



REMEDIAL ACTION COMPLETION CERTIFICATION

November 26, 2014

Ms. Carryl MacLeod
Chevron Environmental Management Co.
6101 Bollinger Canyon Road
San Ramon, CA 94583
(sent via electronic mail to:
CMacLeod@chevron.com)

Mr. Stuart Rickard
Placeworks, LLC
1501 Pacific Avenue
Alameda, CA 94501
(sent via electronic mail to:
Stuart@placeworks.com)

City of Emeryville
Successor to Emeryville Redevelopment Agency
1333 Park Avenue
Emeryville, CA 94608
(sent via electronic mail to:
mniebanck@ci.emeryville.ca.us)

Mr. Vic Gumper
Dan and Vic Diversified, LLC
2033 San Pablo Avenue
Berkeley, CA 94702
(sent via electronic mail to:
Vic@lanesplitterpizza.com)

Subject: Case Closure for Fuel Leak Case No. RO0003068 and GeoTracker Global ID T1000002518, Lane Splitters Pizza, 3645 San Pablo Avenue, Emeryville, CA 94608

Dear Responsible Parties:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

Please be aware that claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,


Ariu Levi
Director

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

ALEX BRISCOE, Director



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

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Dear Responsible Parties:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25296.10[g]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.waterboards.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

Due to residual contamination, the site was closed with Site Management Requirements that limit future land use to the current commercial land use. Site Management Requirements are further described in section IV of the attached Case Closure Summary.

If you have any questions, please call Mark Detterman at (510) 567-6876. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Dilan Roe".

Dilan Roe, P.E.
LOP and SCP Program Manager

Enclosures: 1. Remedial Action Completion Certification
2. Case Closure Summary

Cc w/enc.: Michael Roberts, City of Emeryville Public Works Department, 1333 Park Avenue, Emeryville CA 94608 (sent via electronic mail to mroberts@emeryville.org)

Responsible Parties

RO0003068

November 26, 2014, Page 2

Greg Barclay, 10969 Trade Center Drive, Suite 107, Rancho Cordova, CA 95670
(sent via electronic mail to: GBarclay@croworld.com)

Brian Silva, 10969 Trade Center Drive, Suite 107, Rancho Cordova, CA 95670
(sent via electronic mail to: BSilva@croworld.com)

Case Worker (sent via electronic mail to mark.detterman@acgov.org)
eFile, GeoTracker

UST Case Closure Summary Form

Agency Information

Date: November 26, 2014

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6876
Staff Person: Mark Detterman	Title: Senior Hazardous Materials Specialist

Case Information

Facility Name: Lane Splitters Pizza		
Facility Address: 3645 San Pablo Avenue, Emeryville, CA 94608		
RB LUSTIS Case No.: ----	Local Case No.: ----	LOP Case No.: RO0003068
URF Filing Date: ----	GeoTracker Global ID: T10000002518	
APN: 49-480-1	Current Land Use: Commercial	
Responsible Party(s):	Address:	Phone:

Tank Information

Tank No.	Size (gal)	Contents	Closed In-Place/ Removed/Active	Date
	550 (Est.)	Waste Oil	Closed In-Place	12/23/2009

Conceptual Site Model (Attachment 1, 1 page)

Closure Criteria Met (Attachment 2, 1 page)

LTCP Groundwater Specific Criteria (Attachment 3, 2 pages)

LTCP Vapor Specific Criteria (Attachment 4, 1 page)

LTCP Direct Contact and Outdoor Air Exposure Criteria (Attachment 5, 1 page)

Optional Site map(s) (Attachment 6, 3 pages)

Analytical Data (Attachment 7, 10 pages)

UST Case Closure Summary Form

Additional Information:

Site Management Requirements:

This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Based on the case file, the site appears to meet the criteria for a low risk site.

Future site redevelopment will be managed with a commercial land use restriction. If a change in land use to any residential, commercial other than as a commercial fueling station, or conservative land use, or if any redevelopment occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. Due to a limited potential for vapor intrusion to indoor air for future buildings and direct contact exposure to contaminated soil in the vicinity of the abandoned in-place waste oil UST, ACEH will re-evaluate the case upon receipt of approved development/construction plans.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

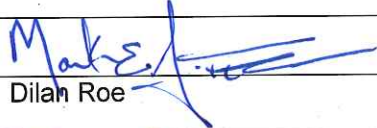

This site is to be entered into the City of Emeryville Permit Tracking System due to the residual contamination on site.

RWQCB Notification

Notification Date: August 6, 2014

RWQCB Staff Name: Cherie McCaulou	Title: Engineering Geologist
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Local Agency Representative

Prepared by: Mark Detterman	Title: Senior Hazardous Materials Specialist
Signature: 	Date: 11/26/2014
Approved by: Dilan Roe	Title: LOP and SCP Program Manager
Signature: 	Date: 11/26/2014

This Case Closure Summary along with the Case Closure Transmittal letter and the Remedial Action Completion Certification provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. The Conceptual Site Model may not contain all available data. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Environmental Health (ACEH) website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACEH website.

ATTACHMENT 1

CSM Report

[GEOTRACKER HOME](#) | [MANAGE PROJECTS](#) | [REPORTS](#) | [SEARCH](#) | [LOGOUT](#)

LANE SPLITTERS PIZZA (T1000002518) - [MAP THIS SITE](#)

OPEN - ELIGIBLE FOR CLOSURE

3645 SAN PABLO AVE
EMERYVILLE, CA 94608
ALAMEDA COUNTY

[ACTIVITIES REPORT](#)
[PUBLIC WEBSITE](#)

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003068
CASEWORKER: [MARK DETTERMAN](#) - SUPERVISOR: DILAN ROE
SAN FRANCISCO BAY RWQCB (REGION 2)
CASEWORKER: [Cherie McCaulou](#) - SUPERVISOR: Cheryl L. Prowell

[VIEW PRINTABLE CASE SUMMARY FOR THIS SITE](#)

THIS PROJECT WAS LAST MODIFIED BY [MARK DETTERMAN](#) ON 10/22/2014 11:43:25 AM - [HISTORY](#)

THIS SITE HAS UNAPPROVED SUBMITTALS. [CLICK HERE](#) TO OPEN A NEW WINDOW WITH THE SUBMITTAL APPROVAL PAGE FOR THIS SITE.

CSM REPORT - [VIEW PUBLIC NOTICING VERSION OF THIS REPORT](#)

UST CLEANUP FUND CLAIM INFORMATION (DATA PULLED FROM SCUFIS)

CLAIM NO	PRIORITY	CLAIMANT	SITE ADDRESS	AMT REIMB TO DATE	AGE OF LOC	IMPACTED WELLS?	REVIEW NUM	REVIEWER	FIVE YEAR REVIEW INFORMATION		
									FUND RECOMMENDATION	TO OVERSIGHT DATE	TO CLAIMANT DATE

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
LANE SPLITTERS PIZZA (Global ID: T1000002518) 3645 SAN PABLO AVE EMERYVILLE, CA 94608	Open - Eligible for Closure	8/6/2014	1/28/2010	5	ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003068 CASEWORKER: MARK DETTERMAN - SUPERVISOR: DILAN ROE SAN FRANCISCO BAY RWQCB (REGION 2) CASEWORKER: Cherie McCaulou - SUPERVISOR: Cheryl L. Prowell

STAFF NOTES (INTERNAL)

Not all historic documents for the fuel leak case may be available on GeoTracker. A complete case file for this site is located on the Alameda County Environmental Health website at: <http://ehgis.acgov.org/dehpublic/dehpublic.jsp>.

SITE HISTORY

Not all historic documents for the fuel leak case may be available on GeoTracker. A complete case file for this site is located on the Alameda County Environmental Health website at: <http://ehgis.acgov.org/dehpublic/dehpublic.jsp>.

A 2002 Phase I Environmental Assessment found that the site had been a gasoline service station between approximately 1947 and 1969. A 2004 subsurface investigation conducted a geophysical survey and found a generalized disturbed signature beneath the site. Five soil bores were also installed and found "low to moderate" concentrations of TPH, BTEX, and MTBE, generally below regulatory thresholds. Two petroleum hydrocarbon hotspots were encountered during site grading, up to 20 eight-foot deep soil bores were installed around Hotspot #1, soil samples collected, and ultimately approximately 25.5 tons of impacted soil was excavated off hauled. Hotspot #2 is described as a fill pit presumed to be a location of a former UST, soil samples were collected, and ultimately approximately 127.1 tons of soil was excavated and off-hauled. Concentrations up to 310 mg/kg TPHg, 629 mg/kg TPHd, 1,700 mg/kg TPHmo, <2.5 mg/kg benzene, <2.5 mg/kg toluene, 3.7 mg/kg ethylbenzene, 5.3 mg/kg total xylenes, and <2.5 mg/kg MTBE were encountered in the two hotspot locations. The chromatographic pattern for the TPHg and TPHd analysis are reported not to match standard patterns.

One UST of unknown size was encountered and abandoned in-place during installation of the fire service as the site continued construction. The UST was cleaned and backfilled. One soil sample was collected at a depth of approximately 6.5 ft bgs at a location approximately 2 feet east of the UST. Analysis of the soil sample indicated that 980 mg/kg TPHg, 870 mg/kg TPHd, 3,300 mg/kg TPHmo, <0.77 mg/kg benzene, 2.3 mg/kg toluene, 1.5 mg/kg ethylbenzene, 11.4 mg/kg total xylenes, and <0.77 mg/kg MTBE were present; additional analytes were also detected.

Seven soil bores were advanced around the perimeter of the site in January 2014 and soil and grab groundwater samples were collected in order to characterize the site under the LTCP. A Request for Closure was submitted in June 2014.

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION

[VIEW LTCP CHECKLIST](#)

[VIEW PATH TO CLOSURE PLAN](#)

[VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Diesel, Other Petroleum	Commercial	GW - Municipal and Domestic Supply	Other	1/28/2010	Close and Fill Tank in Place	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
NO	NO	EBMUD	8/6/2014	9/25/2014	6/25/2014		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
049 048000100	Santa Clara Valley - East Bay Plain (2-9.04)	Bay Bridges - Berkeley (20330)

COUNTY	PUBLIC WATER SYSTEM(S)
Alameda	EAST BAY MUD - 375 ELEVENTH STREET, OAKLAND, CA 94607

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER - [SHOW](#)

[VIEW ESI SUBMITTALS](#)

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL - [SHOW](#)

[VIEW ESI SUBMITTALS](#)

MOST RECENT GEO_WELL DATA - [SHOW](#)

[VIEW ESI SUBMITTALS](#)

LOGGED IN AS MARKDETT

[CONTACT GEOTRACKER HELP](#)

ATTACHMENT 2

LTCP Checklist

[GEOTRACKER HOME](#) | [MANAGE PROJECTS](#) | [REPORTS](#) | [SEARCH](#) | [LOGOUT](#)

LANE SPLITTERS PIZZA (T10000002518) - [MAP THIS SITE](#)

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CASEWORKER: [Cherie McCauley](#) - SUPERVISOR: Cheryl L. Powell

[VIEW PRINTABLE CASE SUMMARY FOR THIS SITE](#)

THIS PROJECT WAS LAST MODIFIED BY [MARK DETTERMAN](#) ON 10/22/2014 11:36:29 AM - [HISTORY](#)

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CLOSURE POLICY

THIS VERSION IS FINAL AS OF 10/22/2014

CHECKLIST INITIATED ON 2/3/2013

[CLOSURE POLICY HISTORY](#)

General Criteria - The site satisfies the policy general criteria - [CLEAR SECTION ANSWERS](#)

- a. Is the unauthorized release located within the service area of a public water system?
Name of Water System: YES NO
- b. The unauthorized release consists only of petroleum ([info](#)). YES NO
- c. The unauthorized ("primary") release from the UST system has been stopped. YES NO
- d. Free product has been removed to the maximum extent practicable ([info](#)). FP Not Encountered YES NO
- e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed ([info](#)). YES NO
- f. Secondary source has been removed to the extent practicable ([info](#)). YES NO
- g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15. Not Required YES NO
- h. Does a nuisance exist, as defined by [Water Code section 13050](#). YES NO

1. Media-Specific Criteria: Groundwater - The contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent, and meets all of the additional characteristics of one of the five classes of sites listed below. - [CLEAR SECTION ANSWERS](#)

EXEMPTION - Soil Only Case (Release has not Affected Groundwater - [info](#)) YES NO
Does the site meet any of the Groundwater specific criteria scenarios? YES NO
1.5 - The regulatory agency determines, based on an analysis of site specific conditions, that the site under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame. YES NO

2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c - [CLEAR SECTION ANSWERS](#)

EXEMPTION - Active Commercial Petroleum Fueling Facility YES NO
Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios? YES NO
2c - Petroleum Vapor Intrusion to Indoor Air - The regulatory agency has determined petroleum vapors migrating from soil or groundwater will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls. YES NO

3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure - The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below. - [CLEAR SECTION ANSWERS](#)

EXEMPTION - The upper 10 feet of soil is free of petroleum contamination YES NO
Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios? YES NO
3.1 - Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in the following table ([LINK](#)) for the specified depth below ground surface. YES NO

Additional Information
This case should be kept OPEN in spite of meeting policy criteria. YES NO
Has this LTCP Checklist been updated for FY 14/15? YES NO

[SPELL CHECK](#)

LOGGED IN AS MARKDETT

[CONTACT GEOTRACKER HELP](#)

**ATTACHMENT 3
LTCP GROUNDWATER SPECIFIC CRITERIA**

LTCP Groundwater Specific Scenario under which case was closed: Scenario 5

Site Data		LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	LTCP Scenario 3 Criteria	LTCP Scenario 4 Criteria
Plume Length	<325 feet	<100 feet	<250 feet	<250 feet	<1,000 feet
Free Product	No free product	No free product	No free product	Removed to maximum extent practicable	No free product
Plume Stable or Decreasing	Unknown	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 Years	Stable or decreasing
Distance to Nearest Water Supply Well	625 feet south; (crossgradient)	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Distance to Nearest Surface Water and Direction	4,450 feet west-northwest; crossgradient	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Property Owner Willing to Accept a Land Use Restriction?	Not applicable	Not applicable	Not applicable	Yes	Not applicable

GROUNDWATER CONCENTRATIONS

Constituent	Historic Site Maximum (µg/L)	Current Site Maximum (µg/L)	LTCP Scenario 1 Criteria (µg/L)	LTCP Scenario 2 Criteria (µg/L)	LTCP Scenario 3 Criteria (µg/L)	LTCP Scenario 4 Criteria (µg/L)
Benzene	31	31	No criteria	3,000	No criteria	1,000
MTBE	0.8	0.8	No criteria	1,000	No criteria	1,000
Naphthalene	2.7	2.7				
Scenario 5: If the site does not meet scenarios 1 through 4, has a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame?				Yes		

Comments:

Water Supply Wells in Vicinity: According to data supplied by the Alameda County Public Works Agency (ACPWA) there are three water supply wells within 2,000 feet of the site. One abandoned well of unknown usage is located approximately 1,645 feet upgradient to the northeast. Another abandoned well of unknown usage is located approximately 1,088 feet southwest of the site, while another well of is located 625 feet south of the site at the City of Paris environmental case site (RO0000133). The three wells are not considered to be receptors for the subject site based on direction and the distance to the wells.

According to the GeoTracker Groundwater Ambient Monitoring & Assessment (GAMA) site, there are no California Dept. of Public Health (CDPH), State Water Resources Control Board (SWRCB) Domestic, Dept. of Pesticide Regulation (DPR), Dept. of Water Resources (DWR) or United States Geological Society (USGS) supply wells within a 2,000 foot radius of the site.

Based several local vicinity environmental investigation sites (RO0002520 Maz Glass and RO0002973 Ambassador Laundry), the direction of groundwater flow is toward the southwest. The closest surface water body is San Francisco Bay at an approximate distance of 4,450 feet to the west-northwest.

Site Understanding: The site is a former service station that contained an unknown number of underground fuel storage tanks (USTs) and a waste oil UST. In conjunction with site redevelopment during 2002 to 2004 by of City of Emeryville, site investigation activities were preformed to investigate residual soil contamination associated with the fuel USTs. These investigations were not performed under ACEH regulatory oversight. This fuel leak case (RO0003068) was opened at the discovery of the waste oil UST during construction of the commercial establishment at the time of the installation of the fire service. The waste oil UST was abandoned in-place in 2009.

Soil bores B-17 to B-23 were installed to determine the upgradient, lateral, and downgradient extent of groundwater contamination associated with the site. The grab groundwater concentrations at the site suggest that groundwater contamination in the site vicinity is associated with residual contamination associated with the former fuel UST locations, which are upgradient of the waste oil UST.

Soil bore B-23 was shifted northwards from a planned location southwest of the waste oil UST due to an underground utility line. The planned position was intended to define groundwater downgradient of the waste oil UST. Although data was not collected at this location, the length of the groundwater dissolved-phase plume associated with the abandoned waste oil UST is defined by an environmental case located downgradient of the subject site. As noted above, several environmental cases are located in the vicinity and define groundwater flow to the southwest (Ambassador Laundry RO0002973 and Maz Glass, RO0002520). Based on data from upgradient wells at the downgradient Ambassador Laundry site, the plume length for the subject site is less than approximately 325 feet. The well survey results indicate that there are no sensitive receptors (public or private water supply wells) within this area.

**ATTACHMENT 4
LTCP VAPOR SPECIFIC CRITERIA**

LTCP Vapor Specific Scenario under which case was closed: Controlling exposure through use of institutional controls.

Active Fueling Station	Active as of: Not applicable						
Site Data		LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	LTCP Scenario 3A Criteria	LTCP Scenario 3B Criteria	LTCP Scenario 3C Criteria	LTCP Scenario 4 Criteria
Unweathered LNAPL	No LNAPL	LNAPL in groundwater	LNAPL in soil	No LNAPL	No LNAPL	No LNAPL	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	> 10 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	≥5 feet
Total TPH in Soil in Bioattenuation Zone	> 100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg
Maximum Current Benzene Concentration in Groundwater	31 µg/L	No criteria	No criteria	<100 µg/L	≥100 and <1,000 µg/L	<1,000 µg/L	No criteria
Oxygen Data within Bioattenuation Zone	No oxygen data	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4% at lower end of zone	≥4% at lower end of zone
Depth of soil vapor measurement beneath foundation	N/A	No criteria	No criteria	No criteria	No criteria	No criteria	≥5 feet

SCENARIO 4 DIRECT MEASUREMENT OF SOIL VAPOR CONCENTRATIONS

Site Soil Vapor Data			No Bioattenuation Zone		Bioattenuation Zone	
Constituent	Historic Maximum (µg/m ³)	Current Maximum (µg/m ³)	Residential	Commercial	Residential	Commercial
Benzene	----	----	<85	<280	<85,000	<280,000
Ethylbenzene	----	----	<1,100	<3,600	<1,100,000	<3,600,000
Naphthalene	----	----	<93	<310	<93,000	<310,000

If the site does not meet scenarios 1 through 4, does a site-specific risk assessment for the vapor intrusion pathway demonstrate that human health is protected?

If the site does not meet scenarios 1 through 4, has a determination been made that petroleum vapors from soil or groundwater will have no significant risk of adversely affecting human health?

Yes

Comments:

Except in limited areas of shallow residual soil contamination, the site appears to fit Scenario 3A. The majority of soil samples collected at the site contained very limited volatile hydrocarbon compounds. Soil samples B12 and UST1 document residual hydrocarbon at concentrations greater than 100 milligrams per kilogram (mg/kg) at a depth shallower than 6 feet below grade surface (bgs). These soil samples contained limited volatile hydrocarbon compounds at good reporting limits; however, UST-1 contained 6.3 mg/kg naphthalene. Because of the inaccessible location, and heavy hydrocarbon range of waste oil, the site presents a low risk for vapor intrusion into the corner of the commercial building where the contamination is present. Future site redevelopment will be managed with a commercial land use restriction.

**ATTACHMENT 5
LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA**

LTCP Direct Contact and Outdoor Air Exposure Specific Scenario under which case was closed: Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below.

Are maximum concentrations less than those in Table 1 below? **Yes**

Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 10 feet bgs (mg/kg)
Site Maximum	Benzene	<0.77	0.077	<0.77	0.077	<0.77
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	1.5	1.5	1.5	1.5	1.5
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	1.3	6.3	1.3	6.3	6.3
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	0.0034	<0.810	0.0034	<0.810	<0.810
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5

If maximum concentrations are greater than those in Table 1, are they less than levels from a site-specific risk assessment?

If maximum concentrations are greater than those in Table 1, has a determination been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?

Comments:

Two sets of PAH analytical data exist at the site. PAH data associated with soil bores yielded concentrations below Table 1 concentrations in the 0 to 5 and the 5 to 10 foot depth intervals at good limits of reporting. The highest combined PAH concentration for the seven carcinogenic PAHs for the 0 to 5 foot interval was 0.0034 mg/kg and the highest combined PAH concentration for the 5 to 10 foot interval was 0.00732 mg/kg. These data are considered to generally characterize the majority of the subject site, where the fuel USTs were located.

In regards to the former waste oil UST, no analytical PAH data was collected in the 0 to 5 foot depth interval. One soil sample collected at a depth of 6 feet beneath the UST contained a combined concentration of <0.810 mg/kg for the seven carcinogenic PAHs. Because the sample was collected at a depth greater than 5 feet bgs, the site is paved, and the in-place abandoned waste oil UST is reported directly beneath the foundation of the subject building, there is limited potential for direct contact exposure under the current land use and for the foreseeable future. Future site redevelopment will be managed with a commercial land use restriction.

ATTACHMENT 6

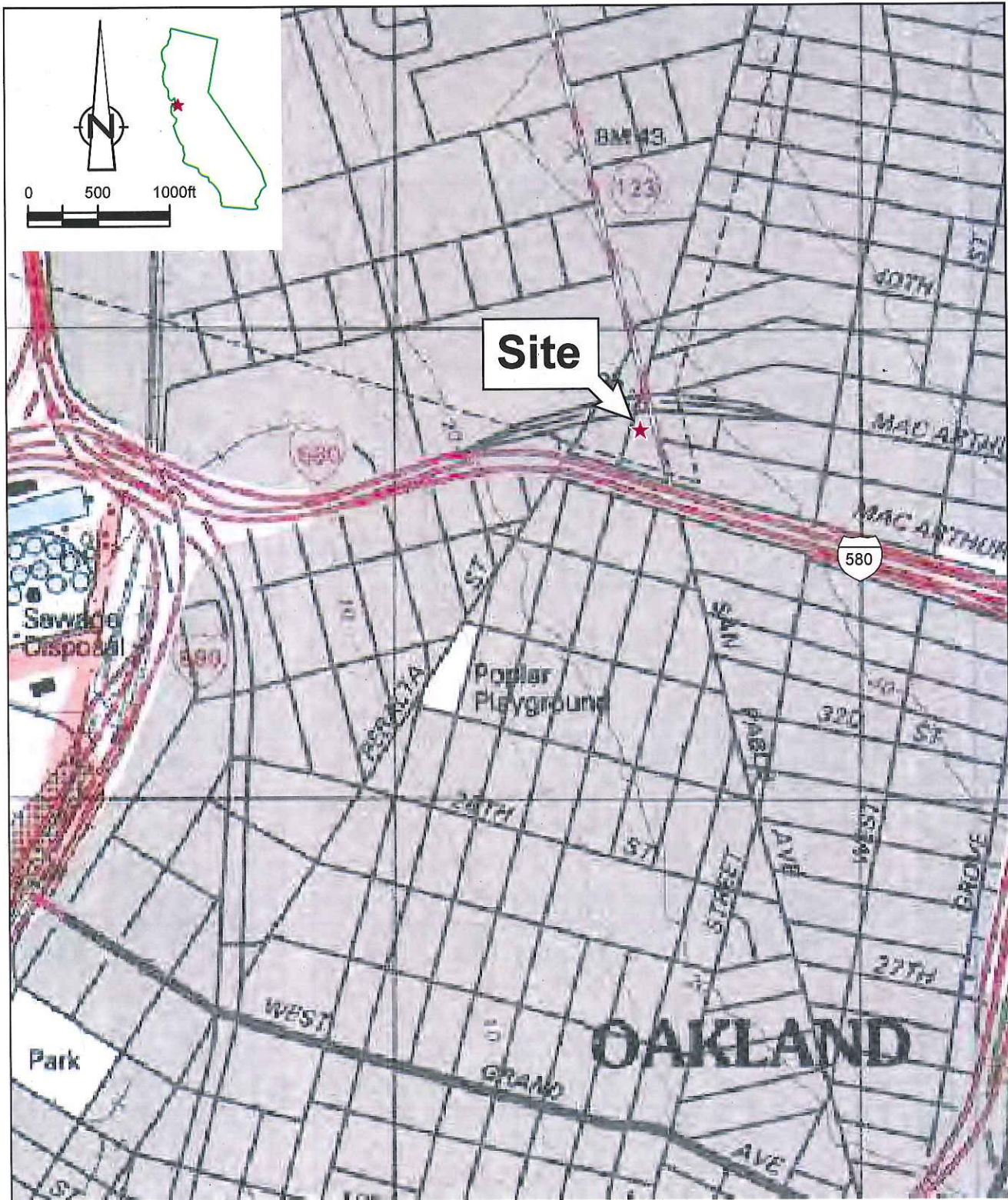
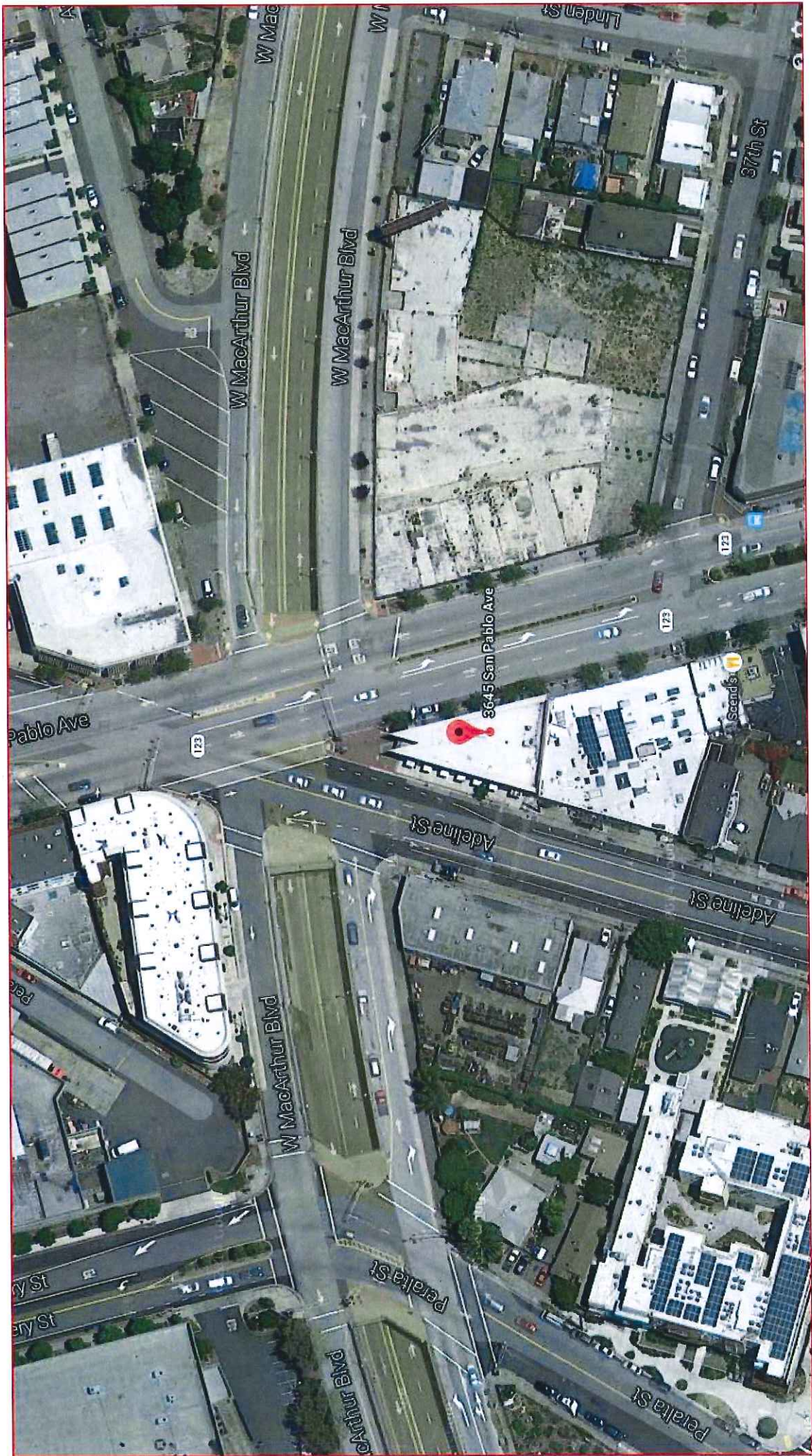


Figure 1

SITE VICINITY MAP
FORMER UNION OIL SERVICE STATION (CEMC 371572)
3645 SAN PABLO AVENUE
Emeryville, California





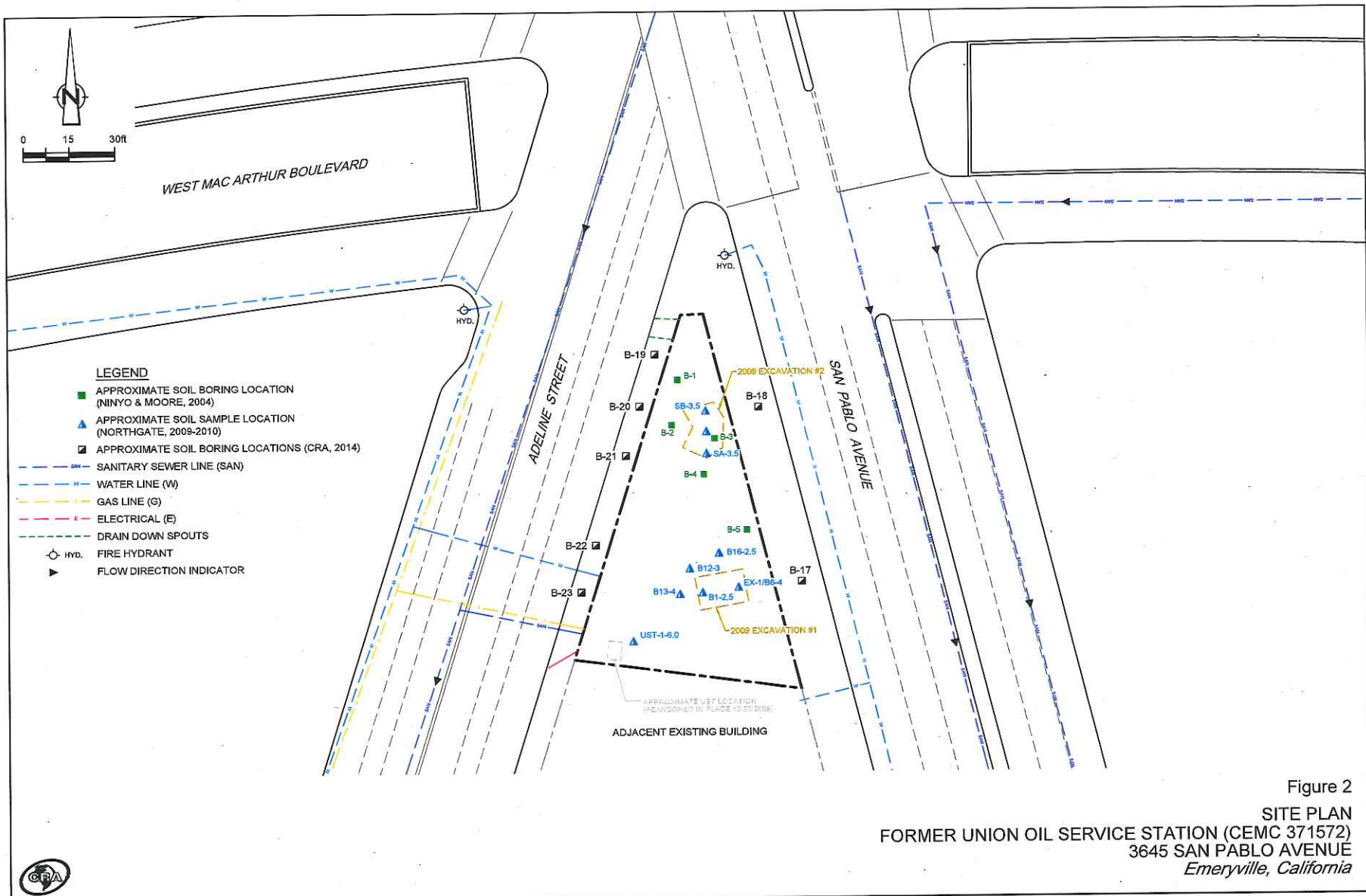


Figure 2
 SITE PLAN
 FORMER UNION OIL SERVICE STATION (CEMC 371572)
 3645 SAN PABLO AVENUE
 Emeryville, California

ATTACHMENT 7

TABLE 1

HISTORICAL SOIL ANALYTICAL DATA
FORMER UNION OIL SERVICE STATION (CEMC 371572)
3645 SAN FABLO ROAD
EMERYVILLE, CALIFORNIA

Location	Depth	Date	HYDROCARBONS					PRIMARY VOCS				ADDITIONAL VOCS		SVOCS													SUMMARY		METALS																		
			TPH-LRD	TPH-LRD or BGD	TPH-GRO	TPH-FRO	TPH - Extractable	B	T	E	X	MTBE by VOC	RDB	1,2-DCA	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Benzo(a)pyrene	Benzo(e)pyrene	Benzo(a)anthracene	Fluorene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Naphthalene	Phenanthrene	Pyrene	Benzo(a)pyrene	VOCs	SVOCS	Antimony	Arsenic	Barium	Bismuth	Cadmium	Chromium	Cobalt	Copper	Lead	Manganese	Nickel	Selenium	Silver	Sulfur
Units	Units	Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg

Abbreviations and Notes:

- ft/g = feet below grade
- mg/kg = Milligrams per kilogram
- TPH = Total petroleum hydrocarbons
- GRO = Gasoline range organics
- DRO = Diesel range organics
- VOCs = Volatile organic compounds
- SVOCS = Semi-volatile organic compounds
- B = Benzene
- C = Presence confirmed, but RFD between columns exceeds 40%
- L = Lighter hydrocarbons contributed to quantification
- T = Toluene
- E = Ethylbenzene
- X = Xylenes (Total)
- Y = Sample exhibits chromatographic pattern which does not resemble standard
- EDB = 1,2-Dibromoethane (Ethylene dibromide)
- 1,2-DCA = 1,2-Dichloroethane
- Bold = Detected
- = Not available / not applicable
- <x = Not detected above laboratory method detection limit
- * = Duplicate sample for BS-S-1

Special Note: The BTEX and MTBE concentrations collected in 2004 were originally reported in micrograms per kilogram. They were converted to milligrams per kilogram for table uniformity.

All EPA #140B and #220C constituents were non-detectable except for the following compounds.

- 1 Propylbenzene, 1.8 mg/kg; 1,3,5-Trimethylbenzene, 1.6 mg/kg; 1,2,4-Trimethylbenzene, 18 mg/kg; sec-Butylbenzene, 0.590 mg/kg; para-Isopropyl Toluene, 0.510 mg/kg; n-Butylbenzene, 2.1 mg/kg;
- 2 Acetone 0.040 mg/kg;
- 3 Acetone 0.0097 mg/kg;
- 4 Acetone 0.06 mg/kg; sec-Butylbenzene, 0.0052 mg/kg; n-Butylbenzene, 0.015; 2-Butanone, 0.011 mg/kg;
- 5 Propylbenzene, 0.083 mg/kg; 1,2,4-Trimethylbenzene, 0.0180 mg/kg; n-Butylbenzene, 0.230 mg/kg;
- 6 Acetone 0.063 mg/kg;
- 7 Propylbenzene, 3.9 mg/kg; 1,2,4-Trimethylbenzene
- 8 Propylbenzene, 1.8 mg/kg; 1,3,5-Trimethylbenzene, 5.1 mg/kg; 1,2,4-Trimethylbenzene, 16 mg/kg;
- 9 2-Methylnaphthalene, 6.1 mg/kg; Naphthalene, 3.3 mg



Volatile Organics

Lab #:	217460	Location:	3645 San Pablo Ave.
Client:	Northgate Environmental Management	Prep:	EPA 5030B
Project#:	1141.08	Analysis:	EPA 8260B
Field ID:	UST-1-0.6	Diln Fac:	125.0
Lab ID:	217460-001	Batch#:	158796
Matrix:	Soil	Sampled:	12/23/09
Units:	ug/Kg	Received:	12/23/09
Basis:	dry	Analyzed:	01/03/10

Moisture: 19%

Analyte	Result	RL
Freon 12	ND	1,500
tert-Butyl Alcohol (TBA)	ND	15,000
Chloromethane	ND	1,500
Isopropyl Ether (DIPE)	ND	770
Vinyl Chloride	ND	1,500
Bromomethane	ND	1,500
Ethyl tert-Butyl Ether (ETBE)	ND	770
Chloroethane	ND	1,500
Methyl tert-Amyl Ether (TAME)	ND	770
Trichlorofluoromethane	ND	770
Ethanol	ND	150,000
Acetone	ND	3,100
Freon 113	ND	770
1,1-Dichloroethene	ND	770
Methylene Chloride	ND	3,100
Carbon Disulfide	ND	770
MTBE	ND	770
trans-1,2-Dichloroethene	ND	770
Vinyl Acetate	ND	7,700
1,1-Dichloroethane	ND	770
2-Butanone	ND	1,500
cis-1,2-Dichloroethene	ND	770
2,2-Dichloropropane	ND	770
Chloroform	ND	770
Bromochloromethane	ND	770
1,1,1-Trichloroethane	ND	770
1,1-Dichloropropene	ND	770
Carbon Tetrachloride	ND	770
1,2-Dichloroethane	ND	770
Benzene	ND	770
Trichloroethene	ND	770
1,2-Dichloropropane	ND	770
Bromodichloromethane	ND	770
Dibromomethane	ND	770
4-Methyl-2-Pentanone	ND	1,500
cis-1,3-Dichloropropene	ND	770
Toluene	2,300	770
trans-1,3-Dichloropropene	ND	770
1,1,2-Trichloroethane	ND	770
2-Hexanone	ND	1,500
1,3-Dichloropropane	ND	770
Tetrachloroethene	ND	770
Dibromochloromethane	ND	770
1,2-Dibromoethane	ND	770
Chlorobenzene	ND	770
1,1,1,2-Tetrachloroethane	ND	770
Ethylbenzene	1,500	770
m,p-Xylenes	7,400	770
o-Xylene	4,000	770
Styrene	ND	770
Bromoform	ND	770
Isopropylbenzene	ND	770

ND= Not Detected
 RL= Reporting Limit
 Page 1 of 2

Volatile Organics

Lab #: 217460	Location: 3645 San Pablo Ave.
Client: Northgate Environmental Management	Prep: EPA 5030B
Project#: 1141.08	Analysis: EPA 8260B
Field ID: UST-1-0.6	Diln Fac: 125.0
Lab ID: 217460-001	Batch#: 158796
Matrix: Soil	Sampled: 12/23/09
Units: ug/Kg	Received: 12/23/09
Basis: dry	Analyzed: 01/03/10

Analyte	Result	RL
1,1,2,2-Tetrachloroethane	ND	770
1,2,3-Trichloropropane	ND	770
Propylbenzene	1,800	770
Bromobenzene	ND	770
1,3,5-Trimethylbenzene	5,100	770
2-Chlorotoluene	ND	770
4-Chlorotoluene	ND	770
tert-Butylbenzene	ND	770
1,2,4-Trimethylbenzene	16,000	770
sec-Butylbenzene	ND	770
para-Isopropyl Toluene	ND	770
1,3-Dichlorobenzene	ND	770
1,4-Dichlorobenzene	ND	770
n-Butylbenzene	2,200	770
1,2-Dichlorobenzene	ND	770
1,2-Dibromo-3-Chloropropane	ND	770
1,2,4-Trichlorobenzene	ND	770
Hexachlorobutadiene	ND	770
Naphthalene	6,300	770
1,2,3-Trichlorobenzene	ND	770

Surrogate	REC	Limits
Dibromofluoromethane	96	59-139
1,2-Dichloroethane-d4	104	54-153
Toluene-d8	96	83-118
Bromofluorobenzene	100	61-146
Trifluorotoluene (MeOH)	109	25-170

ND= Not Detected
 RL= Reporting Limit
 Page 2 of 2



Semi-volatile Organics by GC/MS

Lab #:	217460	Location:	3645 San Pablo Ave.
Client:	Northgate Environmental Management	Prep:	EPA 3550B
Project#:	1141.08	Analysis:	EPA 8270C
Field ID:	UST-1-0.6	Batch#:	158695
Lab ID:	217460-001	Sampled:	12/23/09
Matrix:	Soil	Received:	12/23/09
Units:	ug/Kg	Prepared:	12/29/09
Basis:	dry	Analyzed:	12/30/09
Diln Fac:	10.00		

Moisture: 19%

Analyte	Result	RL
N-Nitrosodimethylamine	ND	4,100
Phenol	ND	4,100
bis(2-Chloroethyl) ether	ND	4,100
2-Chlorophenol	ND	4,100
1,3-Dichlorobenzene	ND	4,100
1,4-Dichlorobenzene	ND	4,100
Benzyl alcohol	ND	4,100
1,2-Dichlorobenzene	ND	4,100
2-Methylphenol	ND	4,100
bis(2-Chloroisopropyl) ether	ND	4,100
4-Methylphenol	ND	4,100
N-Nitroso-di-n-propylamine	ND	4,100
Hexachloroethane	ND	4,100
Nitrobenzene	ND	4,100
Isophorone	ND	4,100
2-Nitrophenol	ND	8,100
2,4-Dimethylphenol	ND	4,100
Benzoic acid	ND	20,000
bis(2-Chloroethoxy)methane	ND	4,100
2,4-Dichlorophenol	ND	4,100
1,2,4-Trichlorobenzene	ND	4,100
Naphthalene	3,300	810
4-Chloroaniline	ND	4,100
Hexachlorobutadiene	ND	4,100
4-Chloro-3-methylphenol	ND	4,100
2-Methylnaphthalene	6,100	810
Hexachlorocyclopentadiene	ND	8,100
2,4,6-Trichlorophenol	ND	4,100
2,4,5-Trichlorophenol	ND	4,100
2-Chloronaphthalene	ND	4,100
2-Nitroaniline	ND	8,100
Dimethylphthalate	ND	4,100
Acenaphthylene	ND	810
2,6-Dinitrotoluene	ND	4,100
3-Nitroaniline	ND	8,100
Acenaphthene	ND	810
2,4-Dinitrophenol	ND	8,100
4-Nitrophenol	ND	8,100
Dibenzofuran	ND	4,100
2,4-Dinitrotoluene	ND	4,100
Diethylphthalate	ND	4,100
Fluorene	ND	810
4-Chlorophenyl-phenylether	ND	4,100
4-Nitroaniline	ND	8,100
4,6-Dinitro-2-methylphenol	ND	8,100
N-Nitrosodiphenylamine	ND	4,100
Azobenzene	ND	4,100
4-Bromophenyl-phenylether	ND	4,100
Hexachlorobenzene	ND	4,100
Pentachlorophenol	ND	8,100

DO= Diluted Out
 ND= Not Detected
 RL= Reporting Limit
 Page 1 of 2



Semivolatile Organics by GC/MS

Lab #:	217460	Location:	3645 San Pablo Ave.
Client:	Northgate Environmental Management	Prep:	EPA 3550B
Project#:	1141.08	Analysis:	EPA 8270C
Field ID:	UST-1-0.6	Batch#:	158695
Lab ID:	217460-001	Sampled:	12/23/09
Matrix:	Soil	Received:	12/23/09
Units:	ug/Kg	Prepared:	12/29/09
Basis:	dry	Analyzed:	12/30/09
Diln Fac:	10.00		

Analyte	Result	RI
Phenanthrene	ND	810
Anthracene	ND	810
Di-n-butylphthalate	ND	4,100
Fluoranthene	ND	810
Pyrene	ND	810
Butylbenzylphthalate	ND	4,100
3,3'-Dichlorobenzidine	ND	8,100
Benzo(a)anthracene	ND	810
Chrysene	ND	810
bis(2-Ethylhexyl)phthalate	ND	4,100
Di-n-octylphthalate	ND	4,100
Benzo(b)fluoranthene	ND	810
Benzo(k)fluoranthene	ND	810
Benzo(a)pyrene	ND	810
Indeno(1,2,3-cd)pyrene	ND	810
Dibenz(a,h)anthracene	ND	810
Benzo(g,h,i)perylene	ND	810

Surrogate	R/L	Limits
2-Fluorophenol	DO	14-124
Phenol-d5	DO	12-123
2,4,6-Tribromophenol	DO	10-118
Nitrobenzene-d5	DO	27-106
2-Fluorobiphenyl	DO	30-113
Terphenyl-d14	DO	18-133

DO= Diluted Out
ND= Not Detected
RL= Reporting Limit
Page 2 of 2

**TABLE 2
GRAB-GROUNDWATER ANALYTICAL DATA
FORMER UNION OIL SERVICE STATION (CEMC 371572)
3645 SAN PABLO ROAD
EMERYVILLE, CALIFORNIA**

Location	Date	HYDROCARBONS			PRIMARY VOCS				ADDITIONAL VOCS			SVOCS																
		TPH-Motor Oil	TPH-DRO w/ Si Gel	TPH-GRO	B	T	E	X	MTBE	EDB	1,2-DCA	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Naphthalene	Phenanthrene	Pyrene	
Units		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
B-17	01/28/2014	<200	240	1,900	<0.5	0.9	1	1	0.8	<0.5	0.5	0.011	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	0.017	<0.010	0.20	<0.030	<0.010	
B-18	01/28/2014	-	-	84	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	4	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	0.33	<0.30	<0.10	
B-19	01/29/2014	-	320	2,800	31	6	46	19	<0.5	<0.5	4	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	-18	<0.10	<0.10	<0.10	2.7	<0.30	<0.10	
B-20	01/29/2014	<400	470	<50	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	0.18	<0.031	<0.010	
B-21	01/29/2014	740	350	<50	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.30	<0.30	<0.10
B-22	01/30/2014	<400	<320	<50	<0.5	<0.5	<0.5	0.7	<0.5	<0.5	<0.5	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.30	<0.30	<0.10	
B-23	01/30/2014	<400	<320	<50	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.30	<0.30	<0.10	
QA	01/28/2014	-	-	<50	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Abbreviations and Notes:

- µg/L = Micrograms per liter
- TPH = Total petroleum hydrocarbons
- GRO = Gasoline range organics
- DRO = Diesel range organics
- VOCS = Volatile organic compounds
- SVOCS = Semi-volatile organic compounds
- B = Benzene
- T = Toluene
- E = Ethylbenzene
- X = Xylenes (Total)
- EDB = 1,2-Dibromoethane (Ethylene dibromide)

TABLE 2
GRAB-GROUNDWATER ANALYTICAL DATA
FORMER UNION OIL SERVICE STATION (CEMC 371572)
3645 SAN PABLO ROAD
EMERYVILLE, CALIFORNIA

Location	Date	HYDROCARBONS			PRIMARY VOCS				ADDITIONAL VOCS			SVOCs																
		TPH-Motor Oil	TPH-DRO w/ Si Gel	TPH-GRO	B	T	E	X	MTBE	EDB	1,2-DCA	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Naphthalene	Phenanthrene	Pyrene	
Units		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L

1,2-DCA = 1,2-Dichloroethane

Bold = Detected

-- = Not available / not applicable

<x = Not detected above laboratory method detection limit