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9:23 am, Apr 04, 2012

Alameda County
Environmental Health

March 29, 2012

Ms. Barbara Jakub
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

SUBJECT: AIR SAMPLING WORK PLAN CERTIFICATION
County File # RO 2991
Acts Full Gospel Church & Industrial Properties
8410 Amelia Street
Oakland, California

Dear Ms. Jakub:

You will find attached one copy of the following document prepared by P&D Environmental, Inc.

- Air Sampling Work Plan dated March 26, 2012 (document 0453.W3).

I declare, under penalty of perjury, that the information and/or recommendations contained in the above-mentioned document for the subject site is true and correct to the best of my knowledge.

Should you have any questions, please do not hesitate to contact me at 510-652-4950.

Sincerely,



Kevin Perkins
Amelia Street Partners, LLC

Attachment

PHK
0453.L3

P&D ENVIRONMENTAL, INC.

55 Santa Clara Avenue, Suite 240

Oakland, CA 94610

(510) 658-6916

March 26, 2012
Work Plan 0453.W3

Ms. Barbara Jakub
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

SUBJECT: AIR SAMPLING WORK PLAN
County File # RO 2991
Acts Full Gospel Church & Industrial Properties
8410 Amelia Street
Oakland, California

Dear Ms. Jakub:

P&D Environmental, Inc. (P&D) is pleased to present this air sampling work plan for collection of air samples at locations where soil gas samples were previously proposed at the subject site. In accordance with your letter dated January 26, 2012 that commented on P&D's October 12, 2011 Conduit Study and Work Plan Addendum (document 0453.W2), this work plan is submitted because the proposed collection of air samples is an alternate scope of work outside that described in the October 12, 2011 and the work scope described in your January 26, 2012 response.

All work will be performed under the direct supervision of a California professional geologist and in accordance with the following guidance documents.

- Department of Toxic Substances Control (DTSC) "Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties" dated January, 2005,
- San Francisco Bay Regional Water Quality Control Board (SFRWQCB) "Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater" dated May 2008,
- DTSC "Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance)" dated October 2011,
- DTSC "Vapor Intrusion Mitigation Advisory" dated October 2011,
- DTSC "Vapor Intrusion Public Participation Advisory" dated March 2012.

The new air sampling locations include previously proposed locations SG1 through SG5, an additional indoor air sample collection location near boring SB-6 as requested in your January 26, 2012 letter, and one ambient air sample. The proposed air sample collection locations are

shown on Figure 1. Although the DTSC October 2011 Vapor Intrusion Guidance recommends that three ambient air samples be collected, recent discussions with guidance document author Dan Gallagher at DTSC have determined that the guidance document recommendation for three ambient air samples is intended for vapor intrusion surveys of large Volatile Organic Compound (VOC) plumes beneath residential neighborhoods.

BACKGROUND

A detailed discussion of the site background is provided in P&D's October 12, 2011 Conduit Study and Work Plan (document 0453.W2).

Air Sample Collection

Indoor air samples will be collected at proposed indoor locations IA1 through IA5 shown on Figure 1. In addition, one ambient air sample designated as Ambient 1 will be collected at the fenced parking lot location shown on Figure 1. One duplicate air sample will be collected at one of the proposed indoor air sample collection locations.

The samples will be collected during weekday business hours into SIM-certified 6-liter Summa canisters equipped with SIM-certified 8-hour flow controllers. One duplicate air sample will be collected with a SIM-certified stainless steel tee. The ambient air sample will be collected in the facility yard into a SIM-certified 6-liter Summa canisters equipped with a SIM-certified 8-hour flow controller. In addition, the ambient air sample will be collected beginning at a time before the indoor air samples are collected and ending after the indoor air samples have been collected.

The indoor air samples will be collected with the Summa canister intake at a height of approximately four to six feet above the floor or ground surface at each location. Following sample collection completion, the Summa canisters will be placed into a box and shipped to the laboratory for analysis. Chain of custody procedures will be observed for all sample handling.

Building and chemical inventory forms will be completed for the building where the indoor air samples are collected.

Arrange for Sample Analysis

All of the air samples and the duplicate sample will be analyzed at Air Toxics Limited in Folsom, California for the following VOCs by EPA Method TO-15: trichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene and vinyl chloride. In addition, the sample collected from proposed location IA4 will be analyzed for benzene, toluene, ethylbenzene, xylenes, and 1,2-dichloroethane.

Report Preparation

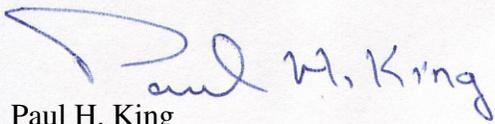
Following completion of air sample collection, a report will be prepared. The report will document air sample collection methods and sample results, and will include a site map showing sample collection locations, copies of field data sheets generated during sample collection, copies of the air sample laboratory reports, tables summarizing the sample results, preliminary risk and hazard analysis for potential vapor intrusion to indoor air, and the stamp of a professional geologist.

March 26, 2012
Work Plan 0453.W3

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: 12/31/13



Attachments:

Figure 1 – Underground Utility Map Showing Proposed Air Sample Collection Locations

PHK/hd
0453.W3

FIGURES

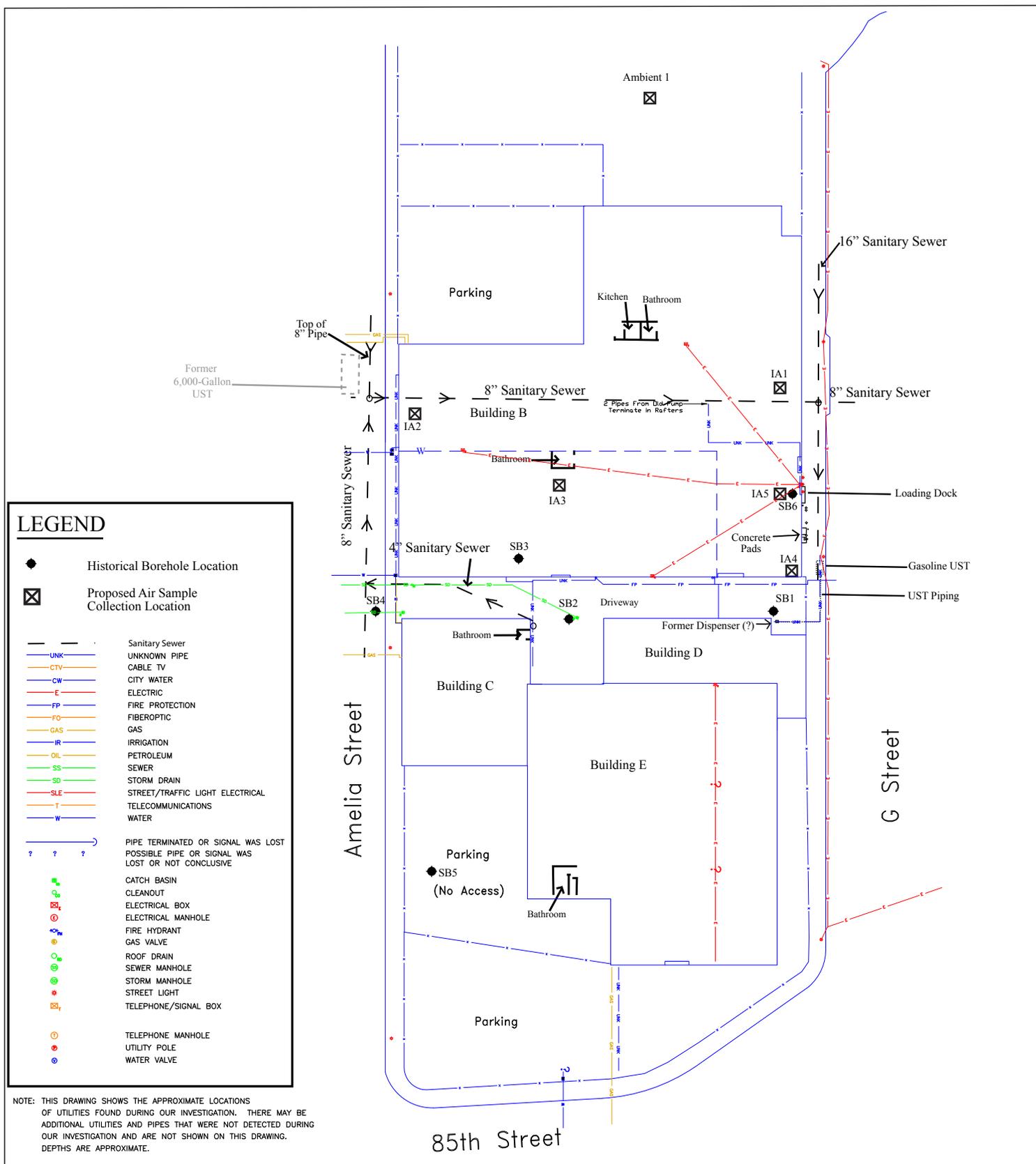


Figure 1
Underground Utility Map Showing Proposed Air Sample Collection Locations
8410 Amelia Street
Oakland, California

Base Map From:
 Basics Environmental, Inc., May 2008,
 JR Associates, September 2011,
 The Plumbing Ministry, October 2011,
 P&D Environmental, Inc., October 2011

P&D Environmental, Inc.
 55 Santa Clara Avenue
 Oakland, CA 94610

