



May 22, 2018

Mr. Kevin Brown
Urban Designs, LLC
1201 Pine Street, #151
Oakland, CA 94612
(Sent via electronic mail to: KB@hollidaydevelopment.com)

Subject: Approval of the *Limited Subsurface Investigation Work Plan* and *Limited Subsurface Investigation Work Plan Addendum* for Site Cleanup Program Case No. RO0003269 and GeoTracker Global ID T10000011072, The Phoenix, located at 801 Pine Street, Oakland, CA 94601

Dear Mr. Brown:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case files including the *Limited Subsurface Investigation Work Plan* (the Work Plan), dated March 23, 2018 and the *Limited Subsurface Investigation Work Plan Addendum* (the Addendum), dated May 15, 2018, submitted on your behalf by P&D Environmental, Inc. (P&D). Thank you for submitting both documents.

ACDEH met with your redevelopment team on May 10, 2018 to discuss the current status of the proposed redevelopment project and review the proposed scope of work presented in the *Work Plan* to collect additional data to delineate soil, groundwater and soil vapor contamination at the site from historic land use as a foundry. Subsequent to our meeting P&D submitted a *Limited Subsurface Investigation Work Plan Addendum* which detailed the additional scope of work requested by ACDEH to supplement the original Work Plan.

ACDEH understands that proposed redevelopment of the site will be completed in phases on four sub-parcels (Parcel 1 through Parcel 4) located within the property boundary. The first phase will consist of the construction of modular housing for permanent homeless supportive units on Parcel 1. ACDEH also understand subsurface investigations conducted in accordance with the above mentioned Work Plan and Addendum will primarily focus on the Parcel I portion of the property. Conceptual site plans for Parcel I construction not been received by ACDEH.

As discussed by P&D, the proposed scope of work presented in the above-mentioned Work Plan consists of the advancement of 9 borings for the collection of soil samples (S1 through S9) to delineate the vertical extent of lead in shallow soil on Parcel 1 located in the southern portion of the site, the advancement of 7 borings for the collection of grab groundwater samples (GW3 through GW8) to evaluate the origin and delineate the extent of VOCs in groundwater, and the installation of 7 permanent soil gas wells to a depth of 6 feet below the ground surface (bgs) (SG4 through SG9) to evaluate the extent of VOCs in subsurface soil gas at the Site.

Based on discussions during our meeting, the Addendum scope of work includes the advancement of one additional borehole for groundwater sample collection, the analysis of CAM 17 metals using EPA Method 200.8 at proposed locations GW3 and GW4, soil gas well advancement to a depth of 7 feet below ground surface (bgs) instead of to a depth of 6 feet bgs as originally proposed in the March 23, 2018 Work Plan, soil gas sampling using helium as the tracer gas with continuous monitoring of the shroud tracer gas

Mr. Brown
RO0003269
May 22, 2018, Page 2

concentration in accordance with Department of Toxic Substances Control (DTSC) July 2015 Active Soil Gas Investigations Advisory Appendix C Quantitative Leak Testing Using a Tracer Gas procedures instead of using 1,1-Difluoroethane as proposed in P&D's March 23, 2018 work plan, and the additional analyses of fixed gases using Method ASTM D1946 for all of the soil gas samples.

Based on our review, ACDEH approves the Work Plan and Addendum and requests that you perform the proposed work. Please provide 72-hour advance written notification to this office (e-mail preferred to: andrew.york@acgov.org) prior to the start of field activities. In order to facilitate the proposed aggressive site redevelopment schedule for Parcel 1, ACDEH requests that in lieu of submittal of a site investigation report that subsequent to the field investigation we meet with you and your environmental consultants to discuss the data and proposed corrective actions for the Site. Prior to the meeting ACDEH requests that the investigation results be summarized in tables and figures and sent to ACDEH via email at least one week prior to the meeting.

As discussed during our May 10, 2018 meeting, a preliminary list of deliverables and a project schedule was developed in order to help facilitate a proposed October 2018 construction start date. The list of deliverables will be provided under a separate directive letter at a later date.

Thank you for your cooperation. ACDEH looks forward to working with you and your environmental consultants to advance the case toward closure. If you have any questions, please call me at (510) 639-1276 or send me an email message at andrew.york@acgov.org

Sincerely,



Drew J. York
Senior Hazardous Materials Specialist



Dilan Roe, PE, C73703
Chief - Land Water Division

cc: David Schenker, Holliday Development (*Sent via E-mail to: david@hollidaydevelopment.com*)
Paul H. King, P&D Environmental, Inc. (*Sent via E-mail to: pdking0000@aol.com*)
Tom Graf, Graf Con (*Sent via E-mail to: tom@grafcon.com*)
Dilan Roe, ACDEH, Chief Land, and Water Division (*Sent via E-mail to: dilan.roe@acgov.org*)
Paresh Khatri, ACDEH (*Sent via E-mail to: paresh.khatri@acgov.org*)
Drew York, ACDEH (*Sent via E-mail to: andrew.york@acgov.org*)
Electronic File, GeoTracker