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P&D ENVIRONMENTAL

A Division of Paul H. King, Inc.
55 Santa Clara Avenue, Suite 240
Oakland, CA 94610
(510) 658-6916

September 15, 2005
Work Plan 0361.W1E

Mr. Barney Chan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Alameda County
SEP 26 2005
Environmental Health

RE: SUBSURFACE INVESTIGATION WORK PLAN
408 Linda Avenue (Currently Owned By PG&E)
Piedmont, CA

Dear Mr. Chan:

P&D Environmental, a division of Paul H. King, Inc. (P&D), is pleased to present this work plan for limited subsurface investigation at the subject site. This follows our meeting on Thursday July 21, 2005, at your office concerning what would be required to obtain a No Further Action (NFA) letter from Alameda County for residential use of the above property.

Based on review of historic contaminant investigations at the site, lead, oil, and PCBs were identified as contaminants of concern. Two areas at the site were identified as potential areas of concern. One area is the soil beneath sumps in vaults inside the building. The second area is a sink drainpipe that is located along the exterior perimeter of the building. The proposed activities also include limited investigation of groundwater quality at the subject site. P&D proposes to perform the following scope of work.

- Prepare a health and safety plan.
- Mark excavation locations and drilling locations, then notify Underground Service Alert for buried utility location.
- Oversee breaking through the bottom of as many as four sumps located in vaults inside the building.
- Visually inspect soil beneath each sump being investigated.
- Collect one soil sample from beneath each sump being investigated.
- Oversee exposure of the sink drainpipe along the exterior perimeter of the building.
- Visually inspect soil beneath drainpipe joints along the sink drainpipe.
- Collect one soil sample at a minimum of three locations beneath the sink drainpipe joints.

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- Arrange for the soil samples (from beneath the sumps and from beneath the sink drainpipe) to be analyzed for Total Lead, Total Petroleum Hydrocarbons as Motor Oil (TPH-MO) by Modified EPA Method 8015C, and Polychlorinated Biphenyls (PCBs) by EPA Method 8082A.
- Oversee drilling to groundwater at three locations on site. This proposal assumes that groundwater will be encountered at a depth of 30 feet or less.
- Collect one groundwater sample from each of the three boreholes.
- Arrange for the three water samples to be analyzed for the same constituents as the soil samples.
- Prepare a short letter report documenting the methods of investigation and the laboratory results.

P&D proposes that the following standards be used for Alameda County to issue a No Further Action Letter for residential use at the site:

- San Francisco Bay Regional Water Quality Control Board February 2005 Table A Environmental Screening Levels (ESLs) for soil and groundwater sample results for TPH-MO, and for groundwater sample results for PCBs.
- California Environmental Protection Agency January 2005 California Human Health Screening Level (CHHSL) for soil sample results for PCBs.

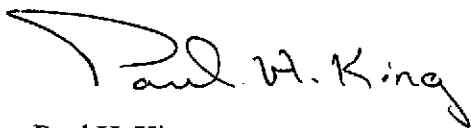
The proposed use of residential standards for closure of this case is based upon the understanding that the existing building would also be removed.

If the proposed subsurface investigation identifies the presence of any of the above contaminants at concentrations in excess of the above standards, additional investigation and/or remediation may be undertaken before the County will issue a No Further Action Letter for residential use.

Should you have any questions, please do not hesitate to contact us at (510) 658-6916.

Sincerely,

P&D Environmental



Paul H. King
President
California Registered Geologist #5901
Expires: 12/31/05

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