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By Alameda County Environmental Health 11:03 am, Oct 26, 2017



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October 25, 2017

Ms. Dilan Roe
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

SUBJECT: SUBSURFACE INVESTIGATION WORK PLAN CERTIFICATION
County File # RO 3160
Former Precision Cast Products Site (1549 32nd Street)
2868 Hannah Street
Oakland, CA

Dear Ms. Roe:

You will find enclosed one copy of the following document prepared by P&D Environmental, Inc. for the subject site:

- Subsurface Investigation Work Plan dated October 25, 2017 (document 0741.W4).

I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the SWRCB's GeoTracker website.

Should you have any questions, please do not hesitate to contact me at (510) 452-2944.

Sincerely,

2868 Hannah Street LLC

A handwritten signature in black ink, appearing to read 'John Protopapas', is written over a horizontal line.

John Protopapas
Managing Member

0741.L9

P&D ENVIRONMENTAL, INC.

55 Santa Clara Ave, Suite 240
Oakland, CA 94610
(510) 658-6916

October 25, 2017
Work Plan 0741.W4

Ms. Dilan Roe
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

SUBJECT: SUBSURFACE INVESTIGATION WORK PLAN
County File # RO 3160
Former Precision Cast Products Site (1549 32nd Street)
2868 Hannah Street
Oakland, CA

Dear Ms. Roe:

P&D Environmental, Inc. (P&D) has prepared this site investigation work plan to augment information obtained following implementation of P&D's July 12, 2017 Subsurface Investigation Work Plan (document 0741.W3) for the subject site. The July 12, 2017 work plan was approved by the Alameda County Department of Environmental Health (ACDEH) in an e-mail dated July 17, 2017. A Site Map showing soil gas well locations at the subject site is attached as Figure 1.

BACKGROUND

During the installation of soil gas wells at the site on July 17, 2017 soil discoloration and petroleum hydrocarbon odors were detected in soil in the borehole for the soil gas well at location SG3. Analysis of the soil gas sample that was collected from soil gas well SG3 on July 20, 2017 identified the presence of non-methane volatile hydrocarbons (TPH-G).

SCOPE OF WORK

During a meeting at the Alameda County Department of Environmental Health (ACDEH) offices on October 12, 2017 to review sample results associated with implementation of the July 12, 2017 work plan it was determined that all of the soil gas wells at the subject site will be resampled using methods identified in P&D's July 12, 2017 work plan and analyzed for TPH-G using EPA Method TO-3 to evaluate the extent of TPH-G in soil gas at the site. In addition, the soil gas samples collected from soil gas wells that are located within the footprint of non-parking garage portions of the proposed site development (at locations SG1, SG2, SG3 and SG6) will also be analyzed for Volatile Organic Compounds (VOCs) using EPA Method TO-15. One duplicate soil gas sample will be collected during the soil gas sampling event. All of the soil gas samples from all of the soil gas wells will also be analyzed for oxygen using Method ASTM D-1946. All of the soil gas samples will be collected in accordance with methods set forth in the July 12, 2017 work plan.

October 25, 2017
Work Plan 0741.W4

Because low flow conditions were encountered when attempting to collect a soil gas sample at location SG4 on July 20, 2017 a replacement soil gas well designated as SG4A will be installed at a location adjacent to existing soil gas well SG4 using methods described in P&D's July 12, 2017 work plan. The soil gas sample collected from replacement soil gas well SG4A will be analyzed for TPH-G by EPA Method TO-3, VOCs by EPA Method TO-15, and for oxygen by Method ASTM D-1946. No soil gas sample will be collected from soil gas well SG8 because the soil gas well that was installed at location SG8 on July 17, 2017 was a temporary soil gas well located in the public right-of-way and was destroyed following the completion of sample collection.

Field procedures and observations and the sample results will be included in the report identified in P&D's July 12, 2017 work plan. All work will be performed under the direct supervision of a California professional geologist.

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

Sincerely,

P&D Environmental, Inc.



Paul H. King
California Professional Geologist #5901
Expires: 12/31/17

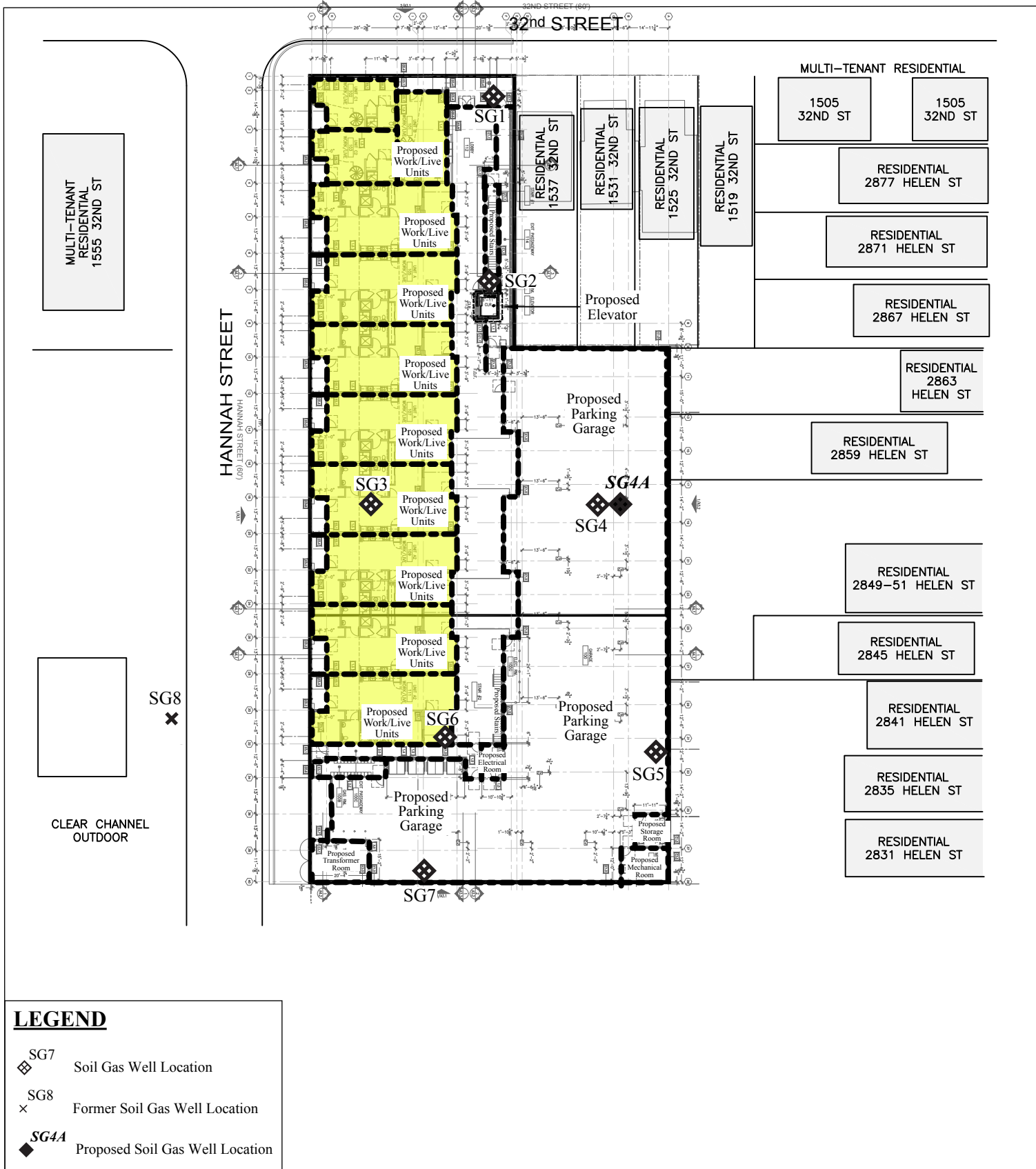


Attachments:

Figure 1 - Site Map Showing Existing and Proposed Soil Gas Well and Proposed Development Feature Locations

PHK/sjc
0741.W4

FIGURES



LEGEND

- ◇ SG7 Soil Gas Well Location
- × SG8 Former Soil Gas Well Location
- ◆ SG4A Proposed Soil Gas Well Location

Figure 1
 Site Map Showing Existing and Proposed Soil Gas Well and Proposed Development Feature Locations
 2868 Hannah Street
 Oakland, California

Basemap from:
 Roux Associates, Inc., dated October 23, 2015

P&D Environmental, Inc.
 55 Santa Clara Ave., Suite 240
 Oakland, CA 94610

