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February 28, 2006

Mr. Jerry Wickham  
Alameda County Health Care Services  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Subject: Underground Storage Tank Investigation at the Alameda County Fairgrounds  
in Pleasanton, California. Case # RO0002591

Dear Mr. Wickham:

Sellens Consulting has prepared this Work Plan on behalf of the Alameda County Fairgrounds (Fairgrounds) to evaluate possible groundwater contamination at the site of the former gasoline underground storage tank (UST) that was located in the Fairgrounds maintenance yard. The Fairgrounds is located at 4501 Pleasanton Avenue in Pleasanton, California 94566. The maintenance yard is located in the northeast portion of the Fairgrounds. The location of the Fairgrounds and the Fairgrounds layout are shown in Figures 1 and 2, respectively.

#### BACKGROUND

On August 5, 2003, a 2,000-gallon double-walled steel UST with a fiberglass lining, was removed from the maintenance yard at the Fairgrounds. The UST had been used to store gasoline for maintenance equipment refueling. The UST had been installed in the 1980's, and had overspill containers and overfill preventive devices installed in 1998. In January 1999, the supply piping was converted to a suction system and the secondary containment piping was upgraded. Upon removal, the UST appeared in good condition with no evidence of corrosion.

Following the removal of the UST, a total of five (5) soil samples were collected and submitted for laboratory analysis. This included, two samples from the UST pit (S-1 and S-2), and one each from the site of the former dispense (S-3), the excavated soil from around the dispenser (SP-1), and the excavated pea gravel (SP-2). Laboratory analysis of the samples, did not report any contaminants in either sample from the tank excavation or the sample at the dispenser. Low levels of petroleum hydrocarbons were reported in the excavated materials, with xylenes (0.018 parts per million (ppm)) and toluene (0.013 ppm) reported in the pea gravel sample, and total petroleum hydrocarbons as gasoline (TPHg) at 26 parts per million (ppm), ethylbenzene at 0.034 ppm, xylenes at 0.3 ppm, and t-Butyl alcohol at 0.20 ppm, in the soil removed from the dispenser area. Low levels (<5 ppm) of lead were reported in three of the five samples, which are believed to be

background levels. The presence of the low levels of hydrocarbons in the excavated material and their absence in the in-place material from the beneath the UST and dispenser indicate ant contamination was removed and no contamination is present in the subsurface. The sampling locations, with analytical results are shown in Figure 3.

The excavated material, that reported the presence of the low levels of petroleum hydrocarbons was stockpiled on site, mixed with organic material, and allowed to aerate for approximately four weeks. After which the material was physically inspected by the local regulatory agencies, and approved to be used to backfill in the former UST excavation.

In a letter dated December 14, 2005, the Alameda County Health Care Services Agency requested that as the site is located within the Livermore-Amador Groundwater Basin, an active drinking water source, a subsurface investigation needs to be conducted to assess the extent of any soil contamination and determine whether groundwater at the site has been impacted. Presented below is the proposed scope of work for the investigation.

#### INVESTIGATION OBJECTIVES

The objectives of the proposed investigation at the site of Fairground's former gasoline UST are as follows:

- Determine if any subsurface contamination is present in the vicinity of the former UST and dispenser. If soil contamination is present, delineate the vertical extent of the contamination.
- Determine if the uppermost groundwater (assumed to be approximately 35 feet below ground surface(bgs), see below) has been impacted with petroleum hydrocarbons.
- Obtain adequate information to determine if any additional work is required, or if no further action should be processed.

#### PROPOSED SCOPE OF WORK

To meet the objectives outlined above, the following scope of work will be implemented at the location of the former gasoline UST.

To determine if there is any petroleum contamination of concern in the vicinity of the UST and dispenser and evaluate the potential of any vertical migration, one soil boring will be drilled directly adjacent to the former UST pit and dispenser, see Figures 4 and 5. The boring will be drilled to a depth of approximately five feet below the uppermost water table using a mobile drilling rig. The actual depth to the uppermost groundwater is unknown, as there are no close sites where wells are present which assess the uppermost groundwater. However, based on information provided by Alameda County Health Care Services (ACHCS), the closest site for which data is available is over a 1,000 feet to the east, where groundwater is approximately 35 feet bgs. The actual

depth of the boring will be determined in the field based on field observations. As the boring progresses an initial soil sample will be collected at a depth of two feet bgs, after which soil samples will be collected at five feet interval, commencing at five feet bgs. Soil sampling will be conducted throughout the complete boring section. All collected soil samples will be subjected to field screening that will include headspace analysis using a portable vapor analyzer with a photoionization detector and visual observations. When groundwater is encountered the boring will be extended a maximum of five feet, after which a temporary well will be installed into the boring. The temporary well will be used to determine a depth to groundwater and be used in the collection of a groundwater sample for laboratory analysis. Following the collection of the groundwater sample the temporary well casing will be removed and the boring will be abandoned by filling with a cement grout or hydrated bentonite chips.

### Sample Collection

All soil samples will be collected in pre-cleaned brass tubes. Following the collection of the sample, the ends of the tube will be sealed with Teflon sheets and plastic end caps, after which the tube will be labeled and placed on ice in an insulated cooler. Groundwater samples will be collected using a dedicated bailer, and placed in appropriate laboratory supplied containers. All containers will be labeled and placed on ice in an insulated cooler. The samples will be shipped to McCampbell Analytical (ELAP #1644) of Pacheco, California, under a chain-of-custody record for laboratory analysis.

### Sample Analysis

Based on the results of the field screening up to three soil samples will be selected for laboratory analysis. All samples selected for laboratory analysis will be analyzed for TPHg and BTEX, with MTBE by EPA Method 8021 or similar. The collected groundwater sample will be analyzed for TPHg and BTEX by EPA Method 8021, and fuel oxygenates following EPA Method 8260B.

All soil and groundwater samples will be handled in accordance with standard protocols. All chemical analyses will be conducted by McCampbell Analytical (ELAP #1644) of Pacheco, California. Laboratory analysis will be conducted on a standard turnaround basis.

### Reporting

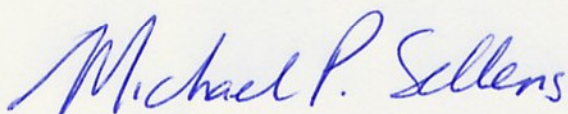
Following the completion of the field work and the receipt of the laboratory analytical results, a report will be prepared that documents the finds and results from the investigation. If no contamination of concern is identified, no further action and case closure will be requested.

## Schedule

It is the Fairgrounds intension to implement this work as soon as possible. Once this Work Plan has been approved, a drilling permit application will be prepared and submitted. It is expected that the field work will be scheduled within three weeks of the approval of the drilling permit, with a tentative date of late March 2006 currently being considered. Your agency will be informed of the start date of the field work a minimum of five-days prior to conducting the field work. The report, documenting the finds and results of the investigation will be submitted to your agency within 75 days of the completion of the field work.

If you have any questions regarding this document or require any additional information, please do not hesitate to contact me at (916) 966-8502. We look forward to working with you on this project and ensuring it progresses in the most efficient manner.

Sincerely



Michael P. Sellens, REA #07890, RG 4714

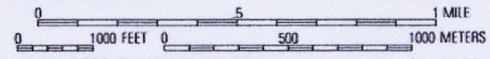
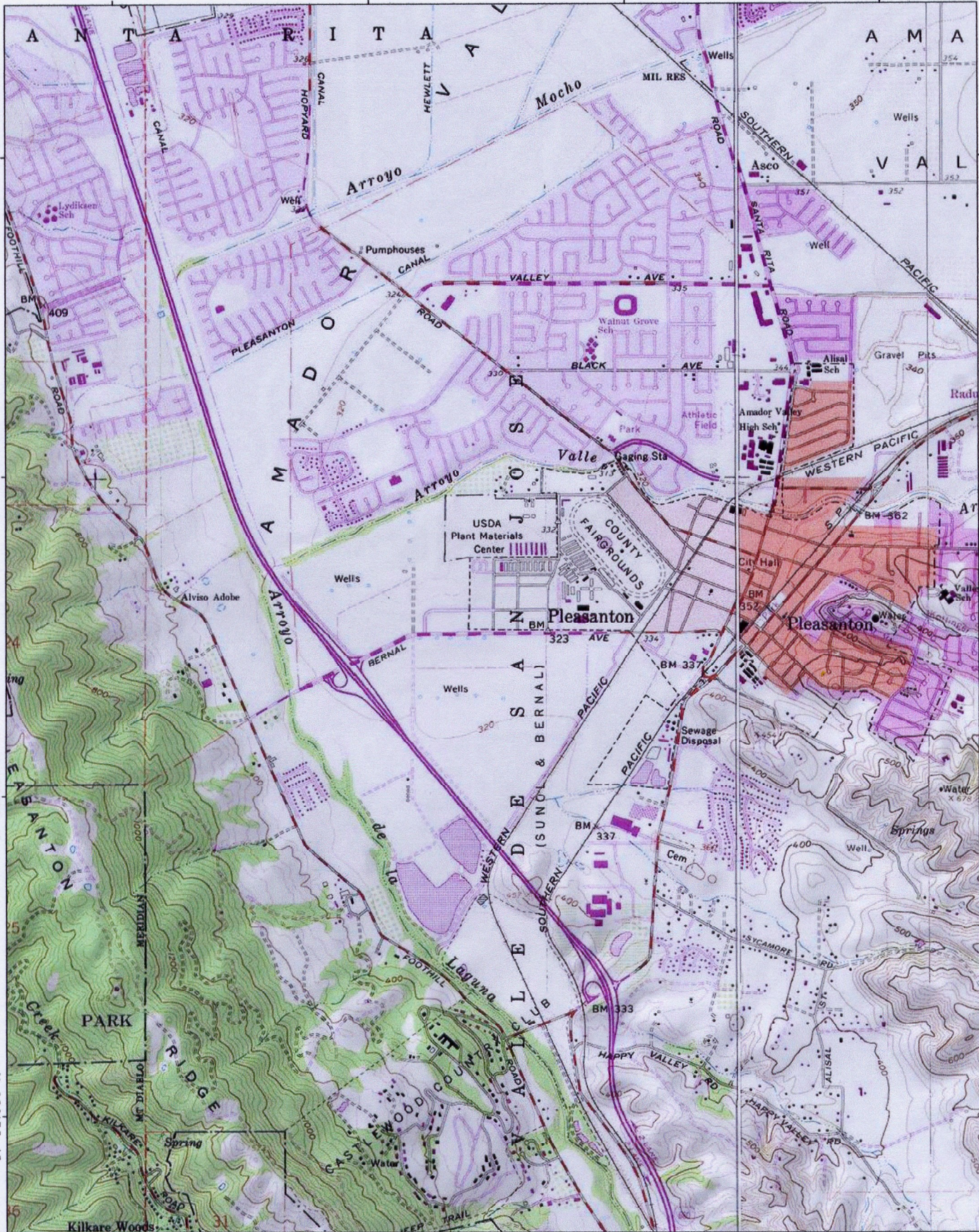
cc. Mr. Ed Johnson, Alameda County Fairground



## Attachments

### Figures

- Figure 1: Site Location
- Figure 2: Layout of Fairgrounds
- Figure 3: Sampling Locations from UST Removal, with Analytical Results
- Figure 4: Aerial Photograph of Maintenance Yard
- Figure 5: Proposed Boring Location



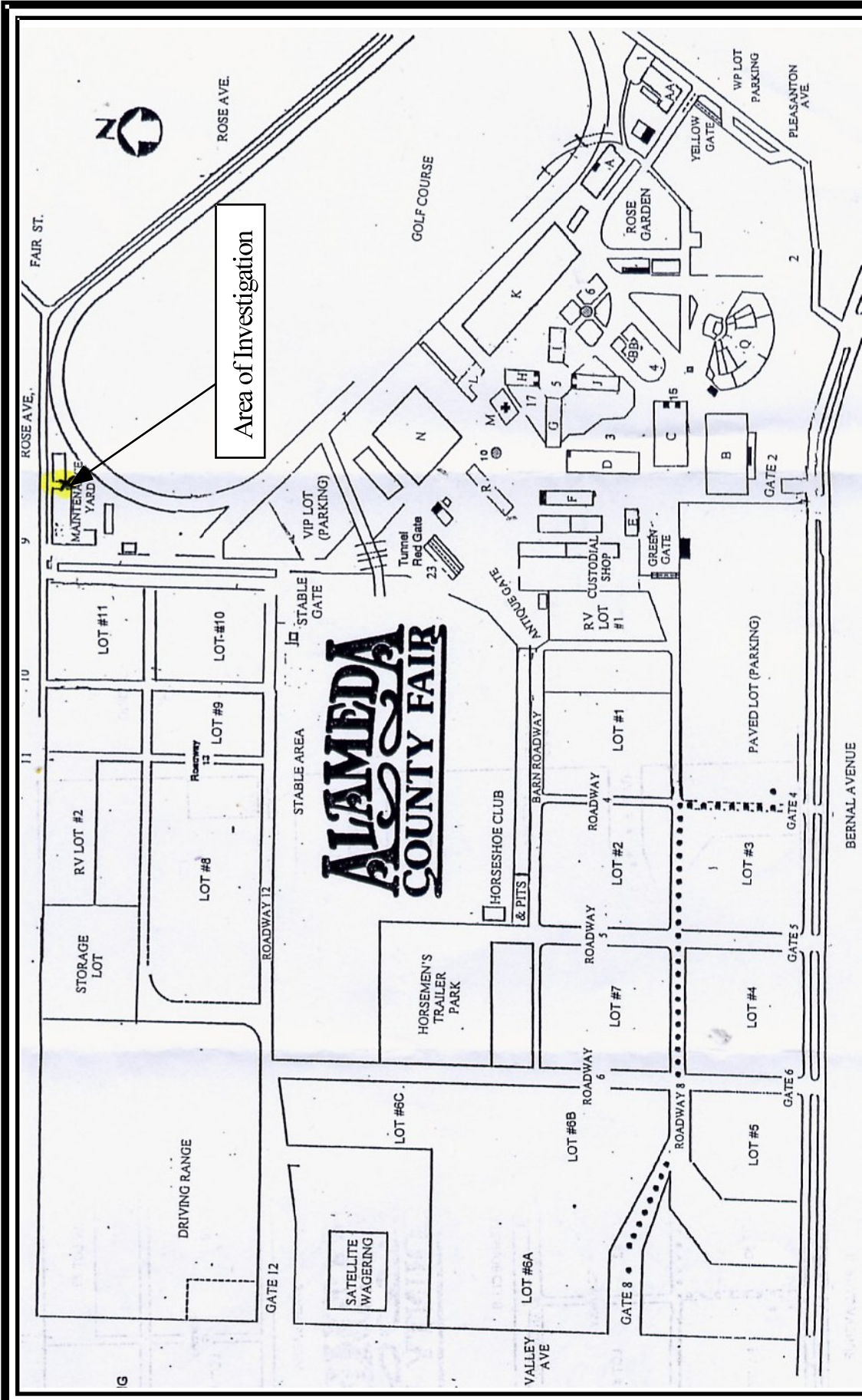
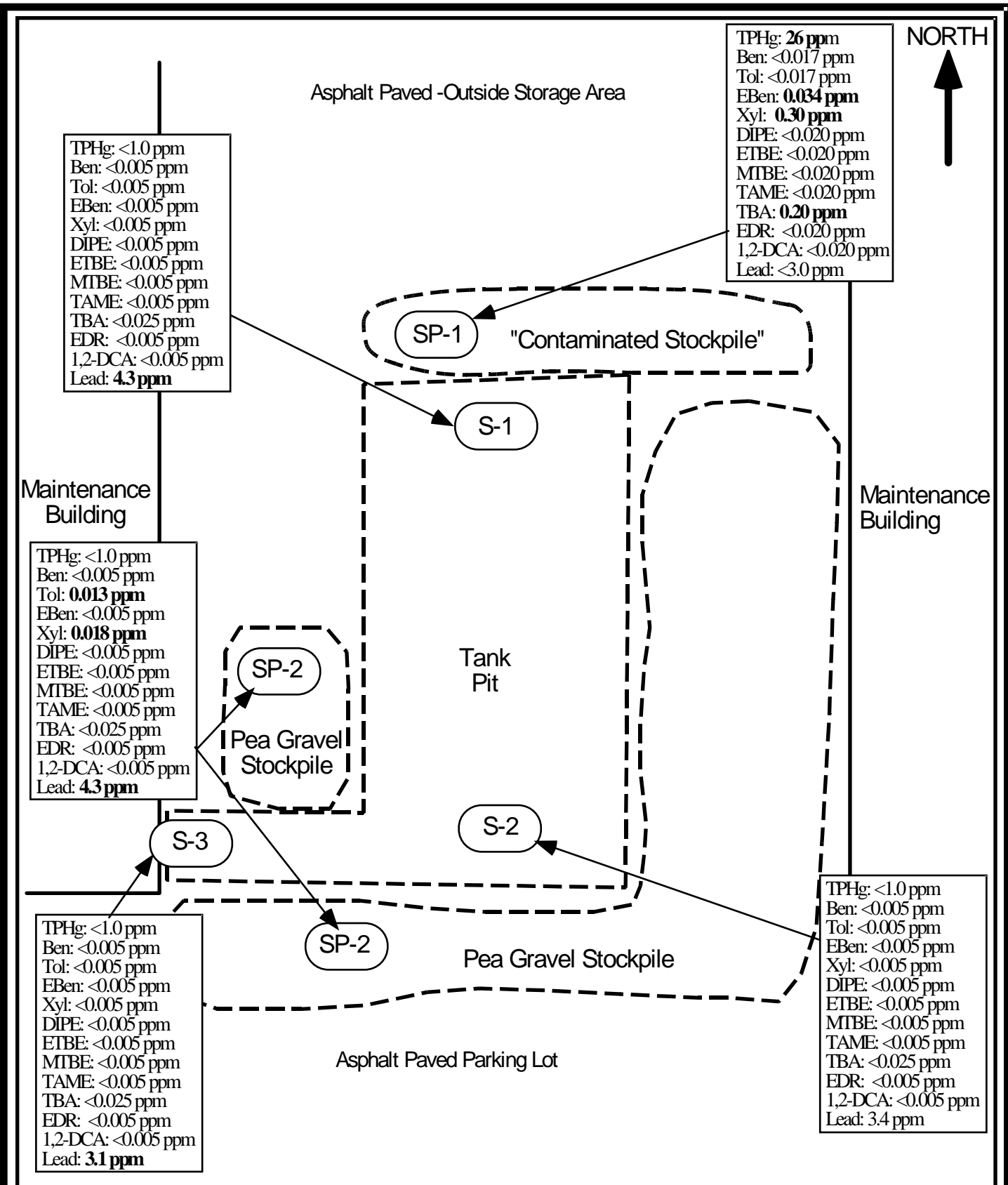


Figure 2  
*Sellens Environmental*

Layout of Alameda County Fairgrounds

Scale  
 Not To Scale

4501 Pleasanton Avenue  
 Pleasanton, California 94566



Sample Locations from UST Removal

Figure 3

Scale  
 1" = 10'  
 (Approx)

Alameda County Fairgrounds  
 4501 Pleasanton Avenue  
 Pleasanton, California 94566

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 Consulting LLC**



Maintenance Yard  
Site of Former UST  
and  
Proposed Investigation

Scale	Plan View of Maintenance Yard	Figure 4
1" = 100' (approx)	Alameda County Fairgrounds 4501 Pleasanton Avenue Pleasanton, California 94566	<b>Sellens</b> <b>Environmental</b>



NORTH



Asphalt Paved -Outside Storage Area

Maintenance Building

Maintenance Building

Tank Pit

Site of  
Dispenser

Proposed Boring (B1) Location

Asphalt Paved Parking Lot

Scale

1" = 20'  
(Approx)

Proposed Boring Location

Alameda County Fairgrounds  
4501 Pleasanton Avenue  
Pleasanton, California 94566

Figure 5

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