

**P&D ENVIRONMENTAL**

A Division of Paul H. King, Inc.  
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August 12, 2005  
Work Plan 0361.W1D

Alameda County  
AUG 18 2005  
Environmental Health

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

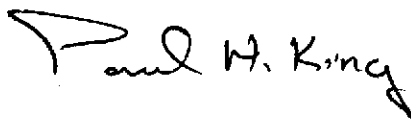
RE: SUBSURFACE INVESTIGATION WORK PLAN  
408 Linda Avenue (currently owned by PG&E)  
Piedmont, CA

Dear Mr. Chan:

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. As you know, P&D Environmental is working with potential buyers of the property and it is their intention, once the property is purchased, to remove the existing building and build new residences on the property. Hence, any such No Further Action letter must be based on residential environmental screening levels.

P&D Environmental is pleased to present the attached proposal for limited subsurface investigation at the subject site. The proposed investigation includes what we believe are the standards that must be met for the County to issue a NFA letter for residential use. It is my client's intent to reach an agreement with the County before commencing work that if the investigation demonstrates the site complies with the standards, then the County will issue a NFA letter for residential use. It is also understood that if the investigation identifies contaminants in excess of the agreed standards then additional investigation and/or remediation activities may have to be undertaken to bring the site into compliance with the standards before the County will issue the NFA 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  
Professional Geologist #5901  
Expires: 12/31/05

PHK/0361.W1D

**DRAFT**

**AGREED SCOPE OF WORK AND STANDARDS  
To Support Issuance of a No Further Action Letter for Residential Use  
408 Linda Avenue, City of Piedmont, California**

Based on review of historic contaminant investigations at the site, lead, oil, and PCBs in two areas were identified as potential contaminants of concern. One area is the soil beneath sumps in vaults inside the building. The second area is a sink drain pipe 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 drain pipe along the exterior perimeter of the building.
- Visually inspect soil beneath drain pipe joints along the sink drain pipe.
- Collect one soil sample at a minimum of three locations beneath the sink drain pipe joints.
- Arrange for the soil samples (from beneath the sumps and from beneath the sink drain pipe) 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.

The following standards must be met 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.

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If the proposed subsurface investigation demonstrates that the site meets the above standards, the County will issue a No Further Action Letter for residential use at the site. 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.

Agreed:

\_\_\_\_\_  
For Alameda County Health Care Services Agency

Date:

\_\_\_\_\_  
For Pacific Gas and Electric Company

Date:

\_\_\_\_\_  
For Piedmont Station Development Group

Date: