

R02899

FAX TRANSMITTAL

City of Piedmont
Public Works Department
120 Vista Avenue
Piedmont, CA 94611
510-420-3050 T
510-658-3167 FX

DL0 = 2633

DATE: June 27, 2006

TO: Roy Alper, Piedmont Station, LLC
Patrick Zimski, Piedmont Station, LLC
FAX #: ~~415~~-595-7712
510
CC TO: Barney M. Chan, Alameda County Health Care Services Agency
FAX #: 510-337-9335

FROM: Kate Black, City Planner
FAX#: 510-658-3167

RE: Response to Work Plan for "Piedmont Station" project at 408 Linda Avenue (PG&E site)

OF PAGES: 3 (including this transmittal page)

(Please call if fax is not received in its entirety, or if this fax was inadvertently sent to the wrong recipient)

Please feel free to call me at 510-420-3050 if you have any questions about the attached letter.

"Where's Fig A?"

CITY OF PIEDMONT
CALIFORNIA



June 27, 2006

Mr. Roy Alper
Mr. Patrick Zimski
Piedmont Station LLC
PO Box 3712
Oakland, CA 94609

Via Fax and US Mail

RE: Piedmont Station Due Diligence Work Plan

Dear Mr. Alper and Mr. Zimski:

Thank you for submitting the Piedmont Station Due Diligence Work Plan, received by the City on June 22, 2006, in advance of our meeting scheduled for 10:00 am, Friday, June 30, 2006. The plan proposes the methodology for evaluating the existing environmental and geotechnical conditions of the PG&E property at 408 Linda Avenue in preparation of an application to construct 6-8 residential units on the property.

The City has had a few days to review the plan. There are several questions we have, and several comments we would like to make concerning the plan. Please be prepared to discuss these matters at our meeting, and provide the City with written responses to the following questions and comments.

1. Item 1.j under the "Environmental Investigation" section of the plan (page 1 of 2) states that there will be groundwater collection from each of three boreholes. Figure A indicates three boreholes on the site, and one in the street. It is assumed that you intend to collect four samples, but please clarify.
2. Items 1.b, c and d under the "Environmental Investigation" section of the plan (page 1 of 2) states that the soil will be visually evaluated and sampled from each of four "sumps being investigated". How many other sumps are there? Assuming an increased risk for contaminants at sumps, why are not all sumps being evaluated? Please provide the locations of all sumps on a base map, (either added to Figure A or a new map entitled "Figure C"). It is noted that the October 3, 2005 letter to Ms. Sally Goodin of PG&E from Barney M. Chan, of the Alameda County Health Care Services Agency, refers to cleaning and inspecting of "the sumps" prior to sampling, not just a few of the sumps.
3. Item #4 from the Technical Comments section of the October 3, 2005 letter to Ms. Sally Goodin of PG&E from Barney M. Chan, of the Alameda County Health Care

Services Agency, states "three groundwater samples are proposed from the borings within the building". However, the base map (Figure A) shows only boreholes proposed outside the building. Please clarify.

4. Item 3.a.v under the "Insurance" section of the plan (page 2 of 2) states that Piedmont Station LLC will obtain the endorsements per Sections B and E of the Insurance Requirements. Please provide a copy of the Insurance Requirements.

5. In Items 3.b. and 3.c under the "Insurance" section there is no reference to Errors and Omissions Insurance coverage for either P & D Environmental, Inc. or Alan Kropp & Associates, Inc. Such coverage is crucial to the protection of not only the City and its residents, but also to the future owners of the residential units that you will be constructing and also to your company as the developer. The City is requesting minimum coverage of at least \$2,000,000, with the City named as additional insured.

6. Page 2 of the September 15, 2005 letter to Mr. Barney M. Chan of the Alameda County Health Care Services Agency from Paul King of P&D Environmental, indicates an assumption that the building is proposed to be demolished. Has the building been tested for asbestos?

7. Comment number 2 on page 1 of the October 3, 2005 letter to Ms. Sally Goodin of PG&E from Barney M. Chan, of the Alameda County Health Care Services Agency, indicates that it may be necessary to inspect surface soils under the building once the foundation has been removed. The last sentence reads: "We concur with the COCs, i.e. total lead, TPHmo and PCBs." It is not clear to the City whether the building has already been tested for these contaminants (and concurrence exists as to the levels) or whether the building is proposed to be tested after demolition for these contaminants (and there is concurrence as to what the soil should be tested for). Please clarify.

It is the City's position that all of the Technical Comments in the October 3, 2005 letter from Barney M. Chan, at a minimum, be closely followed under the work plan.

If you have any questions about these comments and questions of clarification, please feel free to call me at 510-420-3050. I look forward to meeting on Friday.

Sincerely,



Kate Black
City Planner

Cc: Barney M. Chan, Alameda County Health Care Services Agency (*Fax & US Mail*)
George Peyton, City Attorney
Geoff Grote, City Administrator
John Speakman, Fire Chief
Chester Nakahara, Building Official