

February 22, 2002

Mr. Don Hwang
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

FEB 26 2002

**SUBJECT: WORKPLAN FOR QUARTERLY GROUND WATER MONITORING
BROADWAY VOLKSWAGEN,
2740 BROADWAY AVENUE,
OAKLAND, CALIFORNIA;
HARDING ESE PROJECT NO. 55306**

Mr. Hwang:

Harding ESE, a MACTEC Company, (Harding ESE) is pleased to present this workplan for groundwater monitoring and sampling at the subject site in response to your letter dated December 22, 2000. The scope of work proposed is consistent with Federal, State and local guidelines for groundwater monitoring and covers four quarterly sampling events for the period January 1, 2002 to December 31, 2002.

SCOPE OF WORK

The proposed scope of work for each quarter is as follows:

1. Inspect the condition of the well box and the top of well casing for integrity and security;
2. Gauge depth to water in six wells (three Monitoring Wells and three Vapor Extraction Wells) during the last month of each of the four calendar quarters;
3. Measure depth of water to the nearest 0.01 foot relative to the top of the well casing using an electronic interface probe to detect any possible free product;

4. Purge and sample six wells (three Monitoring Wells and three Vapor Extraction Wells) in accordance with standard practices and Harding ESE standard operating procedures. As required, specific conductivity, pH, temperature and turbidity of groundwater will be measured and recorded;
5. Analyze ground water samples at a State Certified laboratory on a ten-day turnaround time basis as follows:
 - All samples will be analyzed for total petroleum hydrocarbons as gasoline (TPH-G) using EPA Method 8015 (modified) and benzene, toluene, ethylbenzene, and total xylenes (BTEX) with Methyl tertiary Butyl Ether (MTBE) using EPA Method 8020;
 - One laboratory-supplied trip blank for QA/QC will be analyzed for BTEX using EPA Method 8020. One duplicate sample will be taken each quarter from MW-3 and analyzed for all of the aforementioned parameters.
6. Transfer all fluids purged from the monitoring wells to 55-gallon Department of Transportation (DOT) approved drums and stored on site pending sample analysis, then picked up by an appropriate transporter and disposed of off site;
7. Prepare a draft Quarterly Monitoring Report and submit to the Trammell Crow Company by the 15th day of the month following the monitoring event. The draft report will include an introduction, the results of the wellhead inspection (including recommendations for any required repairs), a description of monitoring and sampling techniques utilized, sample collection field logs, tabulated ground water elevation and analytical data, a site map, a ground water gradient map, and an official laboratory report with chain-of-custody documentation; and
8. Finalize the report within five working days of receiving the Trammell Crow Company review comments and issue the final copy, signed by a California Registered Geologist or licensed Professional Engineer, to the Alameda County Environmental Health Services. One copy each of the final reports will be provided to the Trammell Crow Company at that time.

If you have any questions regarding this workplan, please contact our office at (510) 628-3223.

Sincerely,
HARDING ESE, A MACTEC COMPANY

A handwritten signature in black ink, appearing to read 'Jason T. House', with a stylized flourish at the end.

Jason T. House
Staff Environmental Scientist

N:\data\projects\2002\55306