

Alameda County

AUG 01 2003

Environmental Health

July 30, 2003

1731-2G

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

**RE: 2901 GLASCOCK STREET
OAKLAND, CALIFORNIA**

Dear Mr. Gholami:

Signature Properties is in the process of redeveloping 2901 Glascock Street (Site). The approximately 2-acre Site is bounded by Glascock Street to the northeast, Oakland Estuary to the southwest, University of California's crew house (2909 Glascock Street) to the southeast, and a residential development to the northwest (Figures 1 and 2). The site currently is occupied by a warehouse.

The Site will be combined with 2909 Glascock Street and 303/315 Derby Avenue for redevelopment of The Estuary, which will include 100 townhomes, a public access promenade, street areas, and landscaping. Remediation is being performed on 303/315 Derby Avenue under the oversight of the California Regional Water Quality Control Board (CRWQCB).

Previous investigations and planned Site activities were presented to Alameda County Department of Environmental Health in a report dated March 6, 2003. Quarterly ground water monitoring has detected petroleum hydrocarbons in ground water beneath the Site at concentrations significantly below the residential cleanup goals approved by the CRWQCB. Two limited locations of impacted soil, shown on Figure 2, have been identified on-Site that will require cleanup before residential development in those areas can proceed.

Field Schedule

Signature Properties plans on building the model townhome pad beginning in mid-September. The approximate location of the model building pad is shown on Figure 2. To expedite construction, demolition of the warehouse will begin in the area of the model building pad; demolition in this area is anticipated to be complete by August 15, 2003. The remainder of the warehouse is expected to be demolished by August 29, 2003. The two locations with impacted soil will be removed during the week of August 25, 2003. We will notify you of the soil removal schedule so that you can observe the excavation/verification soil sampling.

ACHCSA Interim Review

The City of Oakland requires a letter from the Alameda County Health Care Services Agency (ACHCSA) approving residential development before a construction permit for the model building pad is issued. Therefore, Signature Properties requests a two-phase review by the ACHCSA. Previous investigations have not identified contaminants in soil or ground water beneath the model building pad above residential cleanup goals. After the model building

pad area is demolished, the underlying soil will be observed for suspect conditions (staining, odors, etc.). If no suspect conditions are observed, a letter will be submitted to the ACHCSA by August 15, 2003, summarizing the previous soil and ground water results in the model building pad area and our site observations. We request a letter from the ACHCSA by August 29, 2003 agreeing that the model building pad is acceptable for residential development.

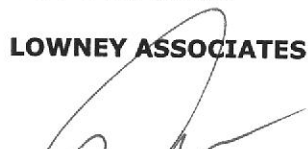
ACHCSA Case Closure

As noted above, the remainder of the site will be demolished and soil from the two soil cleanup areas will be removed by August 29, 2003. The case closure request report will be submitted to the ACHCSA by approximately September 5, 2003. A closure summary in the ACHCSA format also will be provided. The case closure request report will summarize the previous investigations and present the results of the final verification soil sampling from the two soil removal areas. We request the case closure recommendation letter from the ACHCSA for 2901 Glascock Street by September 30, 2003. We understand that the case closure from the CRWQCB will take additional time after receiving the ACDEH closure recommendation.

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

Very truly yours,

LOWNEY ASSOCIATES

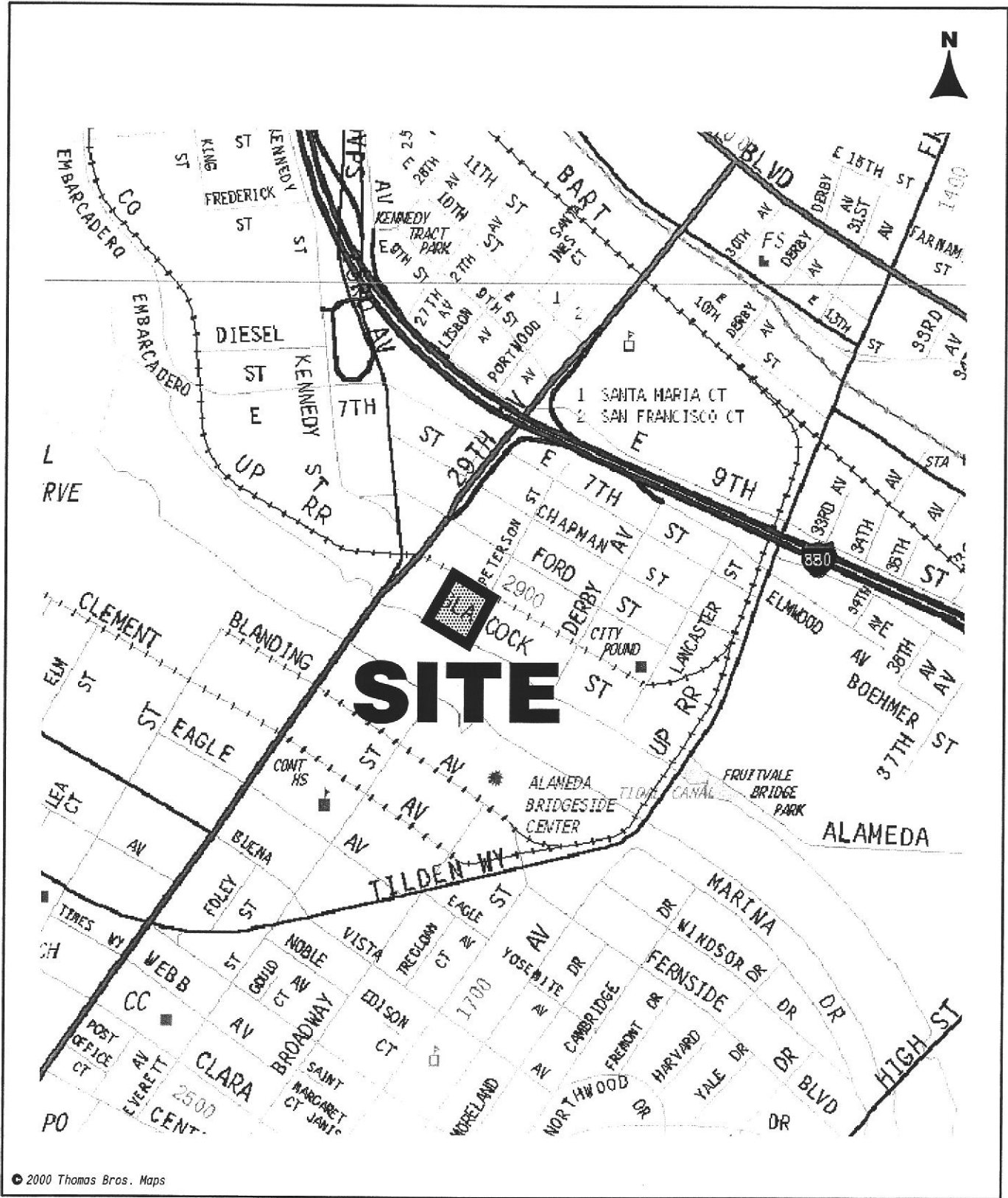

Peter M. Langtry, R.G., C.HG.
Principal Environmental Geologist

Copies: Addressee (2)
Signature Properties (2)
Attn: Mr. Patrick Van Ness

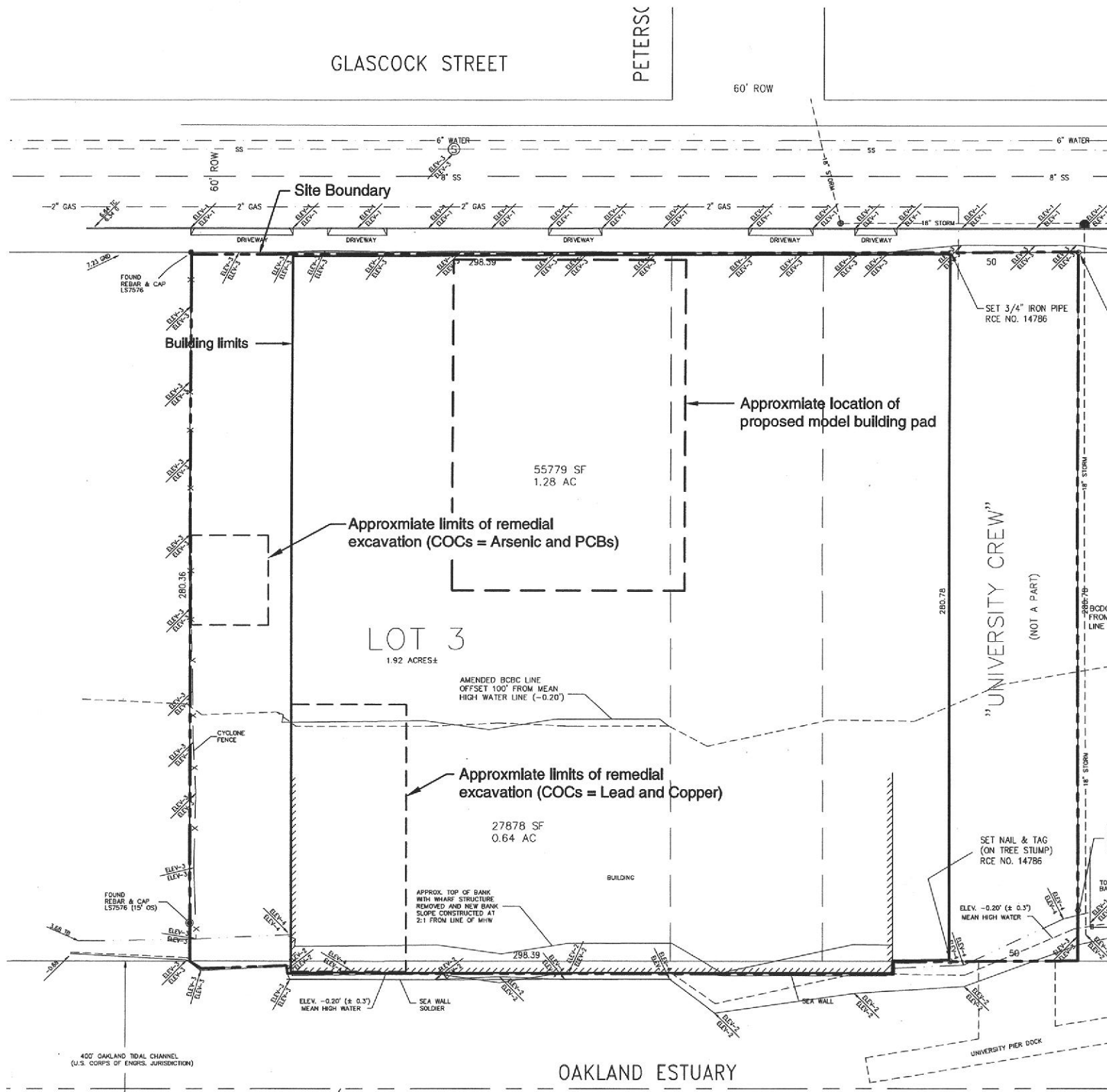
Attachments: Figure 1 - Vicinity Map
Figure 2 - Site Plan



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VICINITY MAP
 2901 GLASCOCK STREET
 Oakland, California



SITE PLAN
 2901 GLASCOCK STREET
 Oakland, California

LOWNEY ASSOCIATES
 Environmental/Geotechnical/Engineering Services

FIGURE 2
 1731-2G

Base by KCA Engineers.