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Walnut Creek, CA 94595-4004

March 20, 2017

Keith Nowell
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, suite 250
Alameda, California 94502

Re: Former C&L Trucking
2460 Wood Street, Oakland, CA

Dear Mr. Nowell:

I have read and acknowledge the content, conclusions and recommendations contained in the "*Investigation Work Plan, C&L Trucking, 2460 Wood Street, Oakland, CA*", dated March 20, 2017 (RO0000510_WP_R_2017-03-20), submitted on my behalf by Hydro Analysis, Inc.

Janice M. With

Janice With
Responsible Party
Former C&L Trucking

HYDRO ANALYSIS, INC.

Environmental & Water Resources Engineering
Groundwater Consultants

March 20, 2017

INVESTIGATION WORKPLAN

C&L TRUCKING

2460 Wood Street, Oakland, CA

Introduction

The subject site is the Former C&L Trucking facility located at 2460 Wood Street, Oakland, California. The location of the site is shown in Figure 1.

The layout of the site is shown in Figure 2.

This Investigation Work Plan is provided in response to the "*Request for Work Plan*" by Alameda County Department of Environmental Health, dated February 2, 2017.

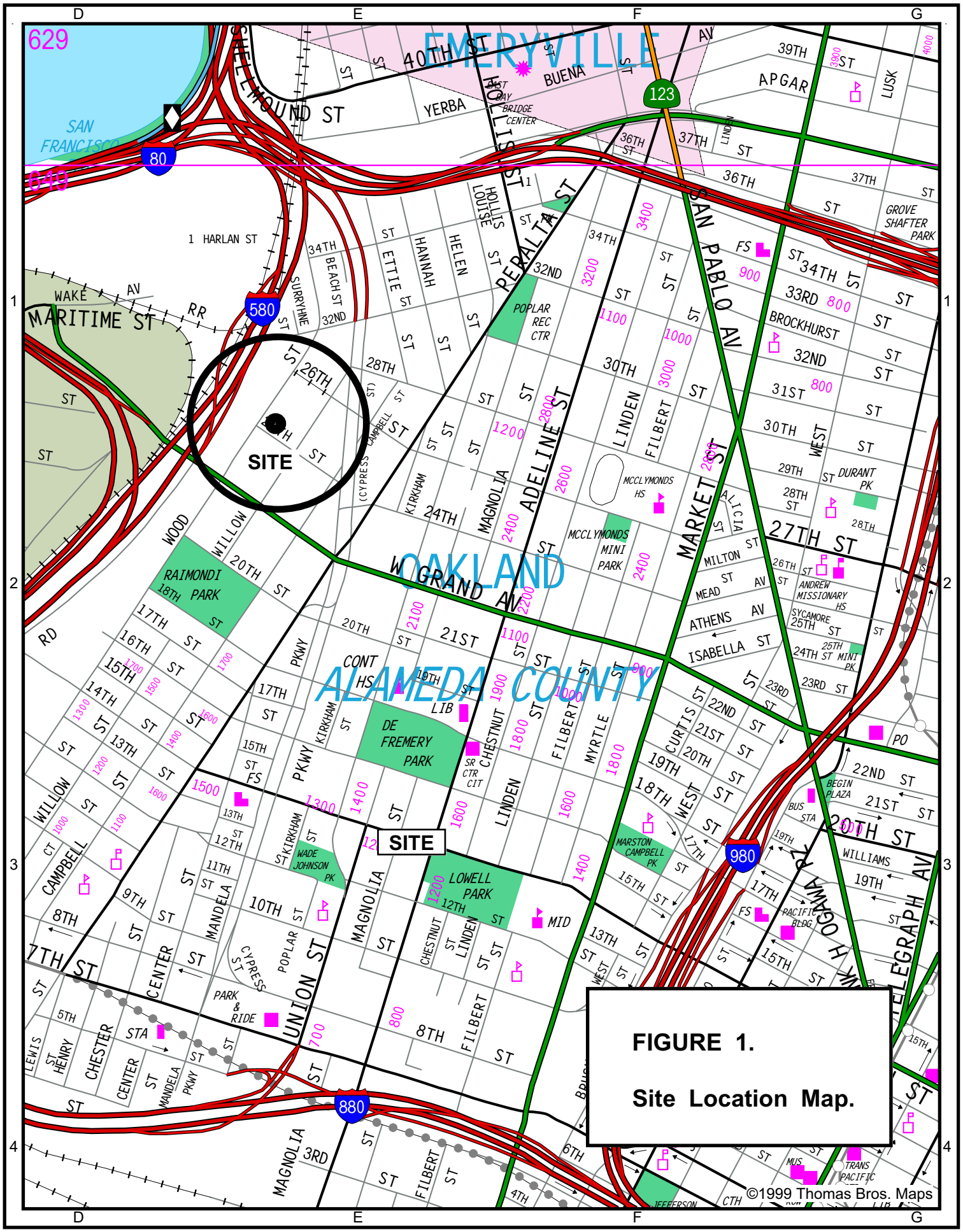


FIGURE 1.

Site Location Map.

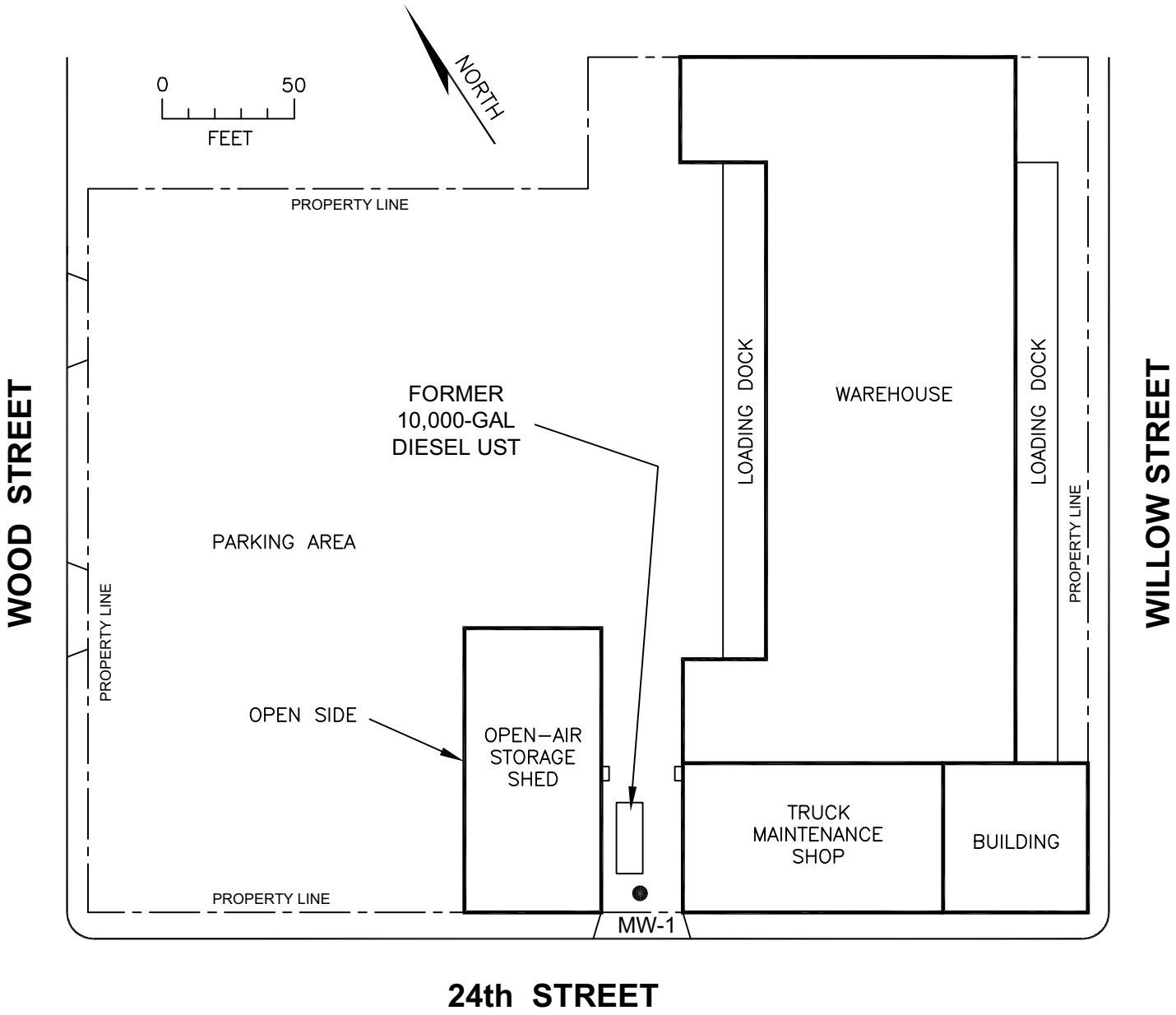


FIGURE 2.

Site Map.

Site History

According to available Alameda County Health correspondence, one 10,000-gallon diesel underground storage tank was removed from the site on January 17, 1990. Two soil samples were collected from each end of the tank excavation at a depth of approximately six feet below grade. One water sample was collected from the groundwater which had accumulated in the tank excavation.

The results of laboratory analysis indicated the presence of TPH-d in the soil sample located toward the street at a concentration of 140 mg/kg (ppm) and the presence of TPH-d in the soil sample located toward the yard at a concentration of 1,600 mg/kg (ppm). TPH-d was detected in the pit water sample at concentrations of up to 1,800 µg/L (ppb).

In a letter from Alameda County Health to Ralph and Janice With, dated December 8, 1995, a work plan for the installation of two shallow groundwater monitoring wells was requested. No formal documentation of either a work plan or subsequent well installations has been found.

Condition of Existing Monitoring Well

An inspection of the existing monitoring well MW-1 was conducted by Hydro Analysis, Inc., on March 1, 2017. We have determined that the well casing is intact and that the well is clear of any sediment down to its full depth. The bottom of the casing is at a depth of 12.5 feet below ground surface.

The existing monitoring well appears to be suitable for groundwater sample collection. However, considering that the well has not been purged and sampled since February 1997, we recommend that the well be re-developed prior to the next groundwater sampling event.

This will help to insure that samples from the well are representative of shallow groundwater within, or in close proximity to, the previous underground tank excavation.

Search for Additional On-Site Monitoring Wells

A detailed investigation and research of available information regarding any additional monitoring wells that may exist on-site has been conducted by Hydro Analysis, Inc. Based upon our research and investigation, we have concluded that well MW-1 is the only monitoring well that has ever been installed on the site. Multiple lines of evidence for our conclusions are as follows:

Historical Timeline Alameda County Health requested a work plan for the installation of monitoring wells on December 8, 1995, with a due date of March 9, 1996. Hageman-Aguiar, Inc., showed up on the site to sample well MW-1 on March 1, 1996. This would have been the initial sampling of well MW-1. That is to say, well MW-1 was "brand new" at the time. If any additional wells had been installed along with well MW-1, it would seem logical that C&L Trucking would have had Hageman-Aguiar, Inc., sample them also. Based upon this reasoning, only one well was installed on the site.

Site Inspection A detailed site inspection was conducted by Hydro Analysis, Inc., on March 16, 2017. We performed a visual inspection of the existing pavement and ground surface for any indication of an additional monitoring well. We considered the possibility of a monitoring well installed within the open-air building adjacent to the previous tank location. We examined the entire concrete surface within the open-air building, examined underneath park vehicles and equipment, moved stacked tires, etc. No evidence of any additional monitoring well was found.

Search for Well Completion Reports Although the results of this task proved to be inconclusive, we describe it here to document the extent to which we investigated the matter. A search for Well Completion Reports within the immediate vicinity of the subject site was conducted at the California Department of Water Resources (DWR). The results of the search for a 500' radius yielded 307 records. None of the Well Completion Reports were for the subject property.

Purpose of Investigation

The purpose of the proposed investigation is to re-develop and sample shallow monitoring well MW-1. The results of groundwater sampling will be presented in a report that will provide data analysis, along with conclusions and recommendations. If the results of the well sampling provide convincing evidence for "no further action", we will provide it in this report.

SCOPE OF WORK

Well Development

Monitoring well MW-1 will be developed prior to any groundwater sampling. The well will be developed by removing water by hand bailing. In addition to hand bailing, a surge block is typically used during the development process. Field conductivity, temperature, and pH meters will be present on-site during the well development. Development is typically continued until these three parameters have reasonably stabilized and the water entering the well is relatively clear. During the well development, the presence of any floating product, sheen, or odor will be noted.

Groundwater Sampling

The sampling of well MW-1 will not occur for at least 48 hours after development. Prior to groundwater sampling, the well will be purged by bailing several casing volumes of water. Field conductivity, temperature, and pH meters will be present on-site during the monitoring well sampling. As the purging process proceeds, these three parameters will be monitored. Purging must continue until readings appear to have reasonably stabilized. Groundwater samples will subsequently be collected using a new disposable sampling bailer. The water samples will be placed inside appropriate 40 mL VOA vials free of any headspace and 1-liter amber bottles. The samples will immediately be placed on crushed ice, then transported under chain-of-custody to the laboratory at the end of the work day.

At the time the monitoring well is sampled, the following information will be recorded in the field: 1) depth-to-water prior to purging, using an electrical well sounding tape, 2) identification of any floating product, sheen, or odor prior to purging, using a clear Teflon bailer, 3) sample pH, 4) sample temperature, and 5) specific conductance of the sample.

Waste Generation

All water and other liquid waste collected during the well development and sampling will be drummed and stored on-site. Based upon the results of laboratory analysis, the future disposition of the wastewater will be determined.

Laboratory Analysis

All analyses will be conducted by a California State DOHS certified laboratory in accordance with EPA recommended procedures.

The groundwater sample will be analyzed for:

1) TEPH as Diesel (method 8015M).
2) Benzene, Toluene, Ethylbenzene, and Total Xylenes (method 8260B).
3) Naphthalene (method 8260B).

Report

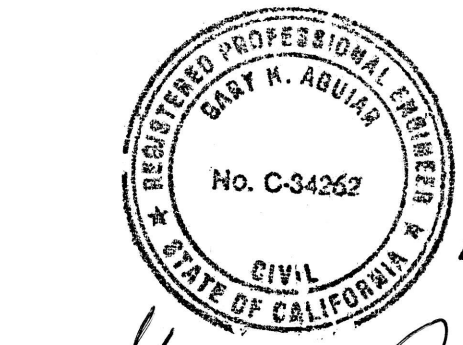
A groundwater monitoring report will be prepared that will document all field work, present the laboratory results, and provide a data analysis with conclusions and recommendations. If the results of the well sampling indicate convincing evidence for "no further action", we will provide it in this report.

INVESTIGATION WORK PLAN

C & L TRUCKING

2460 Wood Street, Oakland, California

March 20, 2017



EXP. 9-30-2017

Gary Aguiar **RCE 34262**