

FAX TRANSMITTAL

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| <p>THOMAS H. SANBORN ARCHITECT & PLANNING CONSULTANT 2880 BISHOP DRIVE SUITE 129 SAN RAMON CA 94583 (510) 275-9426 FAX (510) 275-9777</p> |
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TO Ms. MADHULLA LOGAN
ALAMEDA COUNTY ENVIRON. HEALTH

Date 10/18
 Fax # (510) 337.9335
 # of Pages (w/ cover) 6
 Original To Follow: Y N

- REMARKS: ADDITIONAL REQUESTED INFORMATION;
- 1) 10/17/96 LETTER RE: SAMPLING LOCATIONS / SITE MAPS
 - 2) 10/3/96 LETTER RE: USE OF PROPERTY 1870-1996
 - 3) LEVEL 2 "FIELD SAMPLING" PROCEDURE
 - 4) ON-SITE UNDERGROUND TANK USED FOR GOLF COURSE OPERATION ONLY.

THANK YOU ALL FOR YOUR HELP.

SIGNED: 

COPIES: _____

T H O M A S H . S A N B O R N
ARCHITECT & PLANNING CONSULTANT
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(510) 275-9426 FAX (510) 275-9777

October 17, 1996

Ms. Madhulla Logan
Alameda County Environmental Health Services
1131 Harbor Bay Parkway
Alameda, CA 94502

Dear Ms. Logan:

Thank you for your very welcomed phone call today. Subject to our conversation, I have spoken with Dr. Hogan regarding the sampling locations selected for the Stony Brook Place soils testing. He confirms that the locations were chosen to take into account the various physical and historical conditions of the site. Three of the four samples were taken on or just adjacent to the location of former greens. Because these areas were subject to the highest concentration of foot traffic and required the greatest amount landscape maintenance, they could reasonably be expected to yield the highest concentrations of residual chemicals. The specific greens selected cover the range of elevations of the site. The most northerly sample was taken in the former maintenance yard of the golf course adjacent to the location of the removed underground tank site.

I hope the attached exhibits will provide you with a better understanding of the site and its surrounding neighbors. I greatly appreciate your help in expediting the review of this property. If you have any further questions, please do not hesitate to call.

Very truly yours,



Thomas H. Sanborn

FROM: KONICA FAX

TO: ALAMEDA CO EHS HAZ-OPS

OCT 18, 1996

10:19AM

P.03

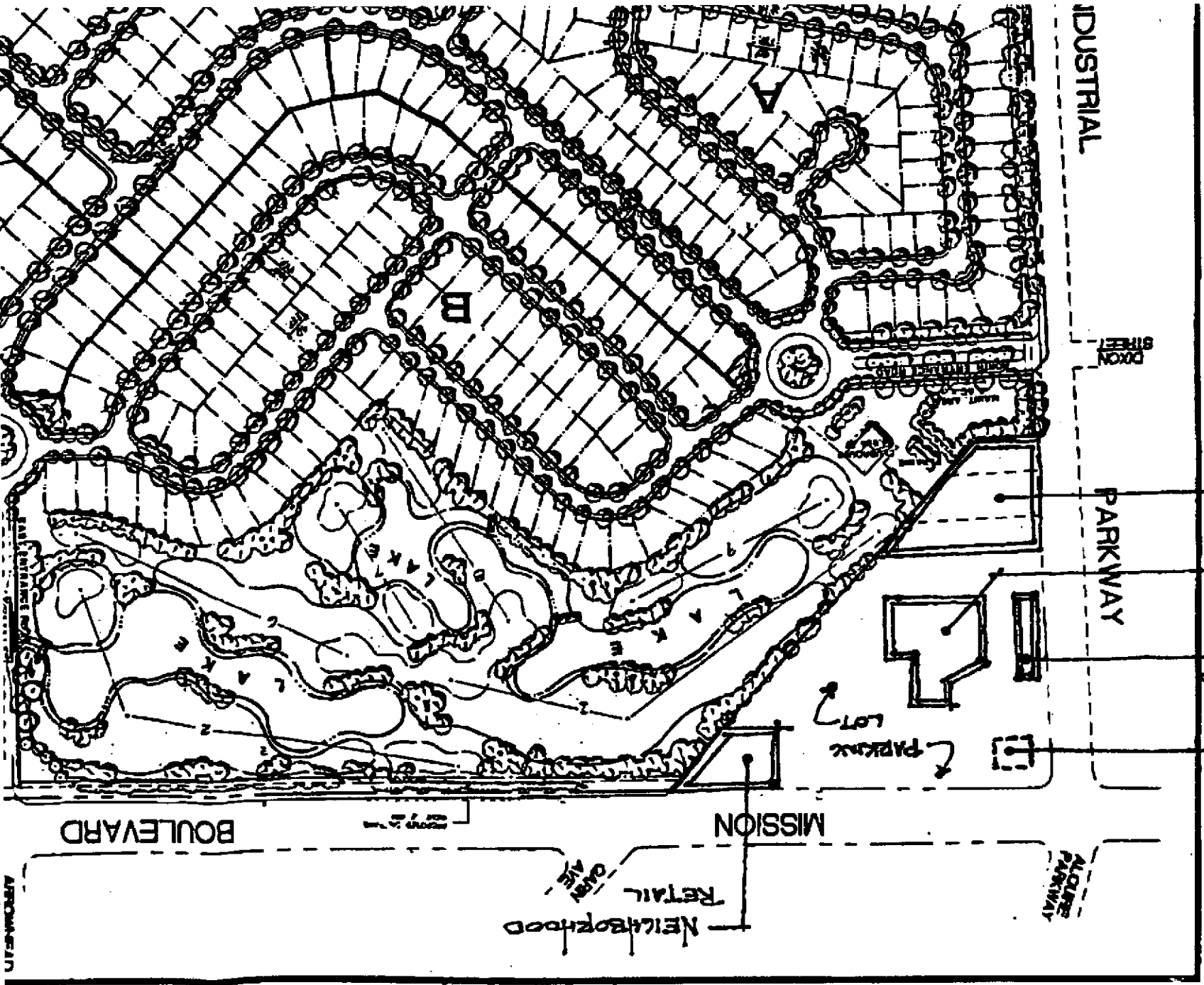
Apprentice

Source/Quest

Former
Seacow Street



LIQUOR STORE/BAKERY SHOP/HOT TUB



APARTMENT BUILDING
 BOULING ALLEY
 RETAIL
 NEIGHBORHOOD
 MARKET STATION

INDUSTRIAL

PARKWAY

BOULEVARD

MISSION

NEIGHBORHOOD
 RETAIL
 ALLEY

ALCANTARA PARKWAY

APPROXIMATE

4. FIELD SAMPLING

Boring samples were acquired at locations indicated in Figures 1. Hand auguring was conducted in the easily penetrated soil. Soil was sampled at a depth of approximately six inches at each location. Sampling was conducted on August 14, 1996. Samples were acquired in pre rinsed brass sampling tubes, refrigerated and transported to a State of California certified laboratory. Water sampling was conducted at the surface drainage channel at the southwest corner of the property. This water location was chosen, since this particular slackwater area is considered to be in virtual contact with the site groundwater at a depth of approximately 13 feet below ground surface. Field observations indicated the water was of high clarity, free of turbidity and without odor. Water samples were collected in sealed glass containers especially designed for zero head space transport.

5. RESULTS

For all soil samples a nondetectable to extremely low level of DDT was found. These sampling locations were chosen to examine worst case conditions in the event DDT had been applied or spilled and spread in the site environment. It is concluded on the basis of the herein tests that there is no present evidence found for site contamination. Water sampling was performed for total petroleum hydrocarbons as gasoline (TPHg) and was found to be non detect for TPHg.

The city of Hayward and the State Department of Toxic Substances use a working action level of total DDT of 1.0 ppm; thus, it is apparent that the site results are of an insignificant level to non detect.

Specific soil sample results are as follows. For sample location One (old tee location in southwest corner of site): 4,4' DDT, .006 parts per million (ppm); 4,4' DDE, non detect; 4,4' DDD, non detect. For sample location Two (south central location on old green site): 4,4' DDT, .0043 ppm; 4,4' DDE, non detect; 4,4' DDD, non detect. For soil sample Three (central area of site near asphalt path): 4,4' DDT, non detect; 4,4' DDE, non detect, 4,4' DDD, non detect; 4,4' DDD, non detect. For soil sample Four (northeast corner of the site near clubhouse location): 4,4' DDT, non detect; 4,4' DDE, non detect; 4,4' DDD, non detect.

It should be noted that the combined levels of DDT, DDE and DDD are extremely low at all locations. Two locations are totally non detect, in fact. The low detect levels at locations One and Two are consistent with area background levels, and actually are far below expected levels in California birdlife and other fauna. Furthermore, physical examination of the site revealed healthy and active populations of upland plant life, insect life and avafauna. These biological indicators are further demonstration of favorable soils chemistry on site.

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October 2, 1996

Ms. Madhulla Logan
Alameda County Environmental Health Services
1131 Harbor Bay Parkway
Alameda, CA 94502

Dear Ms. Logan

I appreciate your persistence in returning my calls. Based on our conversation yesterday, please find attached the following;

- A copy of the Public Health and Safety element from the certified Stony Brook EIR
- Ground Water Sampling Results dated September 30, 1996 by Delta Environmental
- \$1500 check for the purpose of Stony Brook Place environmental mitigation costs

With regard to the EIR element, you will note that three aspects of the site warranted further investigation. They are as follows;

Agricultural Chemicals - The EIR notes that the "golf course has been abandoned for the past decade. It can be assumed that most remnants of past chemical applications to the turf grass have decomposed and are no longer detectable. However, there is a possibility that, if DDT was applied to the course, DDT remnants along with its decomposed by products, DDD and DDE, could still exist within the onsite soils." Based on this concern, Lumina Technologies conducted a Level Two soils analysis of the site for DDT and its "sisters". I believe Dr. Hogan of Lumina Technologies confirmed the testing procedures with the County and City prior to taking the samples. The results can be found in the Level One and Two Report previously delivered to your office. Please note that the Level One investigation included a review of agricultural records for past use of other chemical applications which could be of concern and found none.

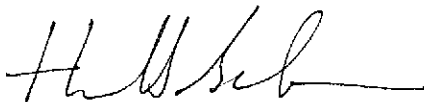
Underground Storage Tanks - The EIR identifies two leaking underground tanks which potentially could impact the site. These are the Arco station and the Beacon station. Both have removed their failed tanks and are currently involved in remediation efforts. The EIR notes that monitoring of the Arco station indicates that contamination has not spread to the west side of Mission Boulevard. The Beacon station is currently being tracked through a system of ten monitoring wells in and around the location of the prior tanks. None of these wells are onsite, but all wells in the vicinity of the Stony Brook reflect non-

detect readings. After review of the current data, the Lumina Technologies Level One Report concludes that the ground plane sloping to the west in this area would carry any potential plume away from the site. To confirm this conclusion, we retained Delta Environmental who are currently conducting the monitoring of the Beacon Station to test and prepare the attached Ground Water Sampling Results along our site's northerly property line (see Figure 2 of the Results). The non-detect readings of these tests provide additional confirmation that containment efforts from the Beacon site as well as other sites in this area have been successful.

Onsite Irrigation Wells - The EIR notes that an anecdotal reference was made by the ACFCWCD concerning the presence of oil in one of the two onsite irrigation wells. Because these wells will be capped with the initial phase of the project, no impact was anticipated and no mitigation was proposed by the EIR. Concern however was raised by individuals within the neighborhood during the certification of the EIR that the oil might be an indicator that a plume of petroleum had found its way from the Beacon station over 3000 feet away to the wells. Sometimes these issues are easier to answer by simply doing the test rather than appealing to logic. The results of the ground water testing were negative and are contained in the Lumina Technologies Level Two Report. For further confirmation, we retained the services of a commercial well drilling company to inspect the pumps and well heads. They reported that the pumps are of a conventional turbine design and are in reasonably good condition. They explained that these kinds of pumps are used for large scale irrigation rather than potable water supply. The operation of the turbines will expel a small amount of oil into the casing between cycles. The oil remains on top of the highest ground water level within the casing (typically within 10 feet of the surface) and will not enter into the ground water aquifer due to the substantial depth of the casing (reported to be 570 feet). The company noted that any residual oil would typically be removed prior to the capping of the wells.

I believe this encapsulates the open issues concerning potential hazardous materials effecting the Stony Brook site. I will call you as soon as I have spoken with Hugh Murphy and Michael Hogan to set a meeting for early next week. Please do not hesitate to call me to discuss this matter further.

Very truly yours,



Thomas H. Sanborn

cc: Hugh Murphy
Michael Hogan
Owen Kittredge
Tony Varni