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RECEIVED
1:22 pm, Jul 01, 2008
Alameda County
Environmental Health

June 23, 2008

Donna L. Drogos, PE
LOP Program Manager
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

SUBJECT: WORKPLAN FOR SITE CHARACTERIZATION

SITE: 3001 – 3015 EAST 12TH STREET
OAKLAND, CALIFORNIA 94601

Dear Ms. Donna Drogos,

TEC Accutite is pleased to submit this workplan for site characterization for the above referenced site. The workplan is being provided to the Alameda County Environmental Health to facilitate evaluation of the site for clearance/endorsement of residential use.

Thank you for your assistance and cooperation with this project. If you have any questions or concerns, feel free to contact the undersigned at mmullaney@tecaccutite.com or (650) 616-1209.

Sincerely,
TEC Accutite

Marc Mullaney, PG# 7438
Sr. Project Manager

cc: Mr. Randall Whitney, Pacific Thomas Capital, 1818 Mt. Diablo Boulevard, Walnut Creek, California 94596

WORKPLAN FOR SITE CHARACTERIZATION

3001 – 3015 EAST 12TH STREET
OAKLAND, CALIFORNIA 94601

PREPARED BY

TEC ACCUTITE
PROJECT #: E-241

PREPARED FOR

ALAMEDA COUNTY ENVIRONMENTAL HEALTH

AND

MR. RANDALL WHITNEY
PACIFIC THOMAS CAPITAL

REPORT DATE

JUNE 23, 2008

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FIGURES

ATTACHMENTS

1.0 SITE DESCRIPTION

The site is located in an area of mixed industrial, commercial and residential development. A Vicinity Map is presented as Figure 1. The site consists of an approximate 7,500 square foot parcel located on the west side of East 12th Street between 30th Avenue and Derby Avenue in Oakland, California. The site consists of two commercial buildings identified as 3005 and 3007 East 12th Street and two vacant lots. One vacant lot is between the commercial buildings and the other lot occupies the 3001 East 12th Street address. The parcel is identified as Assessor's Parcel Number 025-0693-004, Alameda County, California. A Site Map is presented as Figure 2, and a composite map including a parcel map is presented as Figure 3.

1.1 Site Geography

The site is situated at an elevation of approximately 30 feet above sea level. On a regional basis, surface topography slopes gently to the southwest.

1.2 Site Geology

Findings from TEC Accutite's August 7, 2007 limited subsurface investigation indicate geologic conditions encountered in the boring locations (B-1 and B-2) consist of interlaying clays and sands with some gravel. No staining or hydrocarbon odors were observed in any borings.

1.3 Site Groundwater

Reportedly, groundwater in the area is initially encountered at depths of between 10 and 32 feet below surface grade (bsg), with stabilized water levels measured at depths of about 7 to 10 feet bsg, and groundwater in the general vicinity of the site generally flows toward the southeast or southwest (Northgate Environmental Management, Inc., May 7, 2007).

Findings from TEC Accutite's August, 2007 limited subsurface investigation indicate groundwater was encountered beneath the site at approximate depths of 24 feet bsg in boring B-1 and 28 feet bsg in boring B-2, and appeared to be confined or semi-confined.

2.0 SITE ENVIRONMENTAL BACKGROUND

A review of site history indicates that a variety of businesses have occupied the site since the early 1920s, including "hay and fuel" storage, a coal yard, a furniture warehouse, a stove repair shop, an automobile radio shop, a lighting store, and a transmission repair shop. The review by *Northgate Environmental Management, Inc.* indicated that no Recognized Environmental Conditions are associated with the site; however, *Northgate Environmental Management, Inc.* recognized the presence of two onsite and three offsite areas of potential environmental concern and recommended further investigation. These areas and issues include:

- 3001 E. 12th Street: Use permit from Oakland Building Department in 2005 for a transmission repair shop;
- 3007 E. 12th Street: Sanborn map of 1950 indicates use as a "hay and fuel yard";
- Property to the adjacent east of the site is an auto body repair shop;
- Property located across E. 12th Street to the northeast of the site (the Goodwill property) is a closed Leaking Underground Storage Tank (LUST) site with no further action recommended;
- Property located more than 900 feet from the site at 3050 E. 15th Street (former Melrose Ford) is a closed Leaking Underground Storage Tank (LUST) site with no further action recommended.

A detailed site vicinity map indicating the locations of these areas of concern is presented as Figure 4.

June 2007 At the request of *Pacific Thomas Capital*, TEC Accutite advanced two soil borings onsite (B-1 and B-2) and three soil borings offsite (B-3, B-4 and B-5). Geologic conditions encountered in the boring locations (B-1 and B-2) consist of interlayering clays and sands with some gravel; Soils appeared to be stained green in boring B-5 at depths of 7 to 10 feet bsg; no other staining was observed; no hydrocarbons odors were observed. Analytical results of soil of this investigation indicated concentrations above respective ESLs of chromium in borings B-1 and B-2, chromium in borings B-3 and B-4, and nickel in boring B-4. The concentrations found are typical of background soil concentrations in this region. Analytical results of grab groundwater indicate a concentration of nickel slightly above the respective ESL in borings B-1. TEC Accutite recommended no further action is warranted for the site and the property be un-restricted for the highest and best use.

December 2007 Addendum to the TEC Accutite's Limited Subsurface Investigation Report dated August 7, 2007 provided to the Alameda County Environmental Health to facilitate evaluation of the site for clearance/endorsement for unrestricted use.

3.0 SCOPE OF WORK

3.1 Task #1 Permitting

Upon approval of this workplan, TEC Accutite will apply for the drilling permit(s) from the Alameda County Environmental Health (ACEH) to advance a maximum of three soil borings.

3.2 Task #2 Health and Safety Plan

Prior to conducting field activities, a site-specific Health and Safety Plan will be prepared.

3.3 Task #3 Clearing Utilities

The proposed drilling locations will be marked with white paint and Underground Service Alert (USA) will be contacted at least 48 hours prior to conducting fieldwork to identify underground utilities. In addition, TEC Accutite will contract an underground utility locator to clear all boring locations for possible underground utilities prior to beginning work.

3.4 Task #4 Soil Borings

TEC Accutite proposes to advance three soil borings to characterize soil and groundwater beneath the site. The soil borings will be advanced onsite at locations of potential environmental concerns, indicated by available historical data, and locations intended to delineate potential onsite impact. Borings B-6 and B-7 would be advanced in the apparent locations of the former "hay and fuel" storage, as indicated on the Sanborn fire map of 1950 (Figure 3 and Attachment A). Boring B-8 would be advanced crossgradient to the northwest of the former "hay and fuel" storage area, in an effort to delineate any impact to soil and groundwater.

TEC Accutite will supervise a C-57 licensed subcontractor to drill three borings using direct-push technology. TEC Accutite will continuously core each boring to a maximum depth of approximately 28 ft bsg. Soils will be logged for lithology using the Unified Soil Classification System (USCS) and any staining/odors will also be noted. Soil samples will be retained approximately every two to three feet. A split of each soil sample will be collected and placed in a Ziploc® bag, which will be sealed with air space and allowed to volatilize. A PID will be utilized to measure ionizable gases in the Ziploc® bags. From each boring, soil samples that appear to be impacted, as determined by staining, odors and/or elevated PID readings, or which appear to be representative of soil each boring will be submitted for analysis.

A minimum of one selected soil sample (based on PID, lithology and field observations) and one grab groundwater sample from each soil boring will be analyzed for the following: Total Petroleum Hydrocarbons (TPH) as gasoline (g), benzene, toluene, ethylbenzene, and xylenes (BTEX), and Volatile Organics (VOCs) by EPA Method 8260, TPH as diesel (d) and hydraulic fluid/motor oil (mo) by EPA Method 8015M, semi-volatile compounds for pentachlorophenol (PCP) & polycyclic aromatic hydrocarbon (PAHs) by EPA Method 8270, semi-volatile compounds for polychlorinated biphenyls (PCBs) by EPA Method 8082A, and for metals (cadmium (Cd), chromium (Cr), copper (Cu), lead (Pb), nickel (Ni), silver (Ag), and zinc (Zn)) by EPA Method 6010B.

Once the soil and groundwater samples have been collected, the drilling subcontractor will grout in place all borings with neat cement.

3.5 Task #5 Waste Disposal

Any soil and/or water waste generated during field activities will be placed in 55-gallon DOT-rated drums, labeled, and temporarily stored onsite pending transportation to an approved disposal or recycling facility.

3.6 Task #6 Report Preparation and Regulatory Liaison

TEC Accutite will prepare a detailed report summarizing all field activities and analytical findings of the site characterization event. Digital and/or paper copies of the report will be submitted to ACEH and the client.

4.0 SCHEDULE OF ACTIVITIES

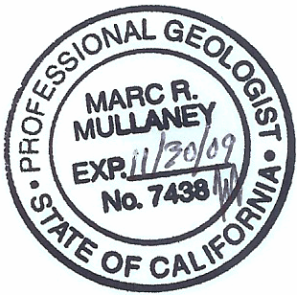
TEC Accutite will begin permitting procedures after receiving written approval of this workplan from ACEH. Upon receiving the appropriate permits, TEC Accutite will implement the workplan within 60 days and prepare a report documenting the activities within 45 days of completion of all field work.

TEC Accutite would like to thank you in advance for your assistance and prompt attention to this matter. Please feel free to contact Marc Mullaney at mmullaney@tecaccutite.com or (650) 616-1209 if you have any questions or concerns.

Sincerely,
TEC Accutite

Nathan W. Smith
Project Geologist

Marc Mullaney, PG# 7438
Sr. Project Manager



5.0 REFERENCES

- Northgate Environmental Management, Inc., May 7, 2007, "*Phase I Environmental Site Assessment, 3001 – 3007 East 12th St., Oakland, CA.*"
- TEC Accutite, August 7, 2007, "*Limited Subsurface Investigation Report*, *3001 – 3007 East 12th St., Oakland, CA."*

TABLES

Table 1
Summary of Historical Soil Analytical Data
3001 - 3015 East 12th Street
Oakland, California

Sample ID	Depth (feet)	Date	TPHg	TPHd	TPHmo	BTEX	VOC's	PCP & PAH's	PCB's	Metals						
										Cd	Cr	Cu	Pb	Ni	Ag	Zn
			Concentrations in mg/Kg													
ESL			***83***	***83***	***370***	***var***	***var***	***var***	***0.22***	***1.7***	***---***	***230***	***200***	***150***	***20***	***600***
B-1 @ 8fbg	8	6/6/2007	<0.1	<2.0	<4.0	ND	ND	ND	ND	<1.0	65	28	12	110	<1.0	64
B-2 @14fbg	14	6/6/2007	<0.1	<2.0	<4.0	ND	ND	ND	ND	<1.0	80	32	8.3	110	<1.0	51
B-3 @12fbg	12	6/6/2007	<0.1	<2.0	10.7	ND	ND	ND	ND	**2.7**	62	73	45	81	<1.0	140
B-4 @14fbg	14	6/6/2007	<0.1	<2.0	<4.0	ND	ND	ND	**0.272***	<1.0	95	33	6.9	**180**	<1.0	52
B-5 @ 8fbg	8	6/6/2007	<0.1	<2.0	<4.0	ND	ND	ND	ND	<1.0	41	28	12	92	<1.0	55

Notes:

BOLD = Concentration exceeds ESL

(fbg) = feet below surface grade

TPHg = Total petroleum hydrocarbons as gasoline by EPA Method 8015.

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

TPHmo = Total petroleum hydrocarbons as motor oil by EPA Method 8015.

BTEX = Benzene, Toluene, Ethylbenzene, Xylenes by EPA Method 8260B.

VOC's = volatile organic compounds including 1,2-Dibromoethane, 1,2-Dichloroethane, Ethyl tert Butyl Ether, Isopropyl ether, Methyl tert-butyl ether, t-Butyl alcohol, tert-amyl methyl ether by EPA Method 8260B.

PCPs & PAH's = semi-volatile compounds by EPA Method 8270C.

PCB's = semi-volatile compounds by EPA Method 8082.

Metals: Cd = Cadmium, Cr = Chromium, Cu = Copper, PB = Lead, Ni = Nickel, Ag = Silver, and Zn = Zinc by EPA Method 6010B.

ND = all individual analytes not detected at or above laboratory detection limits for this method

* = Aroclor 1016 (PCB) detected by EPA Method 8082; all other analytes ND for this method.

ESL = Environmental Screening Level for subsurface soil (< 3M BGS), Table A-1, groundwater IS a current or potential drinking water resource, residential land use (CRWQCB Interim Final – November 2007 (revised May 2008)).

Table 2
Summary of Historical Grab Groundwater Analytical Data
3001 - 3007 E 12th Street
Oakland, California

Sample ID	Date	TPHg	TPHd	TPHmo	BTEX	VOC's	PCP & PAH's	PCB's	Metals						
									Cd	Cr	Cu	Pb	Ni	Ag	Zn
		Concentrations in µg/L													
ESL		***100***	***100***	***100***	***var***	***var***	***var***	***0.014***	***0.25***	***50***	***3.1***	***2.5***	***8.2***	***0.19***	***81***
B-1	6/6/2007	<58	<77	<14	ND	ND	ND	<1.0	<0.2	<2.0	<3.0	<2.0	**11**	**3****	8.6
B-2	6/6/2007	<57	<42.4	<21.2	ND	ND	ND	<1.0	<0.2	2**	<3.0	<2.0	7**	**2****	20

Notes:

BOLD = Concentration exceeds ESL

TPHg = Total petroleum hydrocarbons as gasoline by EPA Method 8015.

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

TPHmo = Total petroleum hydrocarbons as motor oil by EPA Method 8015.

BTEX = Benzene, Toluene, Ethylbenzene, Xylenes by EPA Method 8260B.

VOC's = volatile organic compounds including 1,2-Dibromoethane, 1,2-Dichloroethane, Ethyl tert Butyl Ether, Isopropyl ether, Methyl tert-butyl ether, t-Butyl alcohol, tert-amyl methyl ether by EPA Method 8260B.

PCPs & PAH's = semi-volatile compounds pentachlorophenol and polycyclic aromatic hydrocarbon by EPA Method 8270C.

PCB's = semi-volatile compound polychlorinated biphenyls by EPA Method 8082.

Metals: Cd = Cadmium, Cr = Chromium, Cu = Copper, BP = Lead, Ni = Nickel, Ag = Silver, and Zn = Zinc by EPA Method 6010B.

ND = all individual analytes not detected at or above laboratory detection limits for this method

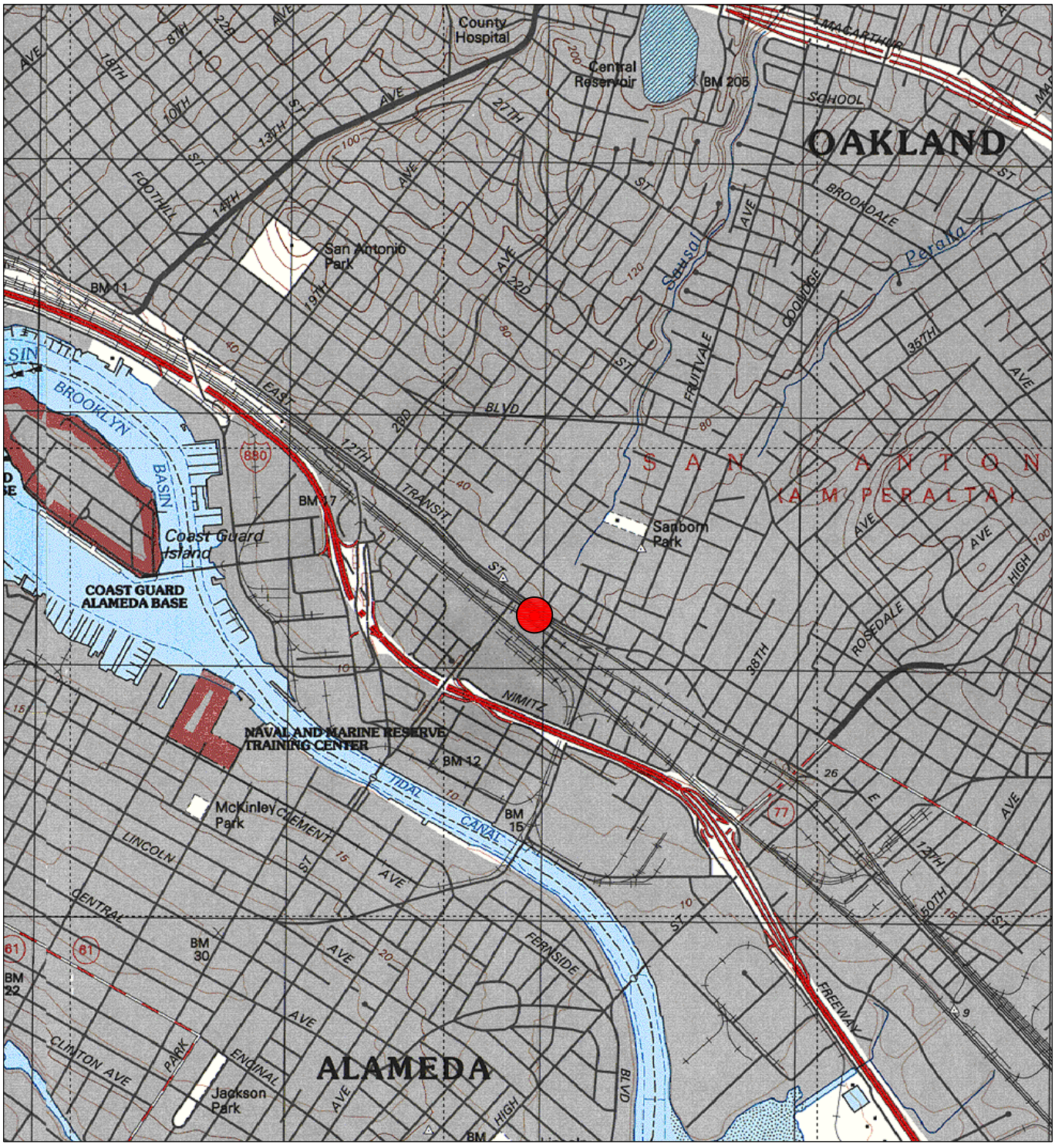
** = considered an estimated value (reported between Maximum Detection Limit and Reporting Limit)

var = variable ESL's, unique for each constituent.

ESL = Environmental Screening Level for Groundwater, groundwater IS a current or potential drinking water resource, Table F-1a (CRWQCB Interim Final – November 2007 (revised May 2008)).

FIGURES

S:\1 Environmental, Dept\Active Sites\Independent\3001 E. 12th St, Oakland\FIGURES\Workplan\2008 06 WP 12th St E241.dwg, 6/13/2008 1:47:48 PM, lchan



0 1/2 1 Mile

0 1,000m

N	● Site Location Map By: TOPO! Date: 06/13/2008 Drafted By: LC	**SITE** 3001 - 3007 E 12th Street Oakland, California	**FIGURE** **1**	**TITLE** **Vicinity Map**

TEC ACCUTITE
262 Michelle Court
So. San Francisco, CA 94080
Main: (650) 616-1200
Fax: (650) 616-1244

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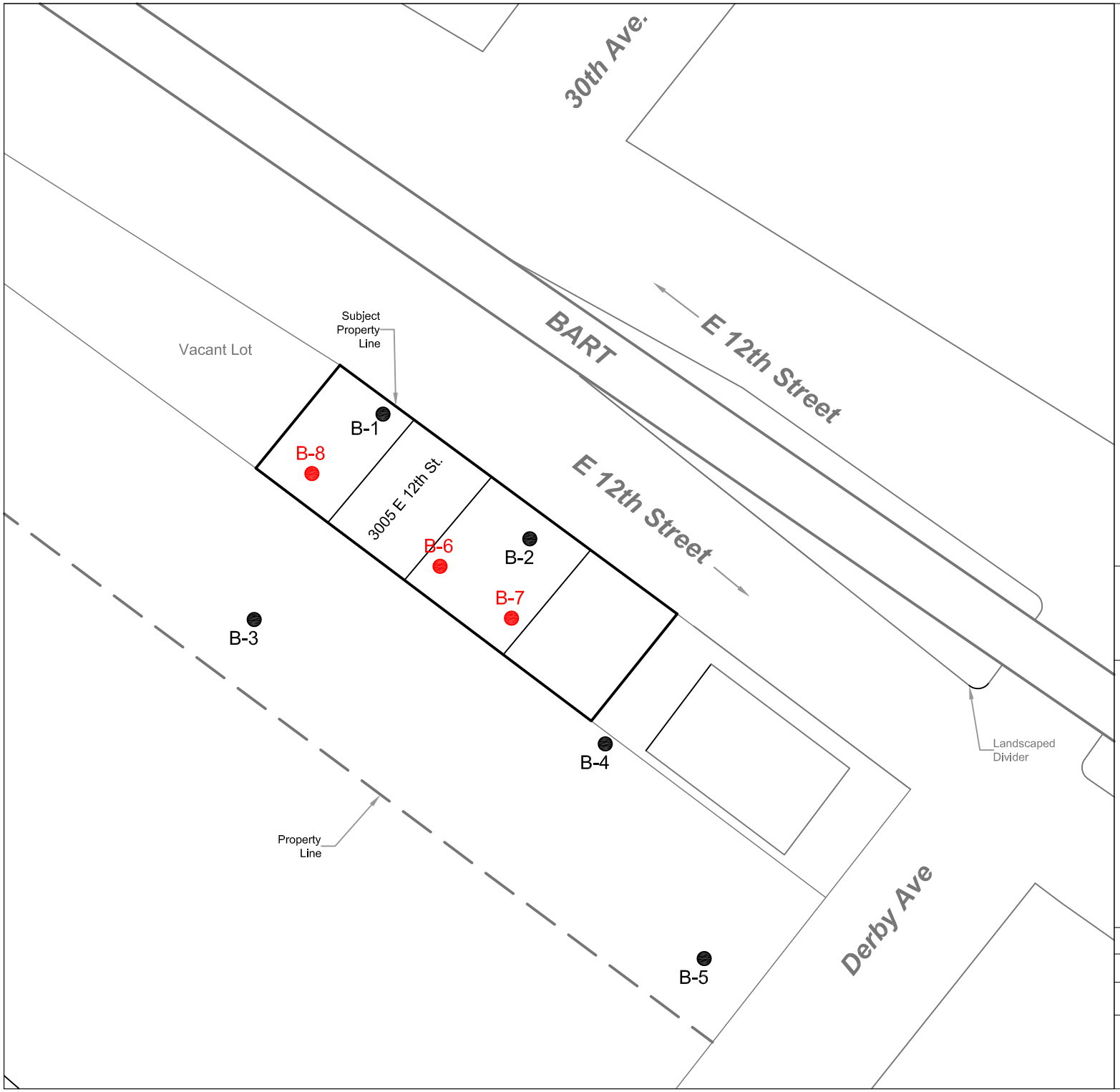

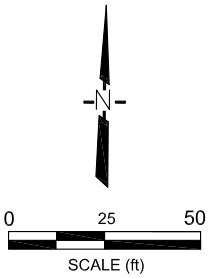

LEGEND

B-2 Former Boring Locations (June 2007)

B-8 Proposed Boring Locations

SITE

3001 - 3015 E 12th Street
Oakland, California

FIGURE

2

Site Map and Proposed Boring Locations

Revision:	
Date:	06/13/2008
Drafted By:	LC

TEC ACCUTITE
262 Michelle Court
So. San Francisco, CA 94080
Main: (650) 616-1200
Fax: (650) 616-1244

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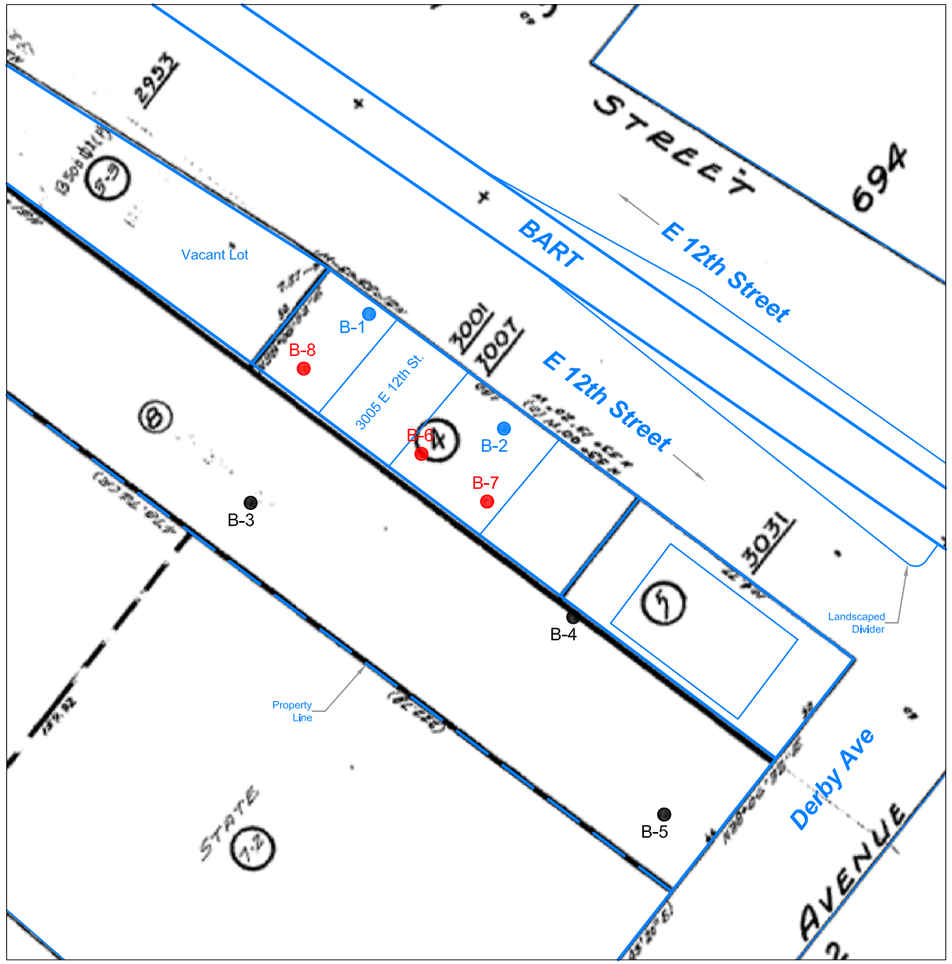

FIGURE #2 SITE MAP TRACED OVER PARCEL MAP

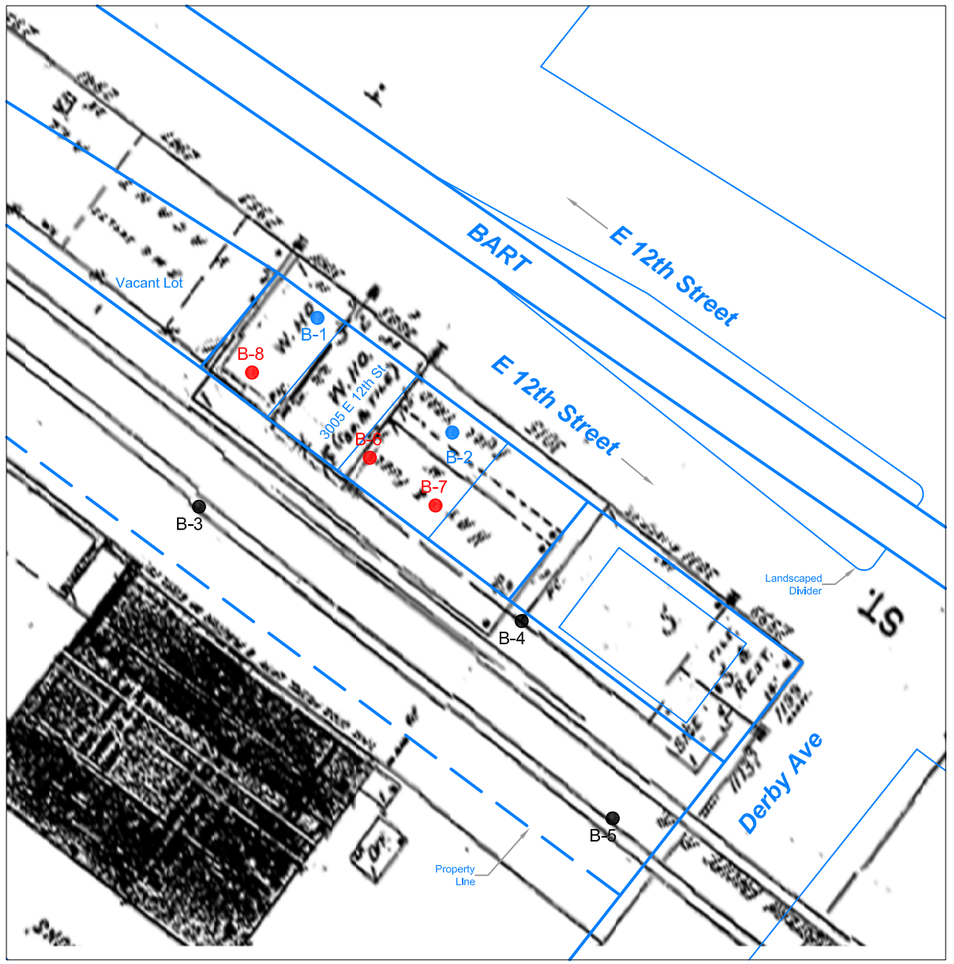

FIGURE #2 SITE MAP TRACED OVER SANBORN MAP of 1950

0 30 60

SCALE (ft)

LEGEND

B-2 Former Boring Locations (June 2007)

B-8 Proposed Boring Locations

SITE

3001 - 3015 E 12th Street
Oakland, California

FIGURE

3

Composite Site Map

Revision:	
Date:	06/13/2008
Drafted By:	LC

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Fax: (650) 616-1244

S:\1 Environmental_Dept\Active Sites\Phase II ESA\3001 E. 12th St, Oakland\FIGURES\2007 06 Updated SI 3001 E 12th St E137.dwg, 11/26/2007 10:01:54 AM

N

0 60 120

SCALE (ft)

NOTE:

Map source is taken from Google Earth.

SITE

3001 - 3007 E 12th Street
Oakland, California

FIGURE

4

Detailed Vicinity Map

Revision:	1
Date:	11/26/2007
Drafted By:	LC

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ATTACHMENT A

HISTORICAL SANBORN MAPS

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Sanborn® Map Report

Ship To: Dennis Laduzinsky
Northgate Env.
300 Frank H. Ogawa Plaza
Oakland, CA 94612

Order Date: 4/2/2007 **Completion Date:** 4/2/2007
Inquiry #: 1892085.3s
P.O. #: NA
Site Name: 3001 3005 3007 3027 3031 E. 12th St
Address: 3001 3005 3007 3027 3031 E. 12th St
City/State: Oakland, CA 94601
Cross Streets:

Customer Project: NA
4010297VLA 510-839-0762

Based on client-supplied information, fire insurance maps for the following years were identified

1911 - 1 Map
1950 - 1 Map
1952 - 1 Map
1953 - 1 Map
1957 - 1 Map
1959 - 1 Map
1960 - 1 Map
1964 - 1 Map
1965 - 1 Map
1967 - 1 Map
1969 - 1 Map

Limited Permission to Photocopy Total Maps: 11

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Organization of Electronic Sanborn Image File

- Sanborn Map Report, listing years of coverage
- User's Guide
- Oldest Sanborn Map Image
- Most recent Sanborn Map Image

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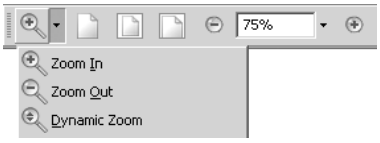

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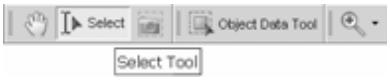
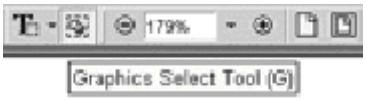


1. Go to the menu bar
2. Click the "Select Tool"
3. Draw a box around the area selected
4. "Right click" on your mouse
5. Select "Copy Image to Clipboard"
6. Go to Word Processor such as Microsoft Word, paste and print.

Acrobat Version 5



1. Go to the menu bar
2. Click the "Graphics Select Tool"
3. Draw a box around the area selected
4. Go to "Menu"
5. Highlight "Edit"
6. Highlight "Copy"
7. Go to Word Processor such as Microsoft Word, paste and print.

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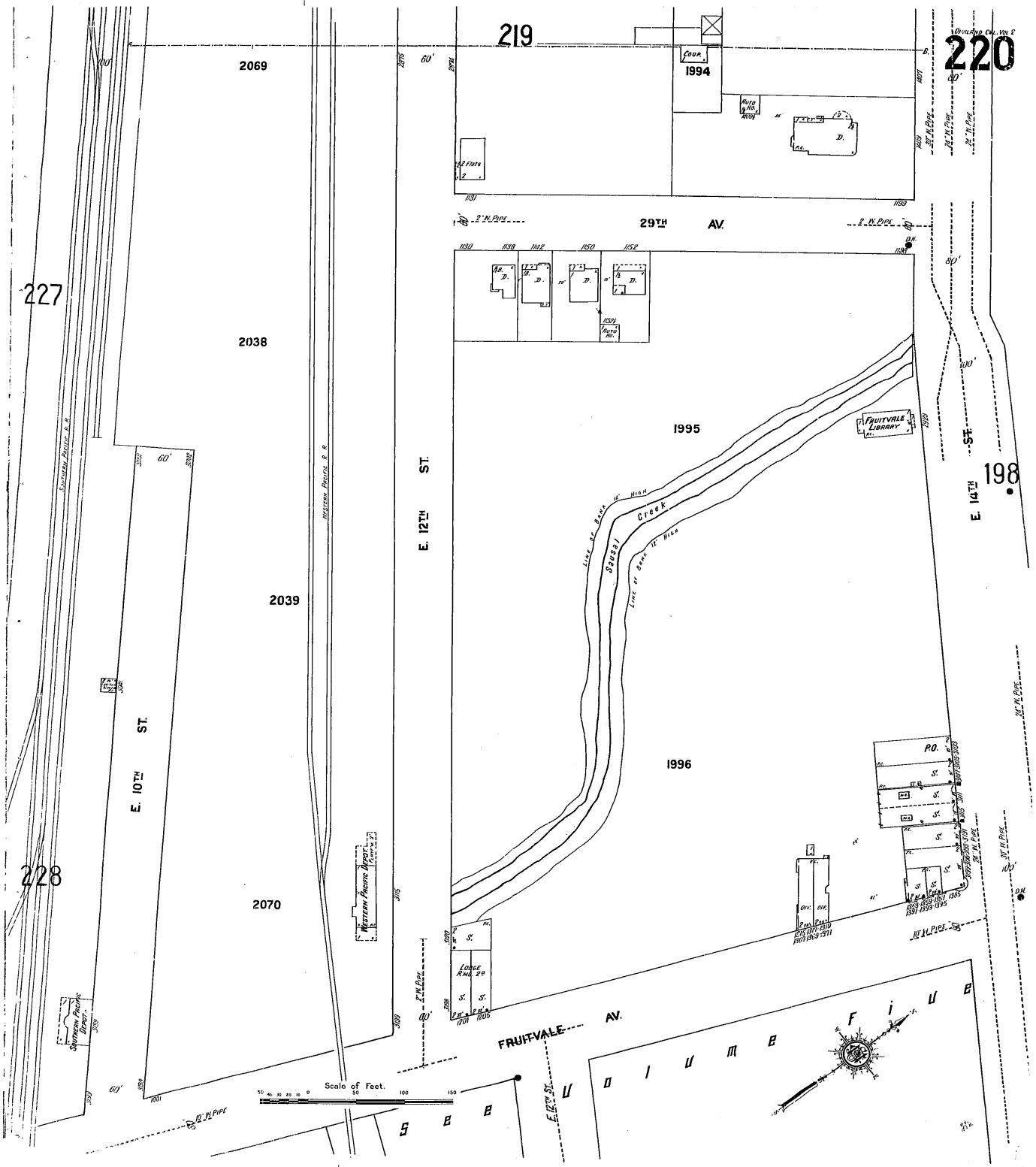

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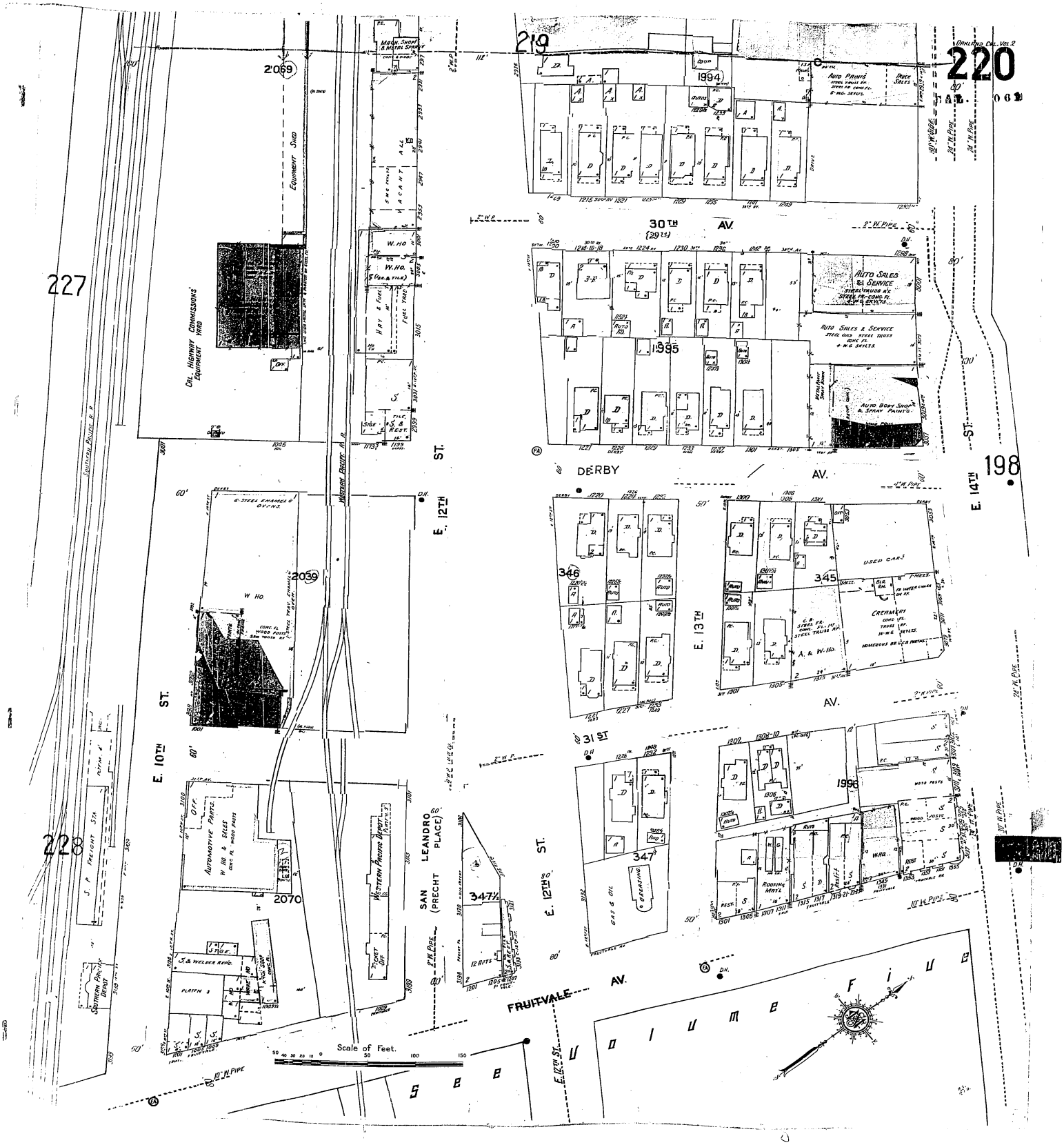

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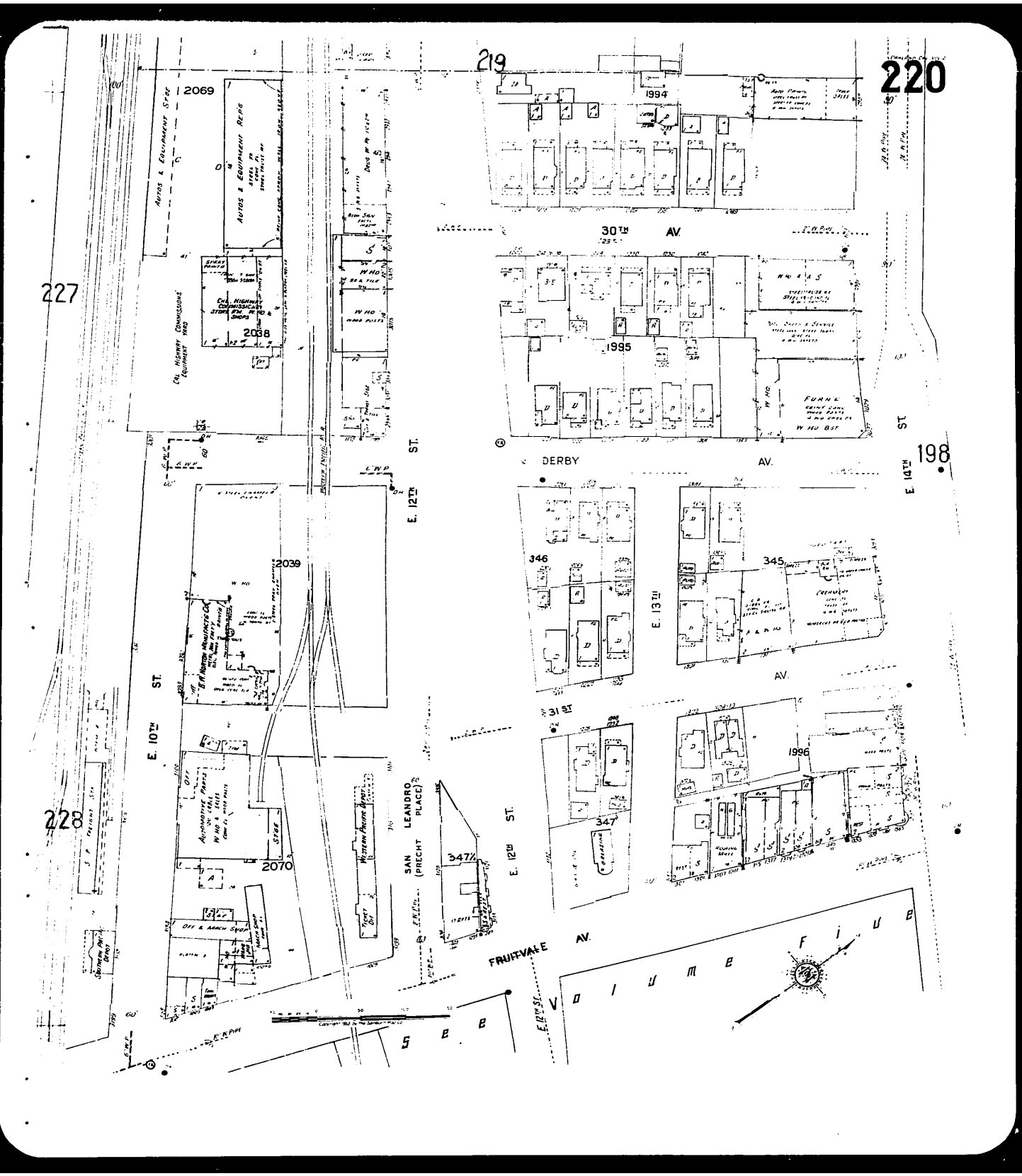

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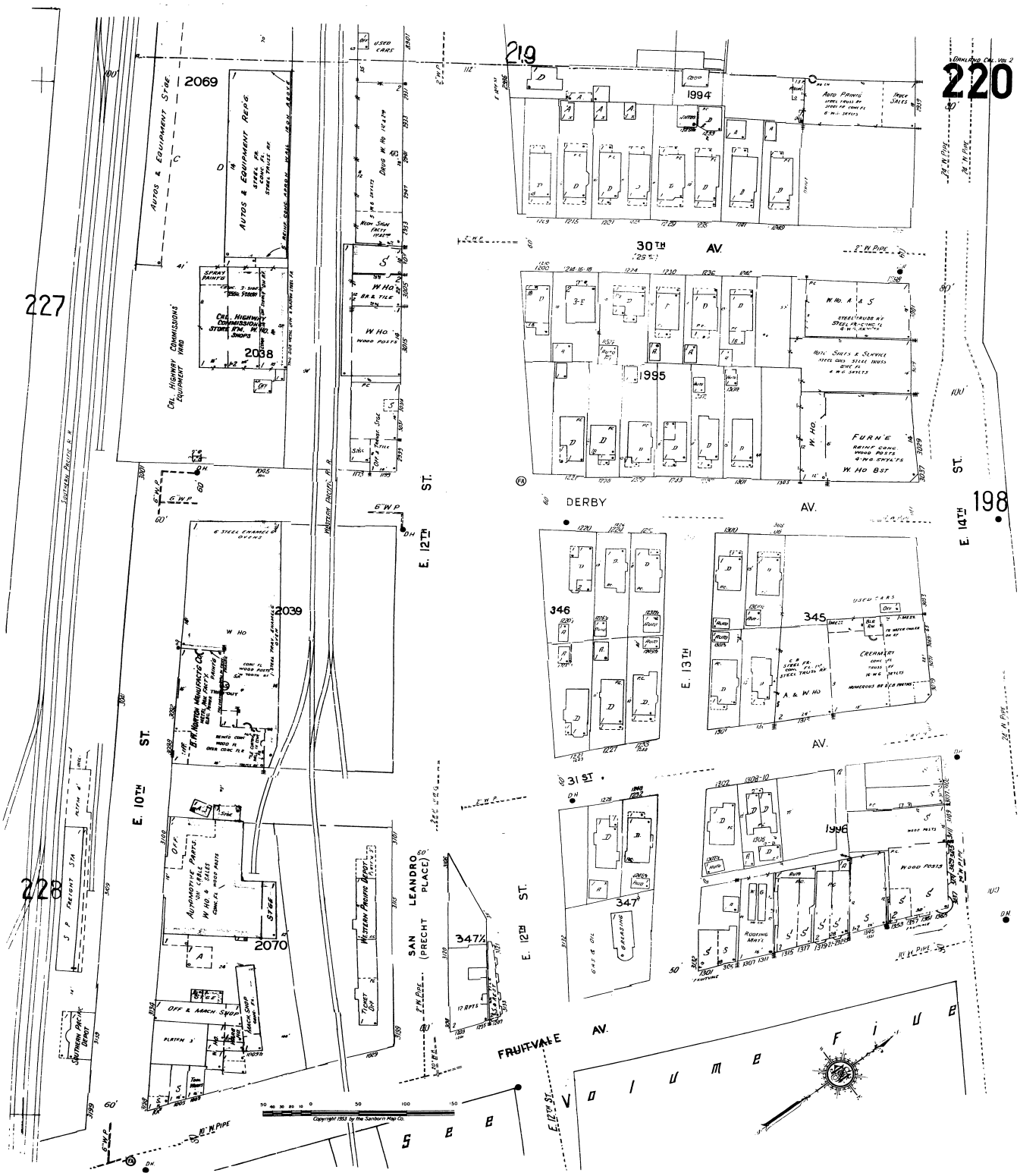

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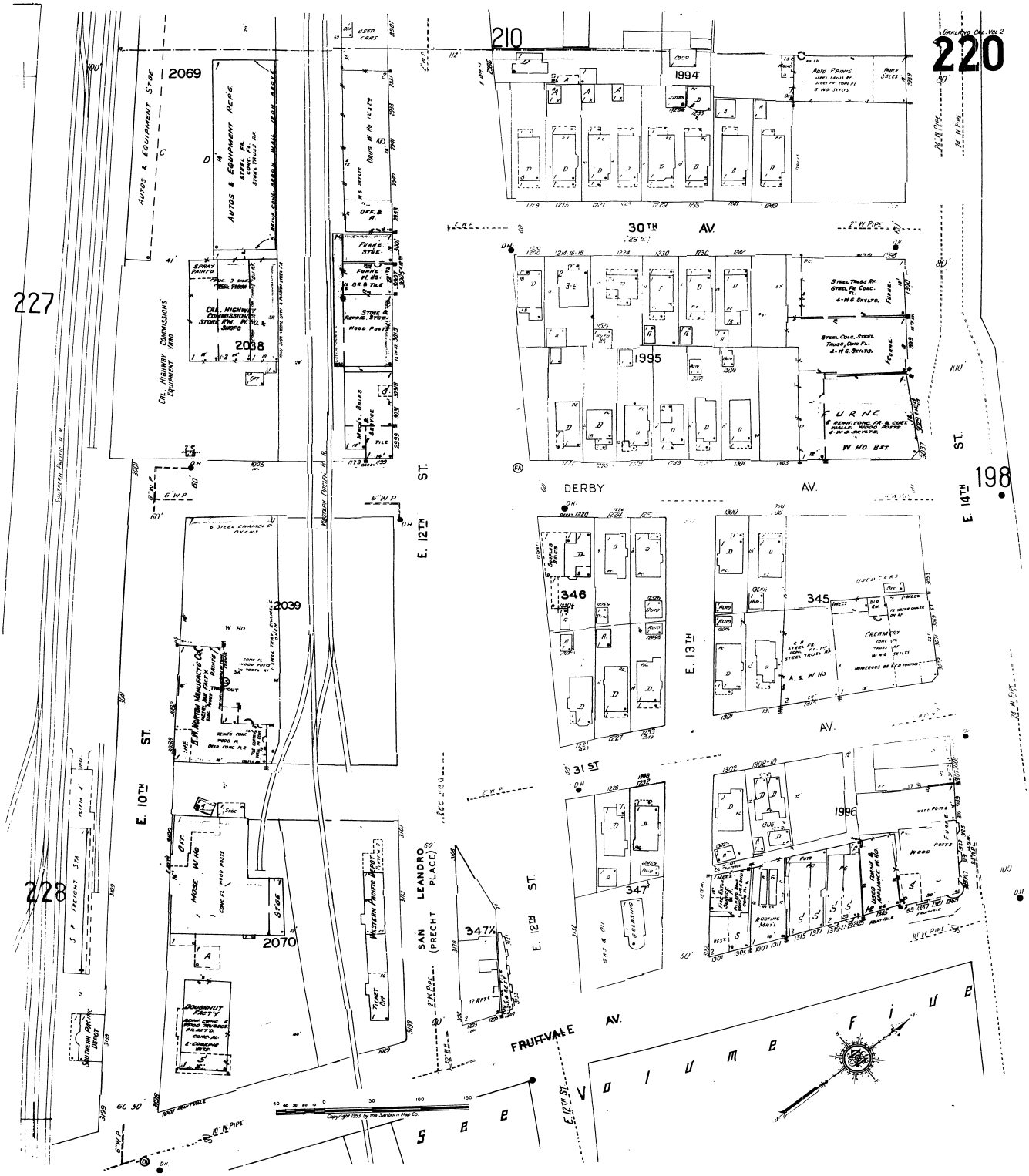

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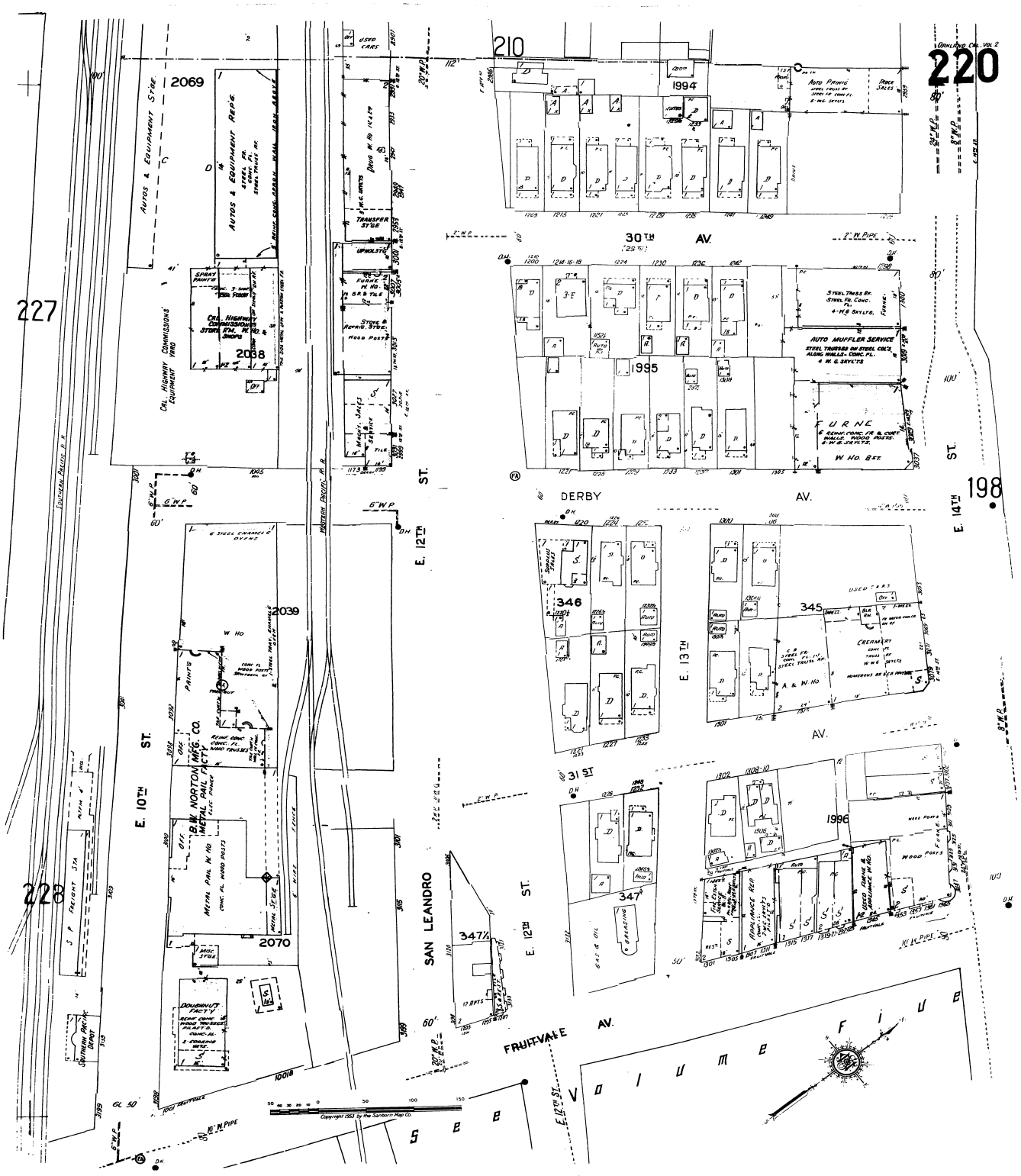

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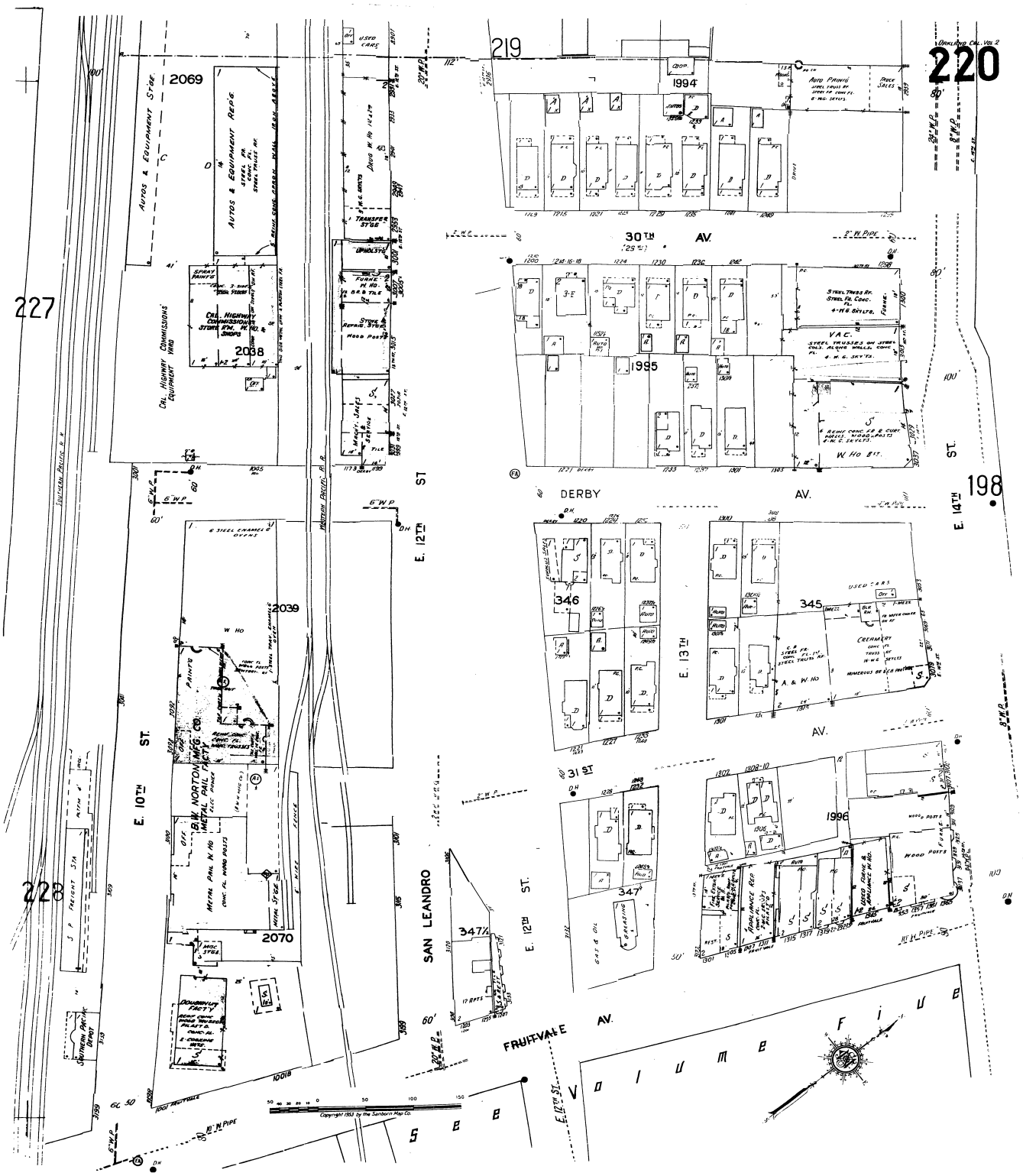

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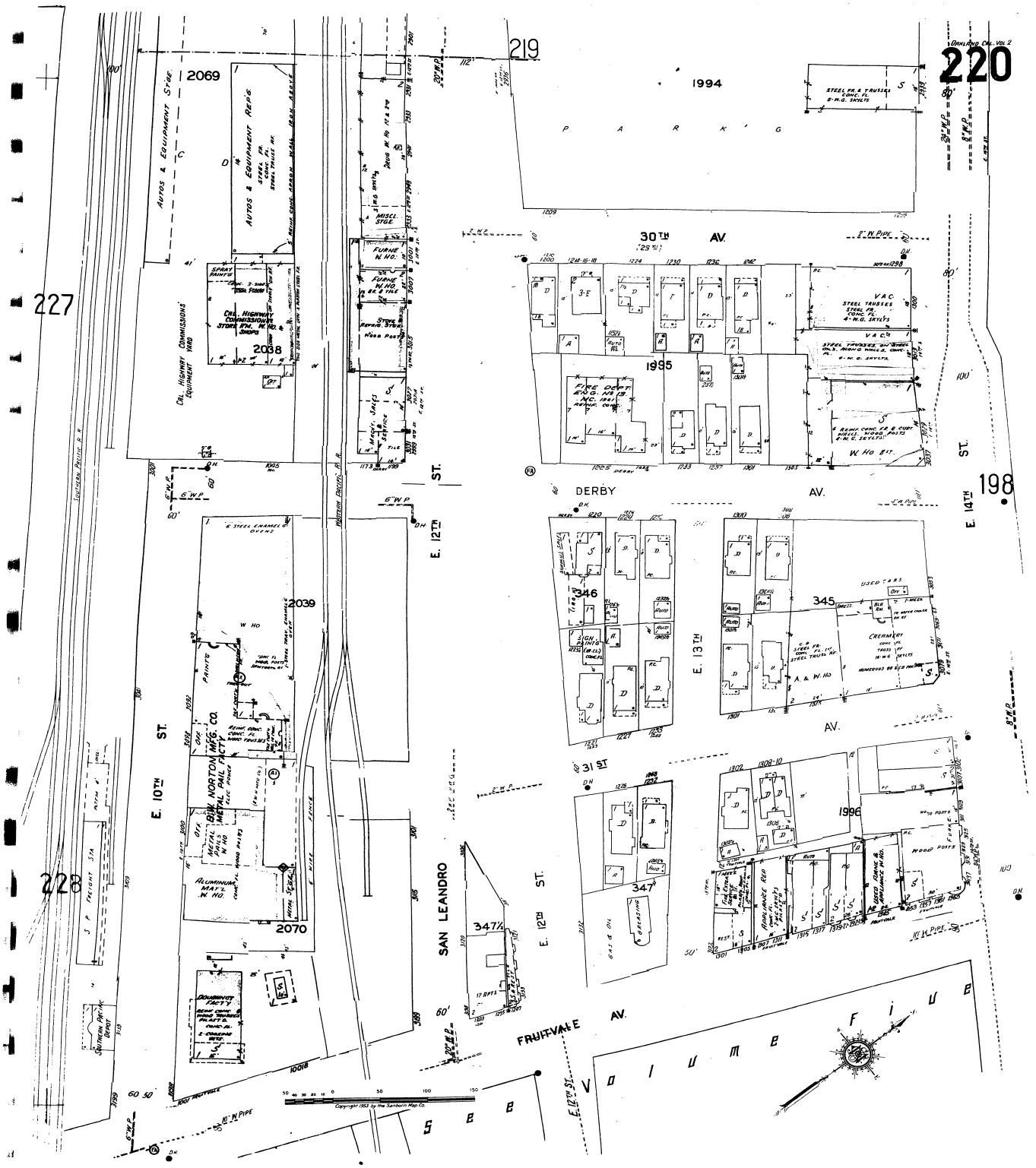

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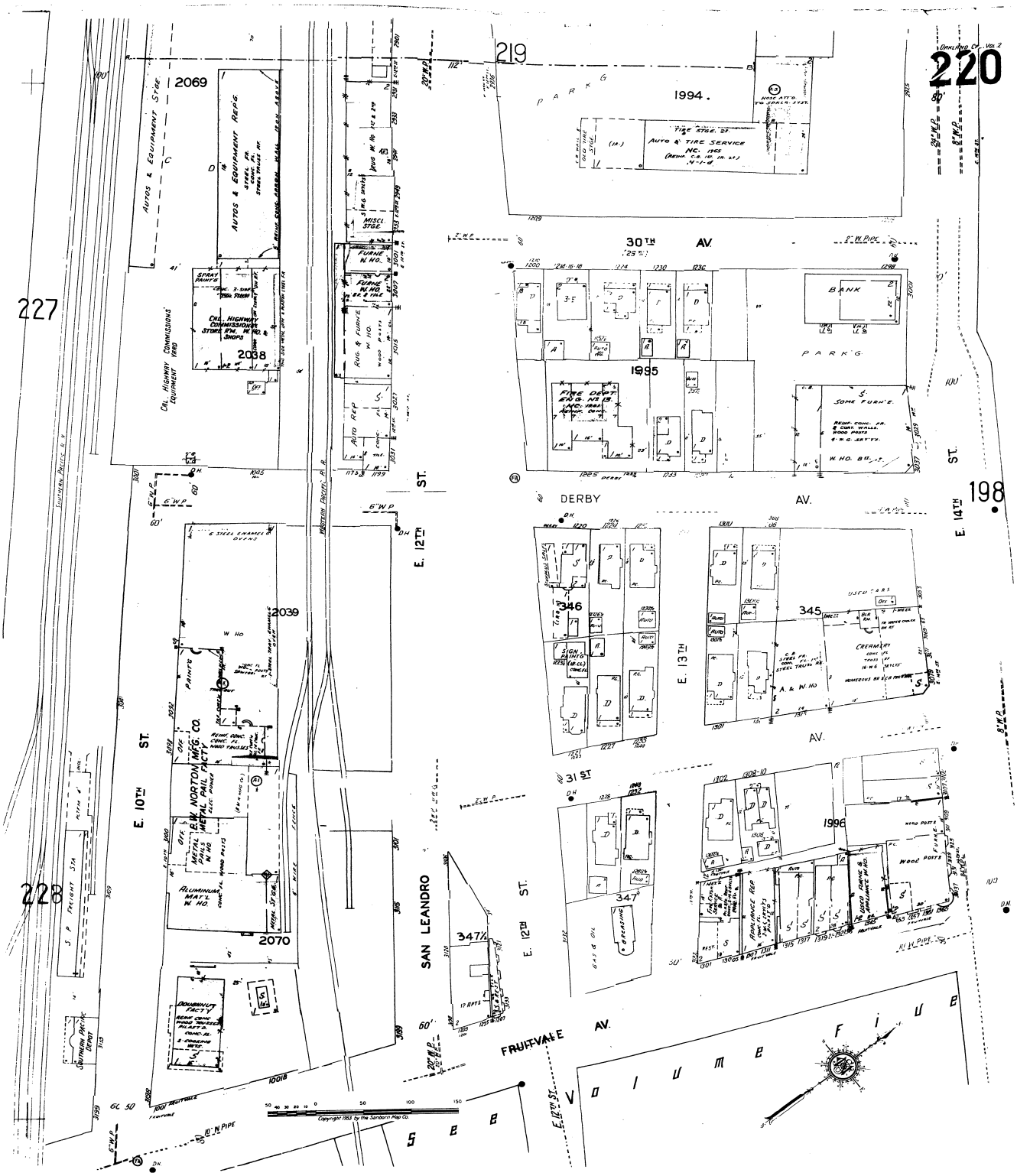

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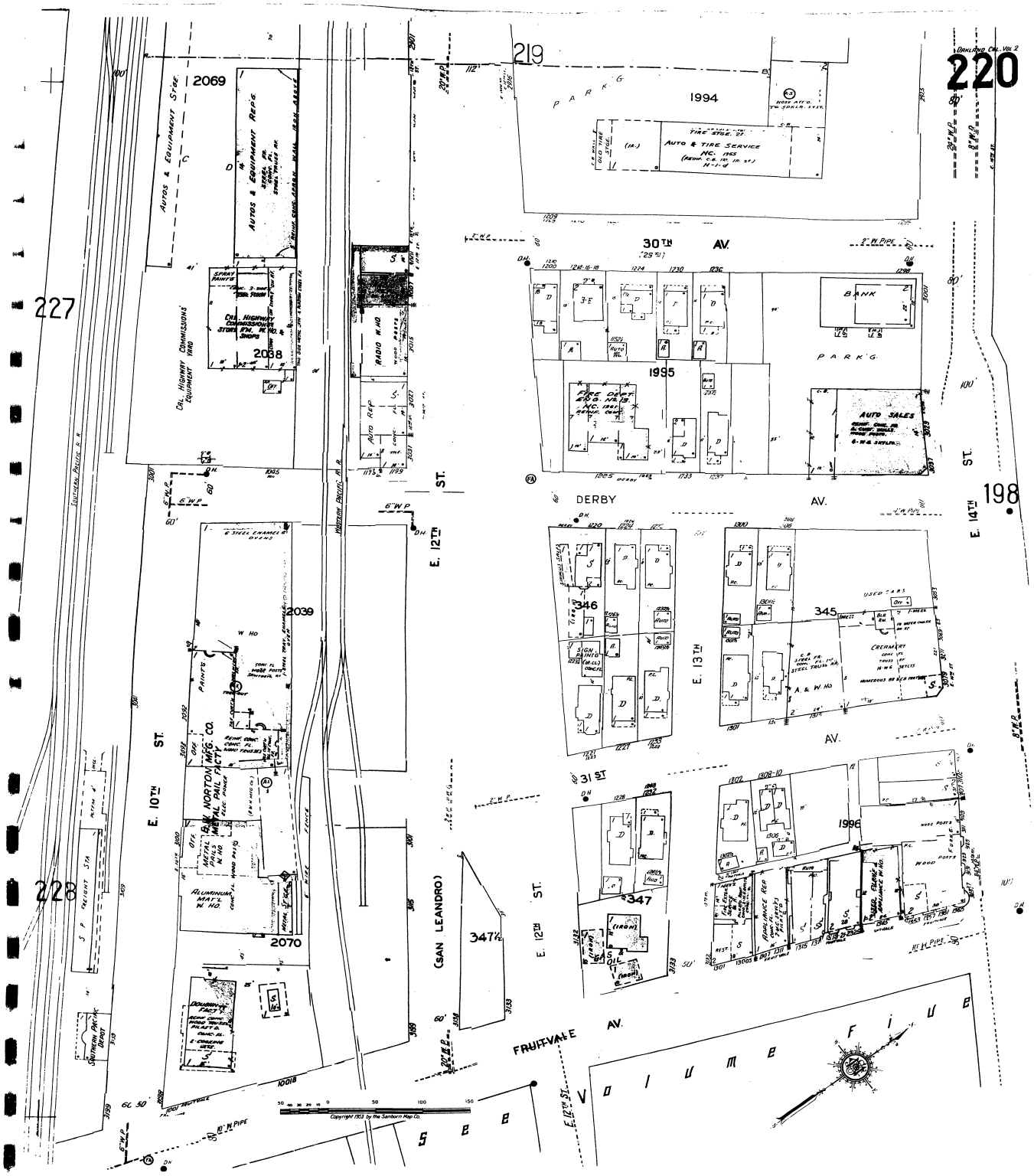

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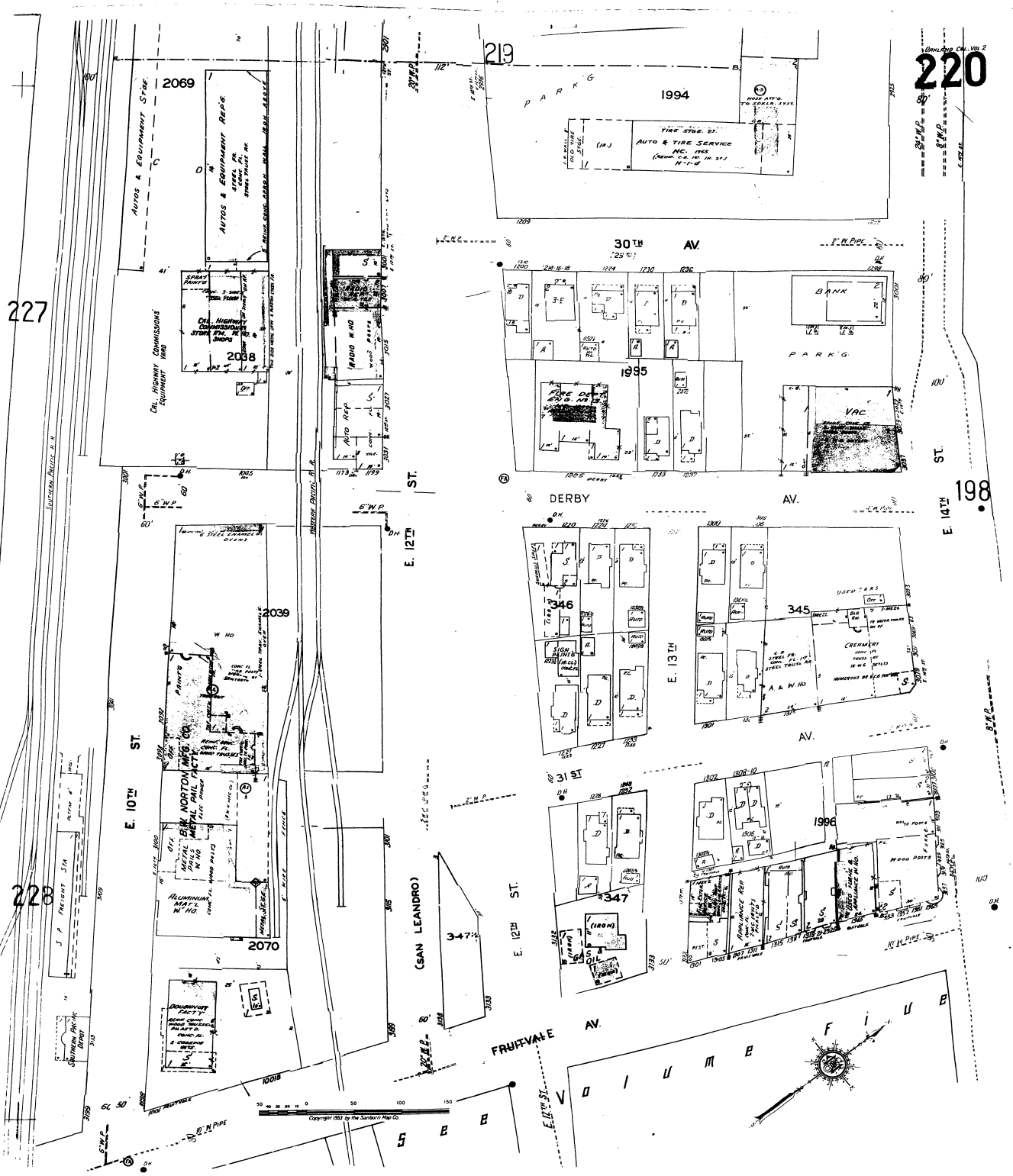

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