

SCS ENGINEERS

April 17, 2007
Project Number: 01203087.03

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7:48 am, Apr 18, 2007

Alameda County
Environmental Health

Mr. Jerry Wickham
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502
Phone (510) 567-6791
Fax (510) 337-9335

**Subject: Workplan – Limited Soil Removal/Disposal
Freisman Ranch Property
1600 Freisman Road
Livermore, California**

Dear Mr. Wickham:

On behalf of our client, Children’s Hospital and Research Foundation (Children’s Hospital), attached is the *Limited Soil Removal/Disposal Workplan* prepared by SCS Engineers (SCS) for the Freisman Ranch Property located at 1600 Freisman Road, Livermore, California..

“We declare, under penalty of perjury, that the information and recommendations contained in the attached report are true and correct to the best of our knowledge.”

Please contact Steve Clements at (925) 240-5152 if you have any questions or comments regarding this submittal.

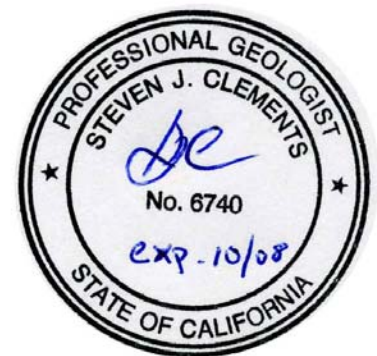
Sincerely,



Andy Chan, PE
Project Engineer
SCS Engineers



Steve Clements, PG, REA
Project Manager
SCS Engineers



cc: Lynn Sagramoso – Children’s Hospital
Tom Terrill – The Terrill Company



Workplan

Limited Soil Removal/Disposal

Freisman Ranch Property

1600 Freisman Road

Livermore, CA

Prepared for:

Children's Hospital and Research Foundation

5225 Dover Street

Oakland, CA 94609-1809

(510) 428-3119

Prepared by:

SCS ENGINEERS

6601 Koll Center Parkway, Suite 140

Pleasanton, CA 94566

(925) 426-0080

April 17, 2007

File No. 01203087.03

Offices Nationwide
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**Limited Soil Removal/Disposal Workplan
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1600 Freisman Ranch Road
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This Workplan for Limited Soil Removal/Disposal at the Freisman Ranch Property, Livermore, California, dated April 17, 2007 has been prepared and reviewed by the following:



Andrew Chan, P.E.
Project Engineer



Steve Clements, P.G., R.E.A.
Project Manager
SCS Engineers

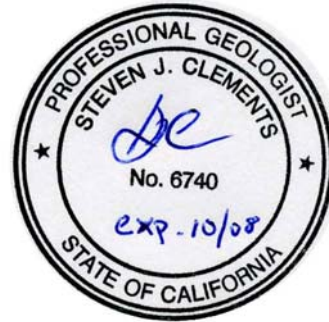


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1 INTRODUCTION

This Workplan has been prepared by SCS Engineers (SCS) on behalf of Children's Hospital for the limited removal and disposal of lead-impacted soil at the Freisman Ranch Property (the "Property") located at 1660 Freisman Road, Livermore, California. Figure 1 is the Site Location Map and Figure 2 is the Site Plan. The proposed excavation area is shown on Figure 3.

SITE BACKGROUND

The Property was first developed in the 1910s with houses, barns and outbuildings associated with the former onsite dairy. Dairy operations ceased in 1971, and since that time the Property has been used for residential housing, miscellaneous storage, and animal boarding/grazing (horses, cattle, etc.). In early January 2007, SCS performed additional site investigation work at the Property including additional soil sampling in the vicinity and downwind of a former incinerator. Total lead was detected at a concentration of 760 milligrams per kilogram (mg/kg) at sample location SS-14 collected approximately 20 feet southwest of the former incinerator. This concentration exceeds the 150 mg/kg residential Environmental Screening Level (ESL) established for lead by the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB). The analytical results of this additional site investigation work are presented in the report entitled "*Additional Site Investigation Report, Freisman Ranch Property, 1600 Freisman Road, Livermore, California*", dated March 7, 2007.

SCOPE OF WORK

The scope of work addressed by this Workplan includes the excavation and disposal of shallow soil in the vicinity of the sample location SS-14. The approximate dimensions of the proposed excavation area is five feet long by five feet wide by two feet deep.

PROJECT SCHEDULE

Removal of this impacted soil is expected to commence shortly after the approval of this Workplan is received.

2 PRE-CONSTRUCTION ACTIVITIES

NOTIFICATIONS

Prior to excavation, the following notifications will be made:

- Underground Service Alert (USA)
- Bay Area Air Quality Management District (BAAQMD)

- Alameda County Environmental Health (ACEH)

HEALTH AND SAFETY PLAN

Prior to initiation of the soil excavation work, a site specific Health and Safety Plan will be developed to comply with OSHA regulations. The plan will address the safety of personnel directly involved in the excavation activities, as well as the public in the vicinity of the excavation work. Identified health and safety considerations for soil removal efforts fall into two general categories: chemical exposure and physical hazards. The concerns associated with each of these two categories will be discussed in detail in the Health and Safety Plan.

3 CONSTRUCTION ACTIVITIES

This section describes the proposed construction activities associated with soil removal in the vicinity of sample location SS-14. The estimated volume of impacted soil to be removed is approximately 5 to 10 cubic yards. The soil remedial construction tasks include the following:

- Mobilization of equipment, supplies, and manpower. Anticipated equipment to be used includes backhoe and water trailer.
- The excavated soil will be stockpiled on-site on plastic sheeting. Water spray will be used as necessary to eliminate visible dust. The stockpile will be covered with plastic sheeting at the end of each workday.
- Following completion of the initial excavation one four-point composite soil sample will be collected from the soil stockpile. The composite sample will be analyzed for total lead and other constituents as required by the disposal facility.
- An appropriate disposal facility will be chosen based on the composite sample analytical data.
- The stockpile soil will then be loaded into a truck for off-site disposal. The truck bed will be covered after loading and all tires will be brushed clean before departure.
- Backfill the excavation.

EXCAVATION

The excavation will be conducted using a backhoe. Excavation below groundwater is not anticipated.

SOIL HANDLING

All lead-impacted soil will be handled by SCS (a Class A-General waste contractor licensed in the State of California for hazardous waste handling). All soil will be transported by a trucking firm licensed to handle the material as characterized. All soil will be disposed of at an appropriate facility/landfill based on the characterization data.

SOIL CONFIRMATION SAMPLING AND ANALYSIS

One confirmation soil sample will be collected at the bottom of the excavation and one confirmation soil sample will be collected from each sidewall of the excavation after the soil removal work is completed. The samples will be collected using a clean hand trowel to completely fill laboratory supplied glass jars, which will be sealed and labeled. Upon collection, the samples will be put on ice inside a cooler and transported to a state certified analytical laboratory under proper chain-of-custody protocols for analysis for total lead using appropriate methods.

If the analytical results of the confirmation samples exceed the 150 mg/kg residential ESL for total lead, additional soil will be removed from the excavation. Another verification sample would then be collected from the newly excavated area. This process of excavation and confirmatory sampling will continue until analytical results indicate total lead concentration satisfy the remedial objectives.

SITE RESTORATION

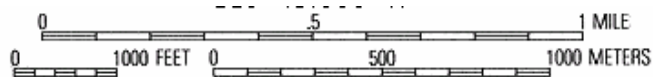
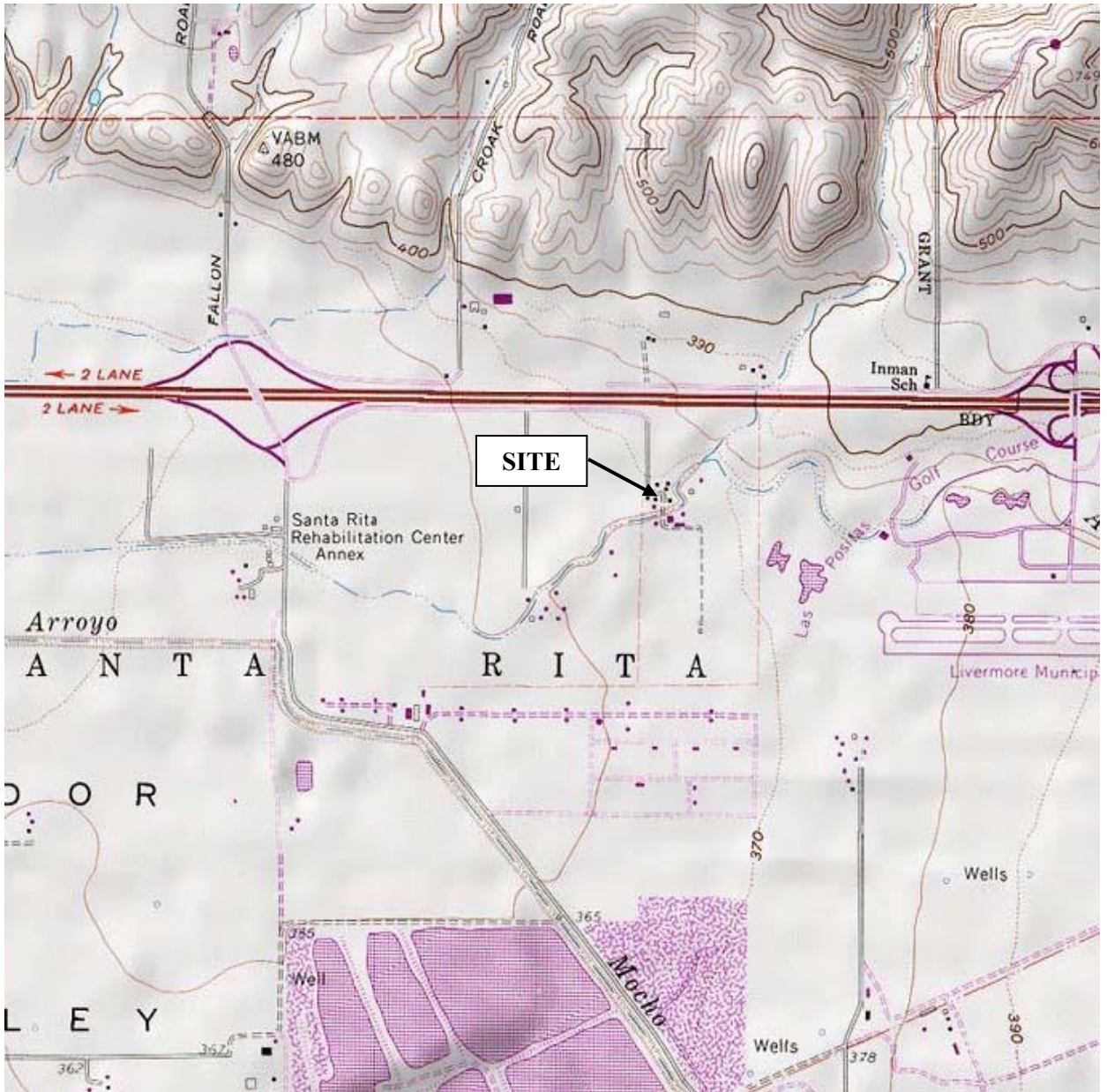
Site restoration involves the final cleanup and restoring the site to a reasonable appearance of its pre-construction condition.

4 POST-CONSTRUCTION ACTIVITIES

REPORTING

Following the proposed construction activities, a summary report will be prepared and submitted to the ACEH. This document will report on the activities that occurred during the remedial action implementation. Included in the document will be the disposal manifest, laboratory analyses and a table of analyzed results.

FIGURES



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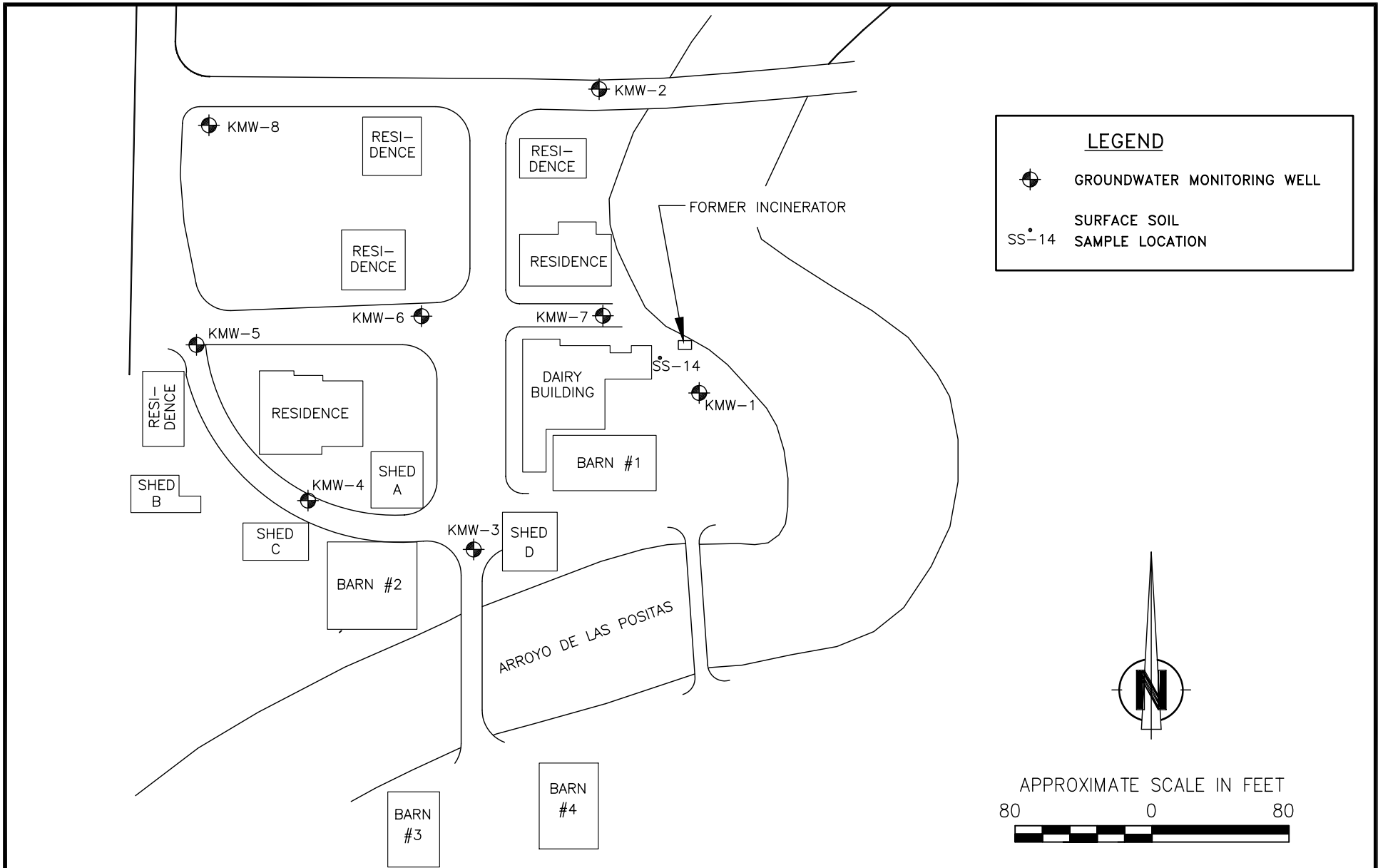
SOURCE: UNITED STATES GEOLOGICAL SURVEY LIVERMORE QUADRANGLE, CALIFORNIA 7.5 MINUTE SERIES (TOPOGRAPHIC) MAP. OBTAINED FROM THE 2000 NATIONAL GEOGRAPHIC TOPO SOFTWARE..

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
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DRAWN BY: TMS	DATE: 1-07	

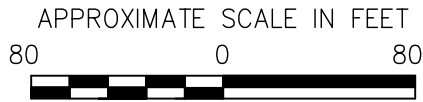
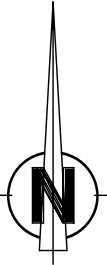
**FIGURE 1
 SITE LOCATION MAP**

FREISMAN RANCH PROPERTY
 1600 FREISMAN ROAD
 LIVERMORE, CALIFORNIA



LEGEND

-  GROUNDWATER MONITORING WELL
-  SURFACE SOIL
- SS-14 SAMPLE LOCATION



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PROJ. NO. 01203087.02	DWN. BY: TMS	ACAD FILE: Figure 2.dwg
DATE 4/12/07	CHK. BY: SJC	APP. BY: S. Clements

SHEET TITLE: SITE PLAN

PROJECT TITLE:
 FREISMAN RANCH PROPERTY
 1600 FREISMAN ROAD
 LIVERMORE, CALIFORNIA

SCALE:
AS SHOWN

FIGURE:
2

BASE:
 ATC ASSOCIATES INC. MARCH 28, 2003. QUARTERLY GROUNDWATER
 MONITORING REPORT, FIRST QUARTER 2003, FREISMAN RANCH
 PROPERTY, LIVERMORE, CALIFORNIA



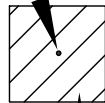
KMW-7

CREEK

LEGEND	
	GROUNDWATER MONITORING WELL
	SURFACE SOIL SAMPLE LOCATION
SS-14	

DAIRY BUILDING

SS-14



PROPOSED EXCAVATION AREA
(5' X 5' X 2' DEEP)

FORMER INCINERATOR

KMW-1



BASE:
ATC ASSOCIATES INC. MARCH 28, 2003. QUARTERLY GROUNDWATER
MONITORING REPORT, FIRST QUARTER 2003, FREISMAN RANCH
PROPERTY, LIVERMORE, CALIFORNIA

SCS ENGINEERS ENVIRONMENTAL CONSULTANTS 6601 KOLL CENTER PKWY, SUITE 140 PLEASANTON, CALIFORNIA 94566 PH. (925) 426-0080 FAX. (925) 426-0707			SHEET TITLE: PROPOSED EXCAVATION AREA	SCALE: AS SHOWN
			PROJECT TITLE: FREISMAN RANCH PROPERTY 1600 FREISMAN ROAD LIVERMORE, CALIFORNIA	FIGURE: 3
PROJ. NO. 01203087.02	DWN. BY: TMS	ACAD FILE: Figure 2.dwg		
DATE 4/12/07	CHK. BY: SJC	APP. BY: S. Clements		