundwater monitoring and sampling event in accordance with the ACEHS letter dated July 28, 2009. Stantec recommends gauging the two new wells for the presence of free-phase product on a quarterly basis for a period of one year, to establish baseline conditions regarding the presence of free product on the groundwater surface. This approach is also consistent with the July 28 correspondence.
- Reporting. Following completion of well installation and sampling activities, Stantec will prepare a summary report describing field activities and presenting field observations and chemical data.

Monitoring Well Installation Work Plan

October 27, 2009

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The proposed scope of work will consist of the following tasks:

Task 1 – Preliminary Activities

Stantec will perform the following preliminary tasks:

- ❑ **Site Health and Safety Plan (HASP):** Stantec will update the site-specific HASP prior to commencing field activities. The HASP will be reviewed by the field staff and contractors before beginning field operations at the site.
- ❑ **Permitting:** Stantec will obtain a well installation and destruction permit from the Alameda County Public Works Agency prior to beginning field activities.
- ❑ **Underground Utility Location and Clearance:** In advance of field activities, Stantec will mark the locations of the proposed soil borings in accordance with Underground Service Alert (USA) guidelines, and notify USA of upcoming subsurface activities so that existing underground utilities in the area of proposed work can be located and avoided. Stantec will contract a private utility locator to confirm the locations of underground utilities in the vicinity of the well locations.

Task 2 – Monitoring Well Abandonment

Monitoring wells MW-1 and MW-7 will be abandoned by pressure grouting, whereby the well casing is filled with neat cement grout, and approximately 15 pounds per square inch (psi) of pressure is applied to the wellhead to force the grout through the well screen and into the surrounding sand pack. The flush-mounted well boxes will be removed, and the locations will be finished with concrete to match existing grade. Approximately 20 gallons of groundwater displaced by the grout will be collected in 55-gallon steel drums.

Task 3 – Monitoring Well Installation and Sampling

Replacement groundwater monitoring wells will be installed directly adjacent to former wells MW-1 and MW-7. Each borehole will be advanced to 5 feet below ground surface (ft-bgs) using hand tools to confirm the absence of shallow subsurface utilities. Prior to well installation, soil borings will be advanced to approximately 20 ft-bgs using a direct-push drilling system in order to accurately log the subsurface lithology. Encountered soils will be logged by a Stantec geologist in accordance with the Unified Soil Classification System (USCS), and lithologic observations will be recorded on soil boring logs. Soils will be periodically screened for volatile organic vapors using a photoionization detector (PID), and measurements will be recorded on the soil boring logs. Based on field evidence of chemical impact, up to two unsaturated soil samples from each borehole will be retained for chemical analysis.

Following advancement of the borehole at least 10 feet into first-encountered groundwater, the tool string will be removed and static groundwater will be allowed to equilibrate in the borehole for approximately one hour. This will allow for an accurate determination of the static depth-to-groundwater prior to installing the well casing, in order to confirm that the well screen intercepts the groundwater surface. The well will be installed with approximately 2 feet of unsaturated screen above the static groundwater level observed in wells MW-1 and MW-7 to allow for seasonal fluctuations in the groundwater elevation. The borehole will then be overdrilled using 8-inch-diameter hollow-stem augers, and the well constructed of 2-inch-diameter Schedule 40 polyvinyl chloride (PVC) casing. The wellheads will be finished with flush-mounted, traffic-rated vault boxes.

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Monitoring Well Development and Initial Sampling

After allowing the monitoring wells to equilibrate for 48 hours, Stantec will develop and sample the wells. Development will consist of alternately surging and bailing the well in an effort to stabilize the sand pack, remove fines from the sand pack and well casing, and establish hydraulic connectivity between the water-bearing formation and the well. Typically, approximately 10 casing volumes are removed from each well during development. Following development and recovery of the well to at least 80 percent of the static groundwater level, the wells will be sampled using a new, disposable bailer. Samples will be collected into laboratory-supplied containers and stored cold during delivery to a state-certified analytical laboratory.

Site-Wide Groundwater Monitoring and Sampling

Concurrent with well development tasks described above, wells MW-2, MW-4, MW-8, OW-1, and OW-2 will be sampled. Prior to sampling, wells will be purged of approximately three well casing volumes of water using a diaphragm pump fitted with disposable tubing for each well. During purging, the evacuated water will be periodically measured for pH, electrical conductivity, and temperature, and visually inspected for color, presence of free product, and turbidity. Downhole dissolved oxygen (DO) measurements will be obtained before and after purging each well. Measured parameters and purge volumes for each well will be recorded and included on field data sheets in the final report.

Upon removal of the appropriate purge volume and stabilization of the measured field parameters, samples will be collected from each well using a new, disposable bailer. Samples will be collected into laboratory-supplied containers and stored cold during delivery to a state-certified analytical laboratory.

Analytical Program

All samples collected will be labeled and immediately placed on ice. All samples will be submitted to a State of California-certified laboratory under chain-of-custody documentation. Soil and groundwater samples will be analyzed for the following constituents:

- Total petroleum hydrocarbons as diesel (TPHd) by U.S. Environmental Protection Agency (US EPA) Method 8015M with silica gel treatment;
- TPH as gasoline (TPHg) by US EPA Method 8015M; and,
- Benzene, toluene, ethylbenzene, and total xylenes (BTEX), and methyl tertiary-butyl ether (MTBE) by US EPA Method 8260B.

Waste Management and Disposal

Soil cuttings and purge/rinsate water generated during soil boring activities will temporarily be stored in California DOT-approved 55-gallon steel drums onsite pending characterization and disposal.

Well Survey

The two new monitoring wells will be surveyed for elevation and location by a licensed professional land surveyor, and the coordinates uploaded to the state GeoTracker™ database.

Quarterly Groundwater Monitoring

A total of ten wells (replacement well MW-1A, MW-2, MW-3, MW-4, MW-5, MW-6, replacement well MW-7A, MW-8, OW-1, and OW-2) will be gauged quarterly using an electronic oil/water interface meter

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graduated to 0.01 foot. The oil/water face meter will indicate the presence of free-phase product, if any. The oil/water interface meter will be rinsed with deionized water between soundings to prevent cross-contamination. Data collected from this event will be used to indicate the presence of separate-phase product, if any, and to determine current groundwater flow direction at the Site. Quarterly groundwater monitoring data will be transmitted with semi-annual groundwater monitoring reports.

Task 4 – Reporting

Following completion of well installation and sampling activities, Stantec will prepare a summary report describing field activities and presenting field observations and chemical data. The report will address the presence or absence of free-phase product in the newly-installed wells, and provide recommendations for additional remediation as necessary. The report will also serve as one of two semi-annual reports presenting quarterly gauging and semi-annual groundwater monitoring.

As part of the reporting task, Stantec will request a meeting or conference call with the ACEHS caseworker to identify impediments to site closure, in accordance with recently-adopted California Water Resources Control Board Resolution #2009-0042, which encourages expediting closure of low-risk petroleum hydrocarbons sites. Stantec believes that in the absence of appreciable free-phase product in the new wells, the site would qualify for closure under the low-risk scenario.


SCHEDULE

Stantec anticipates completing the proposed scope of work in six weeks following approval of this Work Plan by the ACEHS. This schedule is subject to subcontractor availability. Stantec will notify the ACEHS approximately five working days before beginning field activities.

If you have any questions regarding this document or the work scope herein presented, please contact the undersigned at (925) 299-9300.

Sincerely,

STANTEC CONSULTING CORPORATION



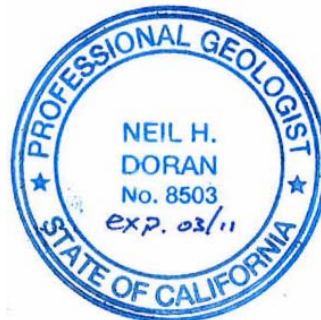
Eva Hey
Senior Geologist



Neil Doran, P.G., #8503
Senior Geologist



Angus E. McGrath, Ph.D.
Principal Geochemist



Attachments: Figure 1 – Site Location Map
Figure 2 – Site Plan

ATTACHMENTS

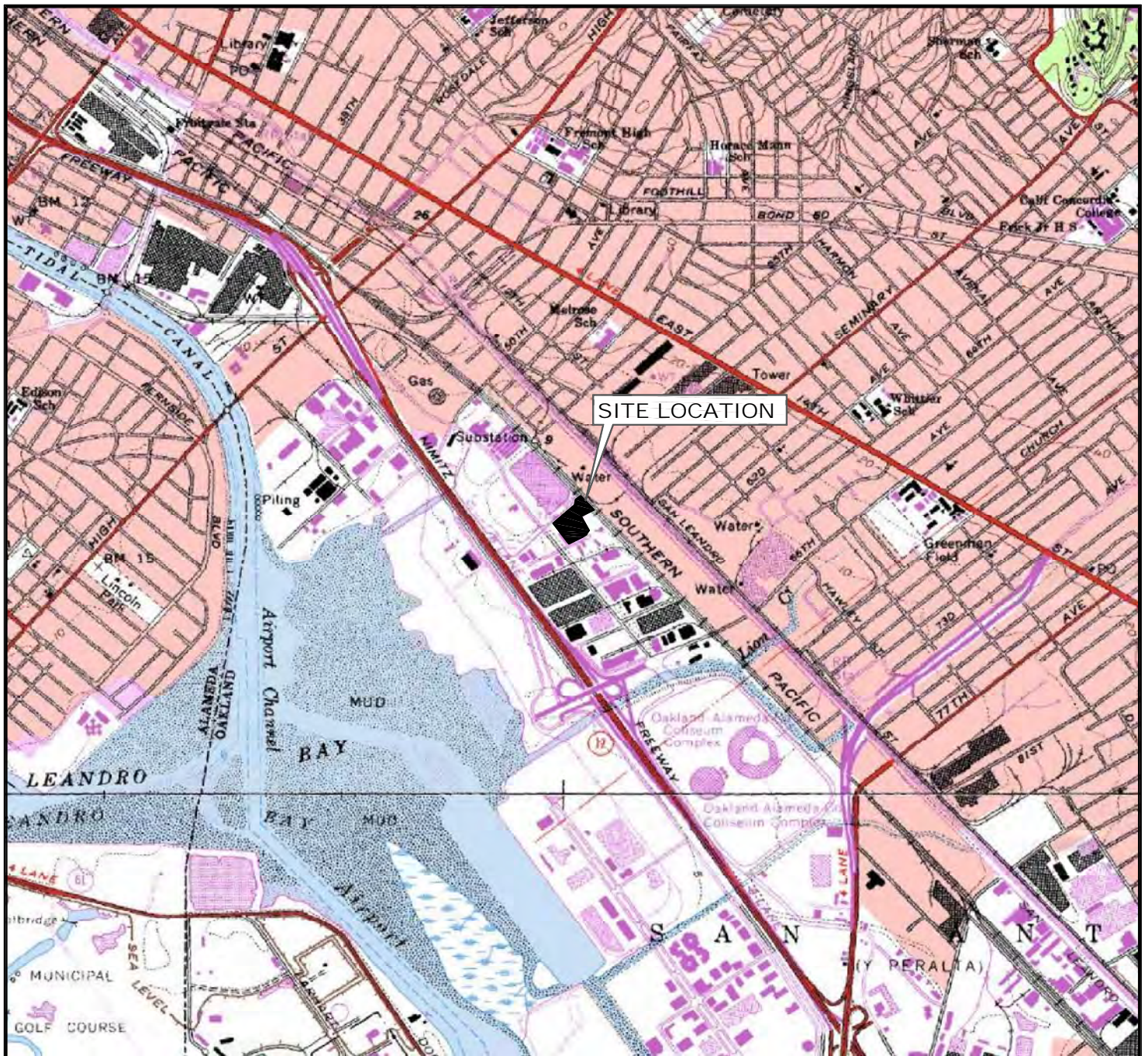
Monitoring Well Installation Work Plan
Former Penske Truck Leasing Facility

725 Julie Ann Way

Oakland, California

PN: 185702145 200.0001

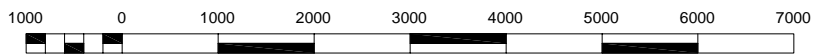
October 27, 2009



CALIFORNIA




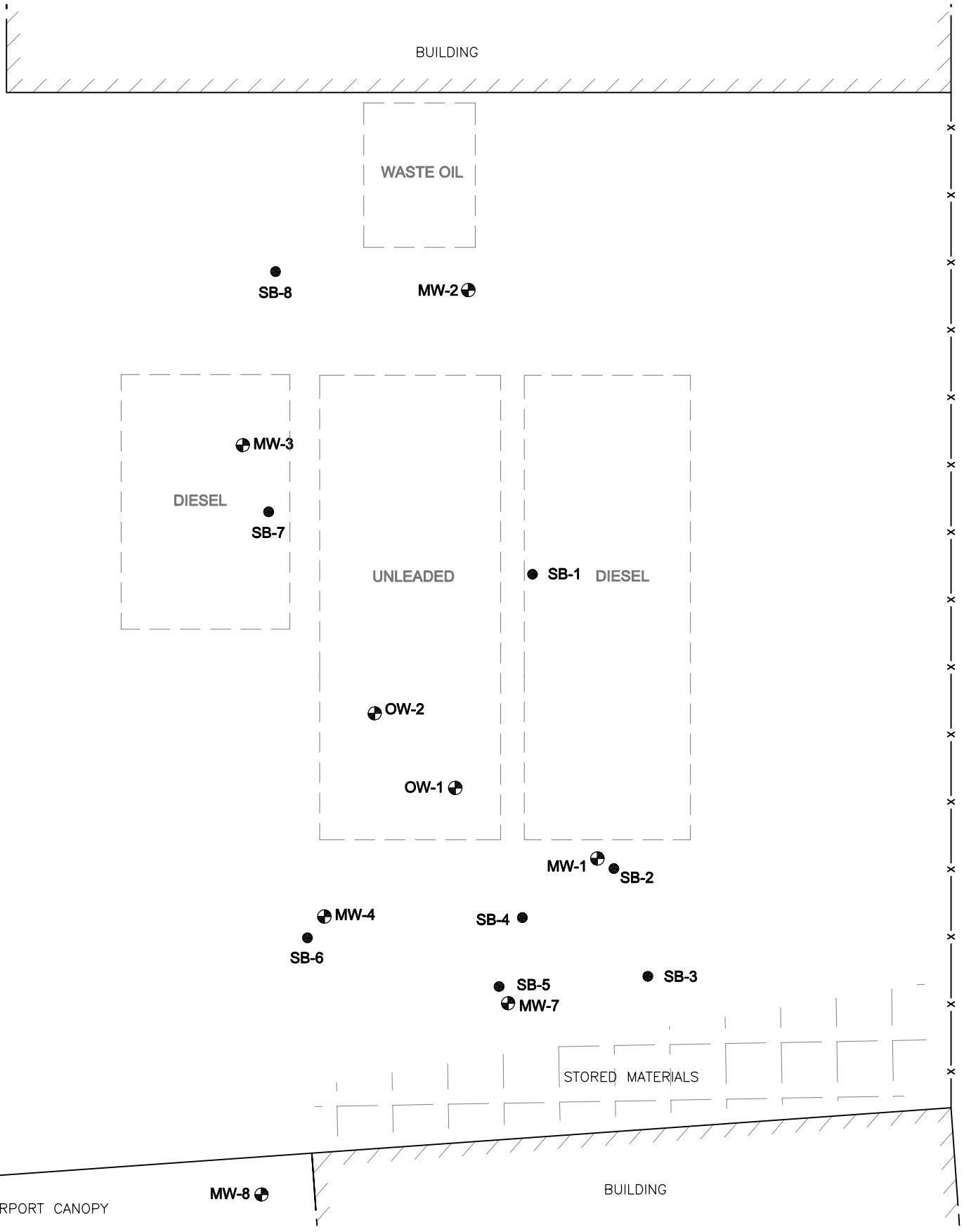
SCALE IN MILE



SCALE IN FEET

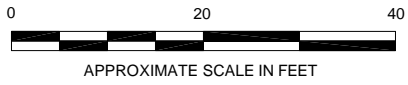
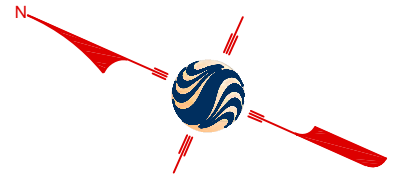
Image courtesy of the U.S. Geological Survey and Microsoft TerraService OpenGIS Map Server

 Stantec 57 Lafayette Circle, 2nd Floor Lafayette California PHONE: (925) 299-9300 FAX: (925) 299-9302	FOR:	PENSKE 725 JULIE ANN WAY OAKLAND, CALIFORNIA		SITE LOCATION MAP	FIGURE: 1
	JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
	185702145.200.0001	RRR	EH	EH/GH/AM	10/16/09




LEGEND:

- x — FENCE
- APPROXIMATE EXTENT OF FORMER TANK EXCAVATION
- SOIL BORING LOCATION (2009)
- ⊕ EXISTING MONITORING WELL LOCATION



No warranty is made by Stantec as to the accuracy, reliability, or completeness of these data. Original data were compiled from various sources. This information may not meet National Map Accuracy Standards. This product was developed electronically, and may be updated without notification. Any reproduction may result in a loss of scale and/or information.

 Stantec 57 Lafayette Circle, 2nd Floor Lafayette, California, 94549 PHONE: (925) 299-9300 FAX: (925) 299-9302	PREPARED FOR: PENSKE 725 JULIE ANN WAY OAKLAND, CALIFORNIA		SITE PLAN		FIGURE: 2
	JOB NUMBER: 185702145.200.0001	DRAWN BY: JBL/RRR	CHECKED BY: EH	APPROVED BY: EH/GH/AM	DATE: 10/16/09