

TRANSMIT REPORT

2003.09-26 11:38  
 510 337 9335  
 ALAMEDA CO EHS HAZ-OPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
124	7075757090	09-26 11:35	02' 40	05/05	OK		

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**LOWNEY ASSOCIATES**  
 Environmental/Geotechnical/Engineering Services

<b>To:</b> Don Hwang		<b>From:</b> Peter Langtry	
<b>Firm:</b> Alameda County Health	<b>Fax:</b>	<b>Date:</b> September 26, 2003	<b>Pages:</b> 5
<b>Cc:</b>	<b>Fax:</b>	<b>Project:</b>	
<b>Cc:</b>	<b>Fax:</b>	<b>Project #:</b>	

Urgent  For review  Reply ASAP  Please comment

Please call the indicated office below if you received this fax in error.

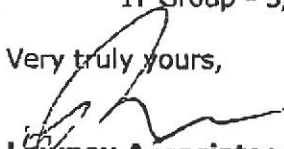
Don,

Yesterday afternoon we met with Amir Gholami at 2901 Glascock Street in Oakland. He requested that I forward this fax to you, which was sent to Amir on Monday. We have requested a letter from the county stating that the model building pad at the site is acceptable for residential development. Amir has approved soil beneath the pad and requested this additional information regarding ground water.

In addition to the attached information, Amir requested additional documentation regarding the location of monitoring well MW-4 in relation to the former UST shown on the attached site map. The historical range of ground water flow directions are shown on the attached site map. The following quarterly monitoring reports showed the ground water flow to the southwest, resulting in MW-4 being down-gradient of the former UST:

Pacific Environmental Group - 2/97; 12/99  
 IT Group - 5/00; 2/01; 5/01; 9/01

Very truly yours,

  
**Lowney Associates**  
 Peter Lantriv, C.E.G.

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 F: 650.967.2785

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 167 Filbert Street  
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**SAN RAMON**  
 2258 Camino Ramon  
 CA 94583  
 T: 925.275.2550  
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**Lowney Associates**  
Peter Langtry, C.E.G.  
Principal Environmental Geologist  
plangtry@lowney.com

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F: 714.441.3091

# LOWNEY ASSOCIATES

Environmental/Geotechnical/Engineering Services

<b>To:</b> Mr. Amir Gholami		<b>From:</b> Peter Langtry	
<b>Firm:</b> Alameda County Health Agency	<b>Fax:</b> 510-337-9335	<b>Date:</b> September 21, 2003	<b>Pages:</b>
<b>Cc:</b> Signature Properties Ms. Mary Grace Houlihan	<b>Fax:</b> 925-463-0832	<b>Project:</b> 2901 Glascock Street	
<b>Cc:</b> Regional Water Quality Control Board Ms. Betty Graham	<b>Fax:</b> 510-622-2460	<b>Project #:</b>	

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Dear Amir,

During our meeting at 2901 Glascock Street on September 17, 2003 you indicated that Alameda County Health Agency staff were concerned with the 17,000 parts per billion (ppb) total petroleum hydrocarbons as diesel (TPHd) detected in a ground water grab sample collected from boring SB-1 in 1995. Boring SB-1 was located in the southwest corner of the model building pad. The boring log from boring SB-1 is attached. No free product was reported on the boring log, which was logged continuously. Laboratory analyses of a soil sample collected from a depth of approximately 9 feet from this boring detected 500 parts per million (ppm) TPHd. The ground water grab sample was collected from the hollow-stem auger boring using a bailer. In our opinion, the diesel detected in the ground water was likely elevated as a result of the sampling method, which typically results in turbid and silty ground water samples. In addition, as documented by quarterly ground water monitoring, concentrations of petroleum hydrocarbons have decreased significantly since 1995.

Two ground water grab samples (GB-3 and GB-4) were collected approximately 40 feet down-gradient of the model building pad on September 12, 2003. No product was encountered in soil or ground water samples. Laboratory analyses of the GB-3 and GB-4 ground water grab samples detected 70 ppb and 1,400 ppb TPHd, respectively. No TPHg was detected in sample GB-4, while 70 ppb TPHg was detected in sample GB-3. In addition, no benzene, toluene, ethylbenzene, or xylenes were detected in either sample. The petroleum concentrations detected do not exceed the residential occupancy objectives approved by the CRWQCB for this project. The diesel detected in the GB-4 sample exceeds the ecologic cleanup goal. However, laboratory analyses of four ground water grab samples collected down-gradient of GB-4 and within the ecological buffer did not detect petroleum hydrocarbons above the ecologic cleanup goals. The approximate locations of samples GB-3 and GB-4 are shown on the attached site plan. The complete results will be presented in the upcoming soil removal completion and soil/ground water sampling report.

You additionally noted during our meeting that former monitoring well MW-4 may not have been located directly down-gradient of the former 4,000-gallon fuel UST. Ground water flow directions reported during quarterly monitoring since 1994 have fluctuated from south to southwest. Based on the ground water flow directions and the distance from the former UST excavation (less than 10 feet), monitoring well MW-4 was appropriately located to evaluate ground water quality at the former UST location.

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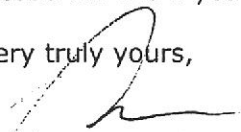
Environmental/Geotechnical/Engineering Services

Petroleum hydrocarbons generally have been non-detect in the MW-4 ground water ground water samples.

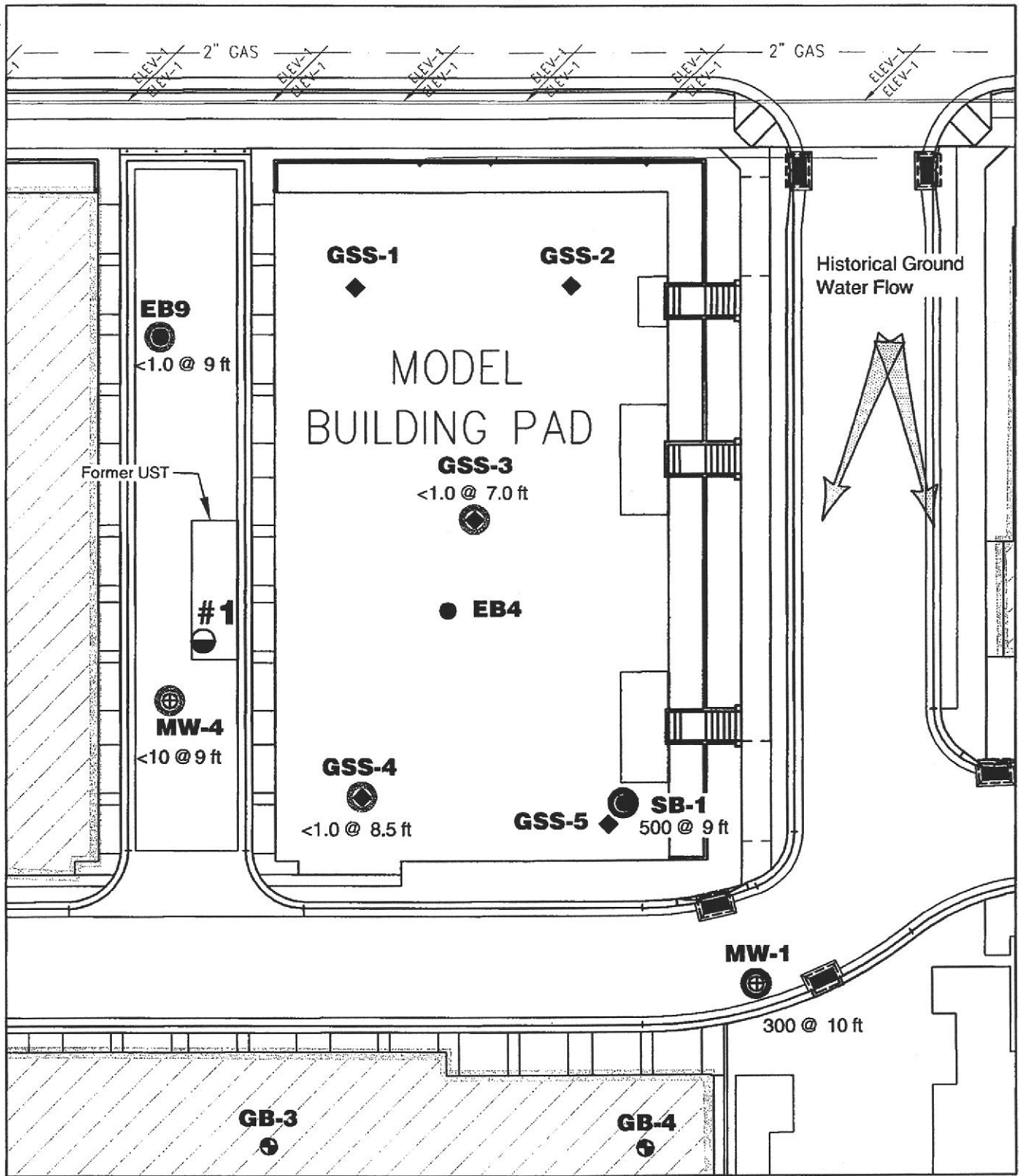
As noted in our September 5, 2003 letter, no petroleum hydrocarbons were detected in soil samples collected in your presence from the base of the deep (9 foot deep) exploratory pit excavated in the model building pad. The pit extended into the top of the capillary fringe; no product or petroleum odors were observed on water that seeped into the base of the pit.

Please call me if you have any questions.

Very truly yours,

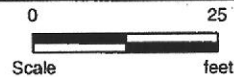


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**LEGEND**

- - Approximate location of exploratory boring (Lowney Sept. 2003)
- ◆ - Approximate location of soil test pit
- - Approximate location of soil sample (1995)
- ⊗ - Approximate location of destroyed ground water monitoring well
- - TPHD, 0 to 7 feet, ND to 100 ppm
- - TPHD, 0 to 7 feet, >101 to 500 ppm

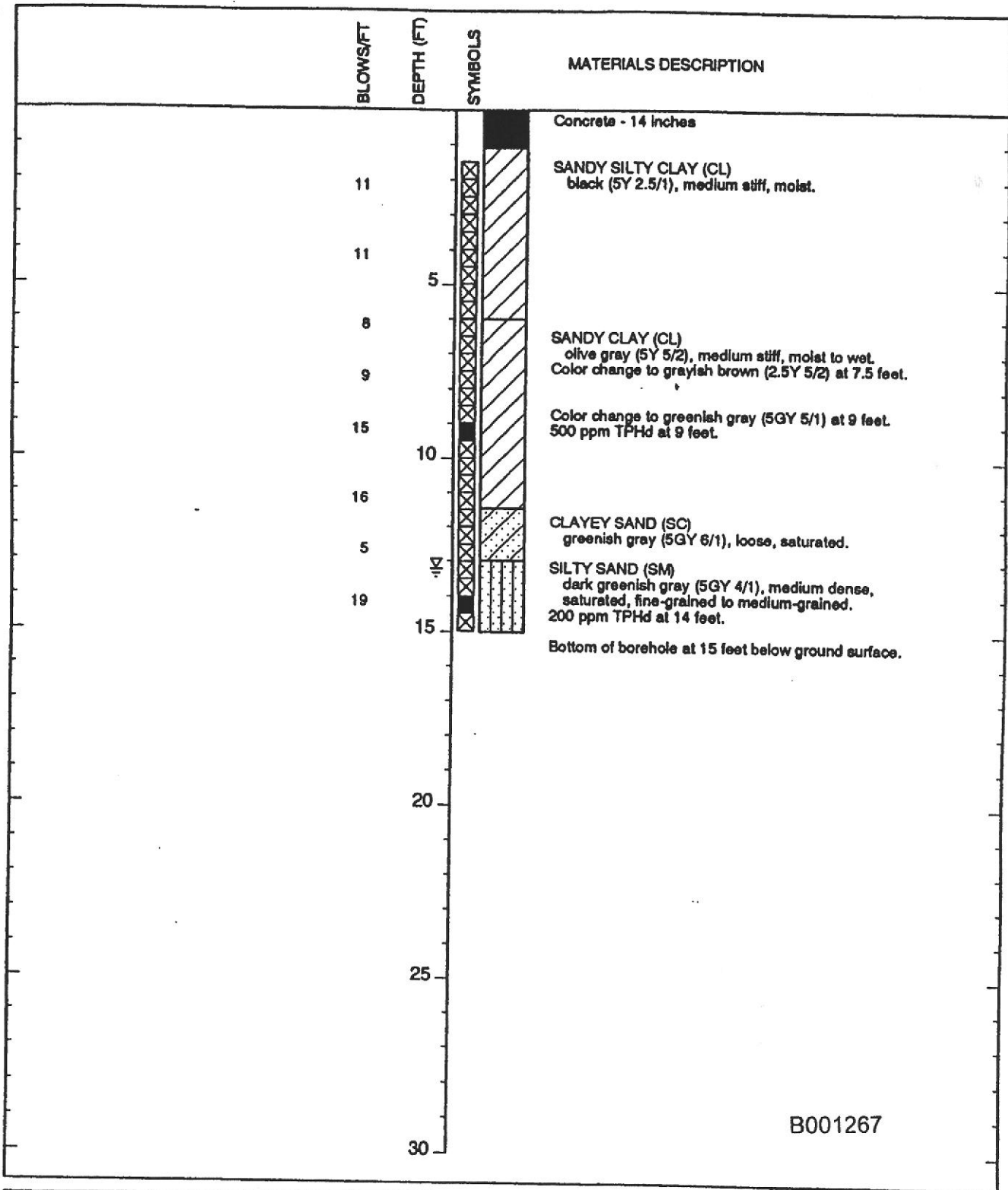


**TPHD DETECTED IN SOIL, 7 TO 10 FEET**

2901 GLASCOCK STREET  
Oakland, California

**LOWNEY ASSOCIATES**  
Environmental/Geotechnical/Engineering Services

**FIGURE 1**  
1731-2G



DRILL RIG	8" Hollow Stem Auger/2' Mod. CA Sampler	DIAMETER OF HOLE	8 inches
DATE STARTED	3/29/95	TOTAL DEPTH OF HOLE	15 feet
DATE COMPLETED	3/29/95	TOP OF CASING ELEVATION	11 feet MSL

**W.A. CRAIG, INC**

INDUSTRIAL AND ENVIRONMENTAL CONTRACTORS

Log of Boring SB-1  
2901 Glascock Street  
Oakland, California

PLATE

**2A**

JOB NUMBER  
3406

REVIEWED BY  
*[Signature]*

DATE  
6/95

REVISED DATE