



25864-F Business Center Drive
Redlands, California 92374
909.335.6116 TEL
909.335.6120 FAX

May 2, 2006

RECEIVED

By lopprojectop at 9:00 am, May 09, 2006

Mr. Barney Chan
Alameda County Department of Environmental Health
Hazardous Materials Division
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

RE: **WORKPLAN TO CONDUCT ADDITIONAL SITE ASSESSMENT**
Meyer's Plumbing Supply
311 2nd Street
Oakland, California
SECOR Project No.: 04OT.29220.22
RO#0000541/RO#0002906

Dear Mr. Chan:

This letter provides SECOR International Incorporated's (SECOR's) proposal to advance additional borings adjacent and up-gradient of the Site prior to conducting the nearby property file reviews. In your letter dated April 24, 2006 (Attachment A), you stated that the results of the file review of nearby UST sites would need to be provided prior to determining the appropriate locations for the four borings. However, timing for this project is extremely tight and SECOR proposed advancing an additional boring, providing more up-gradient coverage, and conducting the file review of nearby UST sites after the drilling is completed. In your email, dated May 2, 2006 (Attachment B), you stated the proposed boring locations were acceptable. As a result, SECOR is submitting this letter to confirm your approval of the revised scope. The figure indicating the location of the proposed borings accompanies this letter as Attachment C.

It has been SECOR's pleasure in providing this letter for your review and concurrence. Upon your authorization to proceed, SECOR is prepared to implement the subsurface investigation at the Site.

Should you have any questions concerning the information provided herein, please contact the undersigned at (909)335-6116.

Respectfully,
SECOR International Incorporated

Kyle D. Emerson CEG 1271
Senior Vice President

Mr. Barney Chan
May 2, 2006

Cc: Mr. Philip Kerr
The Olson Company
3130 Crow Canyon Place, Suite 210
San Ramon, California 94583

Mrs. Molly Maybrun
The Olson Company
3130 Crow Canyon Place, Suite 210
San Ramon, California 94583

Mr. Preston Brooks
Cox Castle & Nicholson, LLP
2049 Century Park East, 28th Floor
Los Angeles, California 90067

Attachment A: Alameda County Health Care Services Agency Letter, dated April 24, 2006;
Subject: Fuel Leak Site, RO 0000541, Meyer Plumbing Supply, 311 2nd Street,
Oakland, CA.

Attachment B: Email correspondence, dated May 1 and May 2, 2006; Subject: Meyer Plumbing
Supply RO0000541, 311 2nd Street, Oakland, CA.

Attachment C: Figure 2 Site Plan, 311 2nd. Street, Oakland, CA.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RECEIVED

APR 28 2006

April 24, 2006

Mr. Ray Weymouth
Meyer Plumbing Supply
311 2nd St.
Oakland, CA 94607

Mr. Phillip Kerr
The Olson Company
3130 Crow Canyon Place, Suite 210
San Ramon, CA 94583

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Dear Messrs. Weymouth and Kerr:

Subject: Fuel Leak Site, RO0000541, Meyer Plumbing Supply, 311 2nd St.,
Oakland, CA 94607

Alameda County Environmental Health (ACEH) has received and reviewed the April 3, 2006 Workplan to Conduct Additional Site Assessment for the subject site prepared by Secor International Incorporated (SECOR). The work plan responds to County comments in our February 16, 2006 letter. Our office has the following technical comments for you to address and request you submit the technical report requested below.

TECHNICAL COMMENTS

1. We concur with the proposed identification of leaking UST sites in the proximity of the site as part of determining if releases from nearby sites may be impacting this site. Please use this information to determine appropriate locations for the four (4) borings proposed up-gradient of the site. Please submit a figure indicating the locations of the borings for County concurrence prior to scheduling this work. It is noted that groundwater is proposed to be collected into clean 40 ml glass vials for analysis. Be aware that since TPH (C6-C40) is proposed for analysis, 1 liter samples must also be collected for TPHd analysis.
2. Lead Analysis- Our office concurs that lead in soil will not require additional characterization. We concur that that all excavated soil must be properly disposed. Reuse of soil must meet Cleanup Imported Fill Material requirements described by the Department of Toxics Substances Control (DTSC). Lead contamination identified will be characterized and its presence noted in a site map to be included in either a deed notice or deed restriction.
3. Underground Storage Tank Soil and Groundwater Contamination- We understand that the closed UST will be removed as part of the site re-development activities. Although unspecified in location and number, soil and groundwater samples will be collected at this time. We recommend sampling consistent with the Minimum Verification Analysis for Underground Tank Leaks used by Unidocs Member

Agencies. Recommended cleanup levels for soil and groundwater have been requested. Based upon the proposed construction at the site ie two floors of parking and residential above, and with the condition that no exposed soil exists on the ground floor, or if it does exist, it meets shallow soil residential standards, the cleanup levels for shallow soils, commercial setting and groundwater not a drinking water source appear appropriate ie soil: TPHd: 500 ppm and TPHg: 400 ppm. Groundwater contamination appears localized. Again, based upon the proposed site construction, concentrations of TPH in groundwater consistent with ceiling values for odor would be acceptable ie 2500 and 5000 ppb, for TPHd and TPHg, respectively. Residual TPH may also be dealt with by a risk management plan, RMP.

TECHNICAL REPORT REQUEST

Please submit the following technical report according to the following schedule:

- May 24, 2006- Figure showing proposed boring locations
- 60 days after completion of tank removal, soil excavation and soil and groundwater sampling- Soil and Groundwater Report

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at barney.chan@acgov.org.

PERJURY STATEMENT

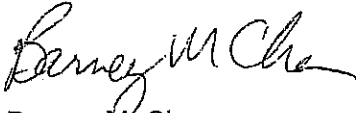
All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: files, D. Drogos

✓ Mr. Kyle Emerson, Secor International, 25864-F Business Center Drive, Redlands,
CA, 92374

**Alameda County Environmental Cleanup
Oversight Programs
(LOP and SLIC)**

ISSUE DATE: July 5, 2005

REVISION DATE: December 16, 2005

PREVIOUS REVISIONS: October 31, 2005

SECTION: Miscellaneous Administrative Topics & Procedures

SUBJECT: Electronic Report Upload (ftp) Instructions

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

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- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- Signature pages and perjury statements **must** be included and have either original or electronic signature.
- **Do not password protect the document**. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:
RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in **Excel** format. These are for use by assigned Caseworker only.

Submission Instructions

- 1) Obtain User Name and Password:
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to dehloptoxic@acgov.org
or
 - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of Alicia Lam-Finneke.
 - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape and Firefox browsers will not open the FTP site.
 - b) Click on File, then on Login As.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to dehloptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name at acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload)

Anne Perez

From: Chan, Barney, Env. Health [barney.chan@acgov.org]
Sent: Tuesday, May 02, 2006 11:30 AM
To: Anne Perez
Subject: RE: Meyer Plumbing Supply RO0000541

The proposed boring locations are acceptable. Please submit the figure, with your cover letter signed by your registered professional and a cover letter from the property owner concurring with your proposal to our pdf site.

Thank you

From: Anne Perez [mailto:aperez@secor.com]
Sent: Tuesday, May 02, 2006 10:58 AM
To: Chan, Barney, Env. Health
Subject: RE: Meyer Plumbing Supply RO0000541

Good morning Barney,

Attached is a Site map showing the proposed locations for the 5 boring locations discussed in the previous e-mail. Groundwater direction is to the southwest. These boring locations were chosen to adequately cover the area up-gradient of the Site to evaluate for any potential offsite sources.

Please let me know if there is additional information that you need to consider our request to drill prior to completion of the file review.

Thank you Barney!

Take care...Anne

Anne E. Perez
Project Geologist
SECOR International Inc.
25864-F Business Center Drive
Redlands, CA 92374-4515
Office: (909) 335-6116 x2242
Cell (909) 528-6881
Fax: (909) 335-6120

From: Chan, Barney, Env. Health [mailto:barney.chan@acgov.org]
Sent: Tuesday, May 02, 2006 8:53 AM
To: Anne Perez
Subject: RE: Meyer Plumbing Supply RO0000541

Please provide a figure showing the locations of these borings and your justification for these locations.

Sincerely

Barney M. Chan
Hazardous Materials Specialist
Alameda County Environmental Health

5/2/2006

510-567-6765

From: Anne Perez [mailto:aperez@secor.com]
Sent: Monday, May 01, 2006 2:40 PM
To: Chan, Barney, Env. Health
Subject: Meyer Plumbing Supply RO0000541

Good afternoon Barney,

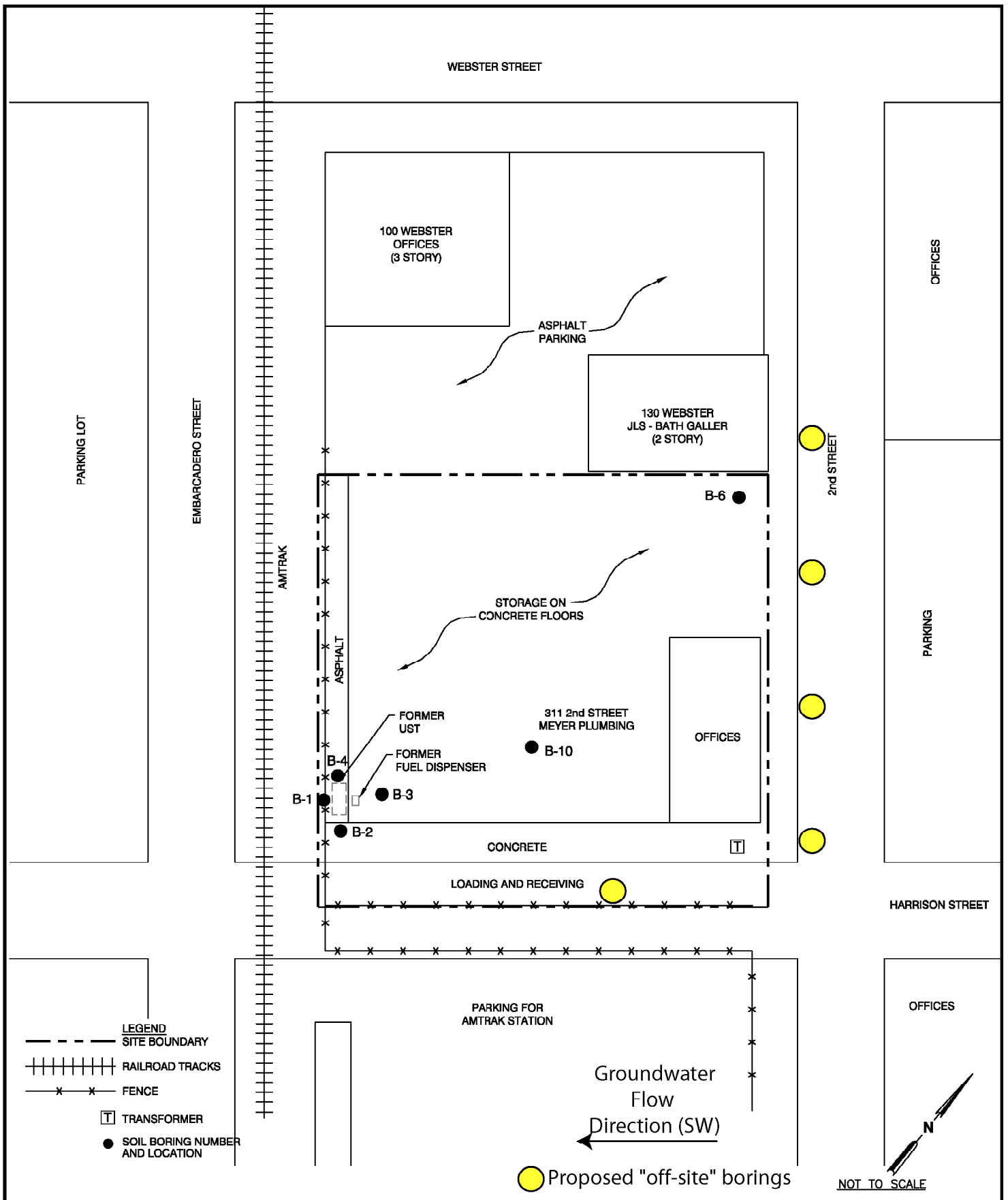
I received a copy of your review of the Work plan for the Meyer Plumbing Site. Our client mentioned that they are closing escrow on June 1st, 2006. As a result, our timing is running very short. I see in your letter that you wanted us to research nearby sites prior to choosing the four boring locations. In the interest of time, can we drill six borings up-gradient of the Site so that we can get this work completed prior to June 1st (the client is closing escrow on June 1st)? We will complete the file review of the nearby sites after the drilling but we figure if we add two additional borings we will cover all possible areas up-gradient of the Site even without having done the file review prior. In the interest of time, can we schedule the drilling (6 borings instead of 4) and conduct the file review after we drill?


Thank you for your time on this matter.

Best Regards...Anne Perez

Anne E. Perez
Project Geologist
SECOR International Inc.
25864-F Business Center Drive
Redlands, CA 92374-4515
Office: (909) 335-6116 x2242
Cell (909) 528-6881
Fax: (909) 335-6120

5/2/2006



 SECOR 25864-F BUSINESS CENTER DRIVE REDLANDS, CALIFORNIA 92374 PHONE: (909) 335-6116/(909) 335-6120 FAX	FOR: THE OLSON COMPANY 311 2nd STREET OAKLAND, CALIFORNIA		SITE PLAN		FIGURE: 2
	JOB NUMBER: 04OT.29220.21	DRAWN BY: S. SIMMONS	CHECKED BY:	APPROVED BY:	DATE: 4/21/05

MAY-05-2006 15:35 FROM-OLSON COMPANY #210

925-000-0000

T-311 P.002/004 F-776

May 2, 2006

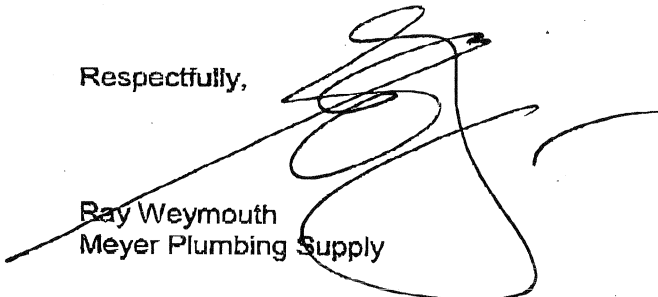
Mr. Barney Chan
Alameda County Department of Environmental Health
Hazardous Materials Division
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

RE: **WORKPLAN TO CONDUCT ADDITIONAL SITE ASSESSMENT**
Meyer's Plumbing Supply
311 2nd Street
Oakland, California
RO#0000541/RO#0002906

Dear Mr. Chan:

In your letter dated April 24, 2006 (Attachment A), you stated that the results of the file review of nearby UST sites would need to be provided prior to determining the appropriate locations for the four borings. However, due to timing constraints and subcontractor scheduling, the sooner the drilling can occur the more likely all deadlines will be met. It is our understanding that SECOR is proposing to advance additional borings adjacent and up-gradient of the Site prior to conducting the nearby property file reviews. This change in schedule is in the interest of expediting the investigation at the Site but at the same time providing sufficient coverage for evaluating potential off-site groundwater impact. In your email to SECOR staff, dated May 2, 2006 (Attachment B), you indicated the proposed additional boring location was acceptable and you requested a letter of concurrence from the Site owner. Please accept this letter as concurrence with SECOR's proposed revised scope for the subject property off-site investigation.

Respectfully,



Ray Weymouth
Meyer Plumbing Supply

Cc: Mr. Philip Kerr
The Olson Company
3130 Crow Canyon Place, Suite 210
San Ramon, California 94583

Mrs. Molly Maybrun
The Olson Company
3130 Crow Canyon Place, Suite 210
San Ramon, California 94583

MAY-05-2006 15:35

FROM-OLSON COMPANY #210

925-000-0000

T-311 P.003/004 F-776

Mr. Preston Brooks
Cox Castle & Nicholson, LLP
2049 Century Park East, 28th Floor
Los Angeles, California 90067

Mr. Kyle Emerson
SECOR International
25864-F Business Center Drive
Redlands, California 92374

Attachment A: Alameda County Health Care Services Agency Letter dated April 24, 2006; Subject: Fuel Leak Site, RO 0000541, Meyer Plumbing Supply, 311 2nd Street, Oakland, CA.

Attachment B: Email correspondence, dated May 1 and May 2, 2006 Subject: Meyer Plumbing Supply RO0000541, 311 2nd Street, Oakland, CA.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RECEIVED

APR 28 2006

April 24, 2006

Mr. Ray Weymouth
Meyer Plumbing Supply
311 2nd St.
Oakland, CA 94607

Mr. Phillip Kerr
The Olson Company
3130 Crow Canyon Place, Suite 210
San Ramon, CA 94583

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

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Agencies. Recommended cleanup levels for soil and groundwater have been requested. Based upon the proposed construction at the site ie two floors of parking and residential above, and with the condition that no exposed soil exists on the ground floor, or if it does exist, it meets shallow soil residential standards, the cleanup levels for shallow soils, commercial setting and groundwater not a drinking water source appear appropriate ie soil: TPHd: 500 ppm and TPHg: 400 ppm. Groundwater contamination appears localized. Again, based upon the proposed site construction, concentrations of TPH in groundwater consistent with ceiling values for odor would be acceptable ie 2500 and 5000 ppb, for TPHd and TPHg, respectively. Residual TPH may also be dealt with by a risk management plan, RMP.

TECHNICAL REPORT REQUEST

Please submit the following technical report according to the following schedule:

- May 24, 2006- Figure showing proposed boring locations
- 60 days after completion of tank removal, soil excavation and soil and groundwater sampling- Soil and Groundwater Report

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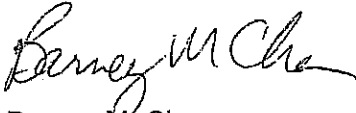
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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: files, D. Drogos

✓ Mr. Kyle Emerson, Secor International, 25864-F Business Center Drive, Redlands,
CA, 92374

**Alameda County Environmental Cleanup
Oversight Programs
(LOP and SLIC)**

ISSUE DATE: July 5, 2005

REVISION DATE: December 16, 2005

PREVIOUS REVISIONS: October 31, 2005

SECTION: Miscellaneous Administrative Topics & Procedures

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Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in **Excel** format. These are for use by assigned Caseworker only.

Submission Instructions

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- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to dehloptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name at acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload)

Anne Perez

From: Chan, Barney, Env. Health [barney.chan@acgov.org]
Sent: Tuesday, May 02, 2006 11:30 AM
To: Anne Perez
Subject: RE: Meyer Plumbing Supply RO0000541

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Thank you

From: Anne Perez [mailto:aperez@secor.com]
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To: Chan, Barney, Env. Health
Subject: RE: Meyer Plumbing Supply RO0000541

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Thank you Barney!

Take care...Anne

Anne E. Perez
Project Geologist
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Office: (909) 335-6116 x2242
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Fax: (909) 335-6120

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Sent: Tuesday, May 02, 2006 8:53 AM
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Sincerely

Barney M. Chan
Hazardous Materials Specialist
Alameda County Environmental Health

5/2/2006

510-567-6765

From: Anne Perez [mailto:aperez@secor.com]
Sent: Monday, May 01, 2006 2:40 PM
To: Chan, Barney, Env. Health
Subject: Meyer Plumbing Supply RO0000541

Good afternoon Barney,

I received a copy of your review of the Work plan for the Meyer Plumbing Site. Our client mentioned that they are closing escrow on June 1st, 2006. As a result, our timing is running very short. I see in your letter that you wanted us to research nearby sites prior to choosing the four boring locations. In the interest of time, can we drill six borings up-gradient of the Site so that we can get this work completed prior to June 1st (the client is closing escrow on June 1st)? We will complete the file review of the nearby sites after the drilling but we figure if we add two additional borings we will cover all possible areas up-gradient of the Site even without having done the file review prior. In the interest of time, can we schedule the drilling (6 borings instead of 4) and conduct the file review after we drill?

Thank you for your time on this matter.

Best Regards...Anne Perez

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