SITE ASSESSMENT WORK PLAN

Los Angeles County Sheriff's Department
Lomita Sheriff Station
26123 Narbonne Avenue
Lomita, California

Prepared for

Los Angeles County Sheriff's Department, Facilities Planning Bureau
Attn: Mr. Lester H. Miyoshi
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Project No. LAPW-19-9032
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1 INTRODUCTION

Alta Environmental (Alta) submits this Site Assessment Work Plan (Work Plan) to the Los Angeles County Sheriff's Department, Facilities Planning Bureau (LACSD) and the Los Angeles County Department of Public Works, Geotechnical and Materials Engineering Division (GMED) for the assessment of petroleum hydrocarbon contaminants in soil and groundwater at the Los Angeles County Sheriff's Department, Lomita Sheriff Station (hereafter referred to as "Site"), located at 26123 Narbonne Avenue, Lomita California (Figure 1). This Work Plan is based on the Los Angeles Regional Water Quality Control Board (LARWQCB) directive letter dated June 6, 2019, requiring submittal of a Work Plan to evaluate the extent of petroleum contaminants in soil and groundwater originating from former and/or existing underground storage tanks (USTs) at the Site.

As indicated in the LARWQCB directive letter, the City of Lomita has reported that benzene (3.7 micrograms per liter in May 2019) was detected in Lomita Well No. 5, located at the south end of Cypress Street approximately 450 feet west of the Site. The LARWQCB has identified the underground storage tank (UST) area at the subject Site as a potential source. Therefore, as required by the LARWQCB, Alta submits this Work Plan outlining the scope of work to assess the UST area for petroleum hydrocarbons (including benzene) in soil and groundwater.

The scope of work as outlined in this Work Plan will be conducted under the oversight of a Licensed California Professional Geologist (PG) or Professional Civil Engineer (PE-Civil), having knowledge of specific practices and procedures relevant to the project.

2 BACKGROUND

2.1 Site Location and Description

The Site is located on the western side of Narbonne Avenue, approximately 0.25-mile south of Pacific Coast Highway in Lomita, California (Figure 1). The irregular-shaped parcel is currently operated as a Sheriff's Station and is used for administrative/office duties, temporary inmate housing, fueling/vehicle maintenance facility, and parking. The remainder of the Site is covered with asphalt paving.

2.2 Existing and Former USTs

A dual-compartment UST (10,000-gallon gasoline/2,000-gallon diesel) and associated fuel dispenser island and product piping is situated behind the service building within the north-central portion of the property (Figure 2).

Based on documents submitted by GMED, four USTs were removed in 1987 and two USTs were removed in 1999. The USTs removed in 1987 consisted of one 550-gallon waste oil, one 2,000-gallon diesel, one 8,000-gallon leaded gasoline, and one 12,000-gallon unleaded gasoline UST (Groundwater Technology, 1987). The USTs removed in 1999 consisted of one 1,000-gallon double-walled diesel and one 12,000-gallon double-walled unleaded gasoline UST (Century West Environmental, Inc, 1999). Soil samples collected beneath the USTs did not reveal any detectable concentrations of total petroleum hydrocarbons as gasoline (TPH-g) or diesel (TPH-d), benzene, toluene, ethylbenzene, or total xylenes (BTEX), or methyl-tert-butyl ether (MTBE). However, following the 1987 UST removals, a composited soil sample collected from a 40-foot boring (drilled adjacent to the 8,000-gallon leaded gasoline UST) revealed TPH concentrations detected at

9.6 milligrams per kilogram (mg/kg). In addition, TPH-g, TPH-d, and BTEX concentrations (benzene at 0.07 mg/kg) were detected in the soil stockpile generated from the 1999 UST removals.

The USTs removed in 1987 and 1999 were apparently located in the same vicinity as the current dual-compartment UST. The map showing locations of the former USTs removed in 1987 (included in the 1987 UST removal report) was very poor. However, these USTs are suspected to have been located behind the existing service building in the vicinity of the current dual-compartment UST. In addition, as indicated in the 1999 UST removal report, the 12,000-gallon gasoline UST removed in 1999 was replaced in the same excavation with a new 12,000-gallon double-walled UST (presumably to be the current dual-compartment UST).

2.3 Geology and Hydrogeology

2.3.1 Geology

The Site is located at the northeastern edge of the Palos Verdes Hills within the Palos Verdes Peninsula, at the southwestern corner of the Los Angeles Basin. The area is underlain by Quaternary marine and non-marine terrace deposits and these deposits are overlain by fine to medium Pleistocene sands of the San Pedro formation (CDWR, 1961).

Based on information provided in a well installation report for the former Texaco Service Station, located approximately 0.7 miles northeast of the Site at 1752 Pacific Coast Highway, subsurface soils beneath the Former Texaco Station consists of silty and clayey sand, sandy silt, and poorly-graded sand (Delta, 2010). Similar soils may be encountered beneath the subject Site.

2.3.2 Hydrogeology

The Site is within the West Coast basin of the Los Angeles Coastal Plain. The basin is bounded by the Ballona Escarpment to the north, the Palos Verdes Hills and Pacific Ocean to the south, the Newport-Inglewood fault to the east, and the Pacific Ocean to the west. Water bearing deposits of the basin include unconsolidated and semi-consolidated marine and alluvial sediments. The Silverado Aquifer underlies most of the basin along with the overlying Gage and Lynwood aquifers (CDWR, 1961).

Alta reviewed depth to water information provided in the Fourth Quarter and Annual 2018 report for the former Chandler's Landfill, located adjacent to the Site to the southwest. Based on the report, the depth to groundwater measured during 2018 in the two monitoring wells (Well Nos. WDR-1 and 35-F2) ranged from approximately 224 to 230 feet below ground surface (bgs) (Associates Environmental, 2018). These wells are screened in a deep aquifer and were used to measure the water quality beneath the former landfill.

Based on information provided in a groundwater monitoring report for the former Texaco Service Station, located approximately 0.7 miles northeast of the Site at 1752 Pacific Coast Highway, depth to groundwater during the fourth quarter 2010 groundwater monitoring event was measured at approximately 102 to 109 feet below top of casing. The groundwater flow direction was measured to the east-southeast (Conestoga-Rovers & Associates, 2011). The aquifer encountered during the quarterly monitoring events at the Former Texaco Service Station was believed to be the Gage Aquifer (Delta, 2010).

Based on the gradient of the surficial topography of the Site, the flow direction beneath the subject Site is also expected to be to the east.

2.4 Lomita Well No. 5

As indicated in the City of Lomita Water Master Plan Update, dated September 2015, Lomita Well No. 5 is located at 26112 Cypress Street, Lomita, California. The well is the main component of the Cypress Water Production Facility. The well is 660 feet deep and is perforated from 368 to 648 feet bgs. The approximate location of Well No. 5 relative to the subject Site is shown on Figures 1 and 2.

3 SCOPE OF WORK

To evaluate the presence of petroleum contaminants in soil and groundwater originating from former and/or existing USTs and the existing fuel dispenser island at the Site, Alta recommends that four soil borings be drilled at minimum into the uppermost groundwater and converted to groundwater monitoring wells (MW1 through MW4). In addition, to evaluate if petroleum hydrocarbons (including benzene) extended to the west towards Lomita Well No. 5, Alta recommends installing an additional onsite well (MW5) near the western property line. To evaluate the groundwater gradient direction and petroleum hydrocarbon impact (including benzene) in the uppermost groundwater, Alta also proposes to conduct four quarterly groundwater monitoring and sampling events at the five proposed wells. The locations of the groundwater monitoring wells are included on Figure 2.

3.1 Permitting and Preparation

Before drilling and well installation, a well construction permit will be obtained from the Los Angeles County Department of Public Health (LACDPH) for the proposed groundwater monitoring wells.

Prior to field work a Health and Safety Plan (HASP) will be prepared in accordance with 40 CFR Health and Safety Code 1910.120 and utilized by Alta personnel and associated subcontractors conducting fieldwork. The health and safety officer and all Alta field personnel will be responsible for implementation of the HASP. Daily Site “tailgate” meetings will be held with Alta and subcontractor personnel prior to fieldwork to review the scope of work and safety procedures. All field personnel will review and sign the HASP before beginning fieldwork.

Prior to drilling, the locations of the proposed wells will be marked with white spray paint and dig-alert will be notified at least 48 hours prior to drilling. A dig-alert ticket number will be issued for the project field work. In addition, a subsurface geophysical survey will be performed in the vicinity of the wells prior to drilling and excavation. A combination of electromagnetic induction and ground penetrating radar will be used to determine if the well locations are clear from underground utilities and will be conducted by a utility search and geophysical firm with a State-licensed Geophysicist on staff. The locations of the existing dual-compartment UST and associated piping will also be confirmed. Detected subsurface features will be marked on the ground with paint in a color code established by the American Public Works Association. Proposed well locations that conflict with subsurface utilities or obstructions will be re-located as necessary.

Note that the borings for the wells in the UST area will be located on the asphalt surface outside the concrete apron that overlies the UST.

3.2 Drilling and Well Installation

3.2.1 Drilling and Soil Sampling

Alta will advance the borings for wells MW1 through MW5 utilizing a hollow-stem drill rig equipped with 10-inch diameter hollow stem augers. The borings for the wells will be drilled at least 20 feet below the depth of the uppermost groundwater encountered. Based on review of groundwater monitoring reports at nearby sites on Geotracker, for the purposes of this Work Plan, the depth to groundwater is roughly estimated at 100 feet bgs.

Prior to drilling, the asphalt will be cored with a concrete cutter and the upper 5 feet at MW-5 and 10 feet at MW1 through MW4 (UST area) will be hand-augered to minimize the potential for contacting subsurface utilities or the UST. The borings will be sampled at 5-foot intervals by driving a modified California split-spoon sampler into the undisturbed ground. The borings will be logged in accordance with the Unified Soil Classification System (USCS) by or under the direct supervision of a California PG or PE-Civil. The volatile organic vapor concentrations of the observed soil will be screened using a photo-ionization detector (PID) calibrated to 50 parts per million (ppmv) hexane. The lithology, sampling depths, and PID readings will be presented on boring and well construction logs.

Soil samples will be collected at 5-foot intervals and submitted to a fixed laboratory for laboratory analysis. The samples will be collected within 6-inch-long brass or stainless-steel rings, sealed with Teflon® sleeves and plastic end-caps, labeled, and stored in a chilled ice chest. The soil samples will be collected in pre-preserved 40-milliliter (ml) vials in accordance with Environmental Protection Agency (EPA) Method 5035 procedures. The samples will be transported under chain-of-custody documentation to a State of California-certified laboratory for analysis. Each soil sample collected will be analyzed for TPH-g and volatile organic compounds (VOCs) including BTEX, oxygenates, and ethanol by EPA Method 8260B/5035. Soil samples will also be analyzed for TPH-d and TPH as oil (TPH-o) by EPA Method 8015M. Due to the reported use of leaded gasoline in the former 8,000-gallon UST removed in 1987, Alta also recommends the upper 40 feet of soil at borings MW1-MW4 be analyzed for total lead by EPA Method 6010B. The Geotracker Global Identification Number T10000013029 will also be documented on the chain-of-custody form.

Before drilling each boring, the augers will be decontaminated with a steam-cleaning unit over an auger rack that permits collection of decontamination water. Before each sample collection, the sampling equipment will be decontaminated with a three-bucket wash consisting of a non-phosphate cleaning solution, tap water, and a final rinse in distilled water.

3.2.2 Well Installation

Each groundwater monitoring well will be constructed utilizing 4-inch diameter, Schedule 40 PVC casing. The wells will be constructed with a screen interval (0.020-inch slots) installed from 10 feet above to 20 feet below the groundwater surface. The annular space surrounding the screened intervals will be filled with Monterey #3 sand from total drilled depths to approximately two feet above the top of the screened intervals. Following placement of the filter pack, and prior to placement of the bentonite transition seal, the wells will be surged to stabilize the filter pack. A minimum 4-foot thick hydrated bentonite transition seal will then be placed directly on top of the filter pack to above the water table. After placement of the bentonite seal, the annular space from the top of the bentonite transition seal to the base of the surface seal will be filled with a bentonite/cement slurry mixture. The wells will then be completed with a well locking cap installed on top of the well casing and

a 12-inch-diameter well box encased in concrete flush with the surface. The well construction details will be included in the boring and well construction logs. The construction details and depths (based on a depth to groundwater of 100 feet bgs) are provided on the table below:

Well ID	Boring Diameter (inches)	Boring Depth (feet bgs)	Well Diameter (inches)	Blank Interval (feet bgs)	Screen Interval (feet bgs)	Sand Filter Interval (feet bgs)	Bentonite Seal Interval (feet bgs)	Bentonite/ Cement Slurry Interval (feet bgs)
MW1-MW5	10	120	4	0-90	90-120	88-120	84-88	1-84

3.2.3 Well Development

Each groundwater monitoring well will be developed to remove suspended solids and other drilling fluids using a surge block and stainless-steel bailer. All well bailing and development equipment will be decontaminated prior to each use with a three-bucket or drum wash, or with the steam-cleaning unit. The depth to groundwater in each well will be measured, and at least three well volumes of water will be removed. Well development will continue until the pH, electrical conductivity, temperature, and turbidity are stabilized. The bailed water will be placed in DOT-approved 55-gallon drums pending disposal. The measured groundwater parameters, static groundwater levels, well casing volumes, casing diameters and total depths, and total gallons removed will be documented and recorded on field forms, which will be provided in the final report.

3.2.4 Well Survey

The newly installed groundwater monitoring wells will be surveyed by a California-licensed land surveyor with vertical precisions of 0.01-foot. The top of the well casings, the well box rim, and the horizontal coordinates of each well will be surveyed relative to an appropriate State benchmark. In addition, the northing and easting of each well will be measured using the California State Plane (NAD83) system, with the vertical datum measured in feet above mean sea level. The surveyors will mark a reference point at the top of each casing.

3.2.5 Waste Profile, Storage, and Disposal

All excavated soil and decontamination and well development water generated during drilling and well installation activities will be placed in labeled Department of Transportation (DOT)-approved 55-gallon drums pending disposal. The soil laboratory analytical results will be used to profile the soil and water waste. Once profiled, the waste will be transported with appropriate documentation for disposal at a licensed disposal facility as a nonhazardous waste. Waste manifests will be used to track the material from point of generation to point of disposal. An authorized representative of the generator (LACSD) will sign each waste manifest. The transportation manifests will be included in the Site assessment report.

3.3 Quarterly Groundwater Monitoring and Sampling

Subsequent to monitoring well redevelopment, each monitoring well (MW1 through MW5) will be monitored and sampled. Four quarterly groundwater monitoring and sampling events will be conducted. The first event will be conducted within one week following well development.

3.3.1 Water Level Measurements

Prior to well purging and sampling, the depth to groundwater in each well will be measured to the nearest 0.01 foot below the survey mark at the top of each casing, using an oil/water electronic interface probe. The total depth of each well will also be measured by lowering the interface probe to the bottom of each well. The depth to water, free product (if detected), total depth, time of measurement, and the well diameter will be recorded on the well gauging data sheets. Groundwater elevations will be determined by subtracting the water-table depth from the surveyed top-of-casing elevations. The groundwater gradient and flow direction will be evaluated using these water-table elevations. Water levels will generally be measured first in wells with the least amount of known or suspected contamination and last in wells with the greatest contamination.

3.3.2 Well Purging and Sampling

After groundwater elevations are measured, representative groundwater samples will be collected from each well to assess for the presence of dissolved-phase petroleum hydrocarbons. The groundwater will be purged using a 2-inch-diameter submersible pump. The pump will be lowered into the water column, and at least three well casing volumes will be removed from each well. The groundwater will be purged at a rate to prevent dewatering. Groundwater physical parameters including pH, conductivity, temperature, turbidity, dissolved oxygen (DO), and oxidation-reduction potential (ORP) will be measured from the discharge end of the tubing with a flow-through cell water-quality meter and recorded on the well monitoring data sheets. The wells will be purged until the pH, conductivity, temperature, DO, and ORP stabilize, and until the turbidity is maintained at less than 10 nephelometric turbidity units (NTUs) or until stable. The purge water will be placed in labelled 55-gallon DOT drums for temporary storage and subsequent disposal.

After the wells have recharged to at least 80 percent of their original static water level, groundwater samples will be collected from each well using single-use disposable bailers. The groundwater samples will be slowly decanted into laboratory supplied 40-milliliter (ml) vials, sealed with Teflon®-lined septa, labeled, and stored in coolers with double-bagged ice for delivery to a state-certified laboratory for analyses. All samples submitted for analysis will be documented on a chain-of-custody form identifying the sample identification, date and time of collection, sample matrix and containers, preservative, requested analyses, sampler's name, couriers used, and responsible laboratory personnel. The Geotracker Global Identification Number T10000013029 will also be documented on the chain-of-custody form.

3.3.3 Groundwater Sample Analysis

The groundwater samples will be submitted to the state-certified laboratory for the following analyses. The groundwater will be analyzed for TPH-g and VOCs including BTEX, oxygenates, and ethanol by EPA Method 8260B. Depending on the laboratory results of soil samples collected above the water table, the groundwater samples may also be analyzed for TPH-d and TPH-o by EPA Method 8015M. The laboratory analyses will be performed on a standard five-day turnaround time (TAT). If requested, the laboratory analyses will be performed on a shorter TAT.

3.3.4 Equipment Decontamination

The field meter probes (used to measure depth to groundwater and water quality parameters) and the non-dedicated submersible pump will be decontaminated before each well is gauged, purged, and sampled. Decontamination will be accomplished using a triple-rinse system consisting of washing in a phosphate-free

cleaning solution, followed by double-rinsing with distilled water, and a final rinse with a pressure washer. Water used for decontamination will be stored in one of the 55-gallon DOT drums and subsequently transported offsite for disposal.

3.3.5 Quality Assurance/Quality Control Procedures

The project quality assurance/quality control (QA/QC) for the groundwater samples will include the collection of one trip blank sample and one equipment blank sample for each sampling event. The trip blank samples, consisting of 40-ml vials filled with distilled water supplied by the laboratory, will be collected to ensure that there will be no cross-contamination between the groundwater samples within the cooler. The equipment blank sample will be collected at the end of the sampling event by operating the decontaminated submersible pump in clean distilled water and collecting the water from the discharge end of the pump into three 40-ml vials. The trip blank and equipment blank samples will be analyzed for VOCs, oxygenates, and ethanol by EPA Method 8260B.

In addition, one duplicate groundwater sample will be collected from one of the wells. The duplicate sample will be collected using the same sampling procedures as the primary samples and analyzed for the same laboratory analyses. All field and QA/QC samples will be stored in a chilled ice chest and delivered with chain-of-custody documentation to the laboratory within 24 hours of collection.

All applicable sample preservation protocols will be followed, and appropriate practical quantitation detection limits will be met for the samples analyzed. The laboratory will provide QA/QC in the laboratory reports, to include at a minimum calibration check compounds, matrix spike/matrix spike duplicates, spiking concentrations, and percent recoveries for the spike duplicates.

3.3.6 Waste Disposal

The well purge and decontamination water will be transported and disposed at a licensed disposal facility under water waste manifest documents. The laboratory analytical results will be used for profiling the water prior to disposal. Alta assumes that the waste water will be disposed as a nonhazardous waste, which will be confirmed by analytical results. Waste manifests will be used to track the material from point of generation to point of disposal. An authorized representative of the generator (LACSD) will sign each waste manifest. The transportation manifests will be included in the associated groundwater monitoring report.

3.4 Site Assessment Report and Quarterly Groundwater Monitoring Reports

Following completion of fieldwork and receipt of laboratory analytical results, Alta will prepare a Site Assessment Report summarizing the Site investigation activities. The report, laboratory data, soil boring/well installation logs, and well location map will be uploaded to the Geotracker database for Global Identification Number T10000013029. The Site Assessment Report will be prepared and submitted to GMED and the LARWQCB. The results of the first quarterly groundwater sampling event will be combined with the Site Assessment Report. The results of subsequent groundwater monitoring and sampling events will be documented in stand-alone quarterly reports. All reports will be uploaded to the State of California GeoTracker Database System. The reports will be reviewed and signed by a California PG or PE-Civil, and will include the following, as applicable:

- Updated background section (Site description, summary of UST removals, and Site geology and hydrogeology)

- A summary of soil boring drilling and well installation activities, including soil sampling, drilling and well installation procedures, well development records, LACDPH permits, disposal manifests, and well survey results
- Description of laboratory methods and results, including tables summarizing laboratory analytical results
- A summary of field observations and laboratory analytical results
- Site vicinity and well location maps
- Groundwater gradient maps and chemical concentration maps showing distribution of detected contaminants, including benzene in soil and groundwater
- Copies of laboratory analytical reports with chain-of-custody documentation
- Boring/Well Installation logs including soil lithology, well construction details, and PID readings of soil samples
- Waste disposal manifests
- Discussion of the extent of soil matrix and groundwater contaminants, including benzene in groundwater in relation to Lomita Well No. 5, and
- Summary of findings, conclusions, and recommendations

4 SCHEDULE

The following approximate schedule to complete the proposed scope of work is presented:

1.	Project permitting and preparation	0–2 weeks
2.	Drilling, well installation, development, and survey	2–4 weeks
3.	Laboratory analysis of soil samples	3–5 weeks
4.	Initial groundwater sampling event	4–5 weeks
5.	Laboratory analysis of groundwater samples	5–6 weeks
6.	Site assessment report (including drilling, well installation, and initial groundwater sampling event)	4–10 weeks
7.	Waste disposal	7–8 weeks
8.	Quarterly groundwater sampling	Quarterly

5 ASSUMPTIONS AND LIMITATIONS

This Work Plan was prepared for use by the LACSD and the County of Los Angeles and may be used at their sole discretion and not relied upon by any other person or entity without their written permission. The information, conclusions and recommendations described in this report apply to conditions existing at certain locations when services were performed and are intended only for the specific purposes, locations, time

frames and project parameters indicated. Alta Environmental cannot be responsible for the impact of any changes in environmental standards, practices or regulations after performance of services.

In performing our professional services, we have applied present engineering and scientific judgment and used a level of effort consistent with the current standard of practice for similar types of studies.

As applicable, Alta Environmental has relied in good faith upon representations and information furnished by individuals with respect to operations and existing property conditions, to the extent that they have not been contradicted by data obtained from other sources. Accordingly, Alta Environmental accepts no responsibility for any deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

Alta Environmental will not accept any liability for loss, injury claim, or damage arising directly or indirectly from any use or reliance on this report. Alta Environmental makes no warranty, expressed or implied.

This report is issued with the understanding that the client, the property owner, or its representative is responsible for ensuring that the information, conclusions, and recommendations contained herein are brought to the attention of the appropriate regulatory agencies, as required.

6 REFERENCES

Associates Environmental, Post-Closure Groundwater Monitoring Report, Fourth Quarter and Annual 2018, Chandler's Landfill, Rolling Hills Estates, California, RWQCB File No. 66-55, Monitoring & Reporting Program No. 5430, December 17, 2018.

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GeoTracker, State Water Resources Control Board, http://geotracker.swrcb.ca.gov/, reviewed August 2019.

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Figures 1 - 2

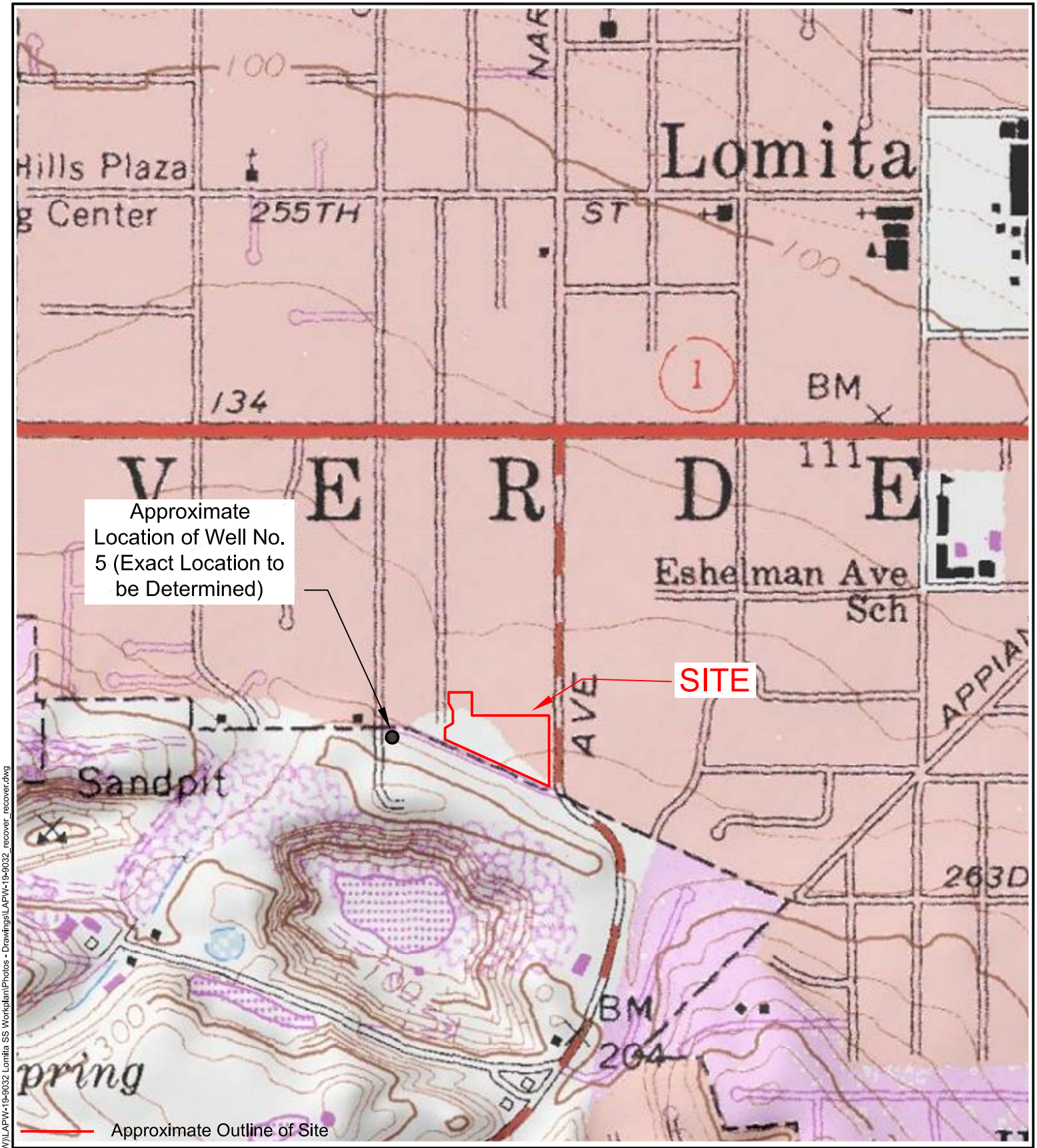

FIGURE 1: Site Location Map

CLIENT: County of Los Angeles Department of Public Works	SITE LOCATION: Lomita Sheriff Station 26123 Narbonne Avenue Lomita, California
PROJECT #: LAPW-19-9032	

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DRAWN: BP	APPROVED: SR	NORTH
SCALE: NONE	DATE: August 2019	

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LEGEND:

- Approximate Site Boundary
- Proposed Groundwater Monitoring Location
- Approximate Location of Former Underground Fuel Storage Tanks (UST), Removed February 1999 by Century West Environmental, Inc.

NORTH

APPX. SCALE: 1" = 50'

0 50' 1"

FIGURE 2: Proposed Boring/Well Location Map

CLIENT: County of Los Angeles Department of Public Works	DRAWN: BP	APPROVED: SR
	APPX. SCALE: 1"=50'	Date: August 2019
SITE: Lomita Sheriff Station 26123 Narbonne Avenue Lomita, California		
PROJECT NO.: LAPW-19-9032		

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