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Alameda County
 APR 27 2004
 Environmental Health

Date: 23 April 2004
 Project No.: 3842.01.0300

LETTER OF TRANSMITTAL

Attention: Donna Drogos

Company: Alameda County Department of Environmental Health

Address: 1131 Harbor Bay Parkway
Alameda, CA 94502

Subject: Railroad Avenue-Livermore Redevelopment Agency Site -

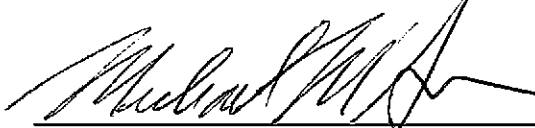
We are sending you Attached Under separate cover
 Via Mail Overnight Delivery Courier _____

Submittal No.	Copies	No. of Pages	Description
1	1	1	2 April 2004 Cover Letter for Phase II Environmental Site Assessment Report with Professional Engineer Stamp
1	1	1	Figure 3 - Nearby Groundwater Wells and Potential Sources

These are transmitted as checked below:

For approval For your use As requested
 For review and comment _____

Remarks: Information to supplement evaluation of Railroad Avenue Site and potential connection with B&C Mini Mart Site (Case #1689)

Signed:  Copy To: Joe Zawidski, Signature Properties
Michael P. McGuire Ext: 527

Treadwell & Rollo

2 April 2004
Project 3842.01

Ms. Donna Drogos
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Subject: Phase II Environmental Site Assessment Report
Railroad Avenue – Livermore Redevelopment Agency Site
Livermore, California

Alameda County
APR 27 2004
Environmental Health

Dear Ms. Drogos:


Enclosed is the report of our Phase II Environmental Site Assessment (ESA) for the site located at Railroad Avenue and North L Street in Livermore, California. Our client, Signature Properties is planning on redeveloping the property with the Livermore Redevelopment Agency. The development will include construction of 114 detached townhomes. We are seeking your input regarding residential land use at the property and the potential need for mitigation measures based upon volatile organic compounds (VOCs) detected in shallow groundwater at the southwest corner of the property.

On the basis of the analytical test results from the Phase II ESA, concentrations of selected metals, PAHs, and one pesticide (dieldrin) in soil are above residential land use Environmental Screening Levels (ESLs) in the western portion of the site. The data distribution does not appear to indicate a distinct pattern of chemical-affected soils. To address the residual chemicals in soil, a Soil Management Plan could be prepared.

Groundwater concentrations in the southwest corner of the property indicate that there may be an off-site plume or source that has affected a portion of the property. As we discussed earlier this week, it is possible that the Desert Petroleum BP/B&C Mini Mart property (Case #1689) at 2008 1st Street, located approximately 1/8 mile south of the site is the source of the groundwater chemical detections. The single benzene detection at the site was 130 micrograms per liter (ug/L). This concentration exceeds the ESL for drinking water (30 ug/L), but is below the residential indoor air ESL assuming high permeability vadose zone soils (530 ug/L).

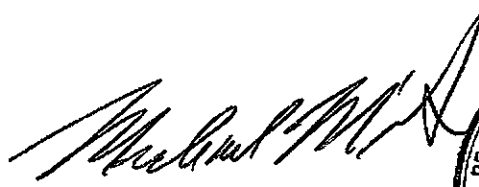
Please let us know if you have any questions regarding the enclosed report.

Sincerely yours,
TREADWELL & ROLLO, INC.

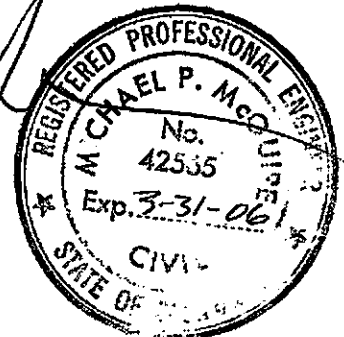


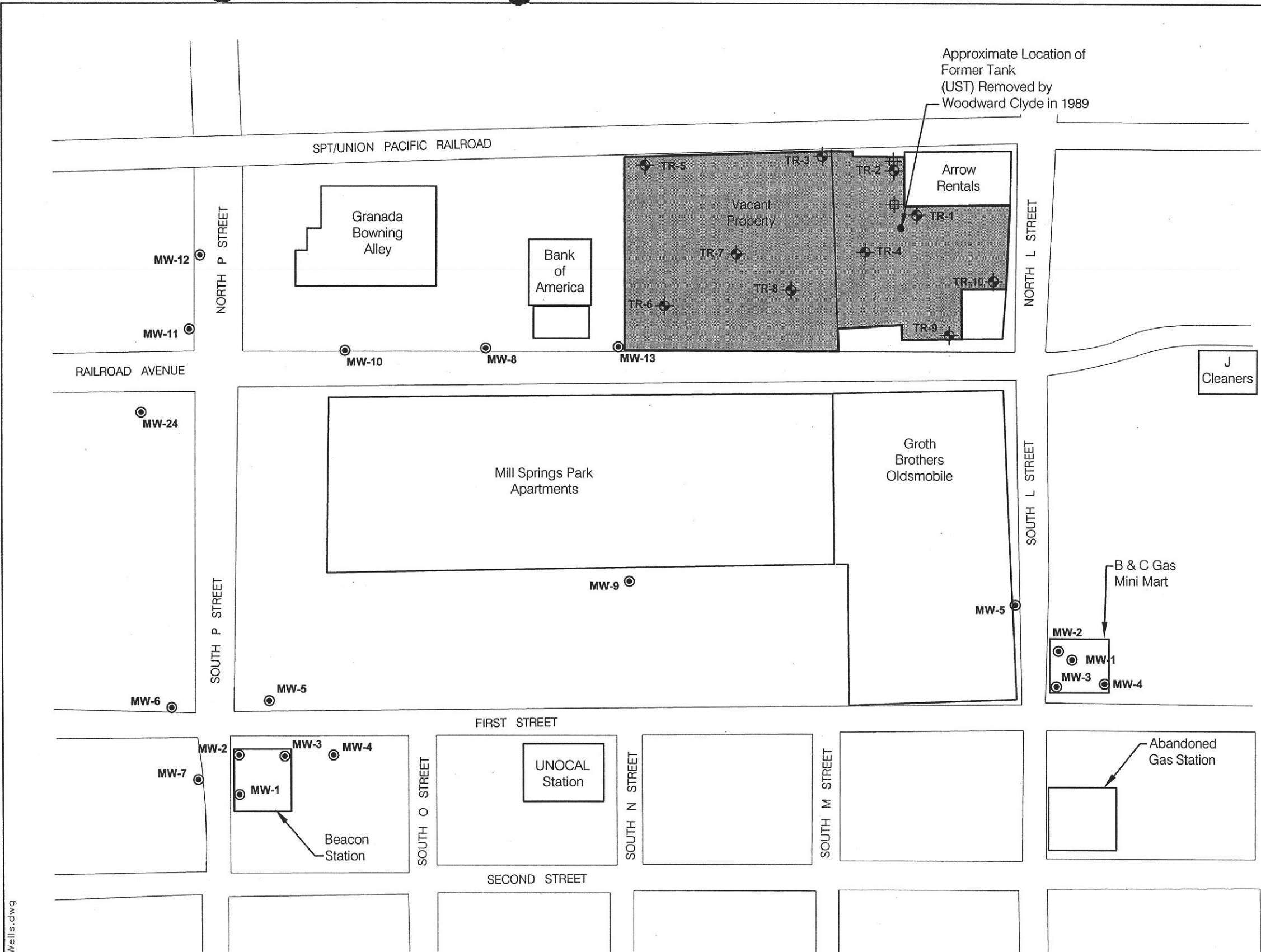
Glenn M. Leong
Senior Scientist

38420102.OAK



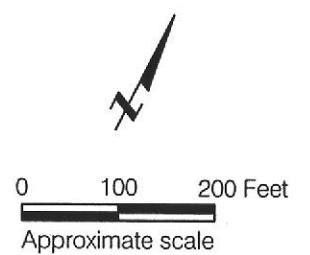
Michael P. McGuire, P.E.
Principal Engineer





- EXPLANATION**
- ⊕ Approximate location of existing on-site monitoring well
 - ⊕ (with cross) Approximate location of on-site boring
 - ⊙ Approximate location of off-site monitoring wells installed by others

2093 RR AVE



RAILROAD AVENUE PROPERTY Livermore, California		
NEARBY GROUNDWATER WELLS AND POTENTIAL SOURCES		
Date 04/22/04	Project No. 3842.01	Figure 3
Treadwell&Rollo		

384201_GroundwaterWells.dwg