

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
AGENCY

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
LOCAL OVERSIGHT PROGRAM (LOP) FOR  
HAZARDOUS MATERIALS RELEASES  
1131 HARBOR BAY  
ALAMEDA, CA 94502  
(510) 567-6700  
FAX (510) 337-9335

June 12, 2017

Ms. Mona Hsieh & Mr. Patrick Kong  
Green Oak Builders  
888 Brannan Street, #101  
San Francisco, CA 94103  
(Sent via electronic mail to [mona.hsieh@yahoo.com](mailto:mona.hsieh@yahoo.com))  
(Sent via electronic mail to [patrickykong@gmail.com](mailto:patrickykong@gmail.com))

Subject: Conditional Work Plan Approval; Voluntary Remedial Action Program Case No. RO0003238,  
Mixed Use Redevelopment Project, 3101 35<sup>th</sup> Avenue, Oakland, CA 94619

Dear Ms. Hsieh and Mr. Kong:

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file, including the recently submitted document entitled *Additional Soil Gas Investigation Workplan* (Work Plan) dated June 7, 2017 and prepared by Almar Environmental (Almar) for the subject site. The Work Plan was prepared at the request of ACDEH in our letter dated June 5, 2017. The purpose of the Work Plan is to delineate areas of potential environmental concern and provide permanent sample points for temporal soil vapor monitoring.

In the Work Plan, Almar proposes to advance 10 bores, eight to 5.5 feet and two to 15.5 feet below the ground surface (bgs) for the collection of soil vapor samples. The 15.5-foot bores will be installed as dual-completion sampling points set at approximately 5 and 15 feet bgs. A grab-ground water sample will be recovered from the deeper bores if groundwater is encountered. At least one soil sample will be recovered from each bore for laboratory analysis.

Based on ACDEH staff review of the referenced document and of the case file we generally concur with the recently proposed scope of work, provided that the modifications requested in the technical comments below are addressed and incorporated during the field implementation.

### **TECHNICAL COMMENTS**

1. **Analysis Scope** – In addition to the analysis scope outlined in the Work Plan, ACDEH requests soil, grab-groundwater, and soil vapor samples include total petroleum hydrocarbons as gasoline (TPHg) as TPHg is a potential chemical of concern at this site.
2. **Soil Screening** – Please screen soil in the field with the use of a photoionization detector (PID) or similar device to monitor for volatile organic compounds (VOCs). Please include the PID readings on the bore logs.
3. **Standard Operating Procedures** – ACDEH requests field work be performed in accordance to the Standard Operating Procedures outlined in the Almar work plans prepared for RO0003164, the fuel leak case associated with this site.

**TECHNICAL REPORT REQUEST**

Please submit reports to Alameda County Environmental Health (Attention: Keith Nowell), and upload technical reports to the ACDEH FTP site (Attention: Keith Nowell), and to the State Water Resources Control Board's GeoTracker website, in accordance with the following specified file naming convention and schedule:

- **July 5, 2017**– Tables and Figures provided as electronic mail attachments, Attention: Keith Nowell
- **July 7, 2017**– Meeting to discuss findings and path forward

Should you have any questions, please contact me at (510) 567- 6764 or send me an electronic mail message at [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org).

Sincerely,

Keith Nowell, P.G., C.HG.  
Hazardous Materials Specialist

cc: Forrest Cook, Almar Environmental, 407 Almar Avenue, Santa Cruz, CA 95060  
(Sent via electronic mail to [cook.forrest@gmail.com](mailto:cook.forrest@gmail.com))

Dilan Roe, ACDEH (Sent via electronic mail to [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Keith Nowell, ACDEH (Sent via electronic mail to [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org))  
Paresh Khatri, ACDEH, (Sent via electronic mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))

Electronic File