

*Review  
9/2/03  
(104)*

September 2, 2003  
1731-2G

Mr. Amir Gholami  
**ALAMEDA COUNTY HEALTH AGENCY**  
1131 Harbor Bay Parkway  
Alameda, California 94502

**RE: SOIL SAMPLING PLAN**  
**2901 GLASCOCK STREET**  
**OAKLAND, CALIFORNIA**

Dear Mr. Gholami:

As requested during our September 2, 2003 on-site meeting, we present this soil sampling plan for 2901 Glascock Street in Oakland, California (Figure 1). The purpose of the soil sampling is to verify soil quality beneath the floor of the former on-site warehouse.

### Soil Sampling

Previous investigations have included the drilling of 44 exploratory borings on the approximately 75,000 square foot parcel, with approximately 1 boring per 1,700 square feet. From the exploratory borings, 67 soil samples have been analyzed for petroleum fuel hydrocarbons, 37 have been analyzed for polychlorinated biphenyls (PCBs), 14 soil samples have been analyzed for polynuclear aromatic hydrocarbons (PAHs), and 32 soil samples have been analyzed for metals. Additional soil samples also have been collected from soil excavations on-site.

We understand that the ACDEH is considering the collection and analysis of additional soil samples from beneath the floor of the warehouse, which is in the process of being demolished.

### Model Building Pad

Signature Properties plans on beginning grading on the approximately 10,000 square foot model building pad during the week of September 8, 2003. The location of the model building pad is shown on Figure 2. Approximately half of the model building pad area was historically occupied by office areas. The remainder generally appeared to have been used for storage of equipment. Therefore, based on it's historic use, the model building pad area did not have as high a density of sampling as the other areas of the site. If additional data is required for ACDEH's review of the model building pad, we propose one soil sample for approximately 2,000 square feet (5 soil samples). The randomly selected locations are shown on Figure 2.

Soil samples will be collected from the surface to a depth of approximately 1/2 foot using hand-sampling equipment. The soil samples will be analyzed for total petroleum hydrocarbons in the gasoline range (TPHg) plus benzene, toluene, ethylbenzene, and xylene (BTEX) and MTBE (EPA Test Method 8020/8015), total petroleum hydrocarbons in the diesel range (TPHd) (EPA Test Method 8015), and lead, arsenic, cadmium, and copper (EPA Test Method 6010). One randomly selected soil sample will be analyzed for PAHs (EPA Test Method 8310) and PCBs (EPA Test Method 8080).

**Remainder of 2901 Glascock Street**

To help ACDEH in their review of site data, we propose collection of soil samples from the eight locations shown on Figure 2. The soil samples will be analyzed as discussed above, with three randomly selected samples analyzed for PAHs (EPA Test Method 8310) and PCBs (EPA Test Method 8080).

The additional sampling, in addition to the samples collected from the model building pad, will result in a site sampling frequency of approximately one sample per 1,300 square feet. In addition, as described in the February 3, 2003 risk management plan, additional soil samples will be collected if suspect conditions are encountered (odors, discoloration, underground structures, etc.), additional soil samples will be collected

**Schedule**

We propose collecting the soil samples from the model building pad on September 2, 2003. The additional soil samples will be collected as the concrete floor is removed, which is scheduled to be completed by September 10, 2003.

If you have any questions, please call and we will be glad to discuss them with you.

Very truly yours,

**Lowney Associates**

  
Peter M. Langtry, R.G., C.E.G.  
Principal Environmental Geologist

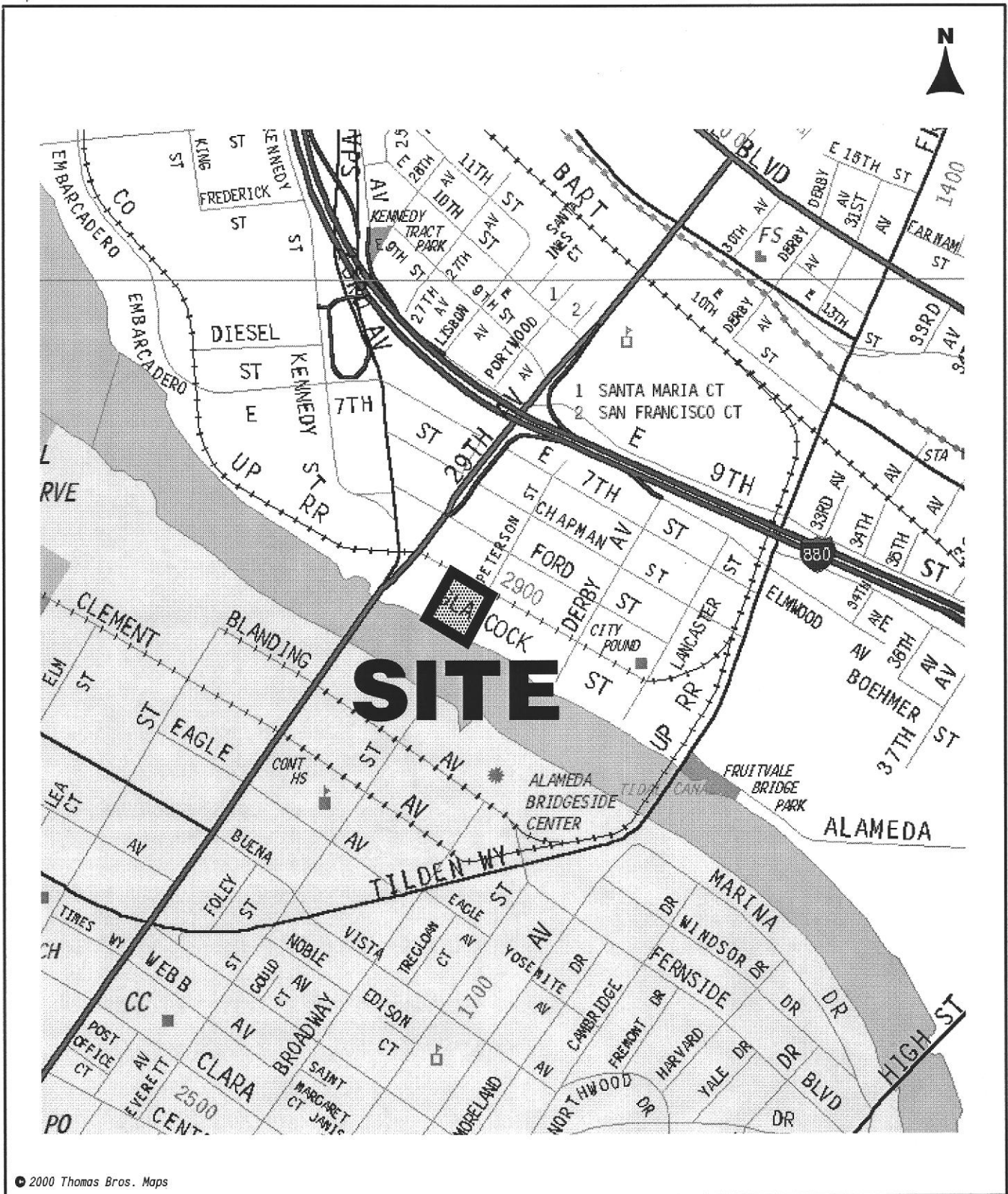


Copies: Addressee (1)  
Signature Properties (1)  
Attn: Ms. Mary Grace Houlihan

Attachments: Figure 1, Vicinity Map  
Figure 2, Site Plan

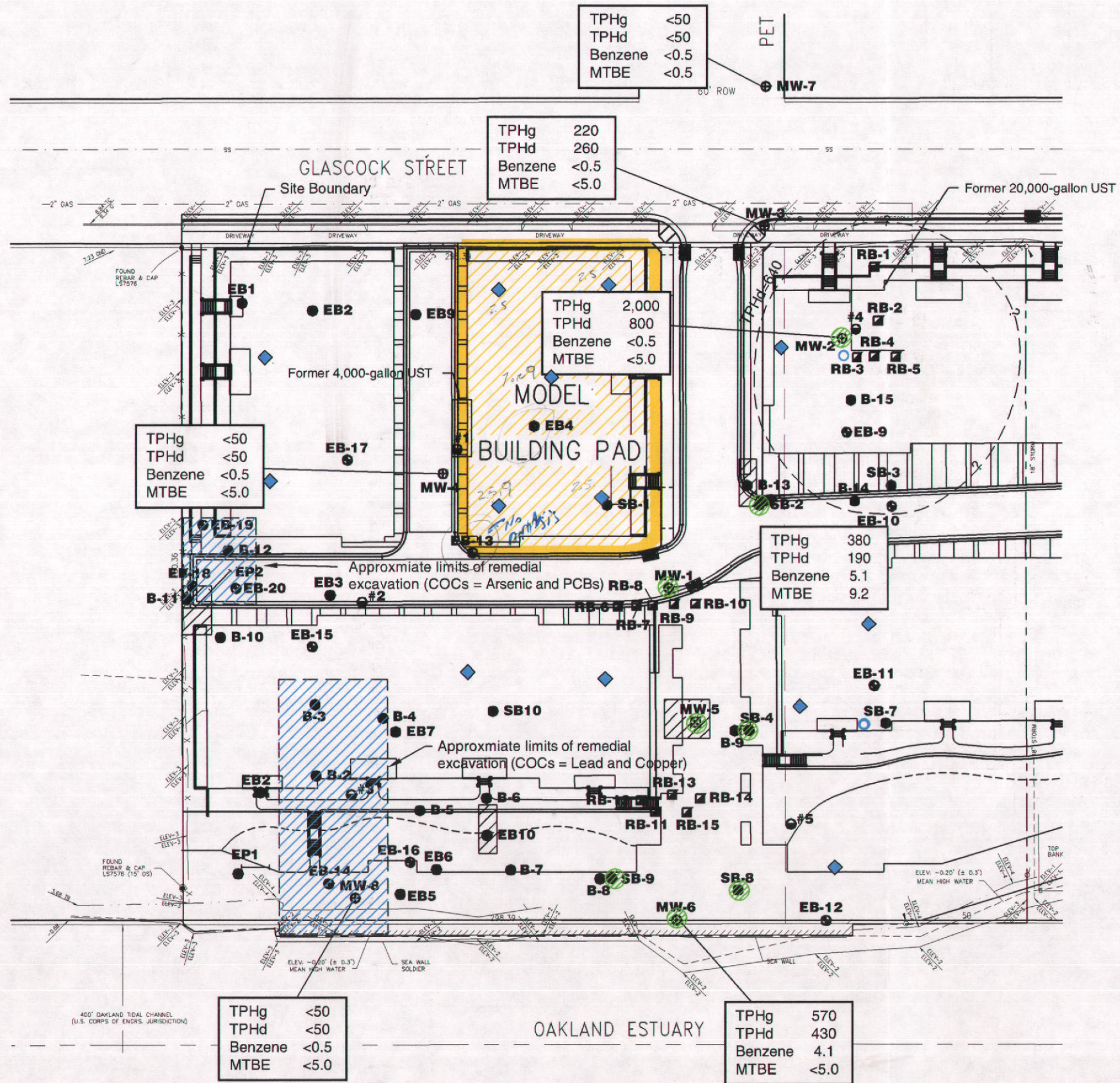
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**VICINITY MAP**  
 2901 GLASCOCK STREET  
 Oakland, California



APPROXIMATE DIRECTION OF GROUND WATER FLOW

**LEGEND**

- ◆ - Approximate location of proposed soil sample
- - Approximate location of proposed exploratory boring
- - Approximate location of exploratory boring (Lowney 2002)
- - Approximate location of exploratory boring (Lowney 2001)
- ⊕ - Approximate location of extraction/monitoring well
- △ - Approximate location of soil vapor boring
- ⊠ - Approximate location of remediation boring (1999)
- - Approximate location of soil sample (1995)
- - Approximate location of test pit (1995)
- - Approximate location of soil sample (1993)
- ⊗ - Approximate location of destroyed ground water monitoring well
- ▨ - Soil excavation areas (1996)
- - - Ground water concentrations exceeding ecological cleanup goals
- ⊗ - Historical (1995) suspected free product in soil pores (approximately 11 to 15 feet)
- ▨ - Approximate extent of soil removal areas

Note:  
 Analytical results in parts per billion  
 Ground water results from February 2003 ground water monitoring event

Scale 0 50 feet

**SITE PLAN**  
 2901 GLASCOCK STREET  
 Oakland, California

**LOVNEY ASSOCIATES**  
 Environmental/Geotechnical/Engineering Services

**FIGURE 2**  
 1731-2G

Base by KCA Engineers.