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By Alameda County Environmental Health at 2:56 pm, Jun 09, 2014

STOCKBRIDGE/BHV EMERALD LAND CO, LLC
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San Francisco, CA 94111

May 28, 2014

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

Subject: **Addendum to Workplan for Further Investigation**
The Green, 5411 Martinelli Way, Dublin, CA
SLIC Case No. RO0003131

Dear Mr. Wickham:

I declare, under penalty of perjury, that the information and/or recommendations contained in the referenced report dated May 28, 2014 and submitted to your agency by Ground Zero Analysis, Inc. is true and correct to the best of my knowledge.

Please contact me if you have any questions.

Best Regards,
Stockbridge/BHV Emerald Place Land Company, LLC



Stephen Pilch



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May 28, 2014

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

Subject: **Addendum to April 23, 2014 Workplan for Further Investigation**
The Green, 5411 Martinelli Way, Dublin, CA
SLIC Case No. RO0003131

Dear Mr. Wickham:

The following *Workplan Addendum* is submitted by Ground Zero Analysis, Inc. (Ground Zero) on behalf of Quattro Realty Group and Stockbridge BHV Emerald Place Land Company, LLC in response to your Workplan Review letter dated May 7, 2014. The location of the subject Site is shown on Figure 1. A site plan is shown on Figure 2.

BACKGROUND

Stockbridge BHV Emerald Place Land Company, LLC (“Stockbridge”) is the owner of the 27.45-acre property in Dublin known as “The Green”.

Stockbridge is proposing mixed-use development of the property involving construction of commercial as well as medium density residential structures. The City of Dublin is the lead agency preparing a Supplement Environmental Impact Report (“SEIR”) for an amendment to the City’s General Plan allowing for the proposed development. The SEIR will contain certain mitigation measures that will require the input of the Alameda Environmental Health (“ACEH”) involving potential environmental contamination issues arising from the past use of the property.

Stockbridge requested that ACEH provide such regulatory oversight as is necessary to satisfy the mitigation measures of the SEIR.

A meeting was held with ACEH on January 9, 2014 to discuss the background of the Site and the measures that would be necessary for ACEH to provide the requested services. On January 9, 2014, ACEH opened Spills, Leaks, Investigations and Cleanup (SLIC) Case No. RO0003131 for the Site.

After reviewing background information on Site investigations, ACEH issued the letter dated January 30, 2014 requesting a workplan to address specific technical questions. Ground Zero submitted the *Workplan for Further Investigation (Workplan)* dated April 23, 2014. ACEH commented on the *Workplan* in the letter dated May 7, 2014 with a number of technical comments requiring modification of the proposed workscope. This addendum addresses those comments.

ACEH TECHNICAL COMMENTS AND RESPONSES

1. Fuel Depot Borings

ACEH commented that the proposed boring locations were too distant from the former fuel depot and directed that they be located approximately 50 feet distant from the proposed central boring along various bearings. Figure 9R shows the proposed boring locations modified accordingly. As requested the borings will be continuously cored and soil samples will be analyzed from any intervals that exhibit field evidence of contamination (odors, elevated PID readings, discoloration) and, at a minimum, samples collected from five-foot intervals will be analyzed.

Soil samples will be analyzed for Total Petroleum Hydrocarbons as gasoline, diesel and fuel oil (TPHg, TPHd, TPHfo) by EPA Method 8015; for volatile organic compounds (VOCs) including BTEX, oxygenates and lead scavengers by EPA Method 8260; for organic lead by DHS LUFT Method and for total lead by EPA Method 6010. Grab groundwater samples will be analyzed for TPHg, TPHd, TPHfo by EPA Method 8015 and for full-scan VOCs by EPA Method 8260.

2. Railroad Spur

The *Workplan* proposed the collection of soil samples from approximately 10 feet and 20 feet on either side of the former rail spur along three transects and from a depth of 2 feet bgs. ACEH requested that an additional sample be collected from each transect directly beneath the former rail spur and that all samples should be collected from a depth of 0.5 feet bgs. We concur.

ACEH also requested that the analytical methods be specified. The samples will be analyzed for:

- CAM-17 Metals by EPA Method 6010
- Hexane Extractable Materials (“Oil and Grease”) by EPA Method 9071B
- Creosote by EPA Method 8270
- PCBs by EPA Method 8082

3. **Herbicides/Metals**

As requested, the shallow soil samples from the five proposed locations will be collected from a depth of 0.5 feet bgs.

4. **Site Grading and Stockpiles**

ACEH requested additional information about the soil and gravel stockpiles and that sampling be consistent with the guidance in the DTSC document “*Information Advisory, Clean Imported Fill Material*”. More specifically:

- Whether the soil will potentially be re-used on-site. *Yes*
- Volume of the stockpiles. *Soil Pile approximately 5,000 cubic yards; Gravel Pile approximately 500 cubic yards.*
- Source of fill. *Unknown*
- Heterogeneity of fill. *Field observations indicate heterogeneous.*
- Whether the fill contains any debris or construction material. *None observed.*
- Types of samples proposed. *In accordance with the DTSC guidance, discrete samples will be collected.*
- Proposed distribution within the stockpile (depth, etc.). *Consistent with the DTSC guidance, two (2) discrete samples will be collected from the 500-yard gravel stockpile. These will be collected at a mid-point depth of approximately 2 feet. Consistent with the DTSC guidance, twelve (12) discrete samples will be collected from the 5,000-yard soil stockpile at random locations and from random depths between one and six feet.*

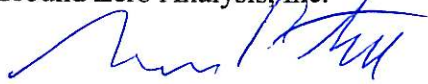
The stockpile samples will be analyzed for TPHg, TPHd, TPHfo by EPA Method 8015; for full-scan VOCs by EPA Method 8260; for organochlorine pesticides (OCPs) by EPA Method 8081; and for CAM-17 metals by EPA Method 6010.

5. **GeoTracker Submittals**

As requested, the Site has been claimed on GeoTracker and password authorization obtained. All reports and analytical data will be uploaded to the GeoTracker website.

Please contact us at your earliest convenience if you have any questions or comments regarding this report.

Respectfully,
Ground Zero Analysis, Inc.



Gregory P. Stahl, PG No. 5023
CA Certified Hydrogeologist No. 264



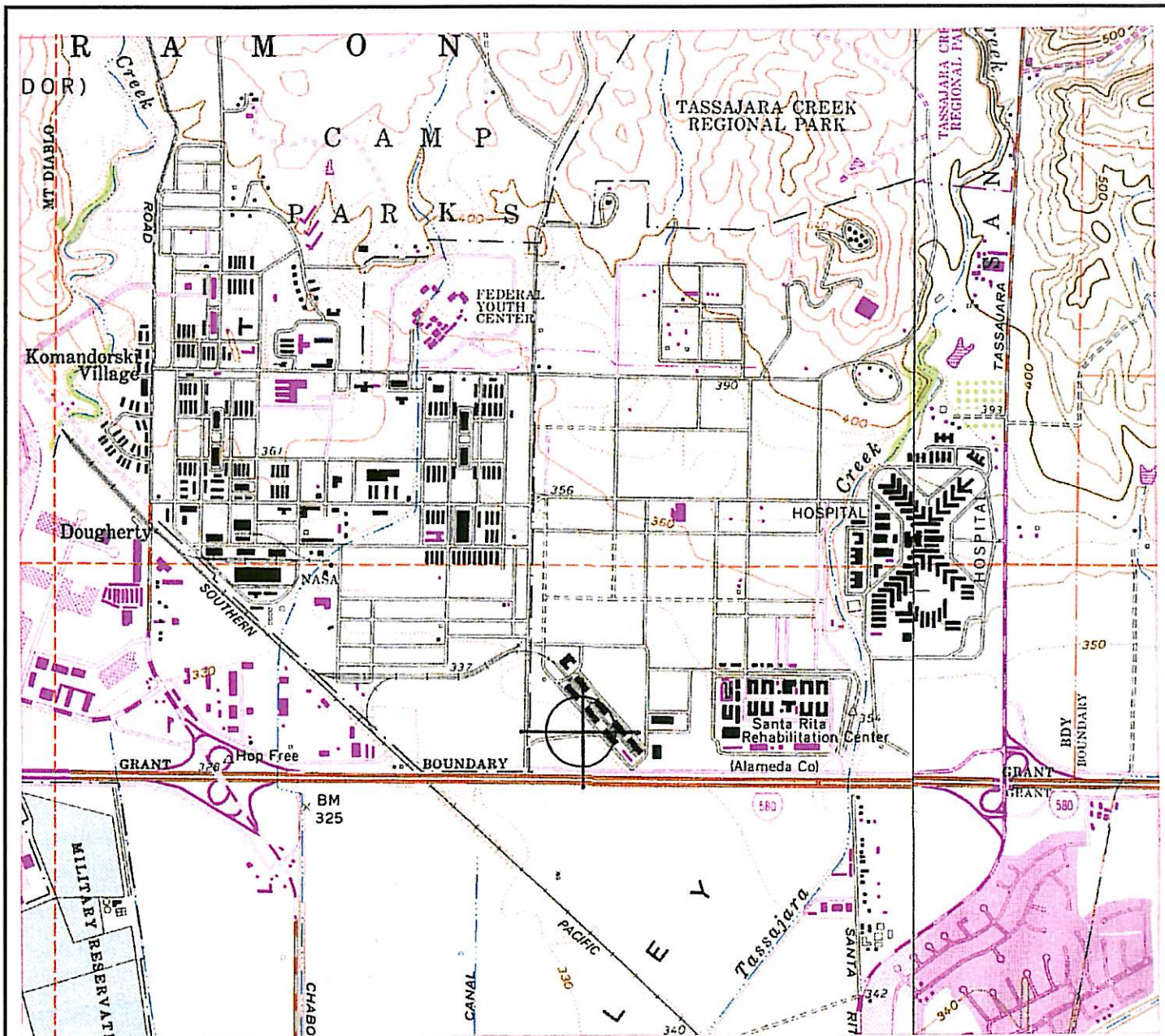
Figures

Figure 1 – Site Location

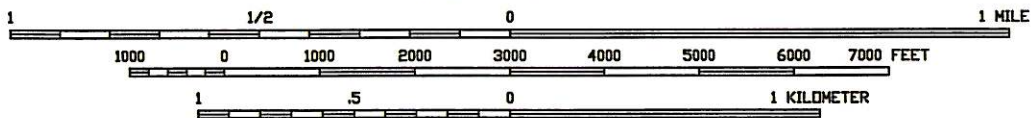
Figure 2 – Site Plan

Figure 9R – Proposed Sampling Locations (Revised May 2014)

cc: Mr. David Clock, Quattro Realty



SCALE 1:24000



LEGEND:



SITE LOCATION

CONTOUR INTERVAL 20 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE: DUBLIN, CA.



GROUND ZERO
ANALYSIS, INC.

SITE LOCATION MAP
THE GREEN
5411 MARTINELLI WAY
DUBLIN, CA

FIGURE

1

FN 1013/SITELOC

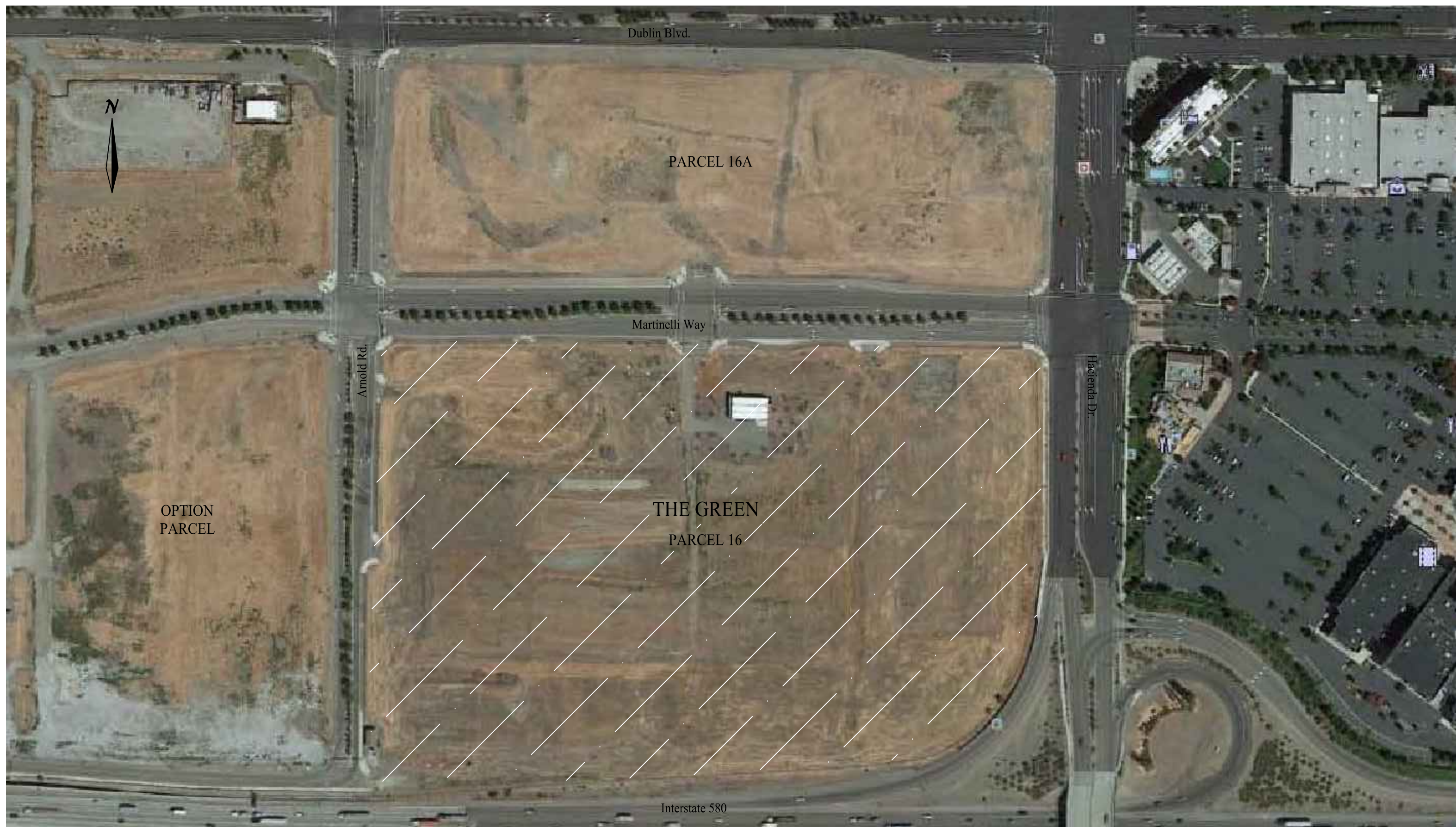
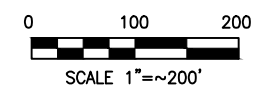


FIGURE 2

SITE PLAN
Stockbridge - The Green
Dublin, California



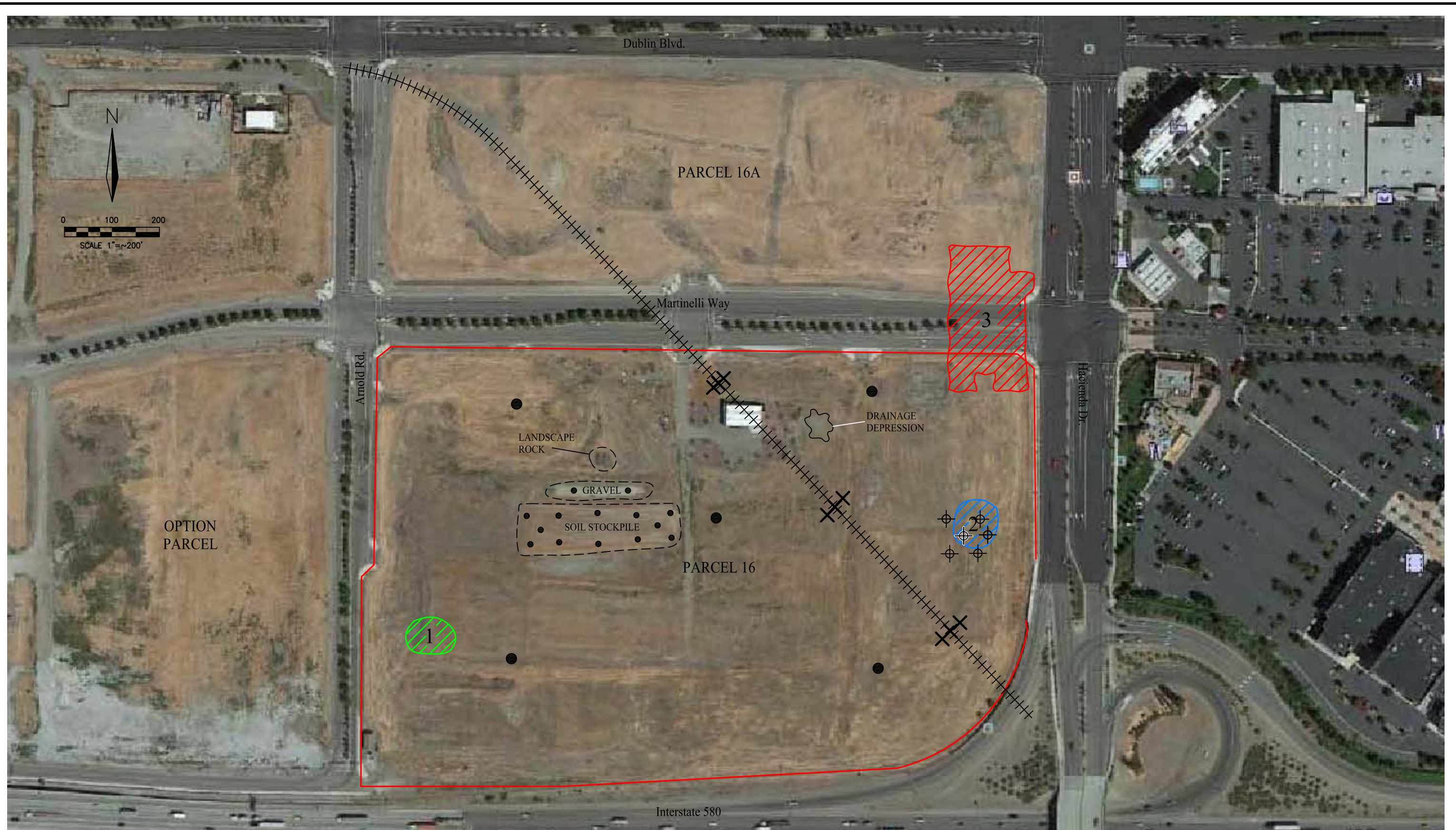


FIGURE 9R

PROPOSED SAMPLING LOCATIONS (Revised 05/16/14)

Stockbridge - The Green
Dublin, California



- Approximate Property Line
- 1,2,3 Areas of Remediation
- Proposed Stockpile Sample

LEGEND

- Proposed Random Soil Sample
- ⊕ Proposed Geoprobe Soil & GW Sample
- ✕ Proposed Rail Spur Soil Sample