Earth Systems Consultants
Northern California

47853 Warm Springs Blvd.
Fremont, CA 94539-7400
(510) 353-0320
Fax (510) 353-0344

File No. FRE-4948-03
May 23, 2003

Alameda County Health Care Services Agency
Division of Environmental Protection
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Ms. Eva Chu

Subject: Light Industrial Parcel- Storage Facility
8855 San Leandro Street
Oakland, California
COPY OF PHASE II ENVIRONMENTAL SITE ASSESSMENT

Dear Ms. Chu:

Earth System Consultants Northern California (ESCNC) is providing a copy of the Phase II Environmental Site Assessment for the subject site. The assessment was performed to evaluate hydrocarbons encountered during a geotechnical investigation at the site. The site had been previously listed as an "active" UST site, but has received case closure from the County.

If you have any questions regarding this report, please contact the undersigned.

Very truly yours,

EARTH SYSTEMS CONSULTANTS
Northern California

Gary Pischke,
Senior Geologist
CEG 1501, REA 04365

Distribution: 1 to addressee
Attachments: Phase II report

Earth Systems Consultants
Northern California

47853 Warm Springs Blvd.
Fremont, CA 94539-7400
(510) 353-0320
Fax (510) 353-0344

File No. FRE-4948-03
May 23, 2003

Doc. No. 0207-007

Mirabito, Mooney & Associates
1615 Bonanza Street
Walnut Creek, California 94597

Attention: Mr. Steven Mirabito

Subject: Light Industrial Parcel
8855 San Leandro Street
Oakland, California
PHASE II ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Mirabito:

As you requested, Earth System Consultants Northern California (ESCNC) has prepared this summary report of the soil sampling for hydrocarbons in the reported former waste oil underground storage tank (UST) location at the Lock-it Storage site located at 8855 San Leandro in Oakland, California. The purpose of this assessment was to evaluate residual levels of hydrocarbon in soil encountered adjacent to the former waste oil UST location. Hydrocarbon odors were encountered during the geotechnical investigation at the former waste oil UST.

Site Description/Background

The subject site, shown on Figure 2, trends generally northeast-southwest and is south of San Leandro Street, Oakland, California. San Leandro Street forms the northern boundary, Industrial Foundry and Supply's warehouse and parking lot forms the western boundary, Union Pacific Railroad tracks forms the southern boundary, and the auto repair buildings, KJ Auto Body, forms the eastern boundary. The site is identified by the county assessor's office as parcels APN 042-4310-002-02. The Parcel is approximately 500 feet in length and approximately 250 feet in width. The property is reported as a 2.94-acre parcel. Current use is as a storage facility and pallet recycling operation.

According to the ERAS Environmental report, soil at the former waste oil UST was sampled prior to closure and found to contain residual hydrocarbons. Residual levels of hydrocarbons in soil were reported in the UST case closure report in 1998.

Field Work

On June 14, 2002, two Hydropunch holes were drilled near the reported former UST site (see Figure 2 for locations). Two samples were collected from each Hydropunch hole. The samples were sent under chain of custody protocol to Entech Analytical Labs, a state-certified laboratory. The samples were analyzed for total petroleum hydrocarbons as motor oil (TPHmo), as gasoline (TPHg) by EPA method 8015M, and for gasoline compounds Benzene, Ethylbenzene, Toluene, and Xylenes (BTEX) by EPA method 8015/8020. The samples were also analyzed for methyl tert butyl ether (MTBE) by EPA method 8015M/8020. Samples to be tested were chosen by the levels of hydrocarbons detected by an organic vapor analyzer in the field.

Analytical Results
Results from the laboratory samples indicated low concentrations of hydrocarbons in the excavation spoils. The soil sample results are summarized in Table 1. The concentrations of hydrocarbons encountered are compared to the levels reported in the case closure report from 1998. The UST closure levels are also included on Table 1.

Conclusions
Based upon the laboratory results, the hydrocarbon levels are not expected to impact the proposed use of the site. The level of TPH and volatile compounds (BTEX) are lower than the levels reported as part of the case closure.

Based upon the levels encountered in the laboratory results, and the low OVM readings, the observed hydrocarbons are related to the residual hydrocarbon in soil reported to remain at the site.

Recommendations
based upon the case closure values ESCNC recommends no further work.

If you have any questions regarding this report, please contact the undersigned.

Very truly yours,

EARTH SYSTEMS CONSULTANTS
Northern California

Lisa Paulick
Staff Engineer/Geologist
EIT 110313

Gary Pischke
Senior Geologist
Certified Engineering Geologist 1501,
Registered Environmental Assessor 04365

LP/GP: gwDisk004.72

Distribution: 3 to addressee

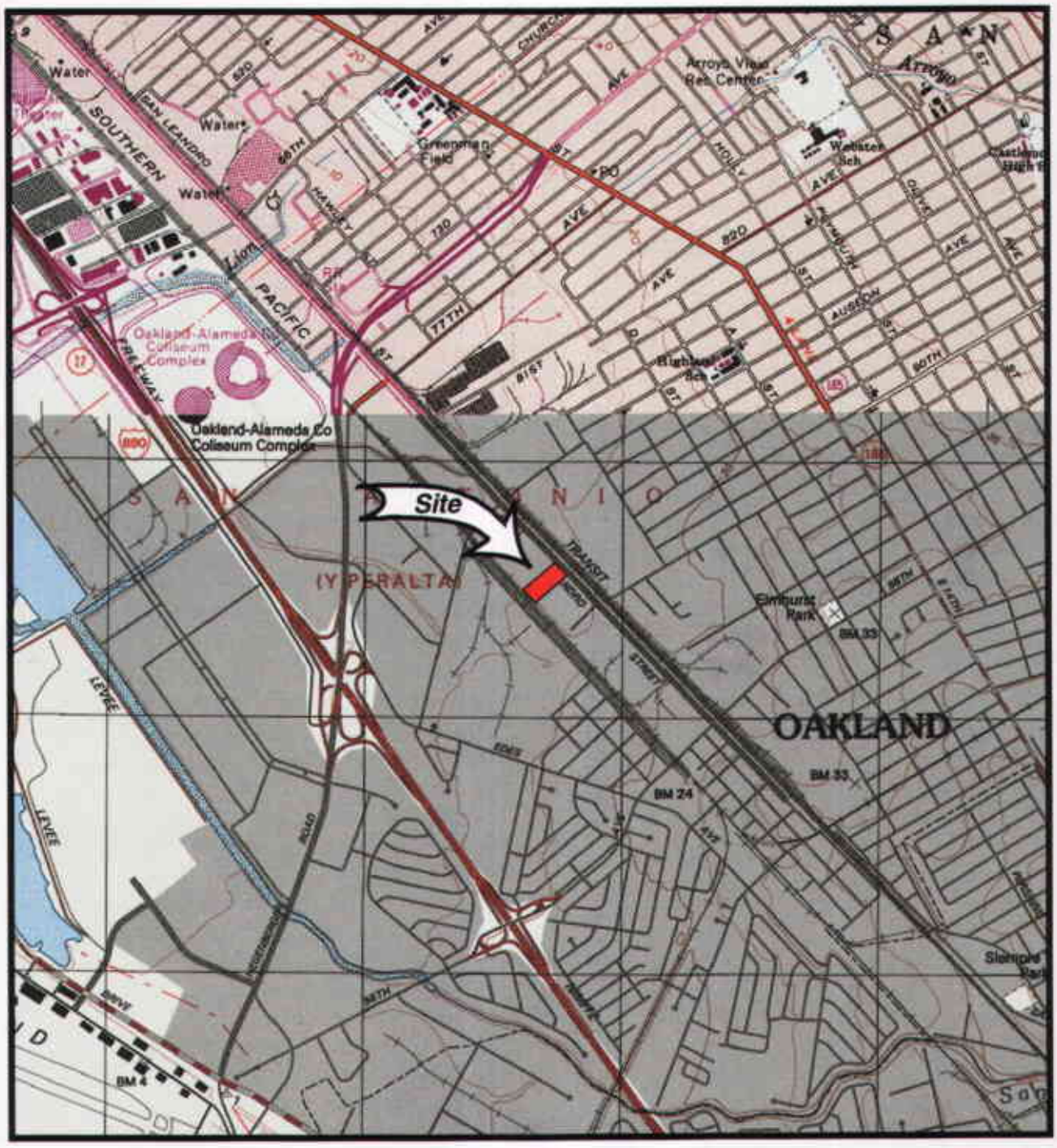
Attachments: Figure 1 Site Location Plan
Figure 2 Site Plan
Figure A1-A5 Soil Classification and Log of Exploratory Borings
Table 1: Soil Sample Analytical Results
A: Laboratory Report
B: Copy of Case Closure Letter

TABLE 1
SOIL SAMPLE ANALYTICAL RESULTS
Lock-it Self Storage
8855 San Leandro Street
Oakland, California
6/14/02

Sample	TPHg	B	T	E	X	MTBE	TPHmo
E-1-2	120	0.56	0.58	0.78	1.7	ND	ND
E-2-2	240	0.48	0.29	1.0	2.7	1.9	ND
Case Closure	870	ND	13	9.6	13	NA	1,800

NOTES: All results in parts per million (mg/kg)
TPHg Total Petroleum Hydrocarbons as gasoline
TPHmo Total Petroleum Hydrocarbons as motor oil
BTEX Benzene, Toluene, Ethylbenzene, and total Xylenes
MTBE Methyl tert-butyl ether
< Less than indicated detection limit
ND Analytes not detected at or above detection limit. See laboratory reports for detection limits.
NA Not Analyzed

File No. FRS-4948-03
June 2002



Approximate Scale 1: 24,000

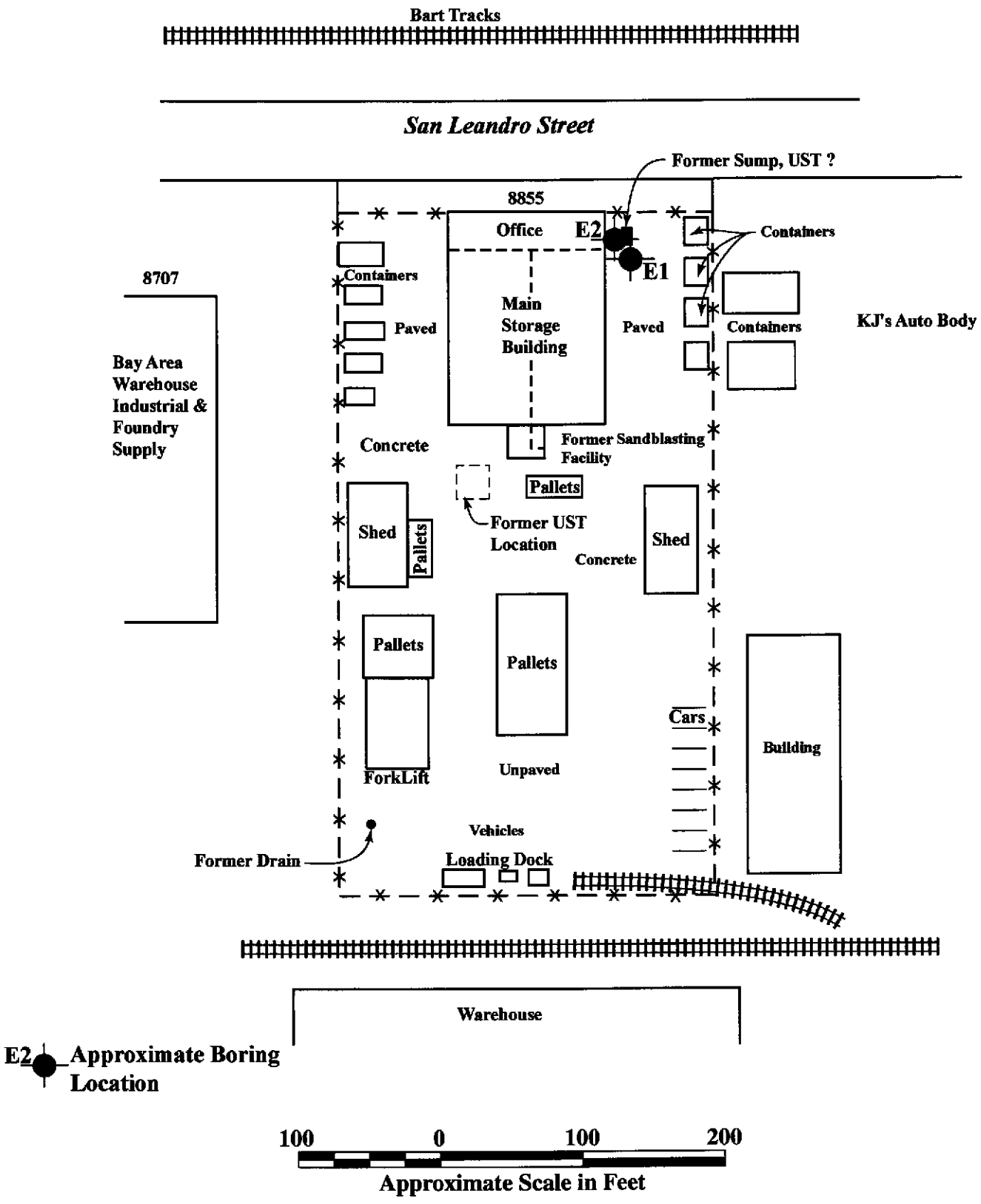
1 0 1 Mile

1 0 1 Kilometer

Base: U.S.G.S. 7.5 minute San Leandro (1993) & Oakland East (1980) Quadrangles
Printed from TOPO!™ ©1997 Wildflower Productions (415) 558-8700, www.topo.com

Earth Systems Consultants **Northern California**	Self Storage Building 8855 San Leandro Street Oakland, California	**SITE LOCATION** **Figure 1**

File No. FRS-4948-03
June 2002



Earth Systems Consultants Northern California	Self Storage Building 8855 San Leandro Street Oakland, California	SITE PLAN Figure 2

ATTACHMENT A

Laboratory Analytical Reports

MAJOR DIVISIONS			GRAPHIC SYMBOL	LETTER SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS More than 50% of material is larger than No. 200 sieve size	GRAVEL AND GRAVELLY SOILS More than 50% of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS		GW	Well-graded gravels, gravel-sand mixtures, little or no fines
				GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
		GRAVELS WITH FINES		GM	Silty gravels, gravel-sand-silt mixtures
				GC	Clayey gravels, gravel-sand-clay mixtures
	SAND AND SANDY SOILS More than 50% of coarse fraction passing No. 4 Sieve	CLEAN SAND (Little or no fines)		SW	Well-graded sands, gravelly sands, little or no fines
				SP	Poorly-graded sands, gravelly sands, little or no fines
		SAND WITH FINES (appreciable amount of fines)		SM	Silty sands, sand-silt mixtures
				SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve Size	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
				CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
				OL	Organic silts and organic silty clays of low plasticity
		LIQUID LIMIT GREATER THAN 50		MH	Inorganic silty, micaceous, or diatomaceous fine sand or silty soils
				CH	Inorganic clays of high plasticity, fat clays
				OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS				PT	Peat, humus, swamp soils with high organic contents
VARIOUS SOILS AND MAN MADE MATERIALS					Fill Materials
MAN MADE MATERIALS					Asphalt and Concrete

Earth Systems Consultants
Northern California

Self Storage Building
8855 San Leandro Street
Oakland, California

SOIL CLASSIFICATION SYSTEM

Figure A1

SOIL TYPES (Ref. 1)

Boulders:	Particles of rock that will not pass a 12 - inch screen.
Cobbles:	Particles of rock that will pass a 12 - inch screen, but not a 3 - inch sieve.
Gravel:	Particles of rock that will pass a 3 - inch sieve, but not a #4 sieve.
Sand:	Particles of rock that will pass a #4 sieve, but not a #200 sieve.
Silt:	Soil that will pass a #200 sieve, that is non-plastic or very slightly plastic, and that exhibits little or no strength when dry.
Clay:	Soil that will pass a #200 sieve, that can be made to exhibit plasticity (putty-like properties) within a range of water contents, and that exhibits considerable strength when dry.

MOISTURE AND DENSITY

Moisture Condition:	An observational term; dry, moist, wet.
Moisture Content:	The weight of water in a sample divided by the weight of dry soil in the soil sample, expressed as a percentage.
Dry Density:	The pounds of dry soil in a cubic foot of soil.

DESCRIPTORS OF CONSISTENCY (Ref. 3)

Liquid Limit:	The water content at which a - #40 soil is on the boundary between exhibiting liquid and plastic characteristics. The consistency feels like soft butter.
Plastic Limit:	The water content at which a -#40 soil is on the boundary between exhibiting plastic and semi-solid characteristics. The consistency feels like stiff putty.
Plasticity Index:	The difference between the liquid limit and the plastic limit, i.e. the range in water contents over which the soil is in a plastic state.

MEASURES OF CONSISTENCY OF COHESIVE SOILS (CLAYS) (Ref's 2 & 3)

Very Soft	N=0-1*	C=0-250 psf	Squeezes between fingers
Soft	N=2-4	C=250-500 psf	Easily molded by finger pressure
Medium Stiff	N=5-8	C=500-1000 psf	Molded by strong finger pressure
Stiff	N=9-15	C=1000-2000 psf	Dented by strong finger pressure
Very Stiff	N=16-30	C=2000-4000 psf	Dented slightly by finger pressure
Hard	N>30	C>4000 psf	Dented slightly by a pencil point

*N= Blows per foot in the Standard Penetration Test. In cohesive soils, with the 3-inch-diameter sampler., 140-pound weight, divide the blow count by 1.2 to get N (Ref. 4).

MEASURES OF RELATIVE DENSITY OF GRANULAR SOILS (GRAVELS, SANDS, AND SILTS) (Ref's 2 & 3)

Very Loose	N=0-4**	RD=0-30	Easily push a 1/2-inch reinforcing rod by hand
Loose	N=5-10	RD=30-50	Push a 1/2-inch reinforcing rod by hand
Medium Dense	N=11-30	RD=50-70	Easily drive a 1/2-inch reinforcing rod
Dense	N=31-50	RD=70-90	Drive a 1/2-inch reinforcing rod 1 foot
Very Dense	N>50	RD=90-100	Drive a 1/2-inch reinforcing rod a few inches

**N= Blows per foot in the Standard Penetration Test. In granular soils, with the 3-inch-diameter sampler, 140-pound weight, divide the blow count by 2 to get N (Ref 4). RD = Relative Density

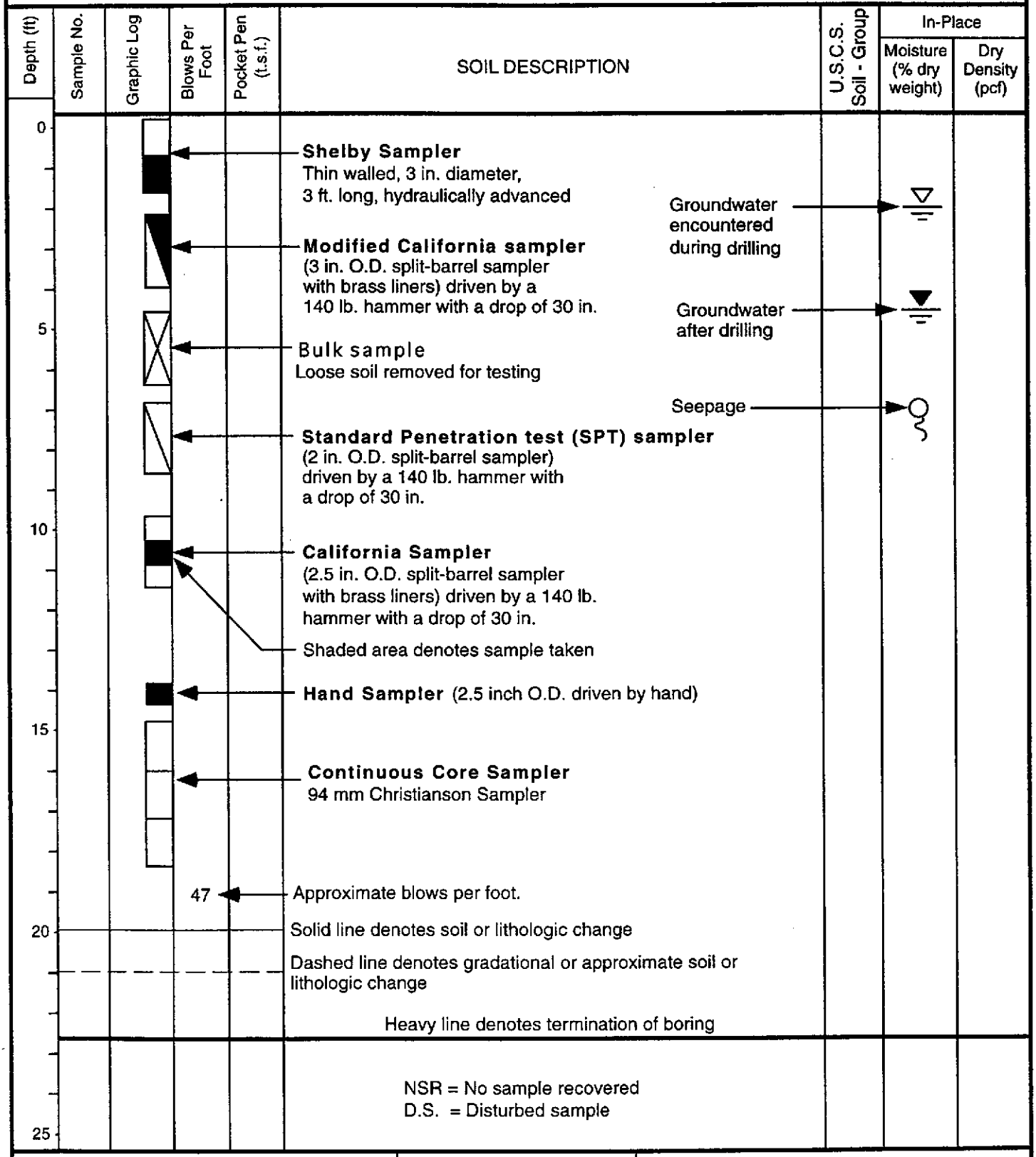
Ref. 1: ASTM Designation: D 2487-93, **Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System).**

Ref. 2: Terzaghi, Karl, and Peck, Ralph B., **Soil Mechanics in Engineering Practice**, John Wiley & Sons, New York, 2nd Ed., 1967, pp. 30, 341, 347.

Ref. 3: Sowers, George F., **Introductory Soil Mechanics and Foundations: Geotechnical Engineering**, Macmillan Publishing Company, New York, 4th Ed., 1979, pp. 80, 81, and 312.

Ref. 4: Lowe, John III, and Zaccheo, Phillip F., Subsurface Explorations and Sampling Chapter 1 in "**Foundation Engineering Handbook**," Hsai-Yang Fang, Editor, Van Nostrand Reinhold Company, New York, 2nd Ed, 1991, p. 39/

Key to Log of Borings



Earth Systems Consultants Northern California	Self Storage Building 8855 San Leandro Street Oakland, California	**KEY TO LOG OF BORINGS** Figure A3

File No. FRS-4948-03
June 2002

DATE DRILLED: 6/14/02
ELEVATION:
BACKFILL METHOD: Grout
LOGGED BY: LFP

DRILLER: Environmental Drilling
DRILLING METHOD: Geoprobe
DIAMETER OF BORING: 2 in.
DEPTH TO GROUNDWATER: NGWE

Log of Exploratory Boring No. E1

Depth (ft)	Sample No.	Graphic Log	Blows Per Foot	Pocket Pen (t.s.f.)	Description	U.S.C.S. Soil - Group	In-Place Moisture (% dry weight)	In-Place P.I.D.
0								
1								
2					**FAT CLAY**, black to dark gray, some fine sand with rare coarse sand, very moist.	CH		2.0
3								
4								
5								
6	1-1							
7								
8								
9								
10								
11	1-2				**FAT CLAY**, dark gray mottled with reddish dark brown, fine sand, some coarse sand sized brick fragments, very moist, slight hydrocarbon odor.	CH		117.0
12					Boring terminated at 11.5 feet. Groundwater not encountered.			

Earth Systems Consultants
Northern California

Self Storage Building
8855 San Leandro Street
Oakland, California

LOG OF EXPLORATORY BORING NO. E1

Figure A4

File No. FRS-4948-03
June 2002

DATE DRILLED: 6/14/02 | DRILLER: Environmental Drilling
ELEVATION: | DRILLING METHOD: Geoprobe
BACKFILL METHOD: Grout | DIAMETER OF BORING: 2 in.
LOGGED BY: LFP | DEPTH TO GROUNDWATER: NGWE

Log of Exploratory Boring No. E2

Depth (ft)	Sample No.	Graphic Log	Blows Per Foot	Pocket Pen (t.s.f.)	Description	U.S.C.S. Soil - Group	In-Place Moisture (% dry weight)	In-Place P.I.D.
0								
1								
2					**FAT CLAY,** black to dark gray, some fine sand with rare coarse sand, some coarse sand sized brick fragments, moist.	CH		1.3
3								
4								
5								
6	2-1							
7								
8								
9								
10								
11	2-2				**FAT CLAY,** dark gray mottled dark reddish brown, some fine sand, some coarse sand sized brick fragments, very moist, moderate hydrocarbon odor.	CH		128.0
12					Boring terminated at 11.5 feet. Groundwater not encountered.			

Earth Systems Consultants
Northern California

Self Storage Building
8855 San Leandro Street
Oakland, California

LOG OF EXPLORATORY BORING NO. E2

Figure A5

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

June 25, 2002

REC'D JUL 01 2002

Gary Pischke
Earth Systems Consultants
47853 Warm Springs Boulevard
Fremont, CA 94539-7400

Order: 30323
Project Name: Lockit Self Storage
Project Number: FRS 494803
Project Notes:

Date Collected: 6/14/2002
Date Received: 6/14/2002
P.O. Number: FRS 494803

On June 14, 2002, samples were received under documentented chain of custody. Results for the following analyses are attached:

Matrix	Test	Method
Solid	Gas/BTEX/MTBE	EPA 8015 MOD. (Purgeable)
		EPA 8020
	TPH as Motor Oil	EPA 8015 MOD. (Extractable)

Chemical analysis of these samples has been completed. Summaries of the data are contained on the following pages. USEPA protocols for sample storage and preservation were followed.

Entech Analytical Labs, Inc. is certified by the State of California (#2346). If you have any questions regarding procedures or results, please call me at 408-588-0200.

Sincerely,

Patti Sandrock
QA/QC Manager

Entech Analytical Labs, Inc.

REC'D JUL 01 2002

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Earth Systems Consultants
47853 Warm Springs Boulevard
Fremont, CA 94539-7400
Attn: Gary Pischke

Date: 6/25/02
Date Received: 6/14/02
Project Name: Lockit Self Storage
Project Number: FRS 494803
P.O. Number: FRS 494803
Sampled By: Lisa F. Paulick

Certified Analytical Report

Order ID: 30323 **Lab Sample ID:** 30323-002 **Client Sample ID:** E1-2

Sample Time: 2:25 PM **Sample Date:** 6/14/02 **Matrix:** Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	0.56		20	0.025	0.5	mg/kg	6/20/02	6/20/02	SGC12476	EPA 8020
Toluene	0.58		20	0.025	0.5	mg/kg	6/20/02	6/20/02	SGC12476	EPA 8020
Ethyl Benzene	0.78		20	0.025	0.5	mg/kg	6/20/02	6/20/02	SGC12476	EPA 8020
Xylenes, Total	1.7		20	0.025	0.5	mg/kg	6/20/02	6/20/02	SGC12476	EPA 8020

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	99.9	65 - 135

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	ND		20	0.25	5	mg/kg	6/20/02	6/20/02	SGC12476	EPA 8020

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	99.9	65 - 135

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	120		20	2.5	50	mg/kg	6/20/02	6/20/02	SGC12476	EPA 8015 MOD. (Purgeable)

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	113.575	65 - 135

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	13	13	mg/Kg	6/17/02	6/22/02	DS4165B	EPA 8015 MOD. (Extractable)

Surrogate	Surrogate Recovery	Control Limits (%)
o-Terphenyl	97	40 - 128

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)

Patti Sandrock, QA/QC Manager

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Earth Systems Consultants
47853 Warm Springs Boulevard
Fremont, CA 94539-7400
Attn: Gary Pischke

Date: 6/25/02
Date Received: 6/14/02
Project Name: Lockit Self Storage
Project Number: FRS 494803
P.O. Number: FRS 494803
Sampled By: Lisa F. Paulick

Certified Analytical Report

Order ID: 30323 **Lab Sample ID:** 30323-004 **Client Sample ID:** E2-2

Sample Time: 3:02 PM **Sample Date:** 6/14/02 **Matrix:** Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	0.48		5	0.025	0.125	mg/kg	6/20/02	6/21/02	SGC12476	EPA 8020
Toluene	0.29		5	0.025	0.125	mg/kg	6/20/02	6/21/02	SGC12476	EPA 8020
Ethyl Benzene	1.0		5	0.025	0.125	mg/kg	6/20/02	6/21/02	SGC12476	EPA 8020
Xylenes, Total	2.7		5	0.025	0.125	mg/kg	6/20/02	6/21/02	SGC12476	EPA 8020

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	83.175	65 - 135

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	1.9		5	0.25	1.25	mg/kg	6/20/02	6/21/02	SGC12476	EPA 8020

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	83.175	65 - 135

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	240		5	2.5	12.5	mg/kg	6/20/02	6/21/02	SGC12476	EPA 8015 MOD. (Purgeable)

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	128.125	65 - 135

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	13	13	mg/Kg	6/17/02	6/22/02	DS4165B	EPA 8015 MOD. (Extractable)

Surrogate	Surrogate Recovery	Control Limits (%)
o-Terphenyl	93	40 - 128

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)

Patti Sandrock, QA/QC Manager

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Quality Control Results Summary

QC Batch #: SGC12476 **Units:** mg/kg
Matrix: Solid **Date Analyzed:** 6/20/2002

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: TPH as Gasoline											
TPH as Gasoline	EPA 8015 M	ND		6		6.032	LCS	100.5			65.0 - 135.0
Surrogate			**Surrogate Recovery**			**Control Limits (%)**					
4-Bromofluorobenzene			120.3			65 - 135					
Test: BTEX											
Benzene	EPA 8020	ND		0.4		0.35	LCS	87.5			55.0 - 153.0
Ethyl Benzene	EPA 8020	ND		0.4		0.376	LCS	94.0			58.4 - 116.0
Toluene	EPA 8020	ND		0.4		0.337	LCS	84.3			56.1 - 127.0
Xylenes, total	EPA 8020	ND		1.2		1.124	LCS	93.7			64.9 - 130.0
Surrogate			**Surrogate Recovery**			**Control Limits (%)**					
4-Bromofluorobenzene			99.6			65 - 135					
Test: TPH as Gasoline											
TPH as Gasoline	EPA 8015 M	ND		6		6.276	LCSD	104.6	3.96	30.00	65.0 - 135.0
Surrogate			**Surrogate Recovery**			**Control Limits (%)**					
4-Bromofluorobenzene			118.7			65 - 135					
Test: BTEX											
Benzene	EPA 8020	ND		0.4		0.37	LCSD	92.5	5.56	30.00	55.0 - 153.0
Ethyl Benzene	EPA 8020	ND		0.4		0.394	LCSD	98.5	4.68	30.00	58.4 - 116.0
Toluene	EPA 8020	ND		0.4		0.354	LCSD	88.5	4.92	30.00	56.1 - 127.0
Xylenes, total	EPA 8020	ND		1.2		1.184	LCSD	98.7	5.20	30.00	64.9 - 130.0
Surrogate			**Surrogate Recovery**			**Control Limits (%)**					
4-Bromofluorobenzene			101.1			65 - 135					

Entech Analytical Labs, Inc.

REC'D JUL 01 2002

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Quality Control Results Summary

QC Batch #: DS4165B
Matrix: Solid
Units: mg/Kg
Date Analyzed: 6/17/2002

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: TPH as Diesel											
TPH as Diesel	EPA 8015 M	ND		25		24.37	LCS	97.5			26.8 - 142.0
	Surrogate		**Surrogate Recovery**			**Control Limits (%)**					
	o-Terphenyl		95.0			40 - 128					
Test: TPH as Diesel											
TPH as Diesel	EPA 8015 M	ND		25		23.32	LCSD	93.3	4.40	30.00	26.8 - 142.0
	Surrogate		**Surrogate Recovery**			**Control Limits (%)**					
	o-Terphenyl		78.0			40 - 128					

ATTACHMENT B

Case Closure Letter

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

August 17, 1998
StID# 1413

Mr. Bill Owens
2221 Olympic Blvd.
Walnut Creek, CA 94595

Mr. Gordon Arnold
P.O. Box 1115
Carnelian Bay, CA 95711

RE: Fuel Leak Site Case Closure, 8855 San Leandro St., Oakland CA 94621

Dear Mssrs. Owens and Arnold:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with the Health and Safety Code, Chapter 6.75 (Article 4, Section 25299.37 h). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Health Services, Local Oversight Program (LOP) is required to use this case closure letter. We are also enclosing the case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site.

Site Investigation and Cleanup Summary:

Please be advised that the following conditions exist at the site:

* 870 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 1700 ppm Total Petroleum Hydrocarbons as diesel (TPHd), 1800 ppm TPH as motor oil and ND, 13, 9.6 and 13 ppm BTEX, respectively, remain in the soil at the site.

* 54 parts per billion (ppb) TPHg and 0.75 ppb benzene remain in groundwater at the site.

This site should be included in the City's permit tracking system. Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan

Barney M. Chan
Hazardous Materials Specialist

enclosures: Case Closure Letter, Case Closure Summary

c: Mr. L. Griffin, City of Oakland OES, 505 14th St., Suite 702, Oakland CA 94612
B. Chan, files (letter only)

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