pH7 ENVIRONMENTAL

91 OCT -9 AM 11:34

October 8, 1991

Alameda County Dept. of Environmental Health
Hazardous Materials Division
80 Swan Way, #200
Oakland, CA 94621

Attn: Mr. Ravi Arulanantham

Re: Geotechnical Work Plan
6301 Scarlett Court, Dublin

Dear Mr. Arulanantham:

Enclosed is the geotechnical work plan for the above referenced location. It should be self explanatory, but if you have any questions please call (510) 831-1957.

We have scheduled the drill rig for 0900 hrs on October 17, 1991. If this work plan meets with your approval, please FAX your authorization to proceed as soon as possible (510) 838-2151.

Cordially submitted,

Stephen R. Clark
Principal

18211 Bollinger Canyon Road San Ramon CA 94583 415-831-1957 Telecopy 415-838-2151

Robert G. Heasman, V.P., Director

C.C. Bancorp, Inc
2900 South Harbor Blvd
Santa Ana, CA. 92704

714-641-6078
714-979-4600

6301 Scarlett Court, Dublin, CA
APN 941-0550-16-2

GROUND WATER
GEOTECHNICAL INVESTIGATION
WORK PLAN

6301 Scarlett Court
Dublin, CA

October 8, 1991

prepared
for

CCB Bancorp
C/O Price Waterhouse
880 Douglas Street, Suite 620
Victoria, B.C

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October 8, 1991

Alameda County Dept. of Environmental Health
Hazardous Materials Division
80 Swan Way, #200
Oakland, CA 94621

Attn: Mr. Ravi Arulanantham

Re: Geotechnical Work Plan
6301 Scarlett Court, Dublin

Approved
10/11/91
Ravi

INTRODUCTION

The above referenced location (refer to Figure 1) (hereafter referred to as the property or the subject site) has been recommended by the Alameda County Dept. of Environmental Health for geotechnical ground water monitoring. pH7 Environmental has been retained by BCC Bancorp, the property owner, to install one additional monitoring well and perform quarterly sampling. The purpose of the initial investigation will be to analyze shallow soil and ground water samples for potential contamination.

BACKGROUND

In August of 1991, one (1) underground fuel storage tank was removed from the subject site. Soil samples taken from the tank yielded non-detectable levels of analyzed components.

Concurrently with the tank removal project, waste oil contaminated soil was removed by Exceltech along the entire length of a french drain in front of the Vehicle Maintenance building. Two (2) sewer connections in front of the building were observed as probable dumping points for the oil. Based upon these observations, Mr. Arulanantham of the Alameda County Dept. of Environmental Health has recommended that a new monitoring well be installed and that the existing monitoring well be activated (refer to attachments - memo dated September 4, 1991).

BOREHOLE DRILLING, WELL CONSTRUCTION AND SOIL SAMPLING

In order to analyze shallow soil and ground water samples for potential contamination, one additional monitoring well will be installed under permit from Zone 7 of Alameda County Flood Control and Water Conservation District (refer to attachments). The general vector of the ground water gradient is thought to conform with the general down slope of the topography in a southwesterly direction. The new monitoring well (MW-2) will be installed within ten (10) ft of the westernmost sanitary sewer connection (refer to Figure 2). The existing monitoring well (MW-1) will be utilized to monitor the sanitary sewer connection on the east end of the building (refer to Figure 2).

The soil cuttings generated during drilling will be stockpiled on plastic and covered with plastic sheeting until receipt of the analytical results. Based on the analytical results, pH7 Environmental will provide recommendations to the owner on disposal or cleanup options for the soil cuttings. Disposal/cleanup of all cuttings will be the responsibility of the owner.

Drilling of monitoring well will be accomplished using a mobile drilling rig equipped with eight inch diameter hollow stem augers. The well will be extended to an estimated depth of twenty (20) feet, based upon the known depth to the standing water level at ten (10) feet.

During drilling, a geologist from pH7 Environmental, under the supervision of Mr. Dale Wilder, a Certified Engineering Geologist, will direct the field operations and log the soil samples as they are obtained using the Unified Soil Classification System. Soil samples will be collected at a maximum of five foot intervals in the unsaturated zone and at significant changes in lithology using a modified California sampler with brass sample tubes. The ends of the brass tubes will be covered with aluminum foil, then plastic end caps, and finally wrapped with a suitable tape. Samples will be screened in the field using a portable organic vapor analyzer to check for the presence of fuel compounds. Soil samples will then be immediately double plastic bagged to prevent possible dilution, and placed on ice or dry ice for transport to a DHS certified laboratory (Med-Tox in Pleasant Hill). Soil samples will be analyzed for Total Petroleum Hydrocarbons as Gasoline (TPHg) utilizing EPA Method 5030 GCFID, and BTEX utilizing EPA Method 8020. Formal chain-of-custody records shall be maintained.

The well will be extended ten (10) ft below the standing water level (refer to Figure 3). Two (2) inch diameter, factory threaded and slotted, Schedule 40 PVC casing and screen will rest on sand approximately one foot above the bottom of the hole. The ten (10) ft slotted interval will extend from the end cap to two (2) feet above the standing water level (SWL) to allow for seasonal fluctuations of the SWL. The #3 filter sand will extend two (2) ft above the slotted interval. A one foot bentonite seal will cap the filter sand, and the remaining annulus will be grouted to surface with neat Portland cement.

The top of the monitoring well will be enclosed in a locking field cover which in turn will be enclosed in a heavy duty, traffic cover with the top set slightly above grade to prevent surface infiltration, contamination, or vandalism.

MONITORING WELL DEVELOPMENT, SAMPLING AND SAMPLE ANALYSES

Well development and sampling will be performed after well completion. The well will be developed by gentle mechanical pumping using a suction pump to remove suspended sediment and settle the sand pack. A minimum of 24 hours will be allowed to elapse in order to allow for the separation and accumulation of free product which will be measured using water and gasoline finding pastes. A water sample will be obtained after purging the well of three borehole volumes of water. Care will be taken during purging not to lower the water level in the monitoring well more than two to three feet in order to minimize potential aeration. The field parameters of pH, electrical conductivity, and temperature will be monitored, recorded and observed to stabilize during purging before the water is sampled. Water discharged during development and purging operations will be stored in 55 gallon drums on site until it can be disposed of properly. After analytical results of water samples, pH7 Environmental will provide recommendations for proper water disposal. Disposal of the purge waters is the financial responsibility of the property owner.

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Water samples will collected using a clean Teflon bailer equipped with a flapper valve and cotton cord. The bailer will be decontaminated before sampling by washing in a trisodium phosphate solution followed by a distilled water rinse. The sample will be carefully decanted into a 40 ml volatile organic analysis (VOA) sample bottle provided by the laboratory, placed in a shipping cooler with ice, and transported to Med-Tox in Pleasant Hill, CA. Chain of custody procedures will be observed. Soil samples will be analyzed for Total Petroleum Hydrocarbons as Gasoline (TPHg) utilizing EPA Method 5030 GCFID, BTEX utilizing EPA Method 8020, and extractable hydrocarbons utilizing EPA Method 3550. Water samples will be collected in VOA vials with Teflon septum and analyzed utilizing EPA Methods 5030 GCFID for TPHg, Method 602 for BTEX, and Method 3510 for extractable hydrocarbons. Formal chain-of-custody records shall be maintained.

Sampling of both wells will be performed on a quarterly basis by pH7 Environmental for one year. At the end of that period, pH7 Environmental will negotiate with the property owner for an additional year of quarterly sampling to satisfy the requirements of the Alameda County Dept. of Environmental Health. A report of findings will be submitted to the Health Dept. on a quarterly basis.

SITE SAFETY PLAN

To date, no significant contamination has been detected on the subject site. The underground fuel storage tank has been removed and waste oil contaminated soil has been remediated. The new monitoring well is being installed to sample ground water potentially contaminated with waste oil, gasoline, or gasoline additives. Significant contamination is not expected during drilling or sampling. However, a brief site safety plan has been prepared (refer to attachments).

REPORT PREPARATION

A report will be prepared following evaluation of the field drilling observations and analytical results. The report will include conclusions based on the data obtained along with graphic illustrations of the boring logs, and as-built well construction details.

PROJECT SCHEDULE

In anticipation of the timely approval of this work plan, a drill rig has been scheduled for 0900 hrs on October 17, 1991. A well permit is currently in application status and will be obtained prior to commencement of field activities. The report by pH7 Environmental report will require approximately seven (7) days to complete following receipt of the final laboratory results. The drilling will be performed by Bay Area Exploration from Suisun, CA.

The work outlined in this Work Plan will commence upon written or verbal approval by the Alameda County Dept. of Environmental Health Hazardous Materials Division. Upon approval, a copy of this work plan will be forwarded to the Bay Area Regional Water Control Board (RWQCB) in Oakland.

Respectfully submitted,

Stephen R. Clark
Principal

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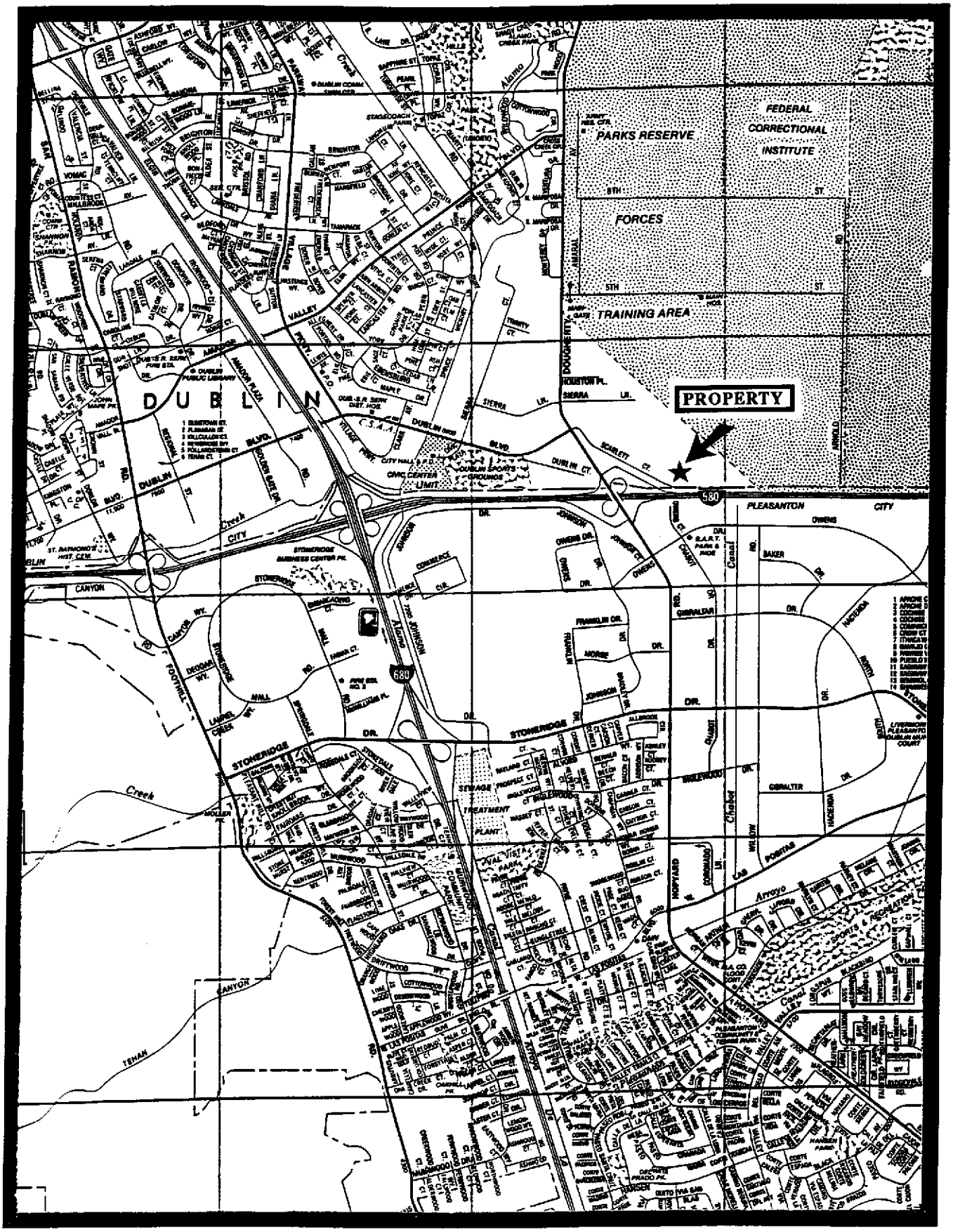

Figure 1
Local Vicinity Map

18211 Bollinger Canyon Road San Ramon CA 94583 415-831-1957 Telecopy 415-838-2151

PH7 ENVIRONMENTAL

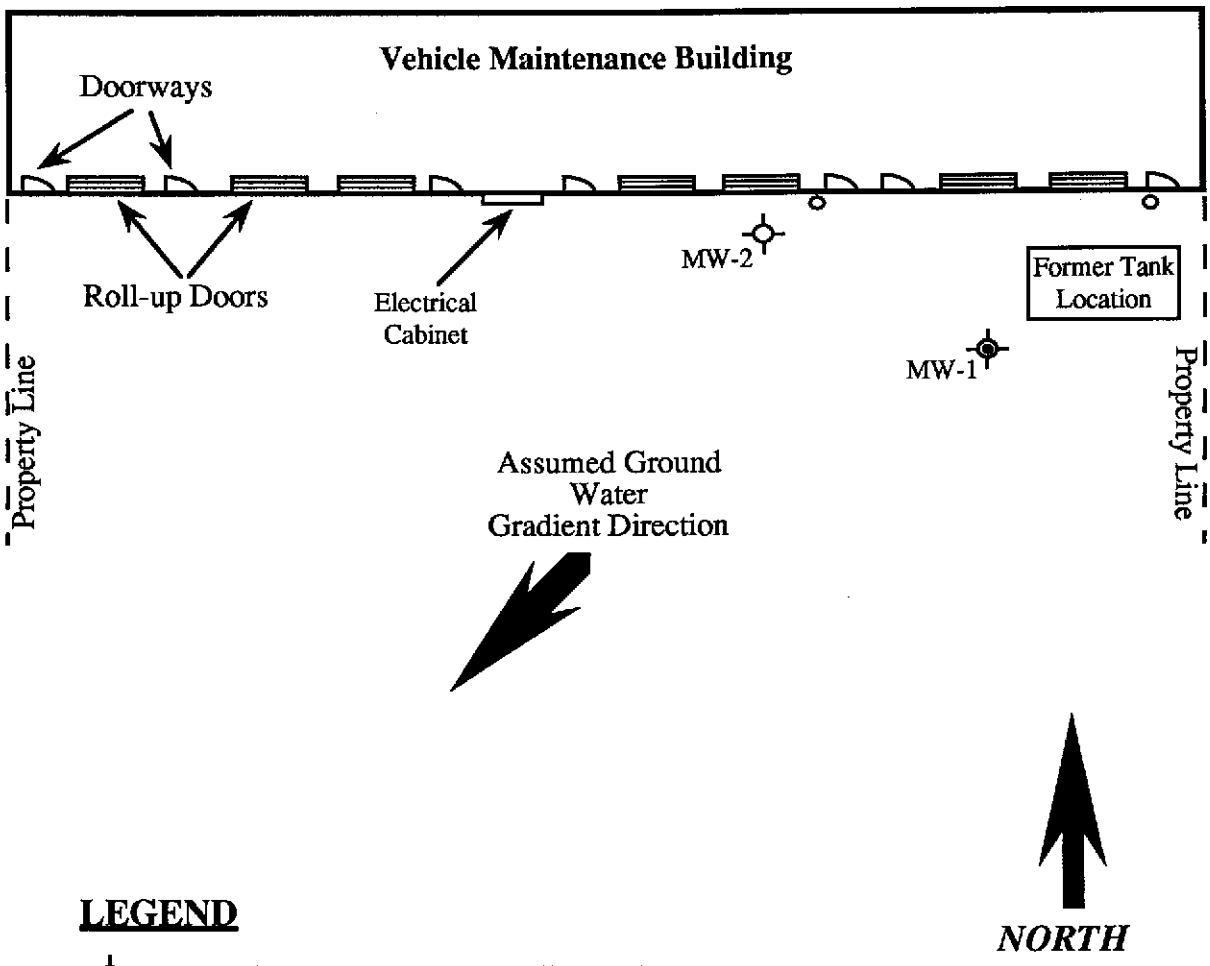

Figure 2

18211 Bollinger Canyon Road San Ramon CA 94583 415-831-1957 Telecopy 415-838-2151

PROJECT: 6301 Scarlett Court, Dublin

Drilled and constructed by: Bay Area Exploration, Suisun, CA
Designed by S. R. Clark
Completion Date: October 19, 1991 (proposed)

Alameda County Permit # Pending
(Well Permit Application Submitted 10/7/91)

Construction of Monitoring Well MW-2

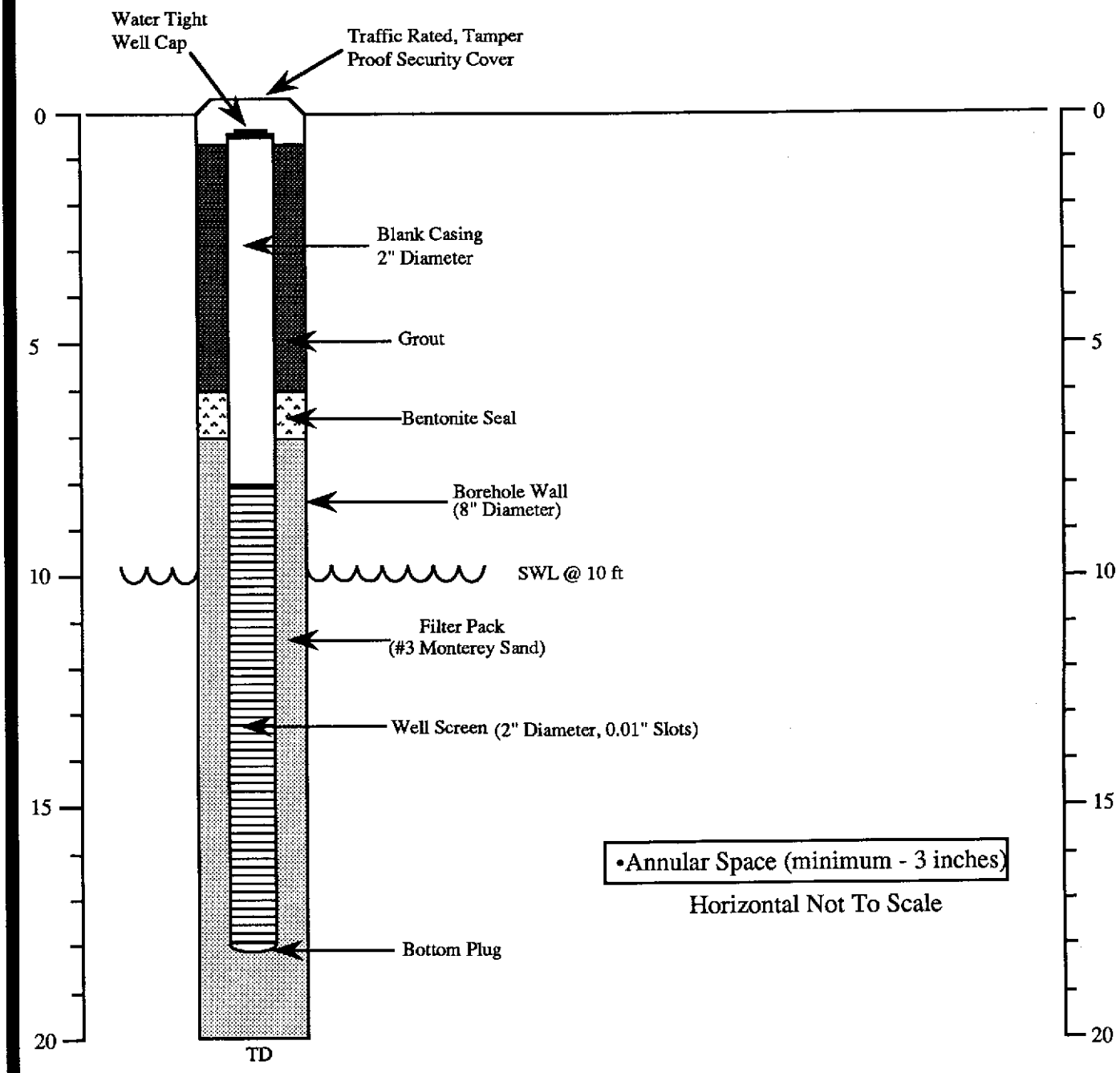

Figure 3

18211 Bollinger Canyon Road San Ramon CA 94583 415-831-1957 Telecopy 415-838-2151

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name Old Lew Doty Cadillac Today's Date 9/4/91

Site Address 6301 Scarlett Court EPA ID# _____

City Dublin Zip 94568 Phone 532-7484

MAX Amt. Stored > 500lbs/55g/200cf? Y N
Hazardous Waste generated per month? _____

Inspection Categories:
___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
___ II. Business Plans, Acute Hazardous Materials
___ III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

I.A GENERATOR (Title 22)

	1. Waste ID	* 66471
	2. EPA ID	66472
	3. > 90 days	66508
	4. Label dates	66508
	5. Biennial	66493
Manifest	6. Records	66492
	7. Correct	66484
	8. Copy sent	66492
	9. Exception	66484
	10. Copies Rec'd	66492
Misc.	11. Treatment	66371
	12. On-site Disp. (H.S.&C.)	26189.5
	13. Ex Haz. Waste	66570
Prevention	14. Communications	67121
	15. Aisle Space	67124
	16. Local Authority	67126
	17. Maintenance	67120
	18. Training	67105
Contin. gency	19. Prepared	67140
	20. Name List	67141
	21. Copies	67141
	22. Emg. Coord. Tmg.	67144
Containers, Tanks	23. Condition	67241
	24. Compatibility	67242
	25. Maintenance	67243
	26. Inspection	67244
	27. Buffer Zone	67246
	28. Tank Inspection	67259
	29. Containment	67245
	30. Safe Storage	67261
	31. Freeboard	67257

I.B TRANSPORTER (Title 22)

	32. Applic./Insurance	66428
	33. Comp. Cert./CHP Insp.	66448
	34. Containers	66465
Manifest	35. Vehicles	66465
	36. EPA ID #s	66531
	37. Correct	66541
	38. HW Delivery	66543
	39. Records	66544
Cont'ls	40. Name/ Covers	66545
	41. Recyclables	66801

Comments:

Today I had a meeting with Mr. Rene E. Brochier and Bob Difley regarding this project.

I was present at the Dublin Ste this morning and inspected the remedial work.

I have also carefully reviewed the final Soil remediation repart prepared by Resna

The Tank results all show N.D. for all the components analysed. Based on the Soil Core sampling it appears, at present, there is no Significant Contaminatun left underneath the main building. However this office recommends to install a new monitering well and to activate the existing monitering well. These two monitering wells

Rev 6/88

Contact: ROBERT DIFLEY, G.M.

Title: _____

Signature: René Brochier
RENE' BROCHIER

Inspector: A. R. Arulanantham

Signature: A.R. Arulanantham

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Division Inspection Form

page 2 1

Site ID# _____ Site Name Old Lew Doty Cadillac Today's Date 9/4/91

Site Address 6301 Scarlett Court EPA ID# _____

City Dublin Zip 94 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
Hazardous Waste generated per month? _____

Inspection Categories:
___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
___ II. Business Plans, Acute Hazardous Materials
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	___ 10. Copies Rec'd	66492
Misc.	___ 11. Treatment	66371
	___ 12. On-site Disp. (H.S.&C.)	26189.5
	___ 13. Ex Haz. Waste	66570
Prevention	___ 14. Communications	67121
	___ 15. Aisle Space	67124
	___ 16. Local Authority	67126
	___ 17. Maintenance	67120
	___ 18. Training	67105
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	___ 30. Safe Storage	67261
	___ 31. Freeboard	67257

I.B TRANSPORTER (Title 22)

	___ 32. Applic./Insurance	66428
	___ 33. Comp. Cert./CHP Insp.	66448
	___ 34. Containers	66465
Manifest	___ 35. Vehicles	66465
	___ 36. EPA ID #s	66531
	___ 37. Correct	66541
	___ 38. HW Delivery	66543
	___ 39. Records	66544
Cont'rs	___ 40. Name/ Covers	66545
	___ 41. Recyclables	66809

Rev 6/88

Comments:

Must ~~be~~ be monitered every 3 months for the first two years. Further monitering may be necessary dependi on the nature and extent of Contaminat

Recommendations:

1. Based on the analytical results no further Soil removal is necessary.

2. Continue to monitor the two wells for two more years.

3. If any further contamination is found at this property this office will require further remediation.

Contact: RENÉ BROCHIER

Title: ROBERT DIFLEY

Signature: Rene Brochier

Inspector: A.R. Arulanantham

Signature: A.R. Arulanantham

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE • PLEASANTON, CALIFORNIA 94588 • (415) 484-2600

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT 6301 SCARLETT CT. DUBLIN CA 94568

PERMIT NUMBER

LOCATION NUMBER

CLIENT
Name CCB BANCORP c/o PRICEWATERHOUSE, SUITE 620
Address 880 DOUGLAS ST Phone 604 383 4191
City VICTORIA B.C. Zip V8W 2B7

APPLICANT
Name pH7 ENVIRONMENTAL
Address 18211 BOLLINGER CYN RD Phone 510 831 1957
City SAN RAMON Zip 94583

TYPE OF PROJECT

Well Construction		Geotechnical Investigation	
Cathodic Protection	___	General	___
Water Supply	___	Contamination	✓
Monitoring	✓	Well Destruction	___

PROPOSED WATER SUPPLY WELL USE
Domestic ___ Industrial ___ Other ___
Municipal ___ Irrigation ___

DRILLING METHOD:
Mud Rotary ___ Air Rotary ___ Auger ✓
Cable ___ Other ___

DRILLER'S LICENSE NO. 522125 (C57)

WELL PROJECTS
Drill Hole Diameter 6 in. Maximum
Casing Diameter 2 in. Depth 25 ft.
Surface Seal Depth 7 ft. Number 1

GEOTECHNICAL PROJECTS
Number of Borings ___ Maximum
Hole Diameter ___ in. Depth ___ ft.

ESTIMATED STARTING DATE 10/19/91
ESTIMATED COMPLETION DATE 10/19/91

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE Stan R Clark Date 10/7/91

PERMIT CONDITIONS

Circled Permit Requirements Apply

A. GENERAL
1. A permit application should be submitted so as to arrive at the Zone 7 office five days prior to proposed starting date.
2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or drilling logs and location sketch for geotechnical projects.
3. Permit is void if project not begun within 90 days of approval date.

B. WATER WELLS, INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

C. GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

D. CATHODIC. Fill hole above anode zone with concrete placed by tremie.

E. WELL DESTRUCTION. See attached.

Approved ___ Date ___

51991

SITE SAFETY PLAN
Geotechnical Ground Water Investigation
6301 Scarlett Court, Dublin

This Site Safety Plan establishes general safety requirements necessary to protect all persons and property involved in the remedial investigation at 6301 Scarlet Court, Dublin. This Site Safety Plan will be implemented immediately upon detection of significant contaminants. The expected contaminant is waste oil.

Health and Safety Coordinator for this project is Stephen Clark. Mr. Clark will be on-site during all field operations to verify adherence with the Site Safety Plan. He will coordinate all field activities with local and State Health & Safety representatives as needed.

Upon Site Safety Plan Implementation, the following agencies shall be immediately notified:

1. Alameda County Dept. of Environmental Health
   Hazardous Materials Division 271-4320

2. California Regional Water Quality Control Board
   San Francisco Bay Region 464-1255

3. Dublin Fire Department 911 or 881-8181

All site personnel and visitors must read this Site Safety Plan. No smoking, drinking or eating shall be allowed in work areas where contamination is suspected. All OSHA and EPA safety rules and regulations will apply.

All personnel should be alert for detectable chemical odors. Half-mask air purifying cartridge respirators will be used when a significant chemical contaminant odor is detected.

If a significant contaminant odor is noted, drilling should stop until the liquid can be identified and/or the potential hazard identified. Neoprene rubber gloves, chemical goggles, protective clothing, chemical-resistent safety boots, and a cartridge respirator, at a minimum, should be used by any personnel in an area of liquid pooling. All other non-essential personnel should leave the area until the potential hazard is evaluated. A qualified individual may be needed to evaluate an unforeseen occurrence.

All disposable clothing worn by on-site personnel will be placed in appropriate disposal containers at the end of each day. If any protective clothing is torn or otherwise damaged, thereby reducing its protective abilities, it will be replaced immediately and disposed of properly. Decontamination of personnel should be addressed.

Visitors entering the site do so at their own risk. Permission to enter a work area must be obtained from Mr. Clark. Their name and purpose should be noted in the field.

Emergency Procedures

Stephen Clark shall be notified immediately of any injury or accident occurring at this site. A contingency plan for emergencies will be to contact one of the following emergency phone numbers if an injury requires off-site medical aid:

Fire and Police Departments	911
Ambulance	911
Chemical Spills	(800) 424-8802
Poison Control Center	(415) 476-6600 or (800) 523-2222
Community Hospital	(415) 847-3000