

## Detterman, Mark, Env. Health

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**From:** Peter Cusack [pcusack@Langan.com]  
**Sent:** Monday, October 13, 2014 11:33 AM  
**To:** Detterman, Mark, Env. Health  
**Subject:** 2302 Valdez Street, Oakland  
**Attachments:** Figure 2 Site Plan.pdf; T2.pdf; T3.pdf; T4.pdf; T1.pdf

Hello Mark

Per my voicemail, I have attached a site plan and summary tables of our recent sampling activities. Please contact me if you have any questions before our meeting.

Thank you  
Peter

**Peter J. Cusack**  
**Senior Associate/VP**  
Direct: 415.955.5244

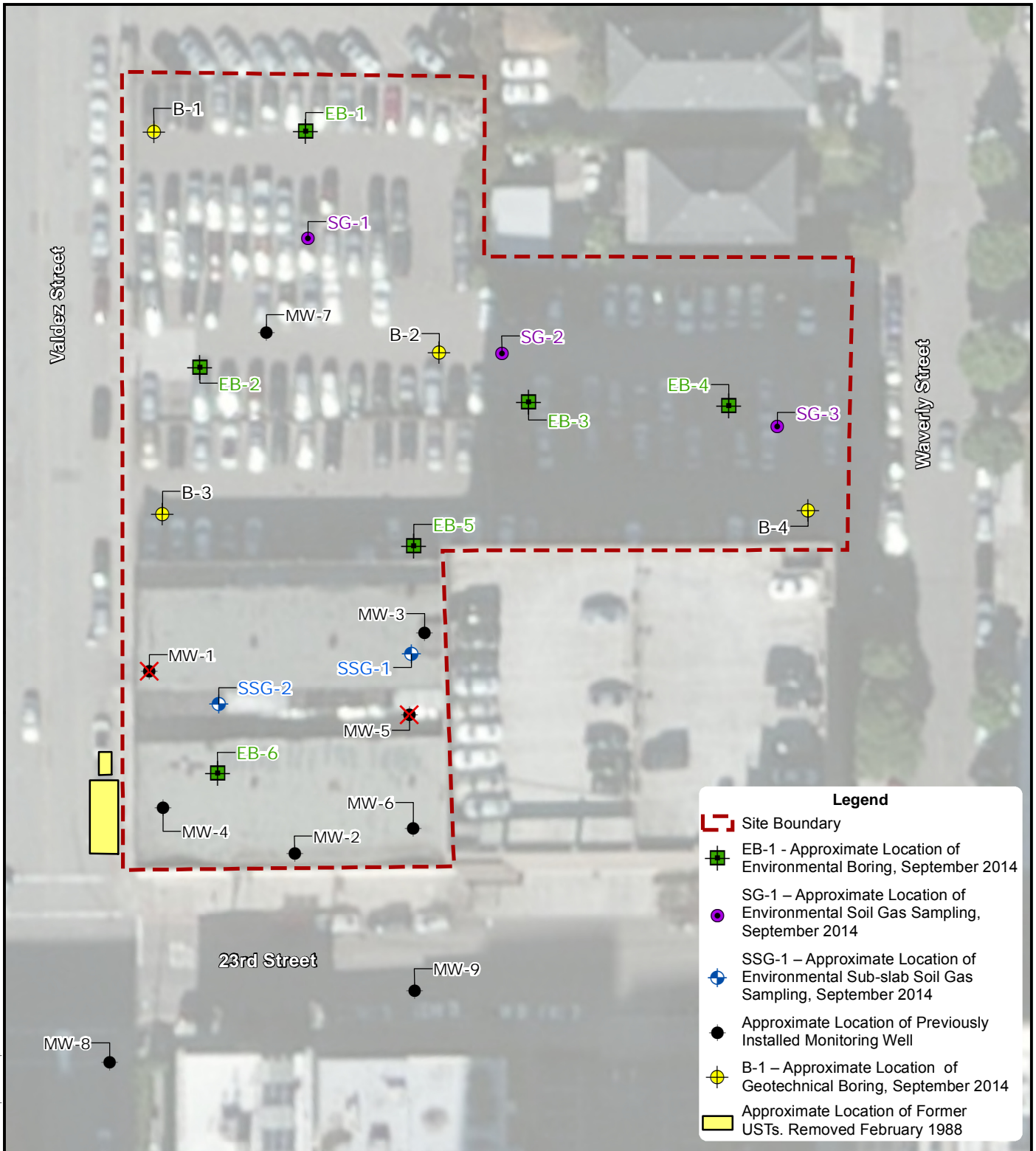
### ***LANGAN TREADWELL ROLLO***

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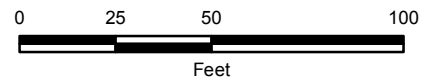
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**Notes:**

1. World aerial imagery basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online. Source of aerial imagery is Microsoft from 10/26/2010. Credits: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community
2. Map displayed in California State Plane Coordinate System, Zone III, North American Datum of 1983 (NAD83), US Survey Feet.



**2302-2332 VALDEZ STREET**  
**2321-2335 WAVERLY STREET**  
 Oakland, California

**SITE PLAN**

**LANGAN TREADWELL ROLLO**

Date 10/9/2014

Project 731641601

Figure 2

**Table 1**  
**Non-Metals Analytical Results in Soil**  
**2302-2332 Valdez Street and 2321-2335 Waverly Street**  
**Oakland, California**

Sample ID	Depth (feet)	Date Sample	TPHg	TPHd	TPHmo	VOCs	SVOCs	OCPs and PCBs	
			(mg/kg)						
EB-1-1.5	1.5	09/06/14	< 1.0	< 1.0	< 5.0	--	--	ND	
EB-1-5.0	5.0	09/06/14	< 1.0	2.7	33	ND	ND	--	
EB-1-8.0	8.0	09/06/14	< 1.0	1.1	5.5	--	--	--	
EB-2-1.5	1.5	09/06/14	< 1.0	2.2	19	--	--	--	
EB-2-3.0	3.0	09/06/14	< 1.0	< 1.0	< 5.0	--	--	--	
EB-2-8.0	8.0	09/06/14	< 1.0	< 1.0	< 5.0	--	--	--	
EB-3-1.5	1.5	09/06/14	2.9	290	660	--	--	ND	
EB-3-5.0	5.0	09/06/14	< 1.0	< 1.0	< 5.0	ND	ND	--	
EB-4-1.5	1.5	09/06/14	< 1.0	4.5	59	--	--	--	
EB-4-3.0	3.0	09/06/14	< 1.0	< 1.0	< 5.0	--	--	--	
EB-4-8.0	8.0	09/06/14	< 1.0	< 1.0	< 5.0	--	--	--	
EB-5-1.5	1.5	09/06/14	< 1.0	3.8	26	--	--	ND	
EB-5-3.0	3.0	09/06/14	< 1.0	1.2	15	--	--	--	
EB-5-5.0	5.0	09/06/14	< 1.0	3.6	70	--	--	--	
EB-5-8.0	8.0	09/06/14	< 1.0	< 1.0	< 5.0	--	--	--	
EB-6-1.5	1.5	09/06/14	< 1.0	< 1.0	< 5.0	--	--	--	
EB-6-3.0	3.0	09/06/14	< 1.0	1.0	< 5.0	ND	ND	< 0.050 PCBs Only	
B-1-3.0	3.0	09/06/14	< 1.0	2.1	8.9	--	--	--	
B-1-9.0	9.0	09/06/14	< 1.0	< 1.0	< 5.0	--	--	--	
B-2-3.0	3.0	09/06/14	< 1.0	< 1.0	< 5.0	--	--	--	
B-2-5.5	5.5	09/06/14	< 1.0	1.3	< 5.0	--	--	--	
B-3-3.0	3.0	09/06/14	< 1.0	< 1.0	< 5.0	--	--	--	
B-3-5.0	5.0	09/06/14	< 1.0	2.6	< 5.0	--	--	--	
B-4-3.0	3.0	09/06/14	< 1.0	< 1.0	< 5.0	--	--	--	
B-4-5.5	5.5	09/06/14	< 1.0	< 1.0	< 5.0	--	--	--	

Notes:

mg/kg - milligrams per kilogram

TPHg - Total Petroleum Hydrocarbons as Gasoline, EPA Method 8015M

TPHd - Total Petroleum Hydrocarbons as Diesel Range, EPA Method 8015M

TPHmo - Total Petroleum Hydrocarbons as Motor Oil EPA Method 8015M

VOCs - Volatile Organics, EPA Method 8260B

SVOCs - Semi-Volatile Organics, EPA Method 8270C

OCPs - Organochlorine Pesticides (EPA Method 8081A/8082)

PCBs - Polychlorinated Biphenyls (EPA Method 8081A/8082)

-- Not analyzed

ND - Not detected at or above the laboratory reporting limit

&lt; 1.0 - Analyte was not detected above the laboratory reporting limit (1.0 mg/kg)

**Table 2  
Metal Analytical Results in Soil  
2302-2332 Valdez Street and 2321-2335 Waverly Street  
Oakland, California**

Sample ID	Depth (feet)	Date Sampled	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Chromium STLC	Cobalt	Copper	Lead	Lead STLC	Lead TCLP	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
			(mg/kg)						(mg/L)	(mg/kg)			(mg/L)		(mg/kg)							
EB-1-1.5	1.5	09/06/14	< 0.50	3.6	180	0.54	< 0.25	50	< 0.050	14	17	10	--	--	< 0.050	0.65	38	< 0.50	< 0.50	< 0.50	39	32
EB-1-5.0	5.0	09/06/14	--	--	--	--	< 0.25	38	--	--	--	5.1	--	--	--	--	74	--	--	--	--	30
EB-1-8.0	8.0	09/06/14	--	--	--	--	< 0.25	53	< 0.050	--	--	14	--	--	--	--	79	--	--	--	--	46
EB-2-1.5	1.5	09/06/14	0.59	4.3	140	0.52	< 0.25	43	--	10	19	44	--	--	0.052	< 0.50	43	< 0.50	< 0.50	< 0.50	39	54
EB-2-3.0	3.0	09/06/14	--	--	--	--	< 0.25	49	--	--	--	7.6	--	--	--	--	54	--	--	--	--	31
EB-2-8.0	8.0	09/06/14	--	--	--	--	< 0.25	61	0.077	--	--	15	--	--	--	--	85	--	--	--	--	52
EB-3-1.5	1.5	09/06/14	--	--	--	--	0.50	38	--	--	--	290	<b>24</b>	1.1	--	--	32	--	--	--	--	260
EB-3-5.0	5.0	09/06/14	--	--	--	--	< 0.25	40	--	--	--	6.3	--	--	--	--	27	--	--	--	--	26
EB-4-1.5	1.5	09/06/14	1.8	6.7	350	0.57	0.51	45	--	13	52	190	<b>8.5</b>	< 0.20	0.45	0.57	44	< 0.50	< 0.50	< 0.50	42	180
EB-4-3.0	3.0	09/06/14	--	--	--	--	< 0.25	45	--	--	--	310	<b>26</b>	< 0.20	--	--	38	--	--	--	--	65
EB-4-8.0	8.0	09/06/14	--	--	--	--	< 0.25	12	--	--	--	2.6	--	--	--	--	7.8	--	--	--	--	43
EB-5-1.5	1.5	09/06/14	1.0	6.6	320	0.68	0.34	44	--	13	42	170	<b>11</b>	< 0.20	0.24	0.61	47	< 0.50	< 0.50	< 0.50	41	150
EB-5-3.0	3.0	09/06/14	--	--	--	--	0.37	48	--	--	--	510	<b>27</b>	0.36	--	--	57	--	--	--	--	210
EB-5-5.0	5.0	09/06/14	--	--	--	--	0.53	36	--	--	--	360	<b>19</b>	< 0.20	--	--	30	--	--	--	--	250
EB-5-8.0	8.0	09/06/14	--	--	--	--	< 0.25	60	--	--	--	7.8	--	--	--	--	55	--	--	--	--	28
EB-6-1.5	1.5	09/06/14	--	--	--	--	< 0.25	57	< 0.050	--	--	7.1	--	--	--	--	89	--	--	--	--	36
EB-6-3.0	3.0	09/06/14	< 0.50	3.6	130	0.62	< 0.25	58	< 0.050	--	18	6.0	--	--	< 0.050	< 0.50	89	< 0.50	< 0.50	< 0.50	43	38
B-1-3.0	3.0	09/06/14	< 0.50	4.0	140	0.68	< 0.25	62	< 0.050	14	20	7.1	--	--	0.074	< 0.50	92	< 0.50	< 0.50	< 0.50	47	41
B-1-9.0	9.0	09/06/14	--	--	--	--	< 0.25	59	< 0.050	--	--	7.7	--	--	--	--	78	--	--	--	--	49
B-2-3.0	3.0	09/06/14	--	--	--	--	< 0.25	39	--	--	--	4.8	--	--	--	--	32	--	--	--	--	20
B-2-5.5	5.5	09/06/14	--	--	--	--	< 0.25	62	< 0.050	--	--	12	--	--	--	--	94	--	--	--	--	41
B-3-3.0	3.0	09/06/14	< 0.50	3.8	120	0.51	< 0.25	49	--	11	17	5.1	--	--	0.077	< 0.50	66	< 0.50	< 0.50	< 0.50	40	33
B-4-3.0	3.0	09/06/14	< 0.50	2.8	180	< 0.50	0.31	29	1.2	9.0	14	60	1.2	< 0.20	0.054	< 0.50	27	< 0.50	< 0.50	< 0.50	28	120
B-4-5.5	5.5	09/06/14	--	--	--	--	< 0.25	44	--	--	--	4.8	--	--	--	--	38	--	--	--	--	29
Hazardous Waste Criteria																						
TTL	(mg/kg)		500	500	10,000	75	100	2,500	--	8,000	2,500	1,000	--	--	20	3,500	2,000	100	500	700	2,400	5,000
STL	(mg/L)		15	5	100	0.75	1	--	5	80	25	--	5	--	0.2	350	20	1	5	7	24	250
TCL	(mg/L)		--	5	100	--	1	--	--	--	--	--	--	5	0.2	--	--	1	5	--	--	--
ESL	(mg/kg)		20	0.39	750	4.0	12	1,000	--	23	230	80	--	--	6.7	40	150	10	20	0.78	200	600

Notes:  
 mg/kg - milligrams per kilogram  
 mg/L - milligrams per liter  
 < 0.5 - Analyte was not detected above the laboratory reporting limit (0.5 mg/kg).  
 -- Not analyzed  
 TTL - California Total Threshold Limit Concentration - State hazardous waste criterion  
 STL - California Soluble Threshold Limit Concentration  
 TCL - Federal Toxicity Characteristic Leaching Procedure  
 ESL - Regional Water Quality Control Board, SFBay, Environmental Screening Level from Summary Table for Shallow Soils (December 2013)  
**Bold** - Exceeds State of California Hazardous Waste Criteria

**Table 3**  
**Volatile Organic Compound Analytical Results in Grab Water**  
**2302-2332Valdez and 2321-2335 Waverly Street**  
**Oakland, California**

Sample ID	Date Sampled	TPHg	TPHd	TPHmo	Acetone	Benzene	2-Butanone (MEK)	n-Butyl benzene	sec-Butyl benzene	Ethyl-benzene	Isopropyl-benzene	4-Isopropyl toluene	Naphthalene	n-Propyl benzene	Toluene	1,3,5- Trimethyl-benzene	Total Xylenes	All Other VOCs
(µg/L)																		
MW-2	09/12/14	<b>190</b>	< 50	< 250	< 10	< 0.50	< 2.0	< 0.50	< 0.50	< 0.50	1.1	< 0.50	< 0.50	1.4	< 0.50	< 0.50	< 0.50	ND
MW-2	09/24/14	< 50	< 50	< 250	< 10	< 0.50	< 2.0	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	ND
MW-4	09/12/14	< 50	78	< 250	< 10	< 0.50	< 2.0	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	ND
MW-4	09/24/14	< 50	< 50	< 250	< 10	< 0.50	< 2.0	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	ND
MW-6	09/24/14	< 50	< 50	< 250	< 10	< 0.50	< 2.0	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	ND
MW-7	09/12/14	< 50	< 50	< 250	< 10	< 0.50	< 2.0	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	ND
MW-8	09/12/14	< 50	< 50	< 250	< 10	< 0.50	< 2.0	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	ND
MW-9	09/12/14	<b>620</b>	<b>460</b>	< 250	17	<b>2.3</b>	8.3	2.2	1.7	4.4	11	0.68	<b>6.2</b>	14	2.0	0.73	2.7	ND
MW-9	09/24/14	<b>520</b>	<b>220</b>	< 250	< 10	< 0.50	< 2.0	< 0.50	< 0.50	< 0.50	0.55	0.73	1.5	< 0.50	< 0.50	< 0.50	< 0.50	ND
<b>ESLs</b>		100	100	100	1,500	1.0	7,100	--	--	30	--	--	6.1	--	40	--	20	--

Notes:

µg/L - micrograms per liter

TPHg - Total Petroleum Hydrocarbons as Gasoline, EPA Method 8015M

TPHd - Total Petroleum Hydrocarbons as Diesel Range, EPA Method 8015M

TPHmo - Total Petroleum Hydrocarbons as Motor Oil, EPA Method 8015M

MEK - Methyl ethyl ketone

VOC - Volatile Organics Compounds, EPA 8260B

&lt; 50 - Analyte was not detected above the laboratory reporting limit (50 µg/L)

ND - Analyte was not detected above the laboratory reporting limits

ESLs - Regional Water Quality Control Board, SFBay, Environmental Screening Level from Summary Table for Groundwater (December 2013)

**Bold** - Exceeds Screening Level(s)

**Table 4**  
**Non-Metals Analytical Results in Soil Gas**  
**2302-2332 Valdez Street and 2321-2335 Waverly Street**  
**Oakland, California**

Sample ID	Date Sample	VOCs																			Helium	
		1,3-Butadiene	Acetone	Carbon Disulfide	Isopropanol	n-Hexane	2-Butanone (MEK)	Ethyl Acetate	Tetrahydrofuran	Cyclohexane	Benzene	n-Heptane	Toluene	Tetrachloroethylene (PCE)	Ethylbenzene	mp-Xylenes	o-Xylenes	Total Xylenes	1,2,4-Trimethylbenzene	1,3-Dichlorobenzene		All Other VOCs
		(µg/m <sup>3</sup> )																			(Mol %)	
SSG-1	09/06/14	< 0.92	15	< 0.92	100	< 0.92	4.7	< 0.92	< 0.92	< 0.92	< 0.92	< 0.92	2.1	< 0.92	< 0.92	3.0	1.1	4.1	< 0.92	1.6	ND	< 0.18
SSG-2	09/06/14	1.5	150	1.4	170	2.3	14	1.1	< 0.89	3.6	<b>1.9</b>	2.2	3.4	< 0.89	< 0.89	2.5	1.1	3.6	< 0.89	4.2	ND	< 0.18
<b>ESL-R<sup>1</sup></b>		--	6.4E+05	--	--	--	1.04E+05	--	--	--	1.68	--	6.2E+03	8.2	19.4	--	--	2.0E+03	--	--	--	--
<b>CHHSLs<sup>2</sup></b>		--	--	--	--	--	--	--	--	--	1.68	--	6.26E+03	8.24	--	1.46E+04	1.46E+04	--	--	--	--	--
SG-1	09/06/14	2.0	36	< 0.92	21	6.7	4.8	< 0.92	2.3	5.1	2.7	2.4	2.5	< 0.92	28	100	32	132	< 0.92	1.4	ND	< 0.18
SG-2	09/06/14	3.1	24	1.4	32	14	6.5	< 0.98	< 0.98	3.1	6.4	3.8	5.2	4.8	15	56	18	74	< 0.98	3.8	ND	< 0.20
SG-3	09/06/14	3.3	9.2	2.2	25	3.2	3.3	< 0.99	3.1	2.4	5.1	1.8	5.9	< 0.99	17	61	20	81	1.4	2.3	ND	<0.20
<b>ESL-R<sup>3</sup></b>		--	1.60E+07	--	--	--	2.60E+06	--	--	--	42	--	1.60E+05	210	490	--	--	5.20E+04	--	--	--	--
<b>CHHSLs<sup>4</sup></b>		--	--	--	--	--	--	--	--	--	36.2	--	1.35E+05	180	--	3.18E+05	3.15E+05	--	--	--	--	--

Notes:

µg/m<sup>3</sup> - micrograms per cubic meter

VOCs - Volatile Organics, EPA Method 8260B

< 0.92 - Analyte was not detected above the laboratory reporting limit (0.92 µg/m<sup>3</sup>)

ND - Not detected at or above method reporting limits

**Bold** - Exceeds Screening Level(s)

ESL-R<sup>1</sup> - Regional Water Quality Control Board, Table E-3, Environmental Screening Levels for lowest residential Ambient and Indoor Air, December 2013 and calculated with an attenuation factor of 0.05

CHHSLs<sup>2</sup> - California Environmental Protection Agency's (Cal/EPA), Table 2, California Human Health Screening Levels (CHHSLs) for Indoor Air, residential land use, January 2005 and calculated with an attenuation factor of 0.05

ESL-R<sup>3</sup> - Regional Water Quality Control Board, Table E-2, Environmental Screening Levels for lowest residential Soil Gas, December 2013

CHHSLs<sup>4</sup> - California Environmental Protection Agency's (Cal/EPA), Table 2, California Human Health Screening Levels (CHHSLs) for Shallow Soil Gas, residential land use, January 2005