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By Alameda County Environmental Health 3:13 pm, Jul 15, 2015

Ms. Barbara Jakub
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, CA 9502-6577

Subject: Former Val Strough Chevrolet Site
327 34th Street, Oakland, CA
Site ID #3035, RO#0000134

Dear Ms. Jakub:

This enclosed report has been prepared by LRM Consulting, Inc. on behalf of the Strough Family Trust. I 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.

If you have any questions, please contact Mr. Mehrdad Javaherian of LRM Consulting, Inc. at 650-343-4633.

Sincerely,



Linda L. Strough, Trustee

cc: Mehrdad Javaherian, LRM Consulting, Inc.
534 Plaza Lane, #145, Burlingame, CA 94010

Greggory Brandt, Wendel Rosen Black & Dean
1111 Broadway, 24th Floor, Oakland, CA 94607



March 13, 2015

Karel Detterman, P.G.
Alameda County Health Services Agency (County)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

**Re: Soil Vapor and Soil Matrix Sampling Plan
Former Val Strough Chevrolet, 327 34th Street, Oakland, CA
RO00034**

Ms. Detterman:

In response to the County's request during our meeting on Friday, March 6, 2015, and as reiterated in our email exchanges on March 11, 2015, this brief letter and attached map serve as the focused sampling plan for collecting soil matrix and shallow soil vapor samples in support of pending closure of the above-reference site. Specifically, this data will be used to support the absence of a need for any restrictions on future building configurations relative to commercial/industrial use of the property, based on demonstration of the absence of unacceptable of potential vapor intrusion risks.

Figure 1 shows two locations where shallow soil vapor and soil matrix sampling is proposed. The locations correspond to areas immediately adjacent to existing monitoring wells MW9A and MW2, where the greatest remaining hydrocarbon concentrations (MW9A) in groundwater and the greatest concentration rebound (MW2) in groundwater have occurred since termination of dual phase extraction (DPE) operations approximately 9 months ago. At each of the two locations shown on Figure 1, a temporary shallow vapor probe will be installed and sampled in concert with the Department of Toxic Substances Control Board ([DTSC], 2011) guidelines, with samples to be analyzed via Toxic Organics (TO) 15 and reported for the key chemicals of potential concern (COPCs) outlined by the State's Low Threat Closure Policy (LTCP)¹ guidelines (i.e benzene, ethylbenzene, and naphthalene, together with oxygen). The results of this sampling will be compared to the criteria set forth under Scenario 4 (Appendix 4) of the LTCP guidelines.

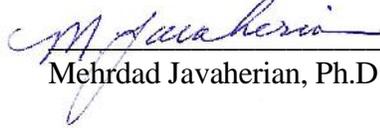
After completion of shallow soil vapor sampling, one soil boring will be advanced at each of the two locations shown, immediately adjacent to the former soil vapor probe. Soil samples will be collected at 3 feet, 6 feet, and 9 feet bgs to characterize the extent of total petroleum hydrocarbon (TPH as gasoline and as diesel) impacts within the 10-foot bioattenuation zone defined by the LTCP guidelines. The soil samples will be analyzed for TPH-g and TPH-d using EPA methods 8260B and 8015, respectively, and evaluated relative to the Scenario 3 (Appendix 3) of the LTCP guidelines.

¹ Low Threat Underground Storage Tank Policy: Online at:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

In addition, one soil sample from each of the two borings will be analyzed for soil physical properties, including porosity and moisture content. This information may be used as necessary to perform a more site-specific assessment of potential vapor intrusion risks, above and beyond the screening versus the LTCP guidelines under the aforementioned Scenario 4.

Per the County's concurrence, an implementation report will be prepared, outlining the above-referenced sampling results, the screening versus LTCP criteria, and details of the sampling protocols. As discussed, we greatly appreciate your prompt review and confirmation of this brief sampling plan, which we intend to implement in April 2015. If you have any questions, please contact Mehrdad Javaherian at 415-706-8935 or at mehrdad@lrm-consulting.com.

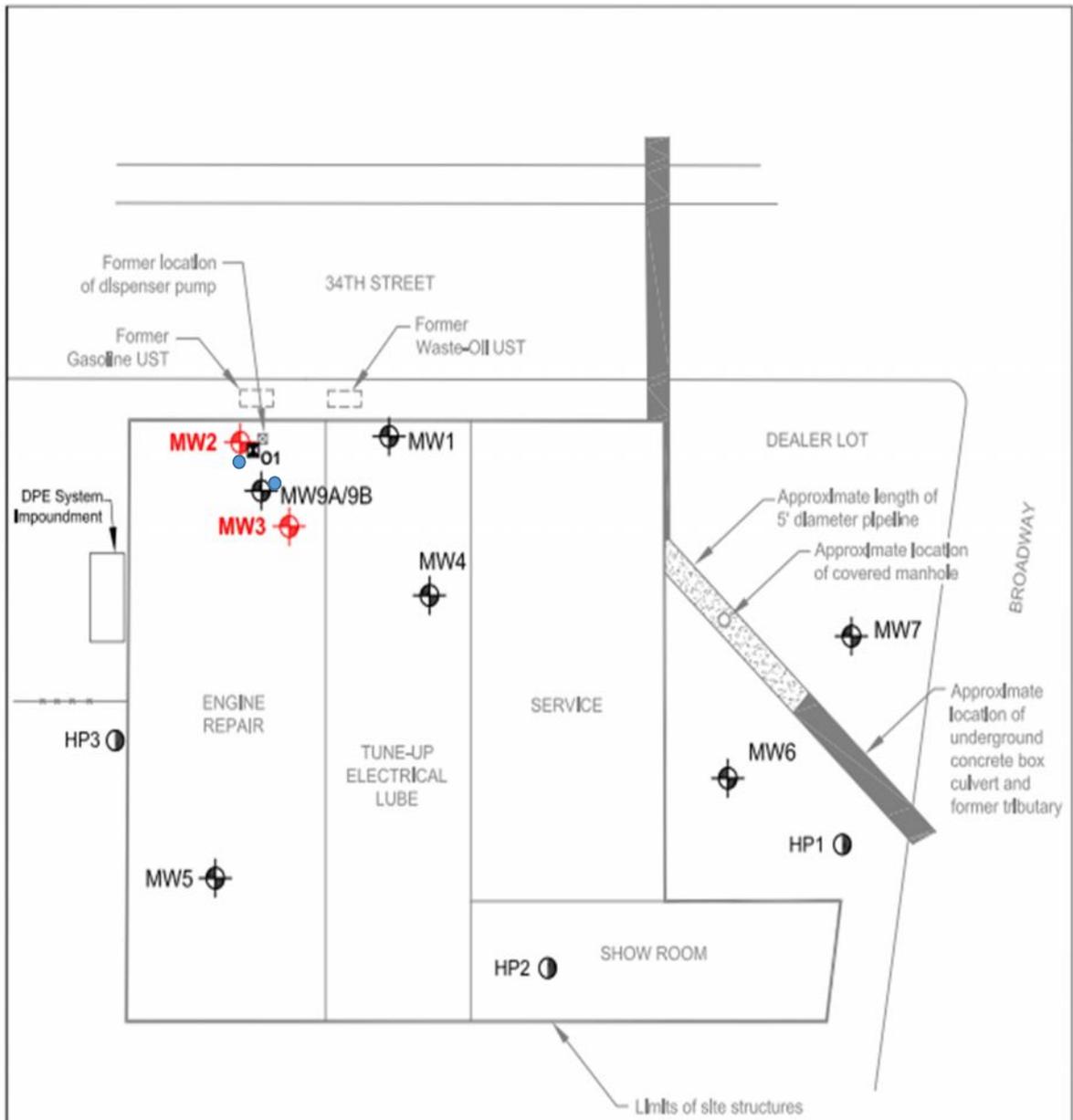
LRM Consulting, Inc.



Mehrdad Javaherian, Ph.D., MPH, PE, LEED®GA

Enclosure





LEGEND:

HP2 Grab groundwater sampling location

MW5 Groundwater monitoring well

MW2 DPE Extraction Well

Proposed soil vapor and soil matrix sampling location

