Mr. Lee Douglas
Douglas Parking Company
1721 Webster Street
Oakland, California 94612

RECEIVED
By Alameda County Environmental Health 9:48 am, Jun 27, 2016

Ms. Barbara Jakub
Alameda County Environmental Health
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502-6577

Re: Douglas Parking Company
1721 Webster Street
Oakland, California
ACEH File No. 129

Dear Ms. Jakub:

I, Mr. Lee Douglas, have retained Pangea Environmental Services, Inc. (Pangea) as the environmental consultant for the project referenced above. Pangea is submitting the attached report on my behalf.

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached report are true and correct to the best of my knowledge.

Sincerely,

Lee Douglas

June 21, 2016

VIA ALAMEDA COUNTY FTP SITE

Ms. Karel Detterman
Alameda County Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Re: **Data Gap Workplan**
Douglas Parking Company
1721 Webster Street
Oakland, California
ACEH File No. 129

Dear Ms. Detterman:

On behalf of Douglas Parking Company, Pangea Environmental Services, Inc. (Pangea) has prepared this *Data Gap Workplan* (Workplan). This Workplan was requested by an Alameda County Environmental Health (ACEH) email dated April 20, 2016. The April 20, 2016 ACEH email requires a sensitive receptor survey, a groundwater monitoring event from existing site wells, and a workplan for subslab gas sampling. The letter also requires identification of any remaining data gaps and proposed steps to investigate the identified data gaps. The goal for implementation of this Workplan is to facilitate regulatory case closure in the very near future.

If you have any questions or comments, please call me at (510) 435-8664.

Sincerely,
Pangea Environmental Services, Inc.

Bob Clark-Riddell, P.E.
Principal Engineer

Attachment: *Data Gap Workplan*

cc: Mr. Lee Douglas, Douglas Parking Company, 1721 Webster Street, Oakland, California 94612
SWRCB Geotracker Database (electronic copy)

DATA GAP WORKPLAN

Douglas Parking Company
1721 Webster Street
Oakland, California
ACEH File No. 129

June 21, 2016

Prepared for:

Mr. Lee Douglas
1721 Webster Street
Oakland, California 94612

Prepared by:

Pangea Environmental Services, Inc.
1710 Franklin Street, Suite 200
Oakland, California 94612

Written by:

Elizabeth Avery
Project Geologist

Bob Clark-Riddell, P.E.
Principal Engineer

INTRODUCTION

On behalf of Douglas Parking Company, Pangea Environmental Services, Inc. (Pangea) has prepared this *Data Gap Workplan* (Workplan). This Workplan was requested by an Alameda County Environmental Health (ACEH) email dated April 20, 2016 (Appendix A). The April 20, 2016 ACEH email requires a sensitive receptor survey, a groundwater monitoring event from existing site wells, and a workplan for subslab gas sampling. The letter also requires identification of any remaining data gaps and proposed steps to investigate the identified data gaps. The Workplan was requested following the March 16, 2016 meeting with Karel Detterman and Mark Detterman of ACEH. The meeting purpose was to review site conditions with respect to Low Threat Closure Policy (LTCP) criteria adopted by the State Water Resources Control Board (SWRCB) and develop a path to closure. The goal for implementation of this Workplan is to facilitate regulatory case closure in the very near future.

SITE BACKGROUND

Site Description

The site is currently being utilized as a parking garage, and is located between 17th and 19th Streets in downtown Oakland, California, approximately four miles east of San Francisco Bay and one quarter mile west of Lake Merritt (Figure 1). The site is relatively flat with an elevation of approximately 30 feet (ft) above mean sea level (msl).

Several former underground storage tank (UST) sites are located close to the site, including Prentiss Properties to the northeast at 1750 Webster Street, a former gas station to the east at 1700 Webster, and a former Chevron service station which is located approximately 400 feet to the southwest on the corner of 17th Street and Harrison Street.

On August 3 and 6, 1992, Parker Environmental Services removed one 1,000-gallon and two 500-gallon gasoline underground storage tanks (USTs) from the site. Up to 1,500 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as gasoline (TPHg) and up to 12 mg/kg benzene were detected in the soil samples collected from the UST excavation.

Several investigations have been completed at the site. On July 8 and September 8, 1994, Gen Tech/Piers Environmental, Inc. (Gen Tech) of San Jose, California drilled six exploratory borings and installed three groundwater monitoring wells (MW-1 through MW-3). In February and May 1996, Cambria Environmental Technology (Cambria) of Emeryville, California advanced seven geoprobe soil borings and installed two groundwater monitoring wells (MW-4 and MW-5). On August 8, 2000, *Conduit Study and File Review Report*

was submitted by Cambria Environmental Technology. The report provided significant information about offsite hydrocarbon impact and offsite sources, and concluded that there were no identified conduits for contaminant migration in groundwater. On June 27, 2003 Cambria installed two additional offsite monitoring wells (MW-6 and MW-7) to facilitate additional plume delineation.

Limited site remediation has been conducted at the site. In January 1998, Cambria installed ORC socks in well MW-2 to enhance the natural attenuation of dissolved-phase hydrocarbons. Dissolved oxygen (DO) concentrations temporarily increased in well MW-2 following the ORC sock installation. In February and March 1999, a total of 120 gallons of 7.5% hydrogen peroxide solution was added into monitoring wells MW-2 and MW-3 to oxidize hydrocarbons and also increase DO levels to enhance biodegradation of dissolved-phase hydrocarbons. The hydrogen peroxide *temporarily* increased groundwater DO levels, but hydrocarbon concentrations remained at elevated levels.

On March 4, 2003, Cambria installed a co-axial air sparging/soil vapor extraction well (SV-1/AS-1) and two angled air sparging wells (AS-2 and AS-3) to approximately 30 ft below grade surface (bgs). The wells were installed to facilitate feasibility testing and future site remediation. Site remediation via soil vapor extraction and air sparging began in October 2007. To improve system performance and further evaluate site conditions, Pangea submitted an *Investigation and Remediation Workplan* dated March 5, 2009, which proposed additional investigation, remediation system expansion, and evaluation of groundwater geochemistry.

On November 19, 2010, ACEH issued a letter requesting a cross section, additional information regarding a potential offsite source and a preferential pathway survey. In December 2010, Pangea informed the ACEH that significant information about the offsite hydrocarbon impact was presented in the August 8, 2000 *Conduit Study and File Review Report* prepared by Cambria. In December 2010, the UST Cleanup Fund prepared a 5 Year Review that recommended a site conceptual model (SCM), risk assessment, and sensitive receptor survey to help facilitate selection of an enhanced remediation technique. In a letter dated June 17, 2011, ACEH requested a site conceptual model with a preferential pathway evaluation. Pangea submitted a *Sensitive Receptor Survey, Conduit Study and Site Conceptual Model* (SCM) dated March 26, 2012. In a letter dated December 21, 2012, ACEH requested a workplan for vapor intrusion evaluation and investigation of potential secondary source near well MW-2. Pangea submitted the requested *Workplan for Additional Assessment and Soil Gas Sampling* on April 4, 2013. Following a meeting with ACEH on May 28, 2013, Pangea submitted a *Revised Data Gap Workplan* dated July 25, 2013.

Following approval of the workplan, Pangea installed two confirmation soil borings (CB-1 and CB-2) near the former UST excavation areas and three soil gas probes (SS-1 through SS-3). Pangea detailed the findings of this data gap investigation in the *Data Gap Site Assessment Report* dated January 22, 2014. Included in the report was an updated SCM in tabular format.

Consistent with the RWQCB letter dated September 13, 2013, Pangea coordinated warm season subslab gas sampling from two soil gas probe locations (SS-2 and SS-3) on June 23, 2015. Pangea attempted to sample subslab probe SS-1 this event, but the probe was covered by recently installed new flooring. This effort is reported in the *Groundwater Monitoring Report – Second Half 2015* dated October 16, 2015. At client request, on August 20 and 21 and December 7, 2015, Pangea removed the SVE/AS equipment and enclosure that occupied valuable space at the facility.

SENSITIVE RECEPTOR SURVEY

As requested by ACEH, Pangea conducted a sensitive receptor survey to help identify potential data gaps with existing assessment data. The survey was conducted to identify beneficial resources and other sensitive receptors including basements, surface water bodies, natural resources, schools, hospitals, day care centers, and elder care facilities. This survey updates the sensitive receptor survey presented in the *Sensitive Receptor Survey, Conduit Study and Site Conceptual Model* dated March 26, 2012. That survey included a search for all domestic or municipal wells within a ¼ mile radius of the site and identification of the nearest surface water bodies and land usage near the site.

Basement Survey

Commercial properties dominate both sides of Webster Street and most of the surrounding areas. Residential properties are present above the commercial properties near the site, but are predominantly located northeast to southeast of the site, adjacent to Lake Merritt.

In June 2016, Pangea surveyed surrounding businesses for subgrade structures. ACEH expressed concern that VOCs from the residual groundwater plume could pose a potential vapor intrusion risk if basements were present. No basements are located in nearby buildings downgradient (north-northwest) of the site, as shown on Figures 2 and 3.

Well Survey

Based on a review of well information provided by the Department of Water Resources (DWR) and Alameda County Public Works Agency (ACPWA), Pangea identified several permitted wells within approximately a ¼-mile radius of the site. Permitted domestic well information provided by the DWR and ACPWA is considered confidential and is not disclosed herein.

The closest identified well in the downgradient direction is a groundwater *monitoring* well approximately 100 ft away (Location 1 on Figure 4). Geotracker shows a closed case in 1996 in this area associated Toothman Development. The next closest identified well(s) in the downgradient direction are groundwater *monitoring*

wells approximately 1/8 mile away (Location 5 on Figure 4). The third closest downgradient well(s) are 10 *irrigation* wells with total depths of approximately 280 ft bgs located approximately 1,360 ft northeast of the site (Location 6 on Figure 4).

Irrigation wells are also listed at Location 7 on Figure 4. Location 7 is listed as having 6 irrigation wells with total depths of approximately 95 ft bgs and is situated approximately 1,080 ft east (crossgradient) of the site.

Pangea identified thirteen additional permitted well locations within the ¼ mile radius search of the site using DWR/ACPWA information. Seven of the thirteen locations were listed as groundwater monitoring wells: locations 1, 2, 3, 5, 8, 9 and 16. Locations 4 and 11 through 15 were listed as test wells for the City of Oakland Redevelopment Agency, which may have been destroyed during redevelopment of the area. The approximate well locations of all identified wells are also shown on Figure 4. Location 1 is described above as the closest well to the subject site, for a closed case in 1996.

Pangea also reviewed the State Water Resources Control Board (SWRCB) GeoTracker database for nearby wells. Three well locations were identified on Geotracker within a ¼ mile of the site. Locations 2 and 9 were previously identified by the DWR/ACPWA documentation review as monitoring wells associated with 1633 Harrison Street and 1432 Harrison Street, respectively. Pangea also identified well location number 10 on GeoTracker. Well location number 10 is actually 9 monitoring wells associated with the closed LUFT site at 301 14th Street (Chevron Station).

Surface Water Survey

To identify surface water bodies in the site vicinity, Pangea reviewed USGS topographic maps and satellite photographs and conducted a site reconnaissance visit. The closest surface water body identified is Lake Merritt, located approximately ¼ mile east of the site (at its closest point). San Francisco Bay is located approximately 1 mile southwest of the site (Figure 1).

Summary

No basements, water wells, or surface water was identified near the apparent downgradient extent of residual petroleum hydrocarbons in groundwater. Due to the distance and relative locations of identified wells, Pangea concludes that hydrocarbons associated with the subject site do not pose a potential risk to impact the identified wells. Due to the lack of basements downgradient of the site, the residual hydrocarbon impact does not pose a vapor intrusion risk to offsite properties.

PROPOSED INVESTIGATION

The April 20, 2016 ACEH correspondence requires subslab gas sampling, a groundwater monitoring event, and identification of any remaining data gaps and proposed steps to investigate the identified data gaps. Based on our completed sensitive receptor survey, our proposed investigation will evaluate subslab and soil gas conditions for the subject property. The subslab and soil gas sampling and utility survey will evaluate the potential for vapor intrusion into indoor air for the onsite and adjacent retail buildings at the property. The proposed investigation will allow evaluation of current site conditions with respect to the LTCP criteria adopted by the SWRCB. The proposed scope of work to accomplish the investigation objectives and the agency directive is detailed below. Historical soil, groundwater, and subslab gas analytical data is presented on Table 1, 2 and 3, respectively.

Task 1 – Underground Utility and Slab Penetration Survey

One data gap identified by Pangea is further evaluation of underground utilities and floor slab penetrations that could affect contaminant migration via preferential pathways and slab penetrations. Pangea proposes locating subsurface utilities and slab penetrations beneath the site and nearby vicinity using and underground line location subcontractor. Pangea will compare utility location and depth to the known groundwater and vapor plumes.

Task 2 –Subslab Sampling

As required by ACEH, Pangea will collect samples from existing subslab probes SS-2 and SS-3 (Figure 2). Sample results will be compared to prior results and the current RWQCB ESLs (version 3 released May 2016). Subslab probe SS-1, which was located in the southwest portion of the site inside the building at 1715 Webster Street, near the southwest corner of the former UST excavation, was covered by recently installed new flooring. Pangea does not plan to re-install probe SS-1 since November 14, 2013 data reported hydrocarbon concentrations below screening levels, while concentrations from subslab probes SS-2 and SS-3 during the same sampling event were above screening levels at that time. As detailed below, Pangea also proposes a soil gas probe (SG-1) not far from SS-1 to provide vertical soil gas delineation.

Subslab gas samples will be collected within Summa canisters and submitted to a state-certified laboratory for analysis. All subslab gas samples will be analyzed for total petroleum hydrocarbons as gasoline (TPHg) or gasoline-range organics (GRO) by EPA Method TO-3; and benzene, toluene, ethylbenzene, xylene(s) (BTEX), methyl-tertiary butyl ether (MTBE) and naphthalene by Total Organics Method 15 (TO-15). Additionally, for naphthalene analysis by TO-15, the analytical laboratory will utilize procedures for recovery, carryover, canister cleanliness, age, and matrix spikes and matrix spike duplicates as outlined in the *April 2012 Cal/EPA*

Advisory. Subslab gas samples will also be analyzed for percent oxygen and helium (leak check compound) by Method ASTM D-1946. The oxygen analyses will help evaluate the potential for future degradation and attenuation of detected hydrocarbons, and will help assess soil column characteristics (>= 4% oxygen in soil gas is referenced in the SWRCB's Underground Storage Tank Low-Threat Site Closure Policy).

Summa Canister Sample Collection for Method TO-3 and TO-15 Analysis

An analytical laboratory will provide sampling assemblies and certified Summa canisters for sampling. The Summa canisters will come under a complete vacuum of approximately 30 inches of mercury. Prior to sample collection a shut in test will be conducted on the sampling assembly with a vacuum pump to confirm no leak and the maintenance of the initial vacuum in the sampling manifold system. After shut in testing, the probe will be connected to the sampling assembly using a Swagelok fitting and Teflon tubing, then a shroud will be placed over the probe and Helium will be introduced to a concentration of 20 to 30%. The helium concentration will be monitored periodically using a helium detector and the vacuum pump will be started to purge the manifold/probe assembly. During purging, vapor from the probe will be routed to a Tedlar bag within a vacuum chamber to check for helium within the probe/sampling assembly and to qualitatively screen for volatile contaminants using a PID. Upon completion of purging of approximately three times the ambient volume of air in the assembly/probe and void space, the sampling Summa canister will be opened for sample collection. The pre-set valve will regulate the vapor flow to approximately 150 milliliters of air per minute, which equates to approximately 5 minutes to fill the 1-liter canister. Sample collection is typically discontinued when the vacuum decreases to between 5 and 4 inches of mercury. For further quality assurance, a duplicate sample will be collected at each sampling event.

Additionally, Tedlar bag samples are collected after sample collection to check for isopropyl alcohol in the sampling assembly. This method allows Pangea to monitor for leaks from the sample probe before and after sample collection and correct problems before sending the samples to the laboratory.

Task 3 – Soil Gas Sampling

Another data gap identified by Pangea is vertical delineation of soil gas at the site. Pangea proposes installing two soil gas probes to 6 feet bgs to investigate conditions deeper than the subslab probes and to monitor soil gas for rebound in contaminant concentrations. Soil gas sampling will help determine if shallow benzene in subslab gas emanates from deeper impact near former USTs. The most recent benzene concentration (September 22, 2010) from vapor extraction well SV-1 was 672 $\mu g/m^3$. Pangea proposes installation and sampling of soil gas probe SG-1 near subslab probe SS-2 (in the entrance to the parking structure), and soil gas probe SG-2 subslab probe SS-3 (in the northeastern corner of the building). The proposed soil gas sampling locations are shown on Figure 2.

Task 4 – Report Preparation

Upon completion of the data gap assessment activities, Pangea will prepare a technical report. The report will describe the investigation activities, present tabulated analytical data, and offer conclusions and recommendations. This report is separate from the groundwater monitoring report.

Task 5 – Monitoring Well Gauging and Sampling

As required by ACEH, Pangea will gauge and sample site monitoring wells to further evaluate the groundwater flow direction and groundwater conditions. Pangea will prepare concentration trends and groundwater elevation trend figures for wells MW-1, MW-5, and MW-7 and will include a rose diagram with the report. Groundwater sampling will be reported in a groundwater monitoring report. This well sampling is scheduled within July 2016. Groundwater from one monitoring event will be stored onsite in Department of Transportation (DOT)-approved 55-gallon drums. The drums and their contents will be held onsite pending laboratory analytical results. Upon receipt of the analytical reports, the waste will be transported to an appropriate disposal/recycling facility.

REFERENCES

Cambria Environmental Technology, Inc., 2004, *Feasibility Test Report*, Douglas Parking Company, 1721 Webster Street, Oakland, California, April 22.

Cal/EPA, 2012, *Advisory-Active Soil Gas Investigation*, California Environmental Protection Agency, Department of Toxic Substances Control, Los Angeles Regional Water Quality Control Board, San Francisco Regional Water Quality Control Board, April.

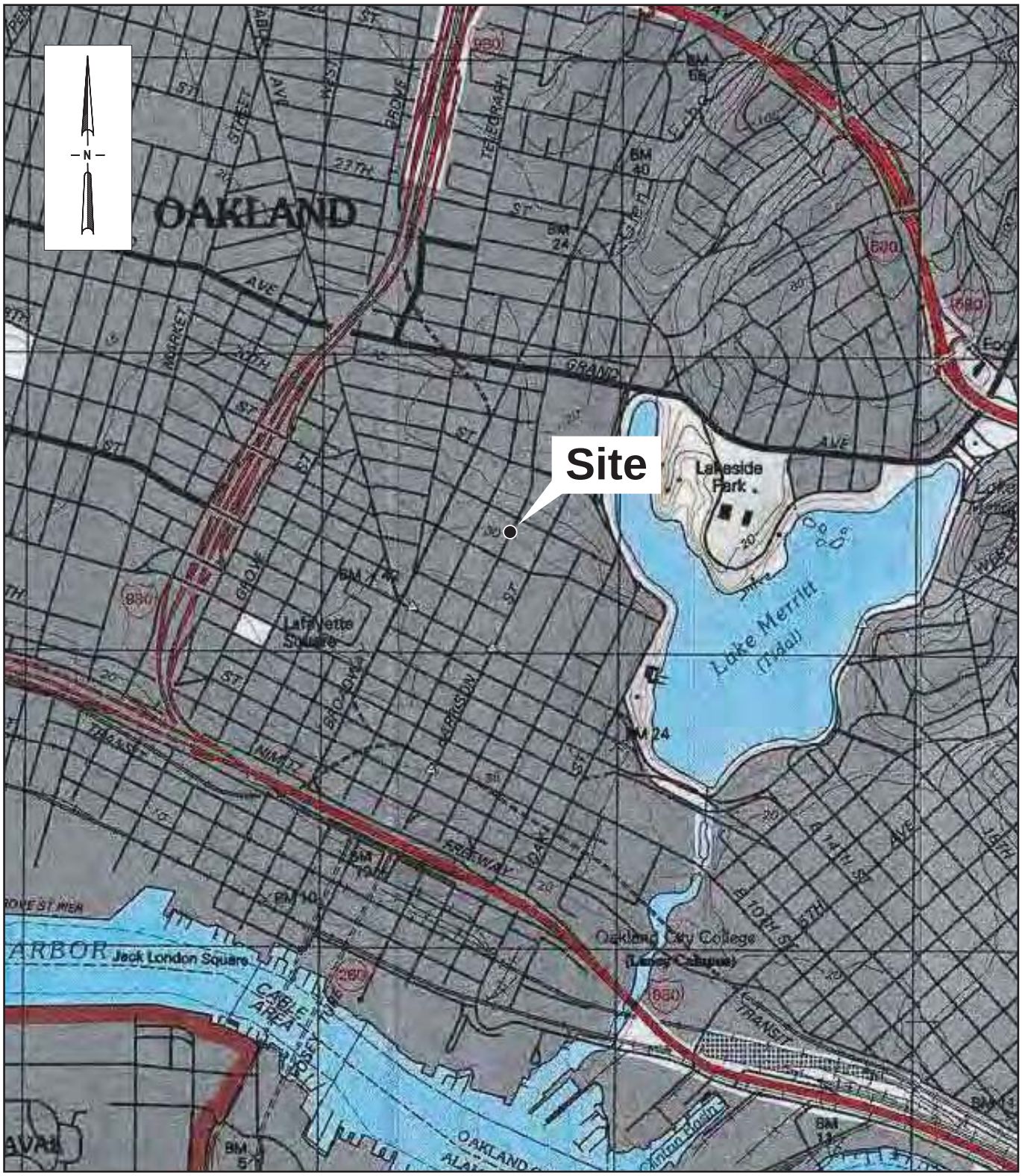
ATTACHMENTS

Figure 1 – Site Map
Figure 2 – Proposed Sampling Location Map
Figure 3 – Vicinity Map
Figure 4 – Well Location Map

Table 1 – Soil Analytical Data
Table 2 – Groundwater Analytical Data
Table 3 – Subslab Gas Analytical Data

Appendix A – Regulatory Correspondence

10/7/2006



SOURCE: TOPO! MAPS

0 1/8 1/4 1/2 1

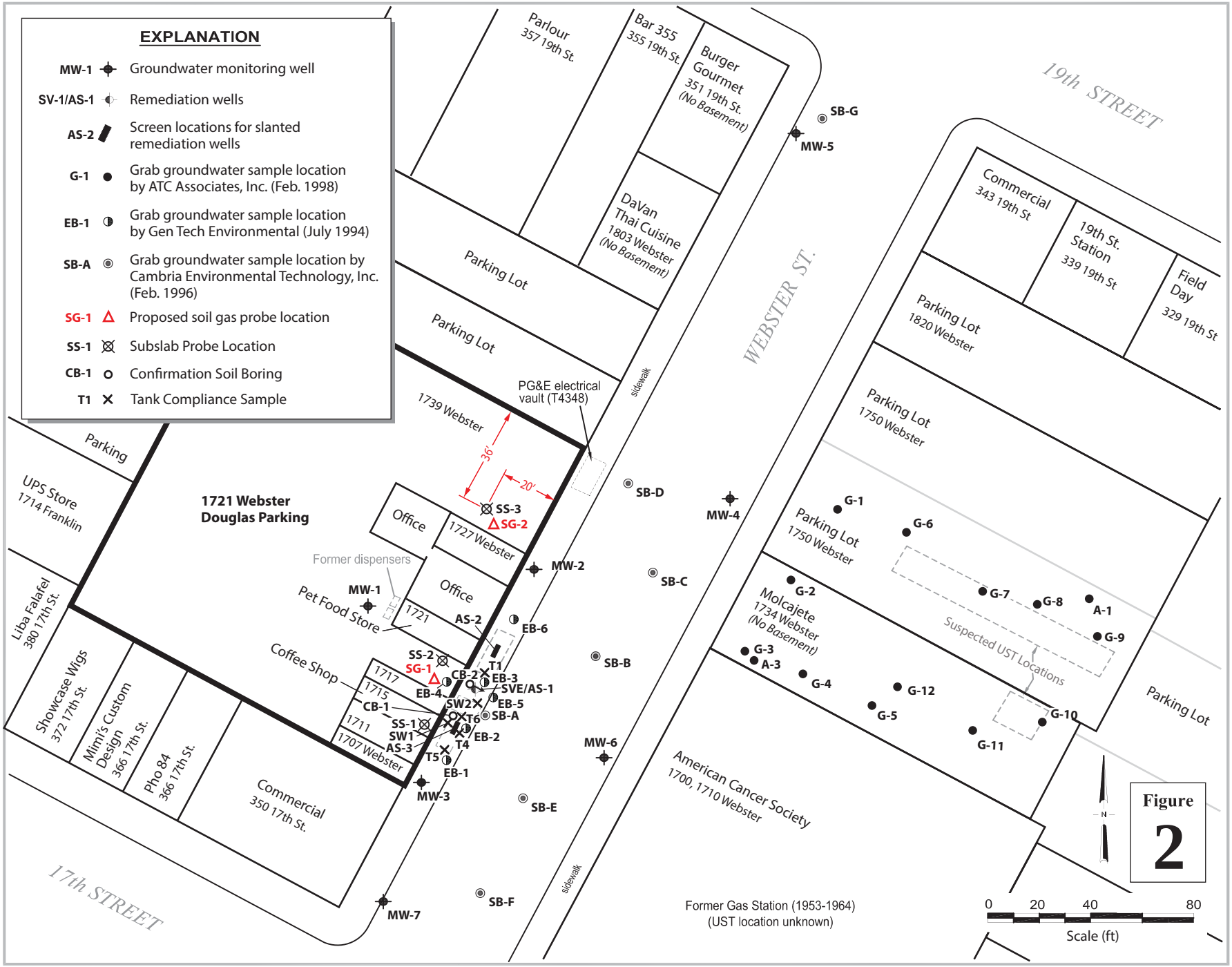
SCALE : 1" = 1/4 MILE

Figure 1

Douglas Parking Facility
1721 Webster Street
Oakland, California

PANGEA

Site Location Map



Douglas Parking
1721 Webster Street
Oakland, California

PANGEA

Proposed Sampling Location Map

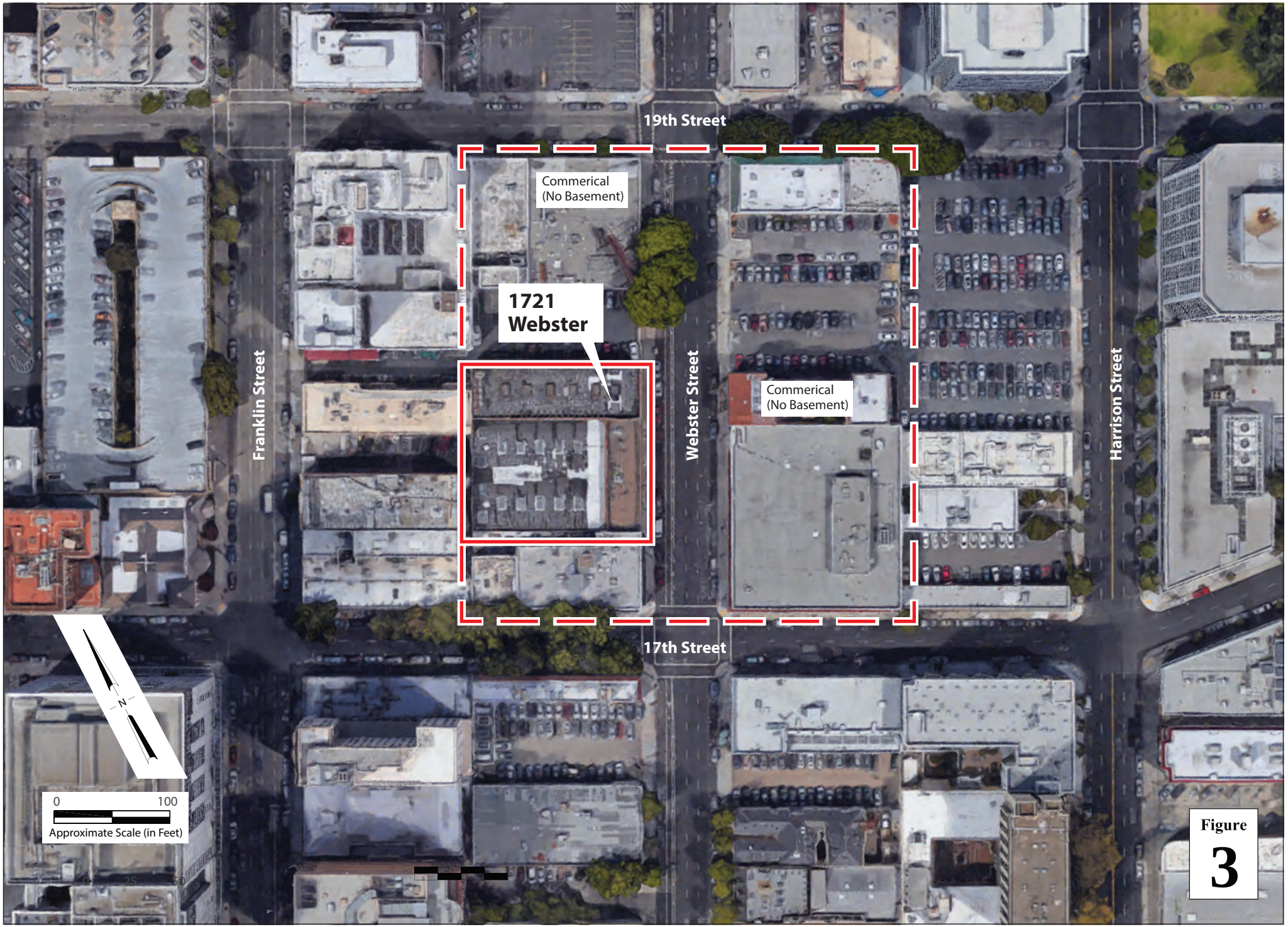
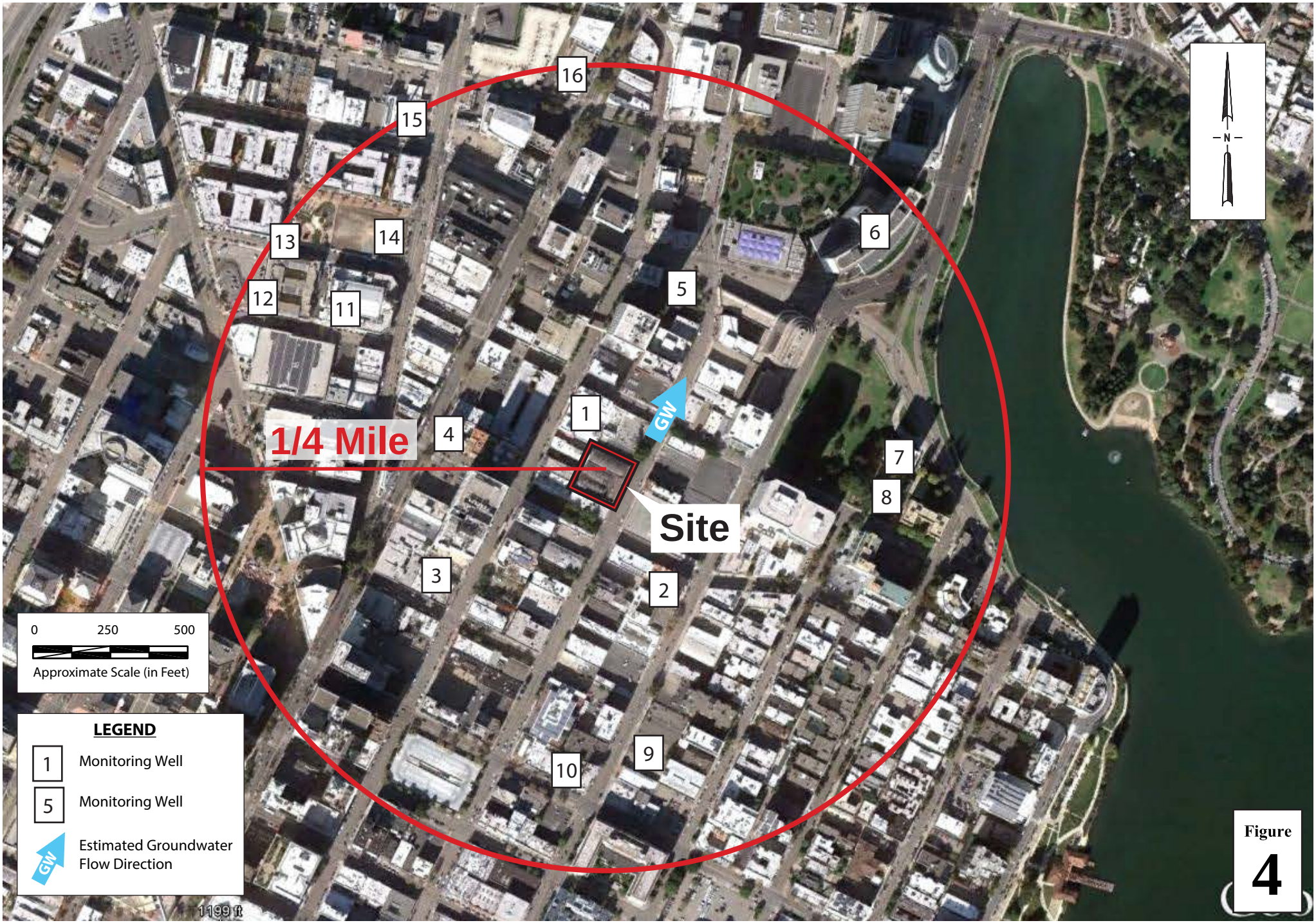


Figure
3

1721 Webster Street
Oakland, California

PANGEA

Vicinity Map



Douglas Parking
1721 Webster Street
Oakland, California

Well Location Map

Pangea

Table 1. Soil Analytical Data: Petroleum Hydrocarbons - 1721 Webster Street, Oakland, California

Sample ID	Date Sampled	Sample Depth (ft)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	Naphthanlene	Notes
			←			mg/kg			→	
Residential ESL for shallow soil dw(<3 m bgs):			100	0.044	2.9	2.9	2.3	0.023	1.2	
Residential ESL for deep soil dw(>3 m bgs):			580	0.044	2.9	3.3	2.3	0.023	1.2	
Residential ESL for shallow soil non-dw(<3 m bgs):			100	0.54	9.3	2.9	11	8.4	3.1	
Residential ESL for deep soil non-dw(>3 m bgs):			1,800	1.2	9.3	4.7	11	8.4	4.8	
Commercial ESL for shallow soil non-dw (<3 m bgs):			**500**	**1.2**	9.3	4.7	11	8.4	4.8	
Commercial ESL for deep soil non-dw (>3 m bgs):			**1,800**	**1.2**	9.3	4.7	11	8.4	4.8	
Residential LTCP outdoor air criteria (0 to 5 ft bgs):			--	1.9	--	21	--	--	9.7	
Residential LTCP outdoor air criteria (5 to 10 ft bgs):			--	2.8	--	32	--	--	9.7	
Commercial LTCP outdoor air criteria (0 to 5 ft bgs):			--	8.2	--	89	--	--	45	
Commercial LTCP outdoor air criteria (5 to 10 ft bgs):			--	12	--	134	--	--	219	
Pangea Environmental Services, Inc. - 2013										
Confirmation Soil Borings										
CB-1-4	12/10/2013	4.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	
CB-1-8	12/10/2013	8.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	
CB-1-12	12/10/2013	12.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	
CB-2-4	12/10/2013	3.5 - 4.0*	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	
CB-2-8	12/10/2013	7.0 - 7.5*	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	
CB-2-10	12/10/2013	8.5 - 9.0*	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	
Cambria Environmental Technology, Inc. - 2003										
MW-6	6/27/2003	20.0	220	<0.10	0.14	<0.10	0.35	<1.0	--	
Cambria Environmental Technology, Inc. - 1996										
SB-A	2/22/1996	19.5	<1.0	<0.005	0.007	<0.005	<0.005	--	--	
SB-B	2/22/1996	20.5	580	<0.3	1.3	1.8	4.2	--	--	
SB-C	2/22/1996	19.5	1.4	<0.005	0.013	0.027	0.12	--	--	
SB-D	2/22/1996	20.5	660	<0.2	2.3	<0.2	5.2	--	--	
SB-E	2/23/1996	20.5	<1.0	<0.005	0.009	<0.005	<0.005	--	--	
SB-F	2/23/1996	20.0	<1.0	<0.005	0.006	<0.005	<0.005	--	--	
SB-G	2/23/1996	20.0	<1.0	<0.005	0.009	<0.005	<0.005	--	--	
SB-H	5/3/1996	20.5	1.2	<0.005	0.006	0.025	0.038	--	--	
(MW-4)	5/3/1996	31.0	<1.0	<0.005	<0.005	<0.005	<0.005	--	--	
SB-I	5/3/1996	15.5	<1.0	<0.005	<0.005	<0.005	<0.005	--	--	
(MW-5)	5/3/1996	26.0	<1.0	<0.005	<0.005	<0.005	<0.005	--	--	
Gen-Tech Environmental - 1994										
EB-1@20	7/8/1994	20.0	<1.0	<0.005	<0.005	<0.005	<0.005	--	--	
EB-2@20	7/8/1994	20.0	300	0.2	**17**	0.26	3.0	--	--	
EB-3@20	7/8/1994	20.0	51	0.039	0.56	0.32	2.9	--	--	
EB-4@20	7/8/1994	20.0	<1.0	<0.005	<0.005	<0.005	<0.005	--	--	
EB-5@20	7/8/1994	20.0	650	0.17	5.2	**4.4**	**48**	--	--	
EB-6@20	7/8/1994	20.0	68	<0.005	**22**	**4.3**	**23**	--	--	

Table 1. Soil Analytical Data: Petroleum Hydrocarbons - 1721 Webster Street, Oakland, California

Sample ID	Date Sampled	Sample Depth (ft)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	Naphthanlene	Notes
			← mg/kg →							
Residential ESL for shallow soil dw(<3 m bgs):			100	0.044	2.9	2.9	2.3	0.023	1.2	
Residential ESL for deep soil dw(>3 m bgs):			580	0.044	2.9	3.3	2.3	0.023	1.2	
Residential ESL for shallow soil non-dw(<3 m bgs):			100	0.54	9.3	2.9	11	8.4	3.1	
Residential ESL for deep soil non-dw(>3 m bgs):			1,800	1.2	9.3	4.7	11	8.4	4.8	
Commercial ESL for shallow soil non-dw (<3 m bgs):			**500**	**1.2**	9.3	4.7	11	8.4	4.8	
Commercial ESL for deep soil non-dw (>3 m bgs):			**1,800**	**1.2**	9.3	4.7	11	8.4	4.8	
Residential LTCP outdoor air criteria (0 to 5 ft bgs):			--	1.9	--	21	--	--	9.7	
Residential LTCP outdoor air criteria (5 to 10 ft bgs):			--	2.8	--	32	--	--	9.7	
Commercial LTCP outdoor air criteria (0 to 5 ft bgs):			--	8.2	--	89	--	--	45	
Commercial LTCP outdoor air criteria (5 to 10 ft bgs):			--	12	--	134	--	--	219	
Parker Environmental - 1992										
Beneath UST Samples										
T-1	8/3/1992	9.0	150	**2.2**	2.9	1.8	**13**	--	--	
T-2	8/3/1992	9.0	120	0.62	0.56	0.87	2.2	--	--	
T-3	8/6/1992	8.0	**580**	**1.7**	5.9	**5.6**	**43**	--	--	Overexcavated
T-4	8/6/1992	8.0	**1,500**	**11**	**140**	**48**	**280**	--	--	Overexcavated
T-5	8/6/1992	8.0	410	**6.7**	**22**	**6.2**	**35**	--	--	Overexcavated
T-6	8/6/1992	12.0	1,400	**12**	**70**	**29**	**150**	--	--	
T-7	8/6/1992	14.0	2.3	0.11	0.19	0.05	0.31	--	--	
South Excavation Sidewall Samples										
SW1	8/6/1992	9.5	280	**2.9**	5.8	3.2	**15**	--	--	
SW2	8/6/1992	7.0	**1,500**	**5.7**	**40**	**18**	**150**	--	--	
SW3	8/6/1992	8.0	400	**2.7**	5.8	**4.0**	**21**	--	--	
SW4	8/6/1992	9.0	2.3	0.42	0.028	0.077	0.18	--	--	
Piping and Dispenser Samples										
L-1	8/3/1992	1.5	2.6	<0.005	0.01	<0.005	0.03	--	--	
L-2	8/3/1992	1.5	<1.0	<0.005	<0.005	<0.005	<0.005	--	--	
L-3	8/3/1992	1.5	<1.0	<0.005	<0.005	<0.005	<0.005	--	--	
L-4	8/3/1992	1.5	<1.0	<0.005	<0.005	<0.005	<0.005	--	--	
L-5	8/3/1992	2.0	8.2	0.01	0.02	0.012	0.092	--	--	
L-6	8/3/1992	2.0	<1.0	<0.005	0.007	<0.005	<0.034	--	--	
Stockpile Samples										
C1	8/6/1992	1.5	**560**	<0.1	5.0	3.1	**24**	--	--	

Notes, Abbreviations and Methods:

mg/kg = Milligrams per kilogram, approximately equivalent to parts per million (ppm).

TPHd = Total petroleum hydrocarbons as diesel by modified EPA Method 8015.

TPHg = Total petroleum hydrocarbons by EPA Method 8015.

BTEX = Benzen, toluene, ethylbenzene, xylenes by EPA Method 8020/8021.

MTBE = Methyl tertiary-butyl ether by EPA Method 8020.

ESL = Environmental Screening Levels for shallow soil with commercial/industrial land use where groundwater is a current or potential drinking water resource from Table A-2, established by the SFBRWQCB, Interim Final - November 2007 (Revised May 2013).

LTCP = Low Threat Closure Policy

Bold = Concentration above ESLs for Commercial Land Use, groundwater is not a current or potential source of drinking water.

-- = Not available or not analyzed.

< n = Chemical not present at a concentration in excess of detection limit shown.

* Boring installed at 25º angle from vertical. Listed and calculated sample depth is rounded to the nearest 0.5 ft.

Table 2 - Groundwater Elevation and Analytical Data.
Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID *TOC*	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
				(µg/L)					
Monitoring Wells									
MW-1	12/2/1994	19.42	9.83	ND	ND	ND	ND	ND	-
29.25	3/6/1995	20.69	9.04	ND	ND	ND	ND	ND	-
29.73	7/11/1995	20.65	9.16	ND	ND	ND	ND	ND	-
29.81	5/10/1996	20.80	9.01	ND	ND	ND	ND	ND	-
	10/2/1996	21.35	8.46	-	-	-	-	-	-
	2/28/1997	20.57	9.24	-	-	-	-	-	-
	9/16/1997	21.50	8.31	-	-	-	-	-	-
	2/5/1998	20.91	8.90	-	-	-	-	-	-
	8/11/1998	20.50	9.31	-	-	-	-	-	-
	2/8/1999	21.42	8.39	-	-	-	-	-	-
	2/24/1999	22.99	6.82	-	-	-	-	-	-
	3/3/1999	20.84	8.97	-	-	-	-	-	-
	3/10/1999	20.89	8.92	-	-	-	-	-	-
	3/17/1999	20.84	8.97	-	-	-	-	-	-
	5/4/1999	20.80	9.01	-	-	-	-	-	-
	7/20/1999	21.25	8.56	-	-	-	-	-	-
	10/5/1999	21.37	8.44	-	-	-	-	-	-
	1/7/2000	21.65	8.16	-	-	-	-	-	-
	4/6/2000	21.05	8.76	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/31/2000	21.13	8.68	-	-	-	-	-	-
	10/3/2000	21.69	8.12	-	-	-	-	-	-
	1/12/2001	22.00	7.81	-	-	-	-	-	-
	4/11/2001	22.16	7.65	-	-	-	-	-	-
	7/6/2001	22.57	7.24	-	-	-	-	-	-
	10/25/2001	22.71	7.10	-	-	-	-	-	-
	3/4/2002	22.53	7.28	-	-	-	-	-	-
	4/18/2002	22.81	7.00	-	-	-	-	-	-
	7/9/2002	22.95	6.86	-	-	-	-	-	-
	10/4/2002	23.13	6.68	-	-	-	-	-	-
	1/12/2003	22.05	7.76	-	-	-	-	-	-
	4/21/2003	21.17	8.64	-	-	-	-	-	-
32.75	7/21/2003	21.39	11.36	-	-	-	-	-	-
	10/2/2003	21.64	11.11	-	-	-	-	-	-
	1/15/2004	21.10	11.65	-	-	-	-	-	-
	4/5/2004	21.20	11.55	-	-	-	-	-	-
	8/9/2004	22.97	9.78	-	-	-	-	-	-
	10/7/2004	23.55	9.20	-	-	-	-	-	-
	2/7/2005	20.90	11.85	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/5/2005	20.60	12.15	-	-	-	-	-	-
	7/6/2005	20.66	12.09	-	-	-	-	-	-
	10/10/2005	21.16	11.59	-	-	-	-	-	-
	1/26/2006	20.73	12.02	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/10/2006	20.05	12.70	-	-	-	-	-	-
	7/6/2006	20.90	11.85	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/26/2006	21.80	10.95	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/19/2007	22.02	10.73	--	--	--	--	--	--
	4/17/2007	22.13	10.62	--	--	--	--	--	--
	7/6/2007	21.83	10.92	--	--	--	--	--	--
	10/15/2007	22.28	10.47	--	--	--	--	--	--
	1/17/2008	22.33	10.42	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/9/2008	22.11	10.64	--	--	--	--	--	--
	7/17/2008	22.50	10.25	--	--	--	--	--	--

Table 2 - Groundwater Elevation and Analytical Data.
Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID *TOC*	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
				← (µg/L) →					
MW-1	10/27/2008	22.75	10.00	--	--	--	--	--	--
(cont'd)	1/9/2009	22.89	9.86	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/27/2009	22.40	10.35	--	--	--	--	--	--
	7/9/2009	22.55	10.20	--	--	--	--	--	--
	2/3/2010	22.08	10.67	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/13/2010	21.20	11.55	---	---	---	---	---	---
	1/17/2011			Well Inaccessible					
	7/12/2011	20.72	12.03	--	--	--	--	--	--
	1/11/2012	21.33	11.42	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/25/2012	20.94	11.81	--	--	--	--	--	--
	1/25/2013	21.41	11.34	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/29/2013	22.14	10.61	--	--	--	--	--	--
	1/28/2014	22.75	10.00	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/24/2014	22.84	9.91	--	--	--	--	--	--
	1/22/2015	22.45	10.30	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/20/2015	**22.87**	**9.88**	**--**	**--**	**--**	**--**	**--**	**--**
MW-2	12/2/1994	19.50	7.60	61,300	3,000	3,900	160	4,500	-
27.10	3/6/1995	18.49	8.61	98,000	8,400	16,000	2,000	2,600	-
27.40	7/11/1995	18.45	8.95	38,000	3,100	7,500	940	3,700	-
	5/10/1996	18.56	8.84	63,000	7,400	16,000	1,500	6,000	-
	10/2/1996	19.15	8.25	21,000	2,200	3,400	430	1,600	-
	2/28/1997	18.43	8.97	39,000	4,700	9,600	950	4,200	ND
	9/16/1997	19.26	8.14	29,000	3,300	5,800	690	2,900	<620
	2/5/1998	18.66	8.74	10,000	1,000	2,000	170	860	<330
	8/11/1998	18.41	8.99	12,000	1,200	2,300	260	1,400	300
	2/8/1999	19.84	7.56	5,500	740	1,200	150	780	60
	2/17/1999	18.94	8.46	-	-	-	-	-	-
	2/24/1999	20.76	6.64	-	-	-	-	-	-
	3/3/1999	18.55	8.85	-	-	-	-	-	-
	3/10/1999	20.74	6.66	-	-	-	-	-	-
	3/17/1999	18.57	8.83	-	-	-	-	-	-
	5/4/1999	18.55	8.85	90,000	9,200	21,000	1,600	10,000	560
	7/20/1999	18.98	8.42	28,000	2,100	3,700	900	4,200	<860
	10/5/1999	19.10	8.30	11,000	870	180	30	1,400	<110
	1/7/2000	19.41	7.99	15,000	1,300	2,100	440	1,800	<14
	4/6/2000	18.80	8.60	17,000	1,800	3,100	500	2,200	<50
	7/31/2000	18.87	8.53	17,000	1,500	2,700	430	2,100	<200
	10/3/2000	19.45	7.95	27,000	2,500	4,000	660	2,900	<50
	1/12/2001	19.80	7.60	25,000	2,700	4,100	670	3,000	<200
	4/11/2001	20.03	7.37	97,000	9,500	21,000	2,200	7,900	<200
	7/6/2001	20.19	7.21	3,500	500	150	11	420	<5.0
	10/25/2001	20.35	7.05	3,800	620	230	70	400	<50
	3/4/2002	20.37	7.03	46,000	7,300	12,000	870	3,200	<500
	4/18/2002	20.15	7.25	68,000	5,100	8,900	1,100	4,000	<1,000
	7/9/2002	21.09	6.31	1,000	200	8.9	0.67	82	<10
	10/4/2002	21.28	6.12	270	100	3.4	0.53	10	<5.0
	1/12/2003	20.59	6.81	67,000	7,600	13,000	1,400	5,600	<500
	4/21/2003	19.98	7.42	78,000	7,700	12,000	1,900	6,900	<500
30.40	7/21/2003	20.08	10.32	1,800	360	16	<5.0	190	<50
	10/2/2003	20.41	9.99	4,000	790	110	60	350	<50
	1/15/2004	19.93	10.47	8,100	6.1	23	44	530	<50
	4/5/2004	18.99	11.41	14,000	1,600	2,100	550	2,500	<500
	8/9/2004	19.79	10.61	1,200	210	16	14	100	<20

Table 2 - Groundwater Elevation and Analytical Data.
Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID *TOC*	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
				← (µg/L) →					
MW-2	10/7/2004	20.26	10.14	1,100	2.3	9.8	2.9	36	<5.0
(cont'd)	2/7/2005	18.80	11.60	45,000	4,400	4,800	1,400	5,800	<200
	4/5/2005	18.40	12.00	34,000	3,700	3,600	1,200	5,300	<500 (<5.0)
	7/6/2005	18.48	11.92	24,000	1,600	1,700	570	2,800	<500
	10/10/2005	19.00	11.40	25,000	1,700	2,100	710	3,200	<500
	1/26/2006	18.58	11.82	60,000	4,600	7,200	1,600	6,900	<1,000
	4/10/2006	17.84	12.56	56,000	4,900	7,500	1,200	7,400	<500
	7/6/2006	18.76	11.64	28,000	1,900	1,700	720	2,900	<500
	10/26/2006	19.60	10.80	43,000	2,800	2,500	1,700	7,600	<500
	1/19/2007	19.84	10.56	31,000	2,700	2,400	1,400	5,800	<150
	4/17/2007	19.90	10.50	37,000	3,200	2,900	1,600	6,400	<400
	7/6/2007	19.63	10.77	30,000	3,200	2,000	1,500	5,200	<250
	10/15/2007	20.11	10.29	20,000	1,200	990	650	2,300	<500
	1/17/2008	20.10	10.30	38,000	2,900	5,100	1,200	5,000	<210
	4/9/2008	20.12	10.28	51,000	3,000	6,400	1,700	6,500	<250
	7/17/2008	20.01	10.39	22,000	180	500	660	2,100	<250
	10/27/2008	20.61	9.79	26,000	570	2,100	670	3,400	<50
	1/9/2009	20.80	9.60	16,000	240	680	460	3,000	<100
	4/27/2009	20.17	10.23	16,000	130	660	570	3,600	<500
	7/9/2009	20.36	10.04	8,500	30	110	250	1,400	<100
	2/3/2010	19.84	10.56	22,000	47	140	500	3,000	<100
	7/13/2010	19.08	11.32	1,900	3.5	5.8	38	110	<5.0
	1/17/2011	19.02	11.38	17,000	23	100	330	2,200	<100
	7/12/2011	18.52	11.88	15,000	22	30	190	740	<50
	1/12/2011	19.18	11.22	20,000	17	47	250	2,100	<84
	7/25/2012	18.83	11.57	440	<0.5	2.2	1.0	39	<5.0
	1/25/2013	19.21	11.19	8,300	17	11	140	510	<50
	7/29/2013	19.94	10.46	8,000	13	13	200	100	<25
	1/28/2014	20.56	9.84	5,900	10	7.3	100	80	<50
	7/24/2014	20.61	9.79	2,100	1.5	3.1	21	37	<5.0
	1/22/2015	20.24	10.16	1,700	3.3	3.0	8.0	25	<10
	7/20/2015	**20.66**	**9.74**	**770**	**0.57**	**0.69**	**9.2**	**10**	**<5.0**
MW-3	12/2/1994	22.15	7.35	394,000	1,200	ND	1,800	4,000	-
29.50	3/6/1995	20.09	9.16	21,000	400	150	24	62	-
29.25	7/11/1995	19.99	9.57	12,000	ND	10	16	99	-
29.56	5/10/1996	20.24	9.32	8,600	ND	7.6	16	84	-
	10/2/1996	20.90	8.66	11,000	ND	7.4	19	92	-
	2/28/1997	20.12	9.44	6,000	ND	4.4	17	88	50
	9/16/1997	20.97	8.59	6,500	<0.5	0.69	1.2	6.7	<5.0
	2/5/1998	20.39	9.17	5,400	<0.5	6.3	15	86	<63
	8/11/1998	19.95	9.61	2,700	<0.5	3.5	3.2	12	<10
	2/8/1999	20.58	8.98	6,100	<0.5	8.1	18	80	<140
	2/17/1999	20.53	9.03	-	-	-	-	-	-
	2/24/1999	22.53	7.03	-	-	-	-	-	-
	3/3/1999	20.28	9.28	-	-	-	-	-	-
	3/10/1999	22.45	7.11	-	-	-	-	-	-
	3/17/1999	20.26	9.30	-	-	-	-	-	-
	5/4/1999	20.24	9.32	11,000	<2	<2	9.8	140	<10
	7/20/1999	20.68	8.88	11,000	<0.5	3.1	13	88	<80
	10/5/1999	20.81	8.75	31,000	62	<0.5	21	170	<90
	1/7/2000	21.09	8.47	13,000	<0.5	<2	21	140	<80
	4/6/2000	20.48	9.08	5,300	1.5	1.4	9.8	60	<30
	7/31/2000	20.62	8.94	7,100	3.5	1.0	12	66	<5.0

Table 2 - Groundwater Elevation and Analytical Data.
Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID *TOC*	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
						(µg/L)			
MW-3	10/3/2000	21.13	8.43	8,000	<0.5	3.3	11	70	<40
(cont'd)	1/12/2001	21.45	8.11	11,000	4.3	6.7	11	73	<70
	4/11/2001	21.69	7.87	10,000	<0.5	<0.5	11	65	<10
	7/6/2001	21.60	7.96	13,000	5.3	1.6	11	58	<5.0
	10/25/2001	21.70	7.86	11,000	<0.5	3.0	15	70	<10
	3/4/2002	21.65	7.91	1,900	1.3	0.8	<0.5	15	<5.0
	4/18/2002	21.77	7.79	1,500	1.0	0.97	1.3	5.8	<5
	7/9/2002	22.03	7.53	13,000	6.8	5.7	13	59	<90
	10/4/2002	22.15	7.41	8,400	<10	<10	<10	42	<100
	1/12/2003	21.13	8.43	9,000	9.5	5.1	8.5	46	<90
	4/21/2003	20.63	8.93	10,000	<5.0	<5.0	8.5	32	<50
32.56	7/21/2003	20.68	11.88	9,600	<2.5	<2.5	7.4	39	48 (<1.0)
	10/2/2003	20.99	11.57	12,000	<5.0	<5.0	10	40	<90
	1/15/2004	20.74	11.82	13,000	37	41	78	930	<50
	4/5/2004	20.59	11.97	4,500	<1.7	<1.7	<1.7	12	<17
	8/9/2004	22.18	10.38	2,100	<1.0	3.7	<1.0	8.1	<10
	10/7/2004	22.79	9.77	2,400	6.5	26	7.5	89	<15
	2/7/2005	20.35	12.21	6,800	2.2	5.6	2.0	12	<30
	4/5/2005	19.95	12.61	6,100	2.3	2.6	1.3	8.3	<45 (<0.5)
	7/6/2005	19.93	12.63	4,500	<1.0	1.5	1.0	8.3	<10
	10/10/2005	20.45	12.11	3,800	0.73	<0.5	0.98	5.7	<15
	1/26/2006	20.05	12.51	5,100	<0.5	1.1	<0.5	6.6	<15
	4/10/2006	19.39	13.17	1,900	0.55	1.6	0.51	4.1	<10
	7/6/2006	20.25	12.31	5,600	<1.0	2.3	<1.0	6.4	<20
	10/26/2006	21.07	11.49	8,000	2.5	1.0	2.3	12	<35
	1/19/2007	21.38	11.18	77,000	19	40	9.5	130	<300
	4/17/2007	21.45	11.11	7,400	2.7	6.6	1.1	12	<40
	7/6/2007	21.29	11.27	7,100	2.4	5.6	0.85	10	<30
	10/15/2007	21.62	10.94	10,000	<5.0	<5.0	<5.0	14	<50
	1/17/2008	21.68	10.88	6,400	1.8	<0.5	1.0	8.4	23
	4/9/2008	21.42	11.14	4,700	1.7	2.2	<0.5	3.8	<18
	7/17/2008	22.10	10.46	7,700	2.9	3.1	1.4	11	<60
	10/27/2008	22.13	10.43	9,700	<1.7	1.8	2.3	11	<17
	1/9/2009	22.27	10.29	9,800	1.7	2.0	3.0	14	<17
	4/27/2009	21.74	10.82	8,700	1.9	3.3	<1.7	11	<50
	7/9/2009	21.92	10.64	10,000	<2.5	4.1	2.6	11	<60
	2/3/2010	21.55	11.01	5,300	1.5	2.3	<0.5	2.7	<25
	7/13/2010	21.31	11.25	4,400	<2.5	9.0	<2.5	4.6	<25
	1/17/2011	20.75	11.81	4,100	1.2	1.8	<0.5	2.7	<20
	7/12/2011	20.14	12.42	4,500	2.4	2.8	<0.5	5.0	<25
	1/11/2012	20.80	11.76	3,000	1.1	1.6	<0.5	1.9	<15
	7/25/2012	20.44	12.12	5,400	<1.7	<1.7	<1.7	4.1	<17
	1/25/2013	20.84	11.72	4,900	<1.7	2.7	<1.7	3.5	<17
	7/29/2013	21.48	11.08	9,700	<2.5	<2.5	<2.5	<2.5	<25
	1/28/2014	22.08	10.48	12,000	2.8	2.8	<2.5	4.6	<25
	7/24/2014	22.15	10.41	6,700	2.2	<1.7	1.9	5.2	<35
	1/22/2015	21.76	10.80	8,900	<5.0	<5.0	<5.0	<5.0	<50
	7/20/2015	**22.14**	**10.42**	**3,600**	**<1.7**	**<1.7**	**<1.7**	**3.5**	**<17**
MW-4	5/10/1996	16.98	8.31	14,000	ND	1,200	720	3,100	-
25.29	10/2/1996	17.65	7.64	12,000	ND	650	580	2,200	-
	2/28/1997	16.80	8.49	13,000	ND	1,100	750	2,700	110
	9/17/1997	17.93	7.36	13,000	<2.5	820	750	2,900	<190
	2/5/1998	16.78	8.51	13,000	<1.0	690	690	2,900	<170

Table 2 - Groundwater Elevation and Analytical Data.
Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID *TOC*	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
						(µg/L)			
MW-4	8/11/1998	16.59	8.70	15,000	<5	360	520	1,900	280
(cont'd)	2/8/1999	17.10	8.19	9,800	<5	680	770	2,200	300
	2/24/1999	18.95	6.34	-	-	-	-	-	-
	3/3/1999	16.80	8.49	-	-	-	-	-	-
	3/10/1999	16.86	8.43	-	-	-	-	-	-
	3/17/1999	16.82	8.47	-	-	-	-	-	-
	5/4/1999	16.86	8.43	11,000	46	600	620	1,900	<100
	7/20/1999	17.30	7.99	13,000	<0.5	470	7.0	2,000	<150
	10/5/1999	17.43	7.86	18,000	4.4	720	800	2,100	<120
	1/7/2000	17.78	7.51	18,000	<2	930	990	2,700	<30
	4/6/2000	17.17	8.12	8,000	31	390	530	1,300	<10
	7/31/2000	17.21	8.08	6,200	13	170	460	850	<10
	10/3/2000	18.00	7.29	14,000	42	820	730	2,000	<50
	1/12/2001	18.20	7.09	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/11/2001	18.31	6.98	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/6/2001	18.35	6.94	470	2.3	1.6	0.81	43	<5.0
	10/25/2001	18.47	6.82	110	0.70	<0.5	<0.5	3.3	<5.0
	3/4/2002	18.43	6.86	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/18/2002	18.61	6.68	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/9/2002	19.50	5.79	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/4/2002	19.83	5.46	310	2.0	2.9	13	16	<0.5
	1/12/2003	19.07	6.22	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/21/2003	18.71	6.58	<50	<0.5	<0.5	<0.5	<0.5	<5.0
28.29	7/21/2003	18.81	9.48	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/2/2003	19.02	9.27	59	0.78	<0.5	1.1	0.91	<5.0
	1/15/2004	18.68	9.61	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/5/2004	17.41	10.88	6,200	29	250	450	730	<100
	8/9/2004	19.07	9.22	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/7/2004	19.65	8.64	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	2/7/2005	17.21	11.08	8,700	48	340	550	720	<100
	4/5/2005	16.78	11.51	6,900	27	290	520	660	<170 (<0.5)
	7/6/2005	16.98	11.31	5,600	<5.0	130	470	480	<50
	10/10/2005	17.59	10.70	6,300	23	78	530	430	<50
	1/26/2006	17.08	11.21	5,600	41	68	400	290	<120
	4/10/2006	16.27	12.02	2,900	39	32	200	140	<60
	7/6/2006	17.20	11.09	5,400	65	59	340	150	<120
	10/26/2006	18.06	10.23	7,200	72	46	460	200	<150
	1/19/2007	18.29	10.00	7,100	140	35	520	150	<200
	4/17/2007	18.30	9.99	4,900	90	32	290	89	<110
	7/6/2007	18.00	10.29	4,600	91	30	210	55	<90
	10/15/2007	18.52	9.77	8,600	200	62	480	110	<210
	1/17/2008	18.46	9.83	820	15	3.7	25	9.3	<10
	4/9/2008	18.23	10.06	3,600	55	20	160	64	<60
	7/17/2008	18.72	9.57	6,500	210	47	510	180	<180
	10/27/2008	19.07	9.22	7,700	200	28	450	87	<150
	1/9/2009	19.12	9.17	4,400	180	34	180	93	<150
	4/27/2009	18.52	9.77	2,500	110	24	190	69	<150
	7/9/2009	18.78	9.51	5,600	150	34	270	83	<250
	2/3/2010	18.24	10.05	2,900	38	20	69	54	<50
	7/13/2010	17.59	10.70	1,100	20	7.6	43	26	<60
	1/17/2011	17.42	10.87	2,900	16	43	60	99	<15
	7/12/2011	17.01	11.28	<50	<0.5	0.56	0.52	0.93	<5.0
	1/11/2012	17.68	10.61	4,100	52	52	49	130	<90
	7/25/2012	17.26	11.03	100	1.2	<0.5	<0.5	<0.5	<5.0

Table 2 - Groundwater Elevation and Analytical Data.
Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID *TOC*	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
				←			(µg/L)		→
MW-4	1/25/2013	17.58	10.71	3,500	33	20	23	65	<35
(cont'd)	7/29/2013	18.34	9.95	97	4.7	<0.5	<0.5	0.70	<10
	1/28/2014	18.99	9.30	<50	1.2	<0.5	<0.5	<0.5	<5.0
	7/24/2014	19.05	9.24	4,200	83	19	40	32	<50
	1/22/2015	18.57	9.72	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/20/2015	--	--			**--well paved over--**			
MW-5	5/10/1996	14.60	7.37	ND	ND	ND	ND	ND	-
21.97	10/2/1996	15.25	6.72	ND	ND	ND	ND	ND	-
	2/28/1997	14.31	7.66	ND	ND	ND	ND	ND	ND
	9/17/1997	15.18	6.79	<0.5	<0.5	<0.5	<0.5	<0.5	<5.0
	2/5/1998	13.64	8.33	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	8/11/1998	13.92	8.05	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	2/8/1999	14.19	7.78	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	2/24/1999	16.18	5.79	-	-	-	-	-	-
	3/3/1999	14.23	7.74	-	-	-	-	-	-
	3/10/1999	14.32	7.65	-	-	-	-	-	-
	3/17/1999	14.25	7.72	-	-	-	-	-	-
	5/4/1999	14.41	7.56	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/20/1999	14.44	7.53	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/5/1999	14.79	7.18	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/7/2000*	15.23	6.74	-	-	-	-	-	-
	4/6/2000	14.74	7.23	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/31/2000	14.52	7.45	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/3/2000	15.37	6.60	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/12/2001	15.70	6.27	6,400	13	290	450	1,100	<40
	4/11/2001	15.78	6.19	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/6/2001	15.97	6.00	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/25/2001	16.05	5.92	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	3/4/2002	16.21	5.76	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/18/2002	16.59	5.38	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/9/2002	16.94	5.03	170	1.0	0.65	2.1	4.0	<15
	10/4/2002	17.14	4.83	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/12/2003	16.58	5.39	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/21/2003	15.90	6.07	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/21/2003	16.03	8.96	<50	<0.5	<0.5	<0.5	<0.5	<5.0
24.99	10/2/2003	16.33	8.66	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/15/2004	16.21	8.78	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/5/2004	15.01	9.98	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	8/9/2004	16.85	8.14	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/7/2004	17.48	7.51	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	2/7/2005	16.52	8.47	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/5/2005	14.45	10.54	<50	<0.5	<0.5	<0.5	<0.5	<5.0 (<0.5)
	7/6/2005	14.85	10.14	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/10/2005	15.44	9.55	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/26/2006	14.96	10.03	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/10/2006	14.01	10.98	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/6/2006	15.17	9.82	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/26/2006	15.94	9.05	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/19/2007	16.05	8.94	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/17/2007	15.99	9.00	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/6/2007	15.50	9.49	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/15/2007	16.27	8.72	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/17/2008	15.10	9.89	<50	<0.5	<0.5	<0.5	<0.5	<5.0

Table 2 - Groundwater Elevation and Analytical Data.
Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID *TOC*	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
				←			(µg/L)		→
MW-5	4/9/2008	15.96	9.03	<50	<0.5	<0.5	<0.5	<0.5	<5.0
(cont'd)	7/17/2008	16.44	8.55	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/27/2008	16.78	8.21	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/9/2009	16.75	8.24	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/27/2009	16.21	8.78	--	--	--	--	--	--
	7/9/2009	16.48	8.51	--	--	--	--	--	--
	2/3/2010	15.77	9.22	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/13/2010	15.34	9.65	---	---	---	---	---	---
	1/17/2011	14.93	10.06	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/12/2011	14.81	10.18	--	--	--	--	--	--
	1/11/2012	15.44	9.55	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/25/2012	14.79	10.20	--	--	--	--	--	--
	1/25/2013	15.21	9.78	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/29/2013	16.03	8.96	--	--	--	--	--	--
	1/28/2014	16.65	8.34	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/24/2014	16.75	8.24	--	--	--	--	--	--
	1/22/2015	16.25	8.74	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/20/2015	**16.82**	**8.17**	--	--	--	--	--	--
MW-6	6/30/2003	19.60	11.39	68,000	950	6,000	2,400	10,000	<1,000
30.99	7/21/2003	19.67	11.32	120,000	170	1,400	1,100	10,000	<1,000
	10/2/2003	19.97	11.02	16,000	7.6	200	38	1,800	<100
	1/15/2004	19.55	11.44	14,000	48	51	94	1,100	<50
	4/5/2004	19.17	11.82	24,000	180	900	430	1,800	<500
	8/9/2004	20.98	10.01	5,300	6.4	25	5.3	69	<17 (<0.5)
	10/7/2004	21.52	9.47	5,600	11	58	18	210	<50 (<0.5)
	2/7/2005	19.00	11.99	31,000	120	620	310	1,200	<500
	4/5/2005	18.60	12.39	21,000	170	1,100	350	1,300	<500 (<5.0)
	7/6/2005	18.56	12.43	26,000	130	920	320	1,200	<500
	10/10/2005	19.99	11.00	19,000	140	840	250	980	<500
	1/26/2006	18.70	12.29	10,000	140	1,100	270	1,200	<170
	4/10/2006	18.04	12.95	13,000	140	1,000	280	1,000	<250
	7/6/2006	18.80	12.19	17,000	150	1,000	290	1,000	<250
	10/26/2006	19.62	11.37	23,000	230	660	470	1,500	<500
	1/19/2007	19.92	11.07	18,000	190	620	350	1,100	<150
	4/17/2007	19.97	11.02	23,000	380	1,400	590	2,000	<450
	7/6/2007	19.81	11.18	28,000	600	3,000	900	2,700	<500
	10/15/2007	20.15	10.84	25,000	290	680	410	1,100	<250
	10/15/2007	20.15	10.84	25,000	290	680	410	1,100	<250
	1/17/2007	20.22	10.77	16,000	200	130	130	460	<150
	4/9/2008	19.86	11.13	18,000	320	870	480	1,500	<250
	7/17/2008	20.36	10.63	18,000	320	510	420	1,200	<500
	10/27/2008	20.69	10.30	31,000	320	320	410	990	<350
	1/9/2009	20.83	10.16	22,000	340	390	560	1,400	<250
	4/27/2009	20.27	10.72	13,000	110	97	380	1,100	<350
	7/9/2009	20.43	10.56	18,000	250	520	470	1,300	<450
	2/3/2010	20.14	10.85	6,200	82	180	190	550	<150
	7/13/2010	19.29	11.70	12,000	260	420	480	1,600	<450
	1/17/2011	19.31	11.68	4,900	70	52	210	500	<50
	7/12/2011	18.73	12.26	1,400	20	8.5	64	130	<30
	1/11/2012	19.39	11.60	6,000	100	38	310	700	<210
	7/25/2012	19.02	11.97	2,800	31	13	140	240	<75
	1/25/2013	19.35	11.64	5,400	86	34	310	620	<100
	7/29/2013	19.97	11.02	82	1.2	<0.5	<0.5	<0.5	<5.0

Table 2 - Groundwater Elevation and Analytical Data.
Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID *TOC*	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
				←			(µg/L)		→
MW-6	1/28/2014	20.60	10.39	2,600	36	11	52	53	<50
(cont'd)	7/24/2014	20.70	10.29	9,600	160	53	410	590	<70
	1/22/2015	20.31	10.68	7,600	25	13	53	86	<50
	7/20/2015	**20.68**	**10.31**	**12,000**	**160**	**73**	**540**	**650**	**<450**
MW-7	6/30/2003	21.40	11.71	170	<0.5	2.1	2.0	8.7	<5.0
33.11	7/21/2003	21.44	11.67	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/2/2003	21.73	11.38	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/15/2004	21.57	11.54	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/5/2004	20.84	12.27	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	8/9/2004	22.68	10.43	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/7/2004	23.27	9.84	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	2/7/2005	20.60	12.51	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/5/2005	20.22	12.89	<50	<0.5	0.75	<0.5	<0.5	<5.0 (<0.5)
	7/6/2005	20.25	12.86	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/10/2005	20.70	12.41	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/26/2006	20.32	12.79	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/10/2006	19.62	13.49	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/6/2006	20.47	12.64	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/26/2006	21.30	11.81	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/19/2007	21.62	11.49	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/17/2007		11.49	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/6/2007	21.59	11.52	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/15/2007	21.85	11.26	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/17/2007	21.90	11.21	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/9/2008	21.61	11.50	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/17/2008	22.09	11.02	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/27/2008	22.39	10.72	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/9/2009	22.52	10.59	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/27/2009	21.98	11.13	--	--	--	--	--	--
	7/9/2009	22.18	10.93	--	--	--	--	--	--
	2/3/2010	21.87	11.24	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/13/2010	21.01	12.10	---	---	---	---	---	---
	1/17/2011	21.07	12.04	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/12/2011	20.72	12.39	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/11/2012	21.13	11.98	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/25/2012	20.75	12.36	--	--	--	--	--	--
	1/25/2013	21.10	12.01	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/29/2013	21.70	11.41	--	--	--	--	--	--
	1/28/2014	22.34	10.77	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/24/2014	22.41	10.70	--	--	--	--	--	--
	1/22/2015	21.99	11.12	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/20/2015	--	--			**--well paved over--**			
AS-1	7/6/2006	19.53	--	18,000	2,700	570	700	1,900	<500
	10/26/2006	20.33	--	15,000	1,900	340	360	1,400	<250
	1/19/2007	20.64	--	5,700	1,100	110	88	630	<50
	1/19/2007	20.64	--	5,700	1,100	110	88	630	<50
	4/17/2007	20.71	--	--	--	--	--	--	--
	7/16/2007	--	--	--	--	--	--	--	--
	10/15/2007	--	--	--	--	--	--	--	--
	1/17/2008	--	--	--	--	--	--	--	--
	4/9/2008	--	--	--	--	--	--	--	--
	1/25/2013	--	--	70	10	<0.5	<0.5	<0.5	<5.0

Table 2 - Groundwater Elevation and Analytical Data.
Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID *TOC*	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
				← (µg/L) →					
AS-2	7/6/2006	22.26	--	2,100	6.1	<0.5	33	200	<20
	10/26/2006	23.25	--	280	1.1	<0.5	<0.5	6.0	<15
	1/19/2007	23.61	--	2,100	2.3	<0.5	96	310	<35
	4/17/2007	23.70	--	--	--	--	--	--	--
	7/16/2007	--	--	--	--	--	--	--	--
	10/15/2007	--	--	--	--	--	--	--	--
	1/17/2008	--	--	--	--	--	--	--	--
	4/9/2008	--	--	--	--	--	--	--	--
	1/25/2013	22.02	--	<50	<0.5	<0.5	<0.5	<0.5	<5.0
AS-3	7/6/2006	21.77	--	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/26/2006	22.66	--	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/19/2007	22.97	--	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/17/2007	23.06	--	--	--	--	--	--	--
	7/16/2007	--	--	--	--	--	--	--	--
	10/15/2007	--	--	--	--	--	--	--	--
	1/17/2008	--	--	--	--	--	--	--	--
	4/9/2008	--	--	--	--	--	--	--	--
	1/25/2013	22.60	--	<50	<0.5	<0.5	0.55	<0.5	<5.0
Trip Blank	01/12/01	-	-	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/11/2001	-	-	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/6/2001	-	-	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	3/4/2002	-	-	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/2/2003	-	-	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/15/2007	--	--	--	--	--	--	--	--
Grab Groundwater									
SB-A	2/22/1996	--	--	16,000	38	16	180	620	--
SB-B	2/22/1996	--	--	20,000	100	29	320	590	--
SB-C	2/22/1996	--	--	1,200	130	100	68	230	--
SB-D	2/22/1996	--	--	7,400	550	110	160	89	--
SB-E	2/23/1996	--	--	16,000	31	160	390	1,400	--
SB-F	2/23/1996	--	--	<50	<0.5	1.4	<0.5	2.3	--
SB-G	2/23/1996	--	--	5,200	1.3	<0.5	0.7	<0.5	--
EB-1GWS	7/8/1994	--	--	62,000	<0.5	26	850.0	8,900	--
EB-2GWS	7/8/1994	--	--	160,000	5,300	20,000	2,100	17,000	--
EB-3GWS	7/8/1994	--	--	87,000	1,400	21,000	1,700	19,000	--
EB-4GWS	7/8/1994	--	--	350,000	290	1,300	3,200	31,000	--
EB-5GWS	7/8/1994	--	--	120,000	2,100.0	13,000	1,300.0	16,000	--
EB-6GWS	7/8/1994	--	--	230,000	10,000	34,000	2,300	16,000	--

Table 2 - Groundwater Elevation and Analytical Data.

Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID *TOC*	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
				(µg/L)					

Notes and Abbreviations:

TOC = Top of casing elevations in feet above mean sea level.
ft amsl = Measured in feet above mean sea level
µg/L = Micrograms per liter.
TPHg = Total petroleum hydrocarbons as gasoline by modified EPA Method 8015C.
BTEX = Benzene, toluene, ethylbenzene, and xylenes by EPA Method 8021B.
MTBE = Methyl tertiary butyl ether by EPA Method 8021B, and by EPA Method 8260 in parenthesis.
<0.5 = Concentration not detected above specific laboratory reporting limit.
-- = Not analyzed, not sampled, or not applicable.
ND = Not detected.
Data prior to 7/11/95 from Gen Tech and Piers Environmental Quarterly Groundwater Monitoring Reports dated December 2, 1994 and March 6, 1995, respectively.

On July 31, 2003, Virgil Chavez Land Surveying of Vallejo, California surveyed monitoring wells using a benchmark in the top of the curb near the SW return of the NW corner of 34th and Broadway.

Pangea

Table 3. Subslab Gas Analytical Data - Douglas Parking, 1721 Webster Street, Oakland, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft - ft bgs)	Benzene	Toluene	Ethylbenzene	Xylenes	TPH Gasoline	MTBE	Napthalene	Isopropanol	Helium	Oxygen	Notes
			ug/m^3								%	%	
Residential ESL for shallow soil gas:			42	160,000	490	52,000	300,000	4,700	36	--		--	For SG/SS samples
Commercial ESL for shallow soil gas:			420	1,300,000	4,900	440,000	2,500,000	47,000	360	--		--	For SG/SS samples
No Bio-Attenuation Zone, **Residential** (LTCP)			85	--	1,100	--	--	--	93	--	--		
No Bio-Attenuation Zone, **Commercial** (LTCP)			280	--	3,600	--	--	--	310	--	--		
With Bio-Attenuation Zone, **Residential** (LTCP)			85,000	--	1,100,000	--	--	--	93,000	--	--		
With Bio-Attenuation Zone, **Commercial** (LTCP)			280,000	--	3,600,000	--	--	--	310,000	--	--		
Subslab Gas Samples													
SS-1	11/14/2013	0.5 - 0.7	<1.6	<1.9	<2.2	<6.6	2,300	<1.8	<5.3	--	0.13	17	For other VOC detections see the lab report.
	6/23/2015	0.5 - 0.7	--floor refinished, probe covered--										
SS-2	11/13/2013	0.5 - 0.7	58	2.7	<2.2	<6.6	2,000	<1.8	<5.3	--	0.48	16	For other VOC detections see the lab report.
	6/23/2015	0.5 - 0.7	<1.6	3.7	2.3	14	<720	<1.8	<5.3	<50	--	--	For other VOC detections see the lab report.
SS-3	11/13/2013	0.8 - 1.0	71	2.6	<2.2	<6.6	1,400	<1.8	<5.3	--	0.13	17	For other VOC detections see the lab report.
	6/23/2015	0.8 - 1.0	<1.6	3.3	<2.2	13	1,100	<1.8	<5.3	<50	--	--	For other VOC detections see the lab report.

Abbreviations:

SG-1 = Soil Gas Sample

SS-1 = Subslab Sample

ug/m3 = Micrograms per cubic meter of air results calculated by laboratory from parts per billion results using normal temperature and pressure (NPT).

ft - ft bgs = Depth interval below ground surface (bgs) in feet.

% = Percent of total sample volume.

Volatile organic compounds (VOCs) by EPA Method TO-15 (partial list), uses GC/MS scan.

Oxygen by Modified ASTM Method D-1946, uses GC/TCD scan.

< n = Chemical not present at a concentration in excess of detection limit shown.

MRL = Method reporting limit. Laboratory reporting limit based on parts per billion on volume to volume basis (ppbv/v) and converted to ug/m3.

ESL = Environmental Screening Level for Shallow Soil Gas with Residential and Commercial/Industrial Land Use, for samples less than five feet below a building foundation or ground surface, established by the SFBRWQCB, Interim Final - November 2007, and amended in December 2013 (Table E-2).

ESL established by the SFBRWQCB, Interim Final - November 2007, and amended in December 2013.

LTCP = Low Threat Closure Policy

Bold = Concentrations above Lowest ESLs for Commercial Land Use for shallow soil gas (SG & SS samples).

APPENDIX A

Regulatory Correspondence

Bob Clark-Riddell

From: Detterman, Karel, Env. Health <Karel.Detterman@acgov.org>
Sent: Wednesday, April 20, 2016 5:15 PM
To: lee@douglasparking.com
Cc: Bob Clark-Riddell; Roe, Dilan, Env. Health
Subject: Fuel Leak Case No. RO0000129 and GeoTracker Global ID T0600100140, Douglas Parking Company, 1721 Webster Street, Oakland, CA 94612
Attachments: Attachment_1_and_ftpUploadInstructions_2014-05-15.pdf

Hello Mr. Douglas:

Alameda County Environmental Health's (ACEH) met with you and your consultant, Mr. Bob Clark-Riddell of Pangea Environmental (Pangea) at our offices on March 16, 2016. The purpose of the meeting was to discuss a review of the site's status in comparison with the LTCP and to develop a path to closure for your case. The State Water Resources Control Board (SWRCB) adopted the Low Threat Underground Storage Tank Case Closure Policy (LTCP) in 2012. ACEH has evaluated the data presented in the case file including the most recent *Groundwater Monitoring Report – Second Half 2015*, dated October 16, 2015, prepared and submitted on your behalf by Pangea. Please address Technical Comments 1 through 3 in a Data Gap Work Plan; to expedite review, please e-mail the draft Data Gap Work Plan to my attention by May 20, 2016; I will send comments so that the Draft Work Plan can be finalized and uploaded per the schedule in the Technical Report Request Section. Please address Technical Comment 4 in the requested Semi-Annual Groundwater Monitoring Report.

TECHNICAL COMMENTS

1. Subslab samples were last collected from the existing soil gas probes on June 23, 2015. Due to normal rainfall this winter and to check for contaminant rebound, please collect subslab samples from existing soil gas probes and compare the results to the updated February 22, 2016 *San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels* (ESLs) version 2 released April 20, 2016;

2. Please perform a sensitive receptor survey by indicating on a figure the beneficial resources and other sensitive receptors including, but not limited to, basements, surface water bodies, natural resources, schools, hospitals, day care centers, elder care facilities, etc. Please plot the numbered locations on an aerial photography-based figure and provide a table with the same numbered locations and the type of sensitive receptor;

3. Please identify any remaining data gaps and propose steps to investigate the identified data gaps;

4. Please conduct a groundwater monitoring event. Please include groundwater elevations on Figures 3, 4, and 5, *TPHg and Benzene Concentration Trends in Groundwater* and also please prepare Concentration Trends and Groundwater Elevation Trend figures for the remaining wells MW-1, MW-5, and MW-7. Please include a Rose Diagram with the report.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Karel Detterman), and to the State Water Resources Control Board's Geotracker website, according to Attachment 1 and the following specified file naming convention and schedule:

- **June 20, 2016 – Final Data Gap Work Plan**
  File to be named: RO129_WP_R_yyyy-mm-dd

- **July 15, 2016 – Groundwater Monitoring Report – First Half 2016**
  File to be named: RO129_GWM_R_yyyy-mm-dd

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

Online case files are available for review at the following website: http://www.acgov.org/aceh/index.htm.

Thank you,

Karel Detterman, PG
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6708
Fax: 510.337.9335
Email: karel.detterman@acgov.org

PDF copies of case files can be downloaded at:

http://www.acgov.org/aceh/lop/ust.htm