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By Alameda County Environmental Health 2:10 pm, Dec 11, 2015

1 December 2015
Project 731674401

Mr. Karel Detterman, PG
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Department
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: Work Plan for Grab Groundwater Sampling and Analysis
730 – 750 A Street
Hayward, California
Alameda County SCP Case No. RO3178
Langan Project: 731674401

Dear Ms. Detterman:

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document titled Work Plan for Grab Groundwater Sampling and Analysis, *730 – 750 A Street, Hayward, CA*, Alameda County SCP Case No. RO3178, are true and correct to the best of my knowledge.

Sincerely yours,



Jeanne Burns

23 November 2015

Ms. Karel Dettermen
Hazardous Material Specialist
Alameda County Environmental Health Department
1131 Harbor Bay Parkway
Alameda CA 94502

**Subject: Work Plan for Grab Groundwater Sampling and Analysis
730-750 A Street
Hayward, California
Alameda County SCP Case Number R03178
Langan Project: 731674401**

Dear Ms. Detterman:

On behalf of Ms. Jeanne Burns, Langan Treadwell Rollo (Langan) is pleased to present this Work Plan for the collection and analyses of a grab groundwater sample at the 730- 750 A Street property (site) located in Hayward, California. The site is currently occupied by Larry's Tire Express and was a former automotive repair facility. Based on the review of the previous subsurface investigation results which detected hydraulic oil in soil samples, we understand that Alameda County Environmental Health Department (ACEHD) has requested the collection of a groundwater grab sample from the site.

BACKGROUND

ERAS Environmental Inc., (ERAS) performed a Phase I Environmental Site Assessment (ESA) for the property and the results were presented in a report dated May 18, 2015.

ERAS observed that eighteen underground hydraulic lifts had been removed from the property and no environmental sampling appeared to have been conducted at the time of the lift removals. ERAS recommended the collection of soil samples beneath the former lifts to determine if the subsurface environmental conditions beneath the property have been impacted.

In June 2016, ERAS collected 18 soil samples from 18 boring locations where the former hydraulic lifts were located at depths ranging between 9.5 feet below ground surface (bgs) and 11.5 feet bgs. Soil samples were analyzed for total petroleum hydrocarbons (TPH) quantified as hydraulic oil (TPHho) by EPA Method 8015M and polychlorinated biphenyls (PCBs) by EPA Method 8081. TPHho was detected in five out of 18 samples analyzed. Concentrations ranged between 5.6 milligrams per kilogram (mg/kg) and 10,000 mg/kg. TPHho exceeded the San Francisco Bay Regional Water Quality Control Board's (Water Board) Commercial

Environmental Screening Level (ESL) for Groundwater Protection of 500¹ mg/kg at the following two locations: sample location B-15 TPHho was detected at 2,500 mg/kg at a depth 11.5 feet bgs; sample location B-6 TPHho was detected at 10,000 mg/kg a depth of 9.5 feet bgs. PCBs were not detected at or above laboratory reporting limits in any samples analyzed. No groundwater samples were collected during this investigation. To achieve site closure, ACEHD has subsequently requested the owner collect one grab groundwater sample from the former automotive repair facility.

FIELD INVESTIGATION

The objective of Work Plan is to collect one grab groundwater sample from the former automotive repair facility in the vicinity of borings B6 and B15, to characterize the groundwater beneath the area of the former hydraulic lifts. The proposed location of the grab groundwater sample is presented on Figure 2.

Site-Specific Health and Safety Plan, Utility Location, and Permitting

Prior to commencing our field work, we will obtain the necessary drilling permit from the Alameda County Public Works Agency (ACPWA) and we will retain a private utility clearance subcontractor to check for underground utilities at the proposed boring location. As required by law, we will also notify Underground Service Alert (USA) at least 48 hours prior to the field work. We will also prepare a project specific health & safety plan (HASP) as required by the Occupation Health and Safety Administration Standard "Hazardous Waste Operations and Emergency Response" guidelines (29 CFR 1910.120). The HASP will outline potential exposure pathways, how to minimize worker exposure to TPH contaminants during site activities, and a map with a detailed route to the nearest emergency response center in the event of a medical emergency.

Grab Groundwater Sampling and Analyses

Langan will collect one grab groundwater sample from inside the former automotive repair facility. One exploratory boring will be advanced to approximately 15 feet bgs using direct push drilling methods with dual tube rods to prevent boring collapse.

Upon reaching total depth, a temporary 1-inch PVC screen will be inserted through the rods. Groundwater will be collected with a clean disposable bailer, decanted into laboratory supplied containers, and stored in an ice-chilled cooler. The groundwater sample will be analyzed at a California certified analytical laboratory for TPHho using EPA Method 8015M. Under oversight from ACPWA, the boring will be backfilled with neat cement bentonite slurry after the sample has been collected

¹ TPHmo includes compounds within the carbon range of C24 to C36. Because the carbon range for TPHho falls within the carbon range of TPHmo, the ESL for TPHmo was used.

Waste Disposal

Soil and decontamination water generated during drilling will be stored on site, placed in one 55-gallon metal drum sealed and labeled. Waste generated during field activities will be characterized by Langan. A licensed waste management contractor will arrange for disposal and transport of the waste to an appropriate licensed facility.

DATA EVALUATION

Because the carbon range for TPH_{ho} falls the within the carbon range of TPH_{mo}, the groundwater results will be compared to the TPH_{mo} Commercial ESL (where groundwater is a potential drinking water source). We will prepare a draft letter report describing groundwater sampling procedures and results, and will present our opinion regarding the presence of TPH_{ho} in groundwater from beneath the former auto repair facility. Based on the analytical results, we will request ACEHD case closure for the site. The report will be signed by a State of California Professional Geologist.

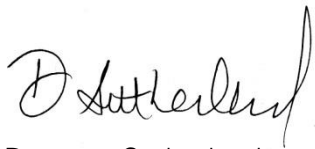
SCHEDULE

We estimate we can schedule our subcontractors and obtain the ACPWA permits within three weeks of your approval of this Work Plan. We estimate the field work will take one day to complete. The analytical laboratory testing results will be completed five working days after submittal to the laboratory. We estimate that the letter report will be completed about one week after receiving final laboratory reports.

If you have any questions regarding this Work Plan please do not hesitate to call.

Sincerely,

Langan Treadwell Rollo



Dustyne Sutherland
Senior Project Manager



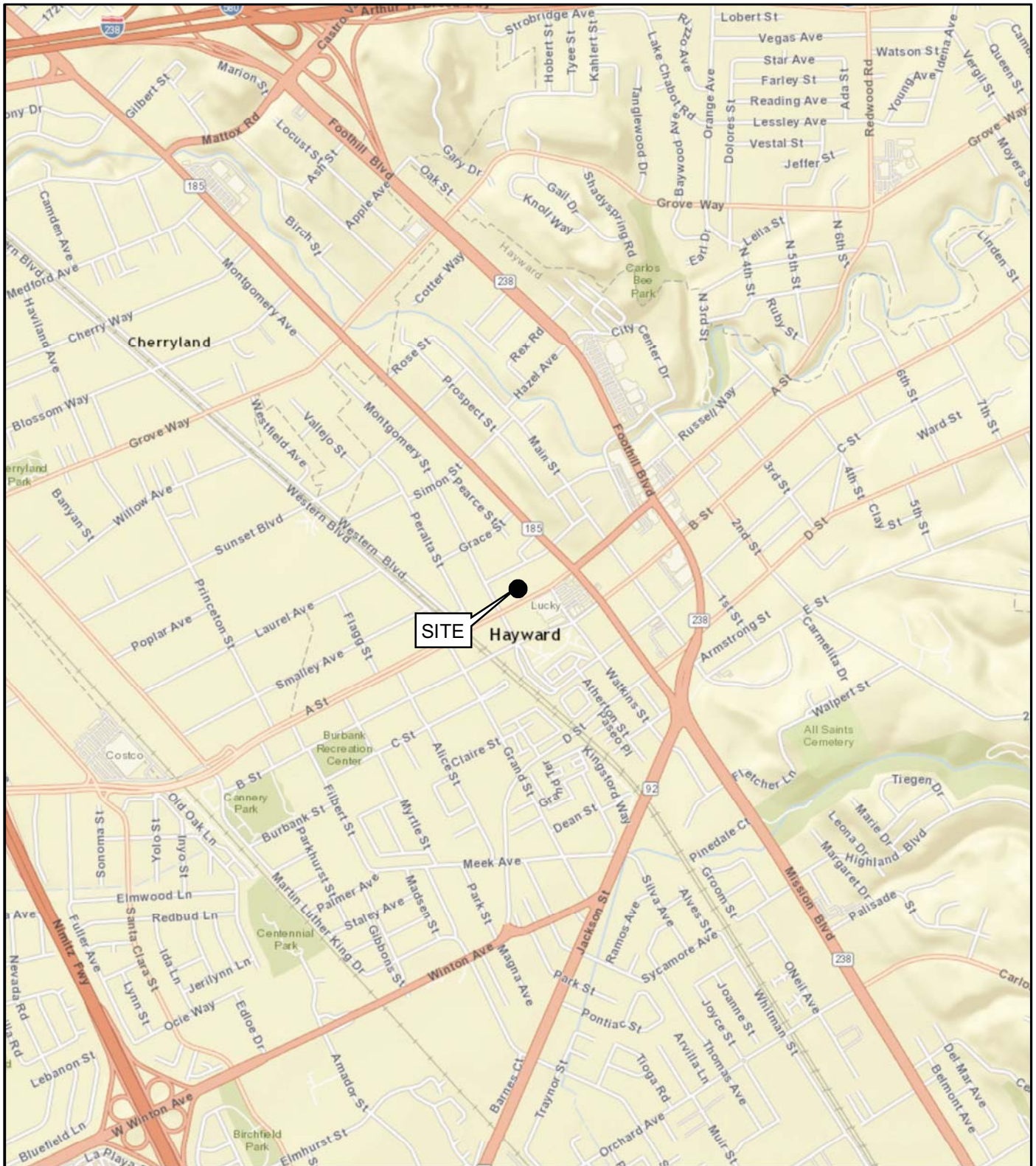
Noel Liner PG
Project Geologist



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

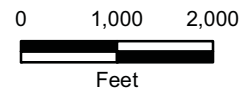
731674401.01 PJC

cc. Ms. Jeanne Burns



NOTES:

World street basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.
 Credits: Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN.



730-750 A STREET
 Hayward, California

SITE LOCATION MAP

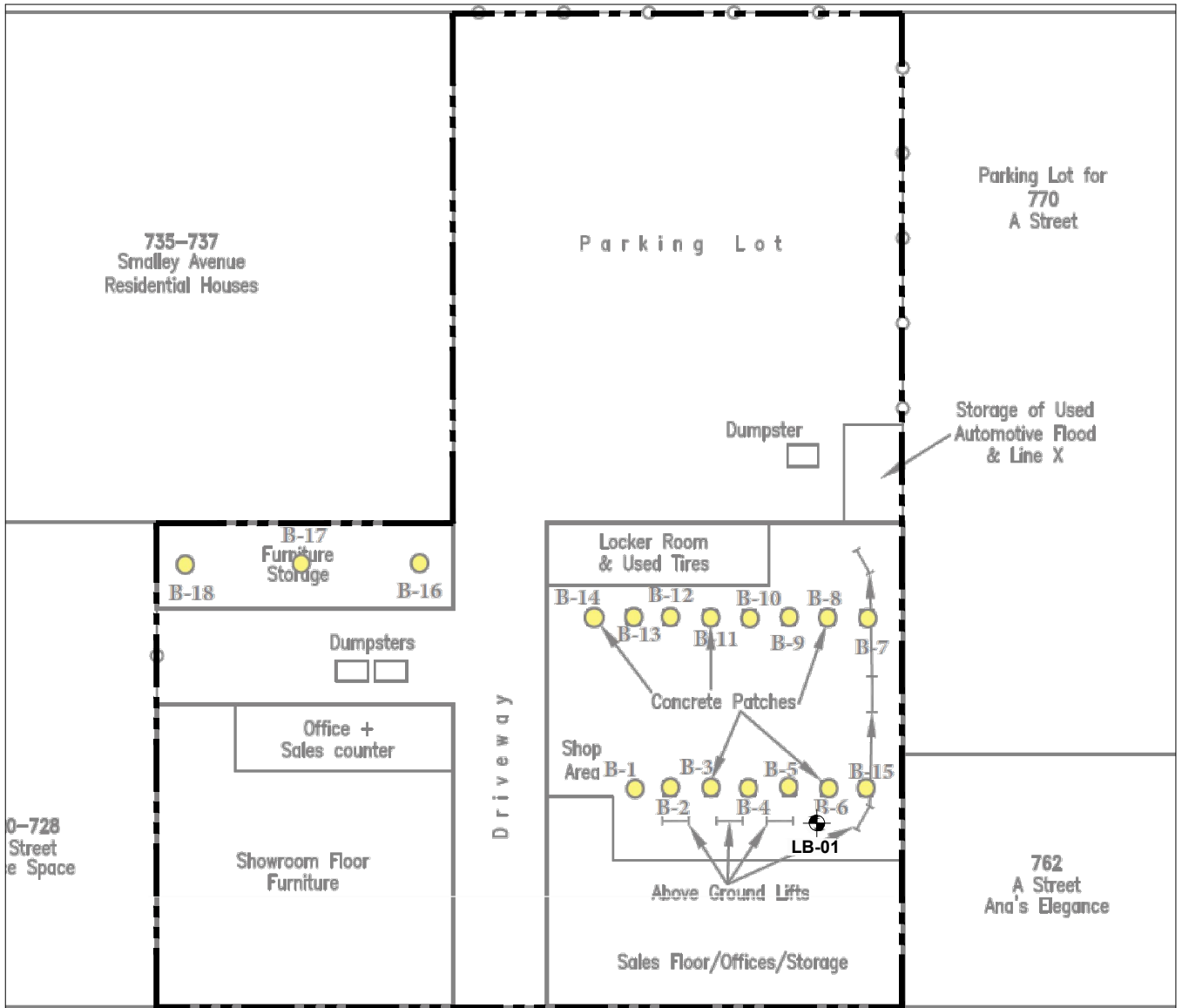
LANGAN TREADWELL ROLLO

Date 11/23/15

Project No. 731674401

Figure 1

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A STREET

731
A Street
Angels Hospice

737
A Street
Dog

741
A Street
Cindy's

747
A Street
Residential

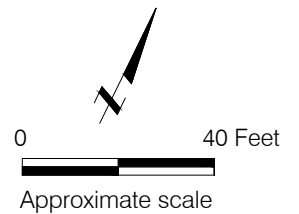
A Street
Lucky's

EXPLANATION

LB-01 Approximate location of proposed environmental boring by Langan Treadwell Rollo

Site boundary

B-18 Approximate location of soil boring by Eras Environmental, 2015



Reference: Base map from a drawing titled "Property Site Plan," by Eras Environmental, dated 2015.

730-750 A STREET
Hayward, California

SITE PLAN

LANGAN TREADWELL ROLLO

Date 11/23/15 Project No. 731674401 Figure 2