

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP) FOR
HAZARDOUS MATERIALS RELEASES
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

July 18, 2017

Mr. Patrick Kong & Ms. Mona Hsieh
Green Oak Builders Inc.
888 Brannan Street, #101
San Francisco, CA 94103

Subject: Case Closure for Fuel Leak Case No. RO0003164 and GeoTracker Global ID T10000006539, Green Oak Builders, 3101 35th Avenue, Oakland, CA, 94619

Dear Mr. Kong and Ms. Hsieh:

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 (SWRCB) adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Department of Environmental Health (ACDEH) 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 SWRCB Geotracker website (<http://geotracker.waterboards.ca.gov>) and the ACDEH website (<http://www.acgov.org/aceh/index.htm>).

Due to residual contamination at the site, a site cleanup program (SCP) case (RO0003238) was opened to address residual contamination that is not part of the closure evaluation under the SWRCB Low Threat Underground Storage Tank Case Closure Policy (LTCP). Case information is further described in Additional Information of the attached Case Closure Summary.

If you have any questions, please call Keith Nowell at (510) 567-6764. Thank you.

Sincerely,

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

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

Cc w/enc.:

Laurent Meillier, San Francisco Bay Regional Water Quality Control Board, 1515 Clay Street, Suite 1400, Oakland, CA 94612 (Sent via electronic mail to laurent.meillier@waterboards.ca.gov)
Dave Harlan, City of Oakland Planning and Building, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612 (Sent via electronic mail to: dharlan@oaklandnet.com)
Mark Arniola, City of Oakland Public Works, Environmental Services, 250 Frank H. Ogawa Plaza, Suite 4314 Oakland, CA 94612, (Sent via electronic mail to: marniola@oaklandnet.com)
Chandra Johannesson, East Bay Municipal Utility District, P.O. Box 24055, MS 702, Oakland, CA 94623, (Sent via electronic mail to: cjohanne@ebmud.com)
Forrest Cook, Almar Environmental, 407 Almar Avenue, Santa Cruz, CA 95060
(Sent via electronic mail to cook.forrest@gmail.com)
Keith Nowell, ACDEH, (Sent via electronic mail to keith.nowell@acgov.org)
eFile, GeoTracker

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REMEDIAL ACTION COMPLETION CERTIFICATION

July 18, 2017

Mr. Patrick Kong & Ms. Mona Hsieh
Green Oak Builders Inc.
888 Brannan Street, #101
San Francisco, CA 94103

Subject: Case Closure for Fuel Leak Case No. RO0003164 and GeoTracker Global ID T10000006539, Green Oak Builders, 3101 35th Avenue, Oakland, CA, 94619

Dear Mr. Kong and Ms. Hsieh:

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,

Ronald Browder
Director

Underground Storage Tank Case Closure Summary Form

Agency Information

Date: July 18, 2017

| | |
|---|---------------------------------------|
| Alameda County Department of Environmental Health | Address: 1131 Harbor Bay Parkway |
| City/State/Zip: Alameda, CA 94502-6577 | Phone: (510) 567-6764 |
| Case Worker: Keith Nowell | Title: Hazardous Materials Specialist |

Case Information

| | | |
|--|--|---------------------------------|
| Facility Name: Green Oak Builders | | |
| Facility Address: 3101 35 th Avenue, Oakland CA 94619 | | |
| Regional Water Board LUSTIS Case No: NA | Former ACDEH Case No.: NA | Current LOP Case No.: RO0003164 |
| Unauthorized Release Form Filing Date: 2/08/2015 | State Water Board GeoTracker Global ID: T10000006539 | |
| Assessor Parcel Number: 28-951-12-1 | Current Land Use: Vacant Commercial | |
| Responsible Party(s): | Address: | Phone: |
| Green Oak Builders | 888 Brannan Street, #101 San Francisco, CA 94103 | (510) 928-7888 |

Tank Information

| Tank No. | Size (gal) | Contents | Closed in-Place / Removed | Date |
|----------|------------|-----------|---------------------------|-----------|
| --- | 350-gallon | Gasoline | Removed | 1/27/2015 |
| --- | 350-gallon | Gasoline | Removed | 1/27/2015 |
| --- | 350-gallon | Waste Oil | Removed | 1/27/2015 |

Site Closure Evaluation Summary

| |
|---|
| <p><u>Current Land-use at time of Case Closure</u></p> <p>The subject property (APN 28-951-12-1) is located at 3101 35th Avenue, at the northern corner of the intersection of 35th and School Street in the central portion of the City of Oakland. The site consists of approximately 10,240 square feet of land and is currently vacant. At the time of this case closure, the vacant site is slated for redevelopment. Due to non-petroleum contamination identified at the site, additional site characterization and/or cleanup is being overseen by Alameda County as a Site Cleanup Program (SCP) Case No. RO0003238, under a Voluntary Remedial Action Agreement. This LUFT case is closed to the current commercial land-use risk scenario, consisting of a commercial vacant parcel at the site. Due to residual contamination, the site was closed with site management requirements that include notifying Alameda County Department of Environmental Health (ACDEH) of a proposed change in land use to any residential or conservative land use, or if any redevelopment or building alteration is proposed that affect or disturb the existing subsurface conditions at the site.</p> |
|---|

Underground Storage Tank Case Closure Summary Form

Adjacent Property(ies) Land-use at Time of Case Closure

At the time of this case closure, potential off-site contamination is likely on School Street and may extend onto properties across School Street. However, should off-site redevelopment occur, ACDEH recommends evaluating the redevelopment site(s) for chemicals of concern identified on this site.

Historic Land-use / Site Investigation:

The site has historically operated as a gasoline service station from 1959, and possibly as early as 1929, until the early 1980s. Prior site occupants included a blacksmith, a retail store and a tire and grease shop. In the early 1980's, the site operated as an auto supply store and an auto detail shop. It appears that the underground storage tanks (USTs) associated with a former Texaco Station which operated at the site were previously located in the southern portion of the property. The Texaco underground storage tank (USTs) were removed sometime prior to 1982. As a result of a property transaction, a Phase I report and a geophysical survey was conducted in 2015. Three USTs, two tanks for the storage of gasoline and one waste oil tank, were removed under permit. Contamination was detected in soil samples collected at the site. Later that year, a soil, water, and soil gas investigation was conducted. Additional investigation was conducted in 2016 and it was determined that the petroleum hydrocarbon related contamination was eligible for closure under the State Water Resources Control Board's (SWRCBs) Low Threat Underground Storage Tank Case Closure Policy (LTCP). Non-petroleum relating contamination will require further evaluation under a separate case (RO0003238).

Potential Exposure to Chemicals of Concern:

USTs and fuel dispenser piping are believed to be the sources of the contamination discovered and cleaned up at the site. The main chemicals of concern (COCs) associated with the gasoline and waste oil USTs and detected at the site were total petroleum hydrocarbons (TPH) and benzene, toluene, ethylbenzene and xylenes (BTEX), and naphthalene. Inhalation and ingestion appear to have been the most likely potential routes of exposure to these COCs. The non-petroleum related contaminant tetrachloroethene (PCE) was also detected at the site.

Remediation Activities:

Corrective action consisting of UST removals and excavation of the contaminated soil have been completed in 2015. Confirmation soil sample analytical results indicated residual petroleum hydrocarbons remain in soil. Subsequent investigation indicated residual petroleum hydrocarbons remain in groundwater. Potential off-site contamination is likely on School Street and may extend onto properties across School Street

Case Closure & Future 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). The case does not meet the LTCP Vapor Specific Media scenarios as the TPH concentration in bioattenuation zone exceeds 100 mg/kg and the laboratory reporting limit for naphthalene exceeds the threshold concentration for Scenario 4. However, ACDEH has made the determination that there is low potential threat to human health and safety from vapor intrusion to indoor air due to the presence of residual petroleum hydrocarbons. Additionally, vapor intrusion risk to future building occupants from residual chlorinated solvents is being evaluated under SCP Case No. RO0003238.

Due to residual contamination at the site, the site is closed as a commercial site with site management requirements. As there is a proposed change in land use to mixed-use residential, ACDEH has been notified, as required by Government Code Section 65850.2.2, and is in the process of re-evaluating the site relative to the proposed redevelopment under case RO0003238. Excavation or construction activities in areas of residual

Underground Storage Tank Case Closure Summary Form

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

Refer to Attachments 1 through 5 for analysis details

Site Management Requirements

Case closure is granted for the current commercial land use.

Due to residual subsurface contamination remaining at the site, if any redevelopment occurs, or if a change in land use to residential, or other conservative land use, Alameda County Department of Environmental Health (ACDEH) must be notified as required by Government Code Section 65850.2.

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 Oakland Permit Tracking System due to the residual contamination on site.

Institutional Controls

Not Applicable

Engineering Controls

Not Applicable

Underground Storage Tank Case Closure Summary Form



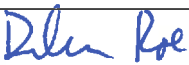
Case Closure Public Notification Information

| Agency Type | Agency Name | Contact Information |
|---|-------------------------------------|---|
| Regional Water Board | San Francisco Bay | Laurent Meillier 1515 Clay Street, Suite 1400 Oakland, CA 94612 |
| Municipal and County Water Districts | East Bay Municipal Utility District | Chandra Johannesson P.O. Box 24055, MS 702 Oakland, CA 94623 |
| Water Replenishment Districts | Not Applicable | ---- |
| Groundwater Basin Managers | Not Applicable | ---- |
| Planning Agency | City of Oakland | Dave Harlan City of Oakland Planning and Building 250 Frank H. Ogawa Plaza, Suite 2114 Oakland, CA 94612 |
| Public Works Agency | City of Oakland | Mark Arniola City of Oakland Public Works Environmental Services 250 Frank H. Ogawa Plaza, Suite 4314 Oakland, CA 94612 |
| Owners and Occupants of Property and Adjacent Parcels | See List in Attachment 7 | ---- |

Monitoring Wells Status

| | |
|----------------------------------|------------------------|
| Monitoring Wells (MW) Onsite: No | MWs Destroyed: NA |
| No MWs Destroyed: ---- | No. MWs Retained: ---- |

Local Agency Signatures

| | |
|--|---------------------------------------|
| Keith Nowell | Title: Hazardous Materials Specialist |
| Signature:  | Date: 7-18-2017 |
| Paresh Khatri | Title: LOP Supervisor |
| Signature:  | Date: 7/18/2017 |
| Dilan Roe | Title: Chief, Land Water Division |
| Signature:  | Date: 7-18-2017 |

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 (ACDEH) 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 ACDEH website.

Underground Storage Tank Case Closure Summary Form

Geotracker Conceptual Site Model (Attachment 1, 2 pages)

Geotracker LTCP Checklist (Attachment 2, 2 pages)

Groundwater Evaluation and Data (Attachment 3, 10 pages)

Vapor Intrusion Evaluation and Data (Attachment 4, 4 pages)

Soil Evaluation and Data (Attachment 5, 8 pages)

Responsible Party Information (Attachment 6, 6 pages)

Case Closure Public Notification Information (Attachment 7, 2 pages)

ATTACHMENT 1

GREEN OAK BUILDERS (T1000006539) - MAP THIS SITE PUBLIC PAGE

3101 35TH AVENUE - [VIEW ALTERNATE ADDRESSES](#)
 OAKLAND, CA 94619
 ALAMEDA COUNTY
 LUST CLEANUP SITE
 STATUS: COMPLETED - CASE CLOSED

PERTINENT INFORMATION
 CUF Claim #: 20319 CUF Priority Assigned: B CUF Amount Paid: \$0

CLEANUP OVERSIGHT AGENCIES
 ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003164 - [KEITH NOWELL](#)
 SAN FRANCISCO BAY RWQCB (REGION 2) - [Regional Water Board](#)

Activities Report Documents Data Environmental Conditions Admin Funding Case Reviews

THERE ARE 1 OTHER CASES ASSOCIATED WITH THIS CASE - [SHOW](#)

THIS PROJECT WAS LAST MODIFIED BY [KEITH NOWELL](#) ON 7/18/2017 4:08:53 PM - [HISTORY](#)

CSM REPORT - [VIEW PUBLIC AND/OR INTERNAL VERSION OF THIS REPORT](#)

UST CLEANUP FUND CLAIM INFORMATION (DATA PULLED FROM SCUIFIS)

| 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 |
| 20319 | B | GREEN OAK BUILDERS, INC. 888 BRANNAN STREET, SUITE #101, SAN FRANCISCO CA 94103 | 3101 35TH AVENUE OAKLAND, CA 94619 | | 0 | | 1 | | Recommended Case Closure | 3/30/2017 | |

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

| SITE NAME / ADDRESS | STATUS | STATUS DATE | RELEASE REPORT DATE | AGE OF CASE | CLEANUP OVERSIGHT AGENCIES |
|--|-------------------------|-------------|---------------------|-------------|--|
| Green Oak Builders (Global ID: T1000006539) 3101 35th Avenue OAKLAND, CA 94619 | Completed - Case Closed | 7/18/2017 | 3/9/2015 | 2 | ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003164 CASEWORKER: KEITH NOWELL SUPERVISOR: DILAN ROE SAN FRANCISCO BAY RWQCB (REGION 2) CASEWORKER: Regional Water Board SUPERVISOR: NONE SPECIFIED |

STAFF NOTES (INTERNAL)
 NO STAFF NOTES ENTERED

SITE HISTORY

Current Land-use at time of Case Closure:
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RESPONSIBLE PARTIES

| NAME | ORGANIZATION | ADDRESS | CITY | EMAIL |
|------------|------------------------|-------------------|---------------|--|
| MONA HSIEH | GREEN OAK BUILDERS INC | 88 BRANNAN STREET | SAN FRANCISCO | mona.hsieh@yahoo.com |

CLEANUP ACTION INFO

| ACTION TYPE | BEGIN DATE | END DATE | PHASE | CONTAMINANT MASS REMOVED | DESCRIPTION |
|-------------|------------|-----------|-------|--------------------------|---|
| EXCAVATION | 1/19/2015 | 3/28/2015 | Soil | | 50 cubic yards of TPH- impacted soil disposed off-site associated with the UST removal and over-excavation of dispenser islands |

RISK INFORMATION

| CONTAMINANTS OF CONCERN | CURRENT LAND USE | BENEFICIAL USE | DISCHARGE SOURCE | DATE REPORTED | STOP METHOD | NEARBY / IMPACTED WELLS | |
|-------------------------|--------------------|------------------------------------|--------------------------|-----------------|-----------------------|-------------------------|-----------------------------|
| Diesel, Gasoline | Commercial | GW - Municipal and Domestic Supply | Tank | 3/9/2015 | Close and Remove Tank | 0 | |
| FREE PRODUCT | OTHER CONSTITUENTS | NAME OF WATER SYSTEM | LAST REGULATORY ACTIVITY | LAST ESI UPLOAD | LAST EDE UPLOAD | EXPECTED CLOSURE DATE | MOST RECENT CLOSURE REQUEST |
| NO | YES | East Bay MUD | 5/3/2017 | 4/6/2017 | 8/1/2016 | 9/28/2016 | 2/1/2017 |

GDPH WELLS WITHIN 1500 FEET OF THIS SITE
 NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

| APN | GW BASIN NAME | WATERSHED NAME |
|---------------|---|--------------------------------------|
| 028 095101201 | Santa Clara Valley - East Bay Plain (2-9.04) | South Bay - East Bay Cities (204.20) |
| COUNTY | PUBLIC WATER SYSTEM(S) | |
| Alameda | EAST BAY MUD - 375 ELEVENTH STREET, OAKLAND, CA 94607 | |

| MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER - HIDE | | | | | | | | VIEW ESI SUBMITTALS | |
|--|----------------------|----------------------|-------------------------|-------------------------|-------------------------------|-------------------------|----------------------|-------------------------------------|--|
| FIELD_PT_NAME | DATE | TPHs | BENZENE | TOLUENE | ETHYL-BENZENE | XYLENES | MTBE | TBA | |
| DP-10 | 6/1/2016 | 10 UG/L | ND | ND | 0.21 UG/L | ND | ND | ND | |
| DP-6 | 6/1/2016 | ND | ND | ND | ND | ND | ND | ND | |
| DP-8 | 6/1/2016 | 57 UG/L | 3.3 UG/L | 0.12 UG/L | 1.9 UG/L | ND | ND | ND | |
| DP-9 | 5/31/2016 | 330 UG/L | 3.4 UG/L | 0.29 UG/L | 2.3 UG/L | ND | ND | ND | |

| MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL - HIDE | | | | | | | | VIEW ESI SUBMITTALS | |
|---|----------------------|----------------------|-------------------------|-------------------------|-------------------------------|-------------------------|----------------------|-------------------------------------|--|
| FIELD_PT_NAME | DATE | TPHs | BENZENE | TOLUENE | ETHYL-BENZENE | XYLENES | MTBE | TBA | |
| DISP.AD5 | 4/16/2015 | ND | ND | ND | ND | 0.069 MG/KG | ND | ND | |
| DISP.BD4 | 4/16/2015 | ND | ND | ND | ND | ND | ND | ND | |
| DISP.CD5 | 4/16/2015 | ND | ND | ND | 0.17 MG/KG | 0.22 MG/KG | ND | ND | |
| DISP.DD6 | 4/16/2015 | ND | ND | 0.21 MG/KG | 0.87 MG/KG | 0.16 MG/KG | ND | ND | |
| DISP.ED5 | 4/16/2015 | ND | ND | 0.031 MG/KG | 0.012 MG/KG | 0.16 MG/KG | ND | ND | |
| DISP.FD5 | 4/16/2015 | ND | ND | ND | ND | 0.035 MG/KG | ND | ND | |
| DISP.GD5 | 4/16/2015 | ND | ND | ND | ND | ND | ND | ND | |
| DISP.HD6 | 4/16/2015 | ND | ND | 0.34 MG/KG | ND | 0.093 MG/KG | ND | ND | |
| DISP.NED3 | 1/27/2015 | ND | ND | ND | ND | ND | ND | ND | |
| DISP.NWD3 | 1/27/2015 | ND | ND | ND | ND | ND | ND | ND | |
| DISP.SP | 1/27/2015 | ND | ND | ND | ND | ND | ND | ND | |
| DISP.SWD3 | 1/27/2015 | ND | ND | ND | ND | ND | ND | ND | |
| DISPSED3.5 | 1/27/2015 | ND | ND | ND | ND | ND | ND | ND | |
| DP-10D 10. | 5/31/2016 | ND | ND | ND | ND | ND | ND | ND | |
| DP-10D 5.0 | 5/31/2016 | ND | ND | ND | ND | ND | ND | ND | |
| DP-6D 10.0 | 5/31/2016 | 0.099 MG/KG | ND | ND | ND | ND | ND | ND | |
| DP-6D 5.0 | 5/31/2016 | 0.13 MG/KG | ND | ND | ND | ND | ND | ND | |
| DP-7D 10.0 | 5/31/2016 | 0.13 MG/KG | ND | ND | ND | ND | ND | ND | |
| DP-7D 5.0 | 5/31/2016 | 0.15 MG/KG | ND | ND | ND | ND | ND | ND | |
| DP-8D 10.0 | 5/31/2016 | 0.13 MG/KG | ND | ND | ND | ND | ND | ND | |
| DP-8D 5.0 | 5/31/2016 | 0.14 MG/KG | ND | ND | ND | ND | ND | ND | |
| DP-9D 15.0 | 5/31/2016 | 1 MG/KG | 0.0013 MG/KG | ND | ND | ND | ND | ND | |
| DP-9D 5.0 | 5/31/2016 | 0.12 MG/KG | ND | ND | ND | ND | ND | ND | |
| DP-9D 8.0 | 5/31/2016 | 3.2 MG/KG | ND | ND | ND | ND | ND | ND | |
| MAINTPSP | 1/27/2015 | ND | ND | ND | ND | ND | ND | ND | |
| SG-4D 5.0 | 5/31/2016 | ND | ND | ND | ND | ND | ND | ND | |
| SWTTPD9.5 | 1/27/2015 | 0.099 MG/KG | ND | ND | ND | ND | ND | ND | |
| T1D9 | 1/27/2015 | ND | ND | ND | ND | ND | ND | ND | |
| T2D9 | 1/27/2015 | ND | ND | ND | ND | ND | ND | ND | |
| W0D7.5 | 1/27/2015 | ND | ND | ND | ND | ND | ND | ND | |
| W0SP | 1/27/2015 | ND | ND | ND | ND | 0.32 MG/KG | ND | ND | |

| MOST RECENT GEO_WELL DATA - HIDE | VIEW ESI SUBMITTALS |
|---|-------------------------------------|
| NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE | |

ATTACHMENT 2

GREEN OAK BUILDERS (T1000006539) - MAP THIS SITE PUBLIC PAGE

3101 35TH AVENUE - [VIEW ALTERNATE ADDRESSES](#)
 OAKLAND, CA 94619
 ALAMEDA COUNTY
 LUST CLEANUP SITE
 STATUS: COMPLETED - CASE CLOSED

PERTINENT INFORMATION:
 CUF Claim #: 20319 CUF Priority Assigned: B CUF Amount Paid: \$0

CLEANUP OVERSIGHT AGENCIES
 ALAMEDA COUNTY LOP (LEAD) - CASE # R0003164 - [KEITH NOWELL](#)
 SAN FRANCISCO BAY RWQCB (REGION 2) - [Regional Water Board](#)

THERE ARE 1 OTHER CASES ASSOCIATED WITH THIS CASE - [SHOW](#)

THIS PROJECT WAS LAST MODIFIED BY [KEITH NOWELL](#) ON 7/18/2017 4:08:53 PM - [HISTORY](#)

CLOSURE POLICY THIS VERSION IS FINAL AS OF 5/27/2017 CLOSURE POLICY HISTORY

General Criteria - The site satisfies the policy general criteria - [CLEAR SECTION ANSWERS](#) NO

- 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](#)).
 Contaminants: Chlorobenzene PCE TCE Chloroform Vinyl Chloride Bromoform
 Other: 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](#) YES

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

1.1 - The contaminant plume that exceeds water quality objectives is <100 feet in length. There is no free product. The nearest existing water supply well or surface water body is >250 feet from the defined plume boundary. 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](#) NO

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

ADDITIONAL QUESTIONS - Please indicate only those conditions that do not meet the policy criteria:

- Soil Gas Samples: No Soil Gas Samples Taken Incorrectly
- Exposure Type: Residential Commercial
- Free Product: In Groundwater In Soil Unknown
- TPH in the Bioattenuation Zone: ≥ 100 mg/kg Unknown Soil samples not taken at two depths within 5 ft. zone (only for Scenario 4 with BioZone)
- Bioattenuation Zone Thickness: < 5 Feet (No BioZone) ≥ 5 Feet and < 10 Feet ≥ 10 Feet and < 30 Feet ≥ 30 Feet 30ft BioZone Compromised TPH > 100mg/kg Unknown
- O2 Data in Bioattenuation Zone: No O2 Data O2 < 4% O2 ≥ 4%
- Benzene in Groundwater: ≥ 100 µg/l and < 1,000 µg/l ≥ 1,000 µg/l Unknown
- Soil Gas Benzene: ≥ 85 µg/m³ and < 280 µg/m³ ≥ 280 µg/m³ and < 85,000 µg/m³ ≥ 85,000 µg/m³ and < 280,000 µg/m³ ≥ 280,000 µg/m³ Unknown
- Soil Gas Ethylbenzene: ≥ 1,100 µg/m³ and < 3,600 µg/m³ ≥ 3,600 µg/m³ and < 1,100,000 µg/m³ ≥ 1,100,000 µg/m³ and < 3,600,000 µg/m³ ≥ 3,600,000 µg/m³ Unknown
- Soil Gas Naphthalene: ≥ 93 µg/m³ and < 310 µg/m³ ≥ 310 µg/m³ and < 93,000 µg/m³ ≥ 93,000 µg/m³ and < 310,000 µg/m³ ≥ 310,000 µg/m³ Unknown

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](#) YES

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(a) - 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

Should this case be closed in spite of NOT meeting policy criteria?

Explain:

The case fails the General criteria (b) as PCE has been detected in soil gas. The source of the PCE has not been identified but will be addressed in a SCP case (ACDEH case ID R00003239) opened for the project. The case fails the Petroleum Vapor Intrusion to Indoor Air media specific criteria as TPH in the upper 5 feet exceeds 100 mg/kg. The residual TPH concentrations in soil will be addressed in the SCP case.

YES NO

Has this LTCP Checklist been updated for FY 17/18?

YES NO

[SPELL CHECK](#)

Save Form as Partially Completed

ATTACHMENT 3

Attachment 3 – Groundwater Evaluation and Data

| LTCP GROUNDWATER SPECIFIC CRITERIA - PETROLEUM | | | | | | |
|---|---|----------------------|----------------------|---|----------------------|--|
| Closure Scenario | | | | | | |
| ___ Site has not affected groundwater; <u>X</u> Scenario 1; ___ Scenario 2; ___ Scenario 3; ___ Scenario 4; ___ Scenario 5; ___ This case should be closed in spite of not meeting the groundwater specific media criteria | | | | | | |
| Evaluation Criteria: Shading indicates criteria met | | | | | | |
| Site Specific Data | | Scenario 1 | Scenario 2 | Scenario 3 | Scenario 4 | Scenario 5 |
| Plume Length | < 100 feet | <100 feet | <250 feet | <1,000 feet | <1,000 feet | The site does not meet scenarios 1 through 4; however, 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. |
| Free Product | No free product | No free product | No free product | Removed to maximum extent practicable | No free product | |
| Plume Stable or Decreasing | Stable or decreasing | Stable or decreasing | Stable or decreasing | Stable or decreasing for minimum of 5 years | Stable or decreasing | |
| Distance to Nearest Water Supply Well (from plume boundary) | > 350 feet (DWR / ACPWA) >2,000 (GAMA) | >250 feet | >1,000 feet | >1,000 feet | >1,000 feet | |
| Distance to Nearest Surface Water Body (from plume boundary) | Downgradient: 1,000 feet Cross Gradient: 600 feet Up Gradient: 2,500 feet | >250 feet | >1,000 feet | >1,000 feet | >1,000 feet | |
| Benzene Concentrations (µg/l) | Historic Max: <19 Current Max: <19 | No criteria | <3,000 | <1,000 | <1,000 | |
| MTBE Concentrations (µg/l) | Historic Max: <0.5 Current Max: <0.5 | No criteria | <1,000 | <1,000 | <1,000 | |
| Property Owner Willing to Accept a Land Use Restriction | Not applicable | Not applicable | Not applicable | Yes | Not applicable | |

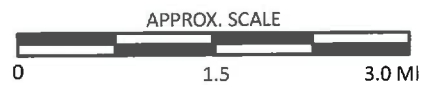
Notes: DWR = Department of Water Resources
 ACPWA = Alameda County Public Works Agency
 GAMA = Groundwater Ambient Monitoring Assessment (GeoTracker)

Attachment 3 – Groundwater Evaluation and Data

| Analysis | |
|-----------------------------|--|
| Plume Length | Defined to water quality objectives. (Contaminant plume that exceeds water quality objectives is less than 100 feet.) |
| Free Product | Not observed at site. |
| Plume Stability | Plume is stable in aerial extent. (The contaminant mass has expanded to its maximum extent defined as the distance from the release where attenuation exceeds migration.) |
| Water Supply Wells | An Alameda County Public Works Agency (ACPWA) and the Department of Water Resources (DWR) well surveys conducted for ACDEH case RO0000271, located at 3055 35 th Avenue, indicate no public water supply wells are within 1,500 feet of the site. Two irrigation wells are located within 1,500 feet of the site, the closest being 350 feet in the up-to cross gradient direction. The well survey results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) website indicates there are no public water supply wells, irrigation wells, California Department of Public Health wells, Department of Pesticide Regulation wells located within a 2,000 foot radius of the site. |
| Surface Water Bodies | The southwesterly flowing Peralta Creek is downgradient to the west at an approximate distance of 1,000 feet, is approximately 600 feet cross gradient to the northwest, and is approximately 2,500 feet up gradient. |



SOURCE: USGS 1:24,000 SCALE SERIES OAKLAND EAST, CA QUAD



3101 35th AVENUE
OAKLAND, CALIFORNIA

FIGURE

SITE VICINITY TOPO MAP

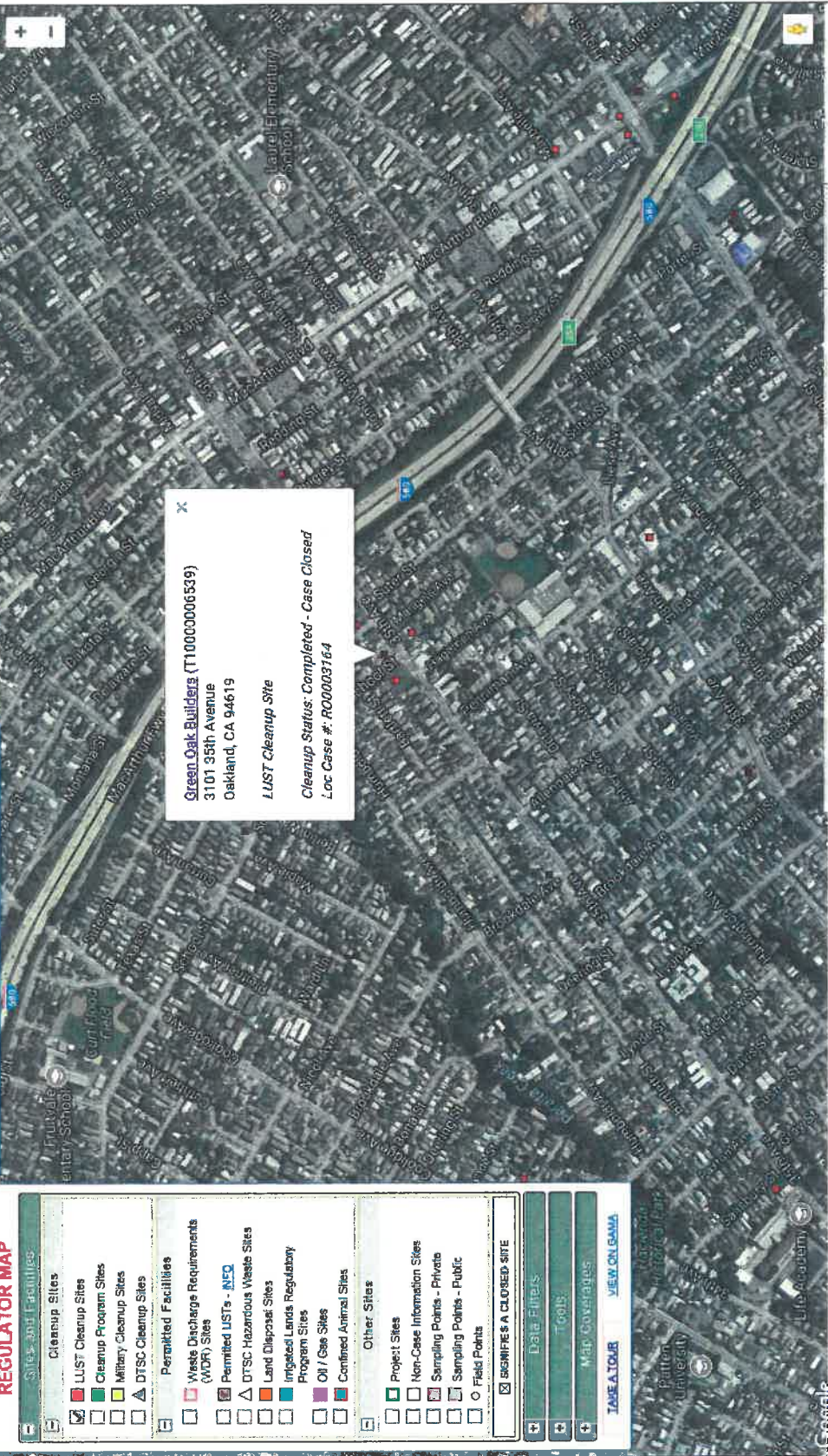
1

Enter an address

Map Address

Map Satellite

+



X

Green Oak Builders (T100000066339)
 3101 35th Avenue
 Oakland, CA 94619

LUST Cleanup Site

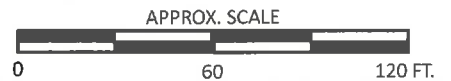
Cleanup Status: Completed - Case Closed
 Loc Case #: R00003164

GEO TRACKER REGULATOR MAP

- Sites and Facilities
- Cleanup Sites
 - LUST Cleanup Sites
 - Cleanup Program Sites
 - Military Cleanup Sites
 - DTSC Cleanup Sites
 - Permitted Facilities
 - Waste Discharge Requirements (WDR) Sites
 - Permitted LUSTs - NFO
 - DTSC Hazardous Waste Sites
 - Land Disposal Sites
 - Integrated Lands Regulatory Program Sites
 - Oil/ Gas Sites
 - Confined Animal Sites
 - Other Sites
 - Project Sites
 - Non-Case Information Sites
 - Sampling Points - Private
 - Sampling Points - Public
 - Field Points
- SIGNIFIES A CLOSED SITE
- Date Filters: Today
- Map Coversages
- TAKE A TOUR VIEW ON GAMA



SOURCE: Google Earth, 2015



3101 35th AVENUE
OAKLAND, CALIFORNIA

AERIAL PHOTOGRAPH
OF SITE AREA

FIGURE

2

Legend

- Offsite Monitoring Well (Former Exxon Station)
- Former Boring Location (Nov. 2015)
- Former Soil Gas Boring Location (Nov. 2015)
- Current Soil Gas Boring Location
- Current Boring Location



DP-1 (11/3/15)

TPHg = ND<0.50 ug/L
 B = ND<0.50 ug/L
 T = 0.11 ug/L
 E = ND<0.50 ug/L
 X = ND<1.0 ug/L
 MtBE = ND<0.50 ug/L
 Napth = ND<0.50 ug/L
 TBA = ND<10 ug/L

350 gal Former Waste Oil UST

DP-3 (11/3/15)

TPHg = 1,000 ug/L
 B = 19 ug/L
 T = 1.1 ug/L
 E = 34 ug/L
 X = 5.1 ug/L
 MtBE = ND<0.50 ug/L
 Napth = 7.2 ug/L
 TBA = ND<10 ug/L

DP-6 (6/1/16)

TPHg = ND<0.50 ug/L
 B = ND<0.50 ug/L
 T = ND<0.50 ug/L
 E = ND<0.50 ug/L
 X = ND<1.0 ug/L
 MtBE = ND<0.50 ug/L
 Napth = ND<0.50 ug/L
 TBA = NA

DP-8 (6/1/16)

TPHg = 57 ug/L
 B = 3.3 ug/L
 T = ND<0.50 ug/L
 E = 1.9 ug/L
 X = ND<1.0 ug/L
 MtBE = ND<0.50 ug/L
 Napth = ND<0.50 ug/L
 TBA = NA

DP-10 (6/1/16)

TPHg = ND<0.50 ug/L
 B = ND<0.50 ug/L
 T = ND<0.50 ug/L
 E = ND<0.50 ug/L
 X = ND<1.0 ug/L
 MtBE = ND<0.50 ug/L
 Napth = ND<0.50 ug/L
 TBA = NA

DP-9 (6/1/16)

TPHg = 330 ug/L
 B = 3.4 ug/L
 T = ND<0.50 ug/L
 E = 2.5 ug/L
 X = ND<1.0 ug/L
 MtBE = ND<0.50 ug/L
 Napth = ND<0.50 ug/L
 TBA = NA

DP-5 (11/3/15)

TPHg = 3,700 ug/L
 B = 2.2 ug/L
 T = 1.5 ug/L
 E = 1.4 ug/L
 X = 5.5 ug/L
 MtBE = ND<0.50 ug/L
 Napth = 2.6 ug/L
 TBA = ND<10 ug/L

MW-6 (7/15/15)

TPHg = 3,300 ug/L
 B = 89 ug/L
 T = 2.1 ug/L
 E = 2.1 ug/L
 X = 2.8 ug/L
 MtBE = ND<0.50 ug/L
 Napth = NA ug/L
 TBA = 19 ug/L

RW-13 (7/15/15)

TPHg = 79 ug/L
 B = 1.2 ug/L
 T = ND ug/L
 E = ND ug/L
 X = ND ug/L
 MtBE = ND<0.50 ug/L
 Napth = NA ug/L
 TBA = 38 ug/L

MW-5 (7/15/15)

TPHg = 8,800 ug/L
 B = 2,200 ug/L
 T = 33 ug/L
 E = 450 ug/L
 X = 34 ug/L
 MtBE = 850 ug/L
 Napth = NA ug/L
 TBA = 670 ug/L

RW-14 (7/15/15)

TPHg = 78 ug/L
 B = 1.2 ug/L
 T = ND ug/L
 E = ND ug/L
 X = ND ug/L
 MtBE = ND<0.50 ug/L
 Napth = NA ug/L
 TBA = 31 ug/L

RW-14 (Former Exxon Well)

School St.

Residential/Commercial Property
 3115 35th Ave.

Former "Texaco" Tank Cavity (sand backfilled)

Approx. Limits of Overexcavation

Approx. Location of Former Pump Islands

Unidentified Subsurface Structure

Suspected Former Hoist Locations

Estimated GW Flow Direction









3101 35th AVENUE
 OAKLAND, CALIFORNIA

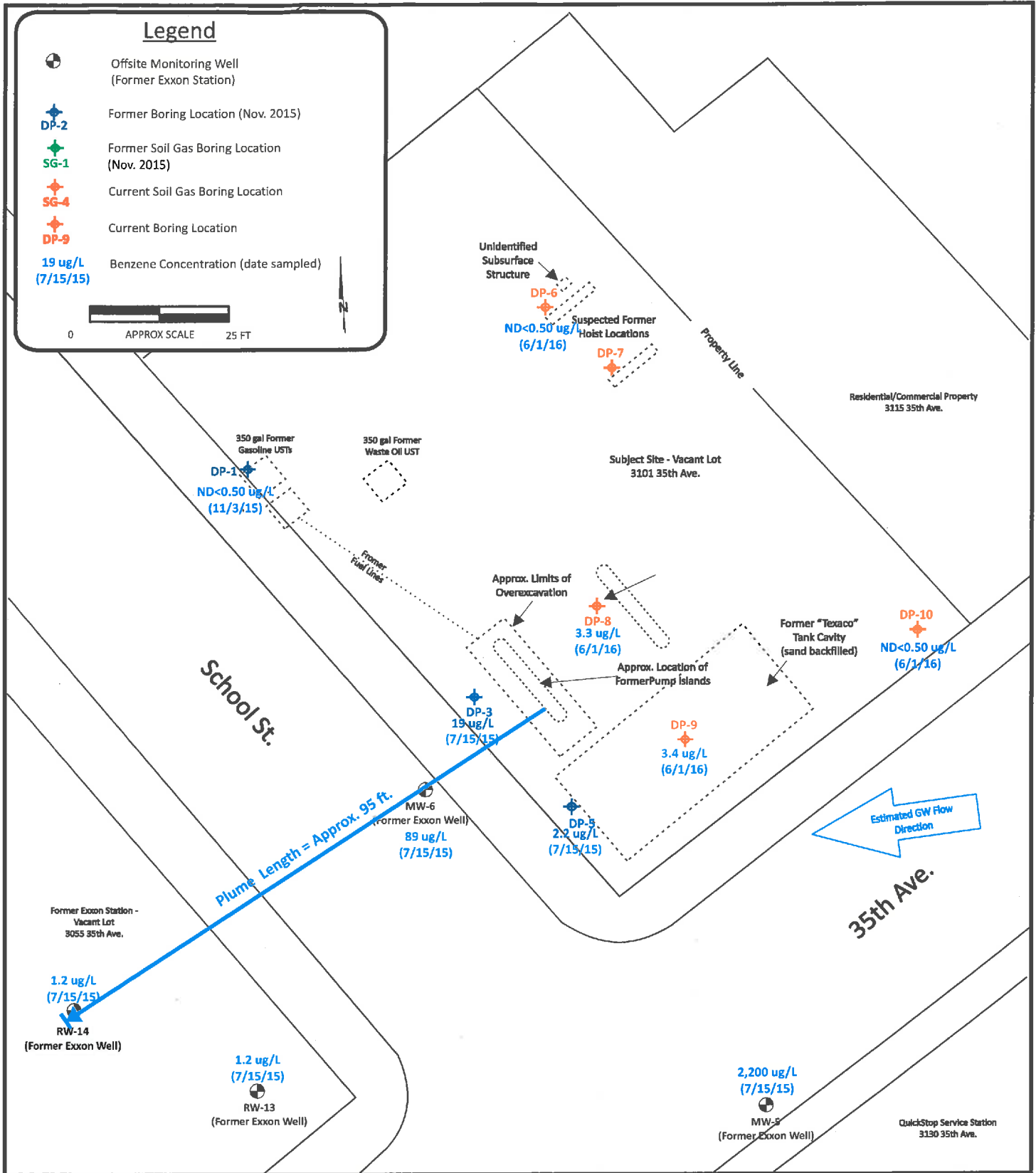
SITE MAP SHOWING GROUNDWATER
 SAMPLING RESULTS

FIGURE

5

Legend

-  Offsite Monitoring Well (Former Exxon Station)
-  DP-2 Former Boring Location (Nov. 2015)
-  SG-1 Former Soil Gas Boring Location (Nov. 2015)
-  SG-4 Current Soil Gas Boring Location
-  DP-9 Current Boring Location
-  19 ug/L (7/15/15) Benzene Concentration (date sampled)



3101 35th AVENUE
OAKLAND, CALIFORNIA

PLUME LENGTH DETERMINATION
BASED UPON BENZENE CONCENTRATIONS
IN GROUNDWATER

FIGURE

6

TABLE 2
SUMMARY OF CURRENT AND HISTORICAL GROUNDWATER ANALYTICAL DATA
3101 35th Avenue
Oakland, California

| Sample ID | Sample Date | TPHg | TPHd | TPHmo | B | T | E | X | MtBE | Naphth. | TBA | PCE | Other VOCs | Metals* |
|-------------------|-------------|--------------|------------|---------------|------------|-------------|------------|------------|------------|-------------|-------------|------------|---------------------|---------------|
| | | (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) |
| DP-1 | 11/03/15 | ND<50 | --- | --- | ND<0.50 | 0.11 | ND<0.50 | ND<1.0 | ND<0.50 | ND<0.50 | ND<10 | --- | --- | --- |
| DP-3 | 11/03/15 | 1,000 | --- | --- | 19 | 1.1 | 34 | 5.1 | ND<0.50 | 7.2 | ND<10 | --- | --- | --- |
| DP-5 | 11/03/15 | 3,700 | --- | --- | 2.2 | 1.5 | 1.4 | 5.5 | ND<0.50 | 2.6 | ND<10 | --- | --- | --- |
| DP-6 | 06/01/16 | ND<50 | ND<200 | 500 | ND<0.50 | ND<0.50 | ND<0.50 | ND<1.0 | ND<0.50 | ND<0.50 | --- | ND<0.50 | All ND | All ND |
| DP-8 | 06/01/16 | 57 | --- | --- | 3.3 | ND<0.50 | 1.9 | ND<1.0 | ND<0.50 | ND<0.50 | --- | ND<0.50 | All ND ¹ | --- |
| DP-9 | 06/01/16 | 330 | --- | --- | 3.4 | ND<0.50 | 2.5 | ND<1.0 | ND<0.50 | ND<0.50 | --- | ND<0.50 | All ND ² | --- |
| DP-10 | 06/01/16 | ND<50 | --- | --- | ND<0.50 | ND<0.50 | ND<0.50 | ND<1.0 | ND<0.50 | ND<0.50 | --- | ND<0.50 | All ND | --- |
| Tier 1 ESL | | 100 | 100 | 50,000 | 1.0 | 40 | 13 | 20 | 5.0 | 0.12 | 12.0 | 3.0 | varies | varies |

Notes:

All samples collected as "grab" groundwater samples

--- = Parameter not analyzed

<0.5 / ND = Not present at or above laboratory practical quantitation limit

ug/L = micrograms per Liter = parts per billion = ppb

Tier 1 ESL = RWQCB Environmental Screening Level (February 2016)

LTCP = Low Threat Closure Policy - Table 1: Concentrations of Petroleum Constituents in soil that will have no significant risk of adversely affecting human health

TPHg = Total Petroleum Hydrocarbons as gasoline

TPHd = Total Petroleum Hydrocarbons as diesel

TPHmo = Total Petroleum Hydrocarbons as motor oil

B = Benzene

Naphth. = Naphthalene

T = Toluene

MtBE = Methyl-t-butyl ether

E = Ethylbenzene

TBA = tert Butyl Alcohol

X = Total Xylenes

PCE = tetrachloroethene

1 = Isopropylbenzene @ 0.70 ug/L & n-Propylbenzene @ 1.2 ug/L

2 = n-Butylbenzene & sec-Butylbenzene @ 1.0 ug/L, & Isopropylbenzene = 2.2 ug/L

n-Propylbenzene = 3.4 ug/L & 1,3,5-Trimethylbenzene = 2.0 ug/L

Metals* = Cd, Cr, Pb, Ni, & Zn

Bolded Value =detected concentration

Shaded Value = concentration exceeds either ESL or LTCP value

Table 2: Current & Historic Groundwater Elevation and Analytical Data - Monitoring Wells
 FORMER EXXON SERVICE STATION
 3055 35th AVENUE, OAKLAND, CALIFORNIA
 All groundwater results are micrograms per liter (µg/L or ppb)

| Monitoring Point Information | | | Date | SPR (feet) | Note | Depth to Groundwater (feet TOC) | Groundwater Elevation (feet MSL) | Petroleum Hydrocarbon Concentration Data | | | | | | | | | | | | | Field Measurements (µg/L) | Oxidation Reduction Potential (mV) |
|--|------------------------|----------------------|------------|---------------------|--------------------|---------------------------------|----------------------------------|--|----------|------------------------|----------------------------|------------------|--------------|---------|-----------|-------|-------|-----------|-----------------------|--------------------|---------------------------|------------------------------------|
| Well # TOC | Screen Interval (feet) | TOC Elevation (feet) | | | | | | Total Petroleum Hydrocarbons | | | Volatile Organic Compounds | | | | | | | | | | | |
| | | | | | | | | Diesel | Fuel Oil | Gasoline | Benzene | Toluene | Ethylbenzene | Xylenes | 1,1,1-TCE | TBA | EDB | 1,1-DCE | DMP,ETBE,FAHAC (µg/L) | | | |
| Continued MW-4 | | | 1/13/2003 | Sheen ^{1A} | | 11.75 | 85.59 | 15,000 ^{1A,2} | -- | 35,000 ^{1A} | 5,100 | 1,500 | 510 | 4,500 | <100 | -- | -- | -- | 0.28 | Not operating | | |
| | | | 11/21/2002 | -- | | 17.55 | 79.75 | 2,400 ^{1A,2} | -- | 5,700 ^{1A} | 1,400 | 290 | 63 | 640 | 550 | -- | -- | -- | -- | Operating | | |
| | | | 9/26/2002 | -- | | 17.93 | 79.41 | 100 ¹ | -- | 11,000 ^{1A} | 3,300 | 1,300 | 450 | 3,900 | <500 | -- | -- | -- | -- | 0.24 | Operating | |
| | | | 6/10/2002 | -- | | 22.30 | 75.04 | 3,400 ¹ | -- | 8,400 ¹ | 1,400 | 50 | <5.0 | 680 | <200 | -- | -- | -- | -- | -- | Operating | |
| | | | 3/11/2002 | -- | | 14.99 | 82.35 | 1,400 ^{1A,2} | -- | 15,000 ^{1A} | 3,700 | 500 | 92 | 780 | <500 | -- | -- | -- | -- | 0.30 | Operating | |
| | | | 12/7/2001 | -- | | 23.45 | 73.85 | 11,000 ^{1A,2} | -- | 32,000 ^{1A} | 4,500 | 740 | 310 | 2,300 | <200 | -- | -- | -- | -- | 0.21 | Operating | |
| | | | 8/30/2001 | -- | | 18.02 | 79.34 | 5,100 ^{1A} | -- | 43,000 ^{1A} | 6,400 | 430 | 510 | 2,600 | <200 | -- | -- | -- | -- | 0.32 | Operating | |
| | | | 6/6/2001 | -- | | 15.49 | 81.85 | 5,400 | -- | 75,000 | 22,000 | 1,800 | 1,900 | 6,400 | <1,200 | -- | -- | -- | -- | 2.22 | Not operating | |
| | | | 3/20/2001 | -- | | 14.03 | 83.31 | -- | | 46,000 | 13,000 | 1,800 | 900 | 2,800 | <350 | -- | -- | -- | -- | 0.39 | Not operating | |
| | | | 12/5/2000 | -- | | 13.55 | 81.78 | 2,600 ^{1A,2} | -- | 69,000 ^{1A,2} | 16,000 | 1,300 | 1,300 | 3,400 | <200 | -- | -- | -- | -- | 0.35 | Not operating | |
| | | | 9/7/2000 | -- | | 16.40 | 80.94 | 5,900 ¹ | -- | 45,000 ¹ | 10,900 | 1,100 | 1,100 | 3,400 | <450 | -- | -- | -- | -- | 1.04 | Operating | |
| | | | 3/23/2000 | -- | | 10.23 | 87.12 | 5,100 ^{1A,2} | -- | 40,000 ^{1A,2} | 11,000 | 1,600 | 910 | 3,100 | 690 | -- | -- | -- | -- | -- | -- | |
| | | | 12/10/1999 | -- | | 13.89 | 83.35 | 5,100 ^{1A,2} | -- | 47,000 ^{1A,2} | 13,000 | 1,800 | 1,800 | 4,400 | <100 | -- | -- | -- | -- | 0.62 | Operating | |
| | | | 8/21/1999 | -- | | 16.58 | 82.76 | 5,200 ^{1A,2} | -- | 24,000 ^{1A,2} | 7,500 | 1,200 | 190 | 2,200 | 210 | -- | -- | -- | -- | 14.29 ¹ | Operating | |
| | | | 6/20/1999 | -- | | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | | 3/20/1998 | -- | | 9.10 | 88.24 | 2,400 ^{1A,2} | -- | 48,000 ^{1A,2} | 15,000 | 3,000 | 1,300 | 5,000 | 1,500 | -- | -- | -- | -- | 1.32 | Operating | |
| | | | 12/1/1998 | -- | | 13.45 | 83.85 | 1,800 | -- | 27,000 | 8,500 | 1,600 | 730 | 2,300 | <1,500 | -- | -- | -- | -- | -- | -- | |
| | | | 9/30/1998 | -- | | 16.84 | 80.50 | 2,100 | -- | 39,000 | 12,000 | 1,700 | 1,600 | 5,400 | 510 | -- | -- | -- | -- | 1.1 | Operating | |
| | | | 7/14/1998 | -- | | 14.15 | 83.15 | 1,900 ^{1A,2} | -- | 73,000 ^{1A,2} | 22,000 | 7,000 | 1,800 | 7,300 | <200 | -- | -- | -- | -- | 1.0 | Operating | |
| | | | 3/16/1998 | -- | | 5.54 | 87.80 | 5,500 ^{1A,2} | -- | 68,000 ^{1A,2} | 14,000 | 4,700 | 1,400 | 6,700 | <1,200 | -- | -- | -- | -- | 0.8 | Operating | |
| 12/22/1997 | -- | | 9.21 | 88.13 | 3,100 ¹ | -- | 43,000 ¹ | 13,000 | 3,900 | 1,100 | 4,200 | <900 | -- | -- | -- | -- | 3.7 | Operating | | | | |
| 9/17/1997 | -- | | 17.10 | 80.24 | 4,400 ¹ | -- | 60,000 ¹ | 17,000 | 4,900 | 1,500 | 6,700 | <1,500 | -- | -- | -- | -- | 1.5 | Operating | | | | |
| 6/25/1997 | -- | | 16.13 | 81.15 | 5,800 ¹ | -- | 61,000 ¹ | 16,000 | 6,100 | 1,500 | 5,900 | 760 ¹ | -- | -- | -- | -- | 1.4 | Operating | | | | |
| 3/20/1997 | -- | | 13.75 | 83.50 | 3,100 | -- | 47,000 | 11,000 | 4,500 | 1,100 | 5,200 | 3,400 | -- | -- | -- | -- | 8.4 | Operating | | | | |
| MW-4 2-inch | 20 - 30 | 163.74 | 7/13/2015 | -- | | 15.95 | 149.70 | 450*** | -- | 8,800* | 1,200 | 33 | 450 | 34.27 | 850 | 6,700 | <11 | <11 | <11 | 0.37 | -57 | |
| | | | 1/9/2014 | -- | | 17.12 | 148.62 | 1,100* | -- | 13,000** | 1,700 | 33 | 740 | 32.7 | 840 | 1,300 | <1.4 | <2.4 | <2.0 - 3.2 | 1.21 | -42 | |
| | | | 9/20/2013 | -- | | 17.31 | 148.43 | 540*** | -- | 4,400* | 1,200 | 47 | 1,100 | 30.17 | 790 | 890 | <1.4 | <2.4 | <2.0 - 3.2 | 0.50 | -60 | |
| | | | 6/25/2013 | -- | | 16.21 | 149.53 | 760* | -- | 5,200* | 1,700 | 41 | 860 | 50.27 | 980 | 7,000 | <1.5 | <2.5 | <8.3 | 3.82 | -26 | |
| | | | 3/13/2013 | -- | | 13.89 | 151.85 | 1,000*** | -- | 18,000* | 2,200 | 54 | 1,200 | 116.17 | 416 | <34 | <1.5 | <2.5 | <8.3 | 2.09 | 11 | |
| | | | 11/9/2012 | -- | | 15.11 | 150.63 | 340*** | -- | 300** | 1,300 | 16 | 340 | 35.2 | 390 | 2,300 | <0.30 | <0.50 | <0.68 | 1.7 | 90 | |
| MW-4 2-inch | 20 - 30 | 164.3 | 7/13/2015 | -- | | 12.53 | 151.77 | 810*** | -- | 3,300* | 89 | 2.1 | 2.1 | 2.85 | <0.5 | 19 | <0.50 | 2.2 | <0.50 | 0.85 | -60 | |
| | | | 1/9/2014 | -- | | 16.18 | 148.12 | 190* | -- | 3,700* | 67 | <0.25 | 3.8 | 1.17 | <0.72 | <6.5 | <0.28 | <0.47 | <0.40 - 0.64 | 1.24 | -75 | |
| | | | 8/20/2013 | -- | | 16.46 | 147.84 | 470*** | -- | 1,700* | 130 | 0.667 | 4.6 | <1.74 | <1.4 | <13 | <0.57 | <0.95 | <0.80 - 1.3 | 0.61 | -68 | |
| | | | 6/25/2013 | -- | | 14.78 | 149.52 | 530* | -- | 5,400* | 250 | 2.17 | 6 | 1.97 | <1.5 | 88 | <0.59 | <0.99 | <3.34 | 1.39 | -63 | |
| | | | 3/13/2013 | -- | | 13.05 | 151.25 | 710*** | -- | 1,800* | 236 | 2.57 | 15 | 1.67 | <1.5 | <14 | <0.59 | <0.99 | <1.66 | 6.39 | 20 | |
| | | | 11/9/2012 | -- | | 14.61 | 149.69 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | | 11/2/2012 | -- | | 14.23 | 150.07 | 120 ¹ | -- | 540 ^{1B} | 44 | 0.74 | 7.5 | 2.3 | <0.50 | <5.0 | <0.50 | <0.50 | <0.50 | 6.63 | 62 | |
| Laboratory Detection Limit: | | | | | | | | 10 | 16 | 50 | 0.5 | 0.5 | 0.5 | 1.5 | 5 | 5 | 0.5 | 0.5 | Field Instrument | | | |
| Water Quality Objectives (WQO): ³ | | | | | | | | 1,000 | 1,000 | 1,000 | 1 | 100 | 100 | 1,750 | 5 | 11 | 0.05 | 0.5 | | | | |

ATTACHMENT 4




Attachment 4 – Vapor Intrusion Evaluation and Data

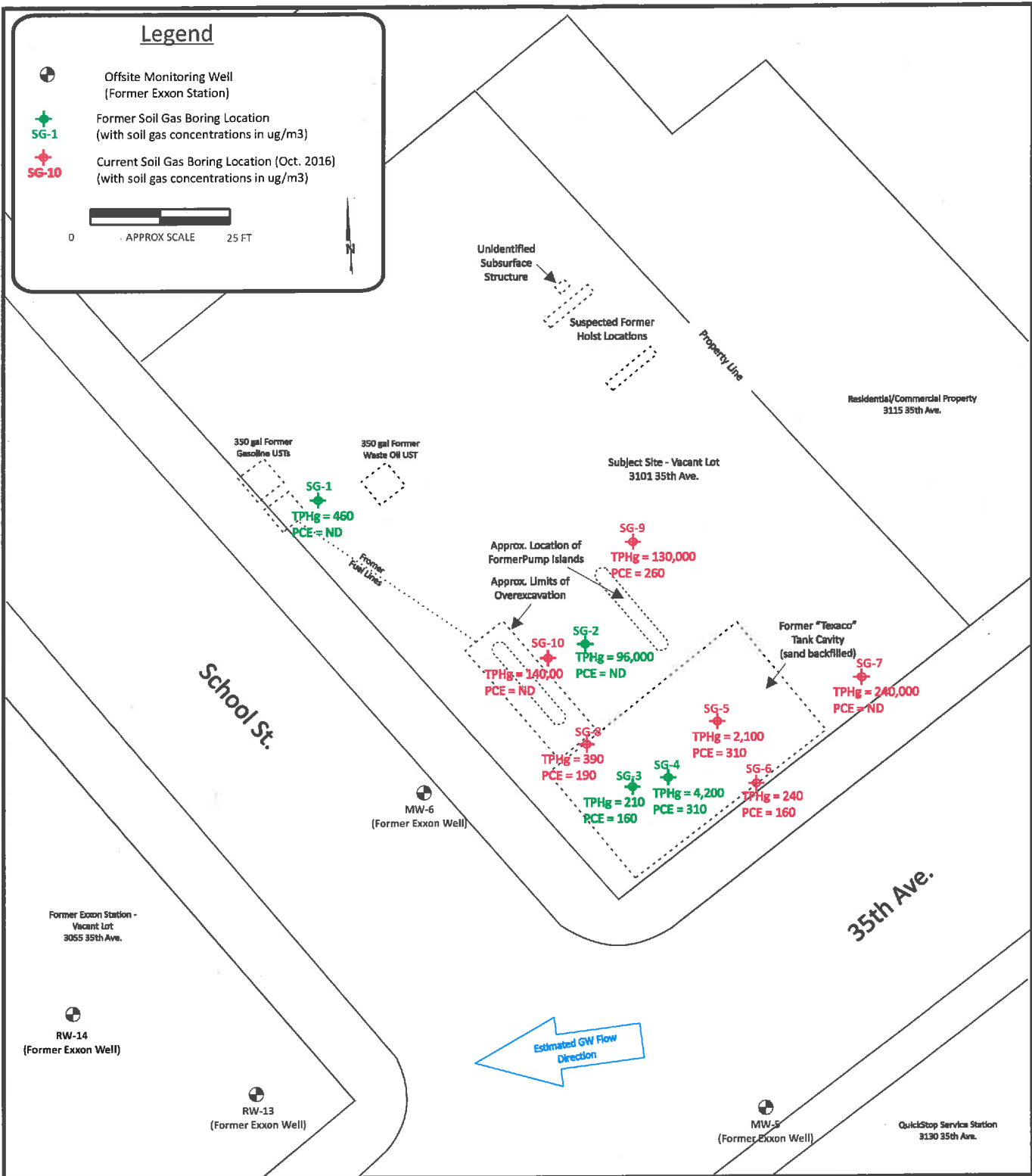
| LTCP VAPOR SPECIFIC CRITERIA - PETROLEUM | | | | | | | | |
|--|---|-------------|---------------|-----------------------|-----------------------|-------------|-------------------------------|---------------------------------|
| Closure Scenario | | | | | | | | |
| Exemption: <input type="checkbox"/> Active fueling station exempt from vapor specific criteria; Active as of date: _____ | | | | | | | | |
| <input type="checkbox"/> Scenario 1; <input type="checkbox"/> Scenario 2; <input type="checkbox"/> Scenario 3a; <input type="checkbox"/> Scenario 3b; <input type="checkbox"/> Scenario 4a without bioattenuation zone; <input type="checkbox"/> Scenario 4b with bioattenuation zone; <input type="checkbox"/> Site specific risk assessment demonstrates human health is protected; <input type="checkbox"/> Exposure controlled through use of mitigation measures or institutional controls; <input checked="" type="checkbox"/> Case closed in spite of not meeting the vapor specific media criteria | | | | | | | | |
| Evaluation Criteria: Shading indicates criteria met. | | | | | | | | |
| Site Specific Data | | Scenario 1 | Scenario 2 | Scenario 3A | Scenario 3B | Scenario 3C | Scenario 4a | Scenario 4b |
| Unweathered LNAPL | No LNAPL | LNAPL in gw | LNAPL in soil | No LNAPL | No LNAPL | No LNAPL | No criteria | No criteria |
| Thickness of Bioattenuation Zone Beneath Foundation | ≥ 10 feet | ≥30 feet | ≥30 feet | ≥5 feet | ≥10 feet | ≥5 feet | No criteria | ≥ 5 feet |
| Depth to Shallowest Groundwater | 14.90 feet | ≥30 feet | ≥30 feet | ≥5 feet | ≥10 feet | ≥ 5 feet | ≥ 5 feet | ≥ 5 feet |
| Total TPHg & TPHd in Soil in Bioattenuation Zone | 180 mg/kg | <100 mg/kg | <100 mg/kg | <100 mg/kg | <100 mg/kg | <100 mg/kg | No criteria | <100 mg/kg |
| Maximum Current Benzene Concentration in Groundwater | < 19 µg/L | No criteria | No criteria | <100 µg/L | ≥100 and <1,000 µg/L | <1,000 µg/L | No criteria | No criteria |
| Oxygen Data in Bioattenuation Zone | > 4% | No criteria | No criteria | No oxygen data or <4% | No oxygen data or <4% | ≥4% | No criteria | ≥4% at bottom of zone |
| Soil Vapor Depth Beneath Foundation | ~ 5 feet | No criteria | No criteria | No criteria | No criteria | No criteria | 5 feet | 5 feet |
| Benzene Concentrations (µg/m ³) | Historic Max: 61 Current Max: 61 | No criteria | No criteria | No criteria | No criteria | No criteria | Res: < 85; Com: < 280 | Res: < 85K; Com: < 280K |
| Ethylbenzene Concentrations (µg/m ³) | Historic Max: <91 Current Max: <91 | No criteria | No criteria | No criteria | No criteria | No criteria | Res: < 1,100; Com: < 3,600 | Res: < 1,100K; Com: < 3,600K |
| Naphthalene Concentrations (µg/m ³) | Historic Max: < 440 Current Max: < 440 | No criteria | No criteria | No criteria | No criteria | No criteria | Res: < 93; Com: < 310 | Res: < 93K; Com: < 310K |

Attachment 4 – Vapor Intrusion Evaluation and Data

| LTCP VAPOR SPECIFIC CRITERIA – PETROLEUM (cont.) | |
|--|--|
| Vapor Intrusion to Indoor Air Analysis | |
| Onsite | <p>This case does not meet any of the LTCP Vapor Specific Media scenarios as the TPH concentration in bioattenuation zone exceeds 100 mg/kg. Additionally, the laboratory reporting limit for naphthalene exceeds the threshold concentration for Scenario 4.</p> <p>Note that groundwater has been reported at depths of less than 10 feet at the site; however, the soil bore (DP-1) intercepted ponded water in the tank pit and is not reflective of groundwater conditions.</p> |

Legend

-  Offsite Monitoring Well (Former Exxon Station)
-  Former Soil Gas Boring Location (with soil gas concentrations in ug/m3)
-  Current Soil Gas Boring Location (Oct. 2016) (with soil gas concentrations in ug/m3)



3101 35th AVENUE
OAKLAND, CALIFORNIA

FIGURE

SITE MAP SHOWING CURRENT AND
HISTORICAL SOIL GAS SAMPLING RESULTS

5

TABLE 3
SUMMARY OF CURRENT AND HISTORICAL SOIL VAPOR ANALYTICAL DATA
3101 35th Ave.
Oakland, California

| SAMPLE ID | Sample Depth (ft.) | Sample Date | Oxygen (O ₂) | Helium | TPHg (C6-C12) | Tetrahydrofuran | Carbon Disulfide | n-Hexane | Chloroform | Benzene | Toluene | Ethylbenzene | Xylenes (total) | Isopropanol | PCE | Naphthalene | Other VOCs |
|--------------------------------|--------------------|-------------|--------------------------|---------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| | | | Mol% | Mol% | (µg/m ³) | (µg/m ³) | (µg/m ³) | (µg/m ³) | (µg/m ³) | (µg/m ³) | (µg/m ³) | (µg/m ³) | (µg/m ³) | (µg/m ³) | (µg/m ³) | (µg/m ³) | (µg/m ³) |
| SG-1 | 5.0 | 11/09/15 | 2.6 | ND<0.47 | 460 | 80 | 47 | ND<2.3 | 16 | 10 | 28 | ND<2.3 | ND<2.3 | ND<2.3 | ND<2.3 | ND<2.3 | <MDL |
| SG-2 | 5.0 | 11/09/15 | 4.1 | ND<0.45 | 96,000 | 190 | 140 | 70 | ND<14 | 61 | 91 | ND<14 | 74 | ND<14 | ND<14 | ND<14 | <MDL ¹ |
| SG-3 | 5.0 | 11/09/15 | 15 | ND<0.19 | 210 | 22 | 12 | ND<0.97 | ND<0.97 | 3.3 | 7.8 | ND<0.97 | ND<0.97 | ND<0.97 | 160 | ND<3.9 | <MDL |
| SG-4 | 5.0 | 06/01/16 | 17 | ND<0.21 | 4,200 | 9.2 | ND<3.3 | 130 | ND<5.1 | ND<3.4 | 4.4 | ND<4.8 | ND<4.6 | ND<10 | 310 | ND<22 | <MDL ² |
| SG-5 | 5.0 | 10/10/16 | 16 | ND<0.20 | 2,100 | 20 | ND<3.1 | 24 | 11 | 6.8 | 11 | ND<4.3 | 7.6 | ND<9.8 | 310 | ND<21 | <MDL ³ |
| SG-6 | 5.0 | 10/10/16 | 17 | ND<0.19 | 240 | 12 | ND<3.0 | ND<3.5 | ND<4.7 | ND<3.1 | 4.1 | ND<4.2 | ND<8.4 | ND<9.4 | 160 | ND<20 | <MDL |
| SG-7 | 5.0 | 10/10/16 | 9.8 | ND<0.19 | 240,000 | 67 | 91 | ND<68 | 410 | ND<62 | 290 | ND<84 | 120 | ND<190 | ND<130 | ND<410 | <MDL |
| SG-8 | 5.0 | 10/10/16 | 17 | ND<0.18 | 390 | 21 | ND<2.8 | ND<3.2 | ND<4.4 | ND<2.9 | 6.9 | ND<4.1 | ND<7.8 | 12 | 190 | ND<19 | <MDL |
| SG-9 | 5.0 | 10/10/16 | 6.5 | ND<0.20 | 130,000 | ND<58 | ND<61 | ND<69 | 140 | ND<63 | ND<74 | ND<86 | ND<172 | ND<190 | 260 | ND<410 | <MDL |
| SG-10 | 5.0 | 10/10/16 | 5.9 | ND<0.21 | 140,000 | ND<62 | 110 | ND<74 | 170 | ND<67 | ND<79 | ND<91 | ND<182 | ND<210 | ND<140 | ND<440 | <MDL |
| Residential ESL | | | NA | NA | 300,000 | NA | NA | NA | 61 | 48 | 160,000 | 560 | 52,000 | NA | 240 | 41 | Varies |
| Comm/Ind ESL | | | NA | NA | 2,500,000 | NA | NA | NA | 530 | 420 | 1,300,000 | 4,900 | 440,000 | NA | 2,100 | 360 | Varies |
| Residential CHHSL | | | NA | NA | NA | NA | NA | NA | NA | 36.2 | 135,000 | NA | 319,000 | NA | 180 | 31.9 | Varies |
| Comm/Ind CHHSL | | | NA | NA | NA | NA | NA | NA | NA | 122 | 378,000 | NA | 887,000 | NA | 603 | 106 | Varies |
| LTCP w/Bioattenuation | | | NA | NA | NA | NA | NA | NA | NA | 85,000 | NA | 1,000,000 | NA | NA | NA | 93,000 | Varies |
| LTCP w/o Bioattenuation | | | NA | NA | NA | NA | NA | NA | NA | 85 | NA | 1,100 | NA | NA | NA | 93 | Varies |

Notes:

--- = Parameter not Sampled

NA = Not analyzed or Not established

<0.5 / ND = Not present at or above reporting detection limit

ug/m3 = micrograms per cubic meter = ppmv

ESLs = RWQCB Environmental Screening Levels - Feb. 2016 (Table SG-1: Vapor Intrusion: Human Health Risk Levels)

CHHSL = California Human Health Screening Level - January 2005

LTCP = Low Threat Closure Policy (Appendix 4 - Scenerio 4)

Bold = detected concentration

Shaded Value = concentration exceeds either ESL or LTCP value

<MDL¹ = 1,2,4-Trimethylbenzene at 73 ug/m3

<MDL² = Acetone at 73 ug/m3 & Cyclyhexane at 180 ug/m3 & n-heptane at 51 ug/m3

<MDL³ = n-heptane at 8.9 ug/m3

ATTACHMENT 5

Attachment 5 – Direct Contact Evaluation and Data

| LTCP DIRECT CONTACT AND OUTDOOR AIR EXPSURE CRITERIA | | | | | | |
|---|--------------|--|--|-------------------------|--|--------------------------|
| Closure Scenario | | | | | | |
| <p><input type="checkbox"/> Exemption (no petroleum hydrocarbons in upper 10 feet), <input checked="" type="checkbox"/> Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below, <input type="checkbox"/> Site-specific risk assessment, <input type="checkbox"/> A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health, <input type="checkbox"/> A determination has 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, <input type="checkbox"/> This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria.</p> | | | | | | |
| Evaluation Criteria: Shading indicates criteria met. | | | | | | |
| 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 | < 0.05 | 0.0023 | < 0.005 | 0.0023 | 0.0023 |
| LTCP Criteria | Benzene | ≤1.9 | ≤2.8 | ≤8.2 | ≤12 | ≤14 |
| Site Maximum | Ethylbenzene | 0.87 | < 0.005 | 0.87 | < 0.005 | 0.87 |
| LTCP Criteria | Ethylbenzene | ≤21 | ≤32 | ≤89 | ≤134 | ≤314 |
| Site Maximum | Naphthalene | < 0.05 | < 0.05 | < 0.05 | < 0.05 | < 0.05 |
| LTCP Criteria | Naphthalene | ≤9.7 | ≤9.7 | ≤45 | ≤45 | ≤219 |
| Site Maximum | PAHs | ≤ 0.062 | ≤ 0.062 | ≤ 0.062 | ≤ 0.062 | ≤ 0.062 |
| LTCP Criteria | PAHs | ≤0.063 | NA | ≤0.68 | NA | ≤4.5 |
| Direct Contact and Outdoor Air Analysis | | | | | | |
| Onsite | | This site meet this LTCP criterion as the maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1. | | | | |
| Offsite | | The petroleum hydrocarbon plume that may extend offsite is below the 10-foot depth of this criterion. | | | | |

TABLE 1A
SUMMARY OF CURRENT AND HISTORICAL SOIL ANALYTICAL DATA - Hydrocarbons and VOCs
3101 35th Avenue
Oakland, California

| Sample ID | Sample Depth (ft.) | Sample Date | TPHg (mg/Kg) | TPHd (mg/Kg) | TPHmo (mg/Kg) | B (mg/Kg) | T (mg/Kg) | E (mg/Kg) | X (mg/Kg) | MtBE (mg/Kg) | Naphth. (mg/Kg) | TBA (mg/Kg) | Other VOCs (mg/Kg) |
|-------------------------------------|--------------------|-------------|--------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|-----------------|-------------|--------------------|
| WO d 7.5' | 7.5 | 01/27/15 | ND<0.25 | ND<1.0 | ND<1.0 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | --- | All ND |
| T1 d 9' | 9.0 | 01/27/15 | ND<0.25 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | --- | --- | All ND |
| T2 d 9' | 9.0 | 01/27/15 | ND<0.25 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | --- | --- | All ND |
| Disp. SW d 3' | 3.0 | 01/27/15 | 230 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | --- | --- | All ND |
| Disp. NW d 3' | 3.0 | 01/27/15 | 850 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | --- | --- | All ND |
| Disp. SE d 3.5' | 3.5 | 01/27/15 | ND<0.25 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | --- | --- | All ND |
| Disp. NE d 3' | 3.0 | 01/27/15 | ND<0.25 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | --- | --- | All ND |
| SW TP d 9.5' | 9.5 | 01/27/15 | 180 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | --- | --- | All ND |
| Dispenser SP | stopckpile | 01/27/15 | ND<0.25 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | --- | --- | All ND |
| Main TP SP | Stockpile | 01/27/15 | ND<0.25 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | --- | --- | All ND |
| WO SP | Stockpile | 01/27/15 | 32 | 84 | 360 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.005 | 0.71 | --- | All ND |
| Disp.Ad5' | 5.0 | 04/16/15 | 46 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | 0.069 | ND<0.05 | --- | --- | --- |
| Disp.Bd4' | 4.0 | 04/16/15 | 1.1 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.050 | ND<0.05 | --- | --- | --- |
| Disp.Cd5' | 5.0 | 04/16/15 | 77 | --- | --- | ND<0.001 | ND<0.001 | 0.17 | 0.22 | ND<0.10 | --- | --- | --- |
| Disp.Dd5' | 5.0 | 04/16/15 | 110 | --- | --- | ND<0.05 | 0.21 | 0.87 | 0.16 | ND<0.05 | --- | --- | --- |
| Disp.Ed5' | 5.0 | 04/16/15 | 21 | --- | --- | ND<0.05 | 0.031 | 0.012 | 0.16 | ND<0.05 | --- | --- | --- |
| Disp.Fd5' | 5.0 | 04/16/15 | 68 | --- | --- | ND<0.05 | ND<0.005 | ND<0.005 | 0.035 | ND<0.05 | --- | --- | --- |
| Disp.Gd4' | 4.0 | 04/16/15 | ND<1.0 | --- | --- | ND<0.05 | ND<0.005 | ND<0.005 | ND<0.050 | ND<0.05 | --- | --- | --- |
| Disp.Hd4' | 4.0 | 04/16/15 | 68 | --- | --- | ND<0.05 | 0.34 | ND<0.050 | 0.093 | ND<0.05 | --- | --- | --- |
| ESL Residential | | | 770 | 240 | 11,000 | 0.250 | 1,000 | 5.5 | 600 | 44 | 1.9 | --- | varies |
| LTCP Residential (0' to 5') | | | --- | --- | --- | 1.9 | --- | 21.0 | --- | --- | 9.7 | --- | varies |
| LTCP Residential (5' to 10') | | | --- | --- | --- | 2.8 | --- | 32.0 | --- | --- | 9.7 | --- | varies |

Continued.

TABLE 1A
SUMMARY OF CURRENT AND HISTORICAL SOIL ANALYTICAL DATA - Hydrocarbons and VOCs
3101 35th Avenue
Oakland, California

| Sample ID | Sample Depth (ft.) | Sample Date | TPHg (mg/Kg) | TPHd (mg/Kg) | TPHmo (mg/Kg) | B (mg/Kg) | T (mg/Kg) | E (mg/Kg) | X (mg/Kg) | MtBE (mg/Kg) | Napth. (mg/Kg) | TBA (mg/Kg) | Other VOCs (mg/Kg) |
|------------------------------|--------------------|-------------|--------------|--------------|---------------|-----------|-----------|-----------|-----------|--------------|----------------|-------------|--------------------|
| DP-1d5.0 | 5.0 | 11/02/15 | ND<0.20 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| DP-1d10.0 | 10.0 | 11/02/15 | ND<0.20 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| DP-1d15.0 | 15.0 | 11/02/15 | ND<0.20 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| DP-3d5.0 | 5.0 | 11/02/15 | ND<0.20 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| DP-3d10.0 | 10.0 | 11/02/15 | 12 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| DP-3d20.0 | 20.0 | 11/02/15 | 0.73 | --- | --- | 0.0023 | 0.013 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| DP-3d30.0 | 30.0 | 11/02/15 | ND<0.20 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| DP-5d5.0 | 5.0 | 11/02/15 | ND<0.20 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| DP-5d10.0 | 10.0 | 11/02/15 | 6.1 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| DP-5d15.0 | 15.0 | 11/02/15 | 0.30 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| DP-5d20.0 | 20.0 | 11/02/15 | 18 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| DP-5d30.0 | 30.0 | 11/02/15 | ND<0.20 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| SG-1d5.0 | 5.0 | 11/02/15 | 0.065 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| SG-2d5.0 | 5.0 | 11/02/15 | ND<0.20 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| SG-3d5.0 | 5.0 | 11/02/15 | ND<0.20 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | --- |
| ESL Residential | | | 770 | 240 | 11,000 | 0.250 | 1,000 | 5.5 | 600 | 44 | 1.9 | --- | varies |
| LTCP Residential (0' to 5') | | | --- | --- | --- | 1.9 | --- | 21.0 | --- | --- | 9.7 | --- | varies |
| LTCP Residential (5' to 10') | | | --- | --- | --- | 2.8 | --- | 32.0 | --- | --- | 9.7 | --- | varies |

Continued.

TABLE 1A
SUMMARY OF CURRENT AND HISTORICAL SOIL ANALYTICAL DATA - Hydrocarbons and VOCs
3101 35th Avenue
Oakland, California

| Sample ID | Sample Depth (ft.) | Sample Date | TPHg (mg/Kg) | TPHd (mg/Kg) | TPHmo (mg/Kg) | B (mg/Kg) | T (mg/Kg) | E (mg/Kg) | X (mg/Kg) | MtBE (mg/Kg) | Naphth. (mg/Kg) | TBA (mg/Kg) | Other VOCs (mg/Kg) |
|-------------------------------------|--------------------|-------------|--------------|--------------|---------------|--------------|--------------|-------------|------------|--------------|-----------------|-------------|---------------------|
| SG-4d5.0 | 5.0 | 05/31/16 | ND<0.20 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | All ND |
| DP-6d5.0 | 5.0 | 05/31/16 | ND<0.20 | ND<10.0 | 42 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | All ND |
| DP-6d10.0 | 10.0 | 05/31/16 | ND<0.20 | ND<10.0 | ND<20.0 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | All ND |
| DP-7d5.0 | 5.0 | 05/31/16 | ND<0.20 | ND<10.0 | ND<20.0 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | All ND |
| DP-7d10.0 | 10.0 | 05/31/16 | ND<0.20 | ND<10.0 | ND<20.0 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | All ND |
| DP-8d5.0 | 5.0 | 05/31/16 | ND<0.20 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | All ND |
| DP-8d10.0 | 10.0 | 05/31/16 | ND<0.20 | --- | --- | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | All ND |
| DP-9d5.0 | 5.0 | 05/31/16 | ND<0.20 | ND<10.0 | ND<20.0 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | All ND |
| DP-9d8.0 | 8.0 | 05/31/16 | 3.2 | ND<10.0 | ND<20.0 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | All ND ¹ |
| DP-9d15.0 | 15.0 | 05/31/16 | 1.0 | ND<10.0 | ND<20.0 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | All ND |
| DP-10d5.0 | 5.0 | 05/31/16 | ND<0.20 | ND<10.0 | ND<20.0 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | All ND |
| DP-10d10.0 | 10.0 | 05/31/16 | ND<0.20 | ND<10.0 | ND<20.0 | ND<0.005 | ND<0.005 | ND<0.005 | ND<0.010 | ND<0.005 | ND<0.005 | ND<0.050 | All ND |
| ESL Residential | | | 770 | 240 | 11,000 | 0.250 | 1,000 | 5.5 | 600 | 44 | 1.9 | --- | varies |
| LTCP Residential (0' to 5') | | | --- | --- | --- | 1.9 | --- | 21.0 | --- | --- | 9.7 | --- | varies |
| LTCP Residential (5' to 10') | | | --- | --- | --- | 2.8 | --- | 32.0 | --- | --- | 9.7 | --- | varies |

Notes:

11/25/14 & 4/16/15 samples collected by ERS

1 = n-Butylbenzene @ 0.022 mg/Kg & sec-Butylbenzen @ 0.0096mg/Kg

--- = Parameter not analyzed

<0.5 / ND = Not present at or above practical laboratory detection limit

mg/Kg = micrograms per kilogram = parts per million = ppm

ESLs = RWQCB Environmental Screening Levels - Feb. 2016 (Table S-1: Res. Shallow Soil Exposure)

LTCP = Low Threat Closure Policy - Table 1: Concentrations of Petroleum Constituents in soil

that will have no significant risk of adversely affecting human health

TPHg = Total Petroleum Hydrocarbons as gasoline

TPHd = Total Petroleum Hydrocarbons as diesel

TPHmo = Total Petroleum Hydrocarbons as motor oil

B = Benzene

MtBE = Methyl-t-butyl ether

Bolded Value =detected concentration

T = Toluene

TBA = tert Butyl Alcohol

Shaded Value = concentration exceeds either ESL or LTCP value

E = Ethylbenzene

X = Total Xylenes

TABLE 1B
SUMMARY OF CURRENT AND HISTORICAL SOIL ANALYTICAL DATA - PAHs
3101 35th Avenue
Oakland, California

| Sample ID | WO d 7.5' | WO SP | DP-6d5.0 | DP-6d10.0 | DP-7d5.0 | DP-7d10.0 | LTCP Res. | LTCP Res. | Res. ESL |
|------------------------|------------|-------------|------------|-----------|------------|-----------|---------------|----------------|-------------|
| Sample Depth | 7.5 ft bgs | Stockpile | 5.0 ft bgs | 10 ft bgs | 5.0 ft bgs | 10 ft bgs | 0 to 5 ft bgs | 5 to 10 ft bgs | Res. ESL |
| Sample Date | 01/27/15 | 01/27/15 | 05/31/16 | 05/31/16 | 05/31/16 | 05/31/16 | | | |
| Units | (mg/Kg) | (mg/Kg) | (mg/Kg) | (mg/Kg) | (mg/Kg) | (mg/Kg) | (mg/Kg) | (mg/Kg) | (mg/Kg) |
| Acenaphthene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 16 |
| Acenaphthylene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 13 |
| Anthracene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 2.8 |
| Benzo[a]anthracene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 0.7 |
| Benzo[b]fluoranthene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 0.7 |
| Benzo[k]fluoranthene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 2.6 |
| Benzo[a]pyrene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 0.07 |
| Benzo[g,h,i]perylene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 2.5 |
| Chrysene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 3.8 |
| Dibenzo[a,h]anthracene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 0.07 |
| Fluoranthene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 60 |
| Fluorene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 8.9 |
| Indeno[1,2,3-cd]pyrene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 0.7 |
| 1-Methylnaphthalene | ND<0.010 | 0.66 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | NA |
| 2-Methylnaphthalene | ND<0.010 | 1.2 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 0.25 |
| Napthalene | ND<0.010 | 0.71 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 9.7 | 9.7 | 1.2 |
| Phenanthrene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 11 |
| Pyrene | ND<0.010 | ND<0.010 | ND<0.10 | ND<0.10 | ND<0.10 | ND<0.10 | 0.063 | NA | 85 |

Notes:

--- = Parameter not analyzed

<0.5 / ND = Not present at or above reporting detection limit

mg/Kg = micrograms per kilogram = parts per million = ppm

ESLs = RWQCB Environmental Screening Levels - Feb. 2016 (Table S-1: Res. Shallow Soil Exposure)

Bolded Value =detected concentration

Shaded Value = concentration exceeds either ESL or LTCP value

PAH = polynuclear aromatic hydrocarbons

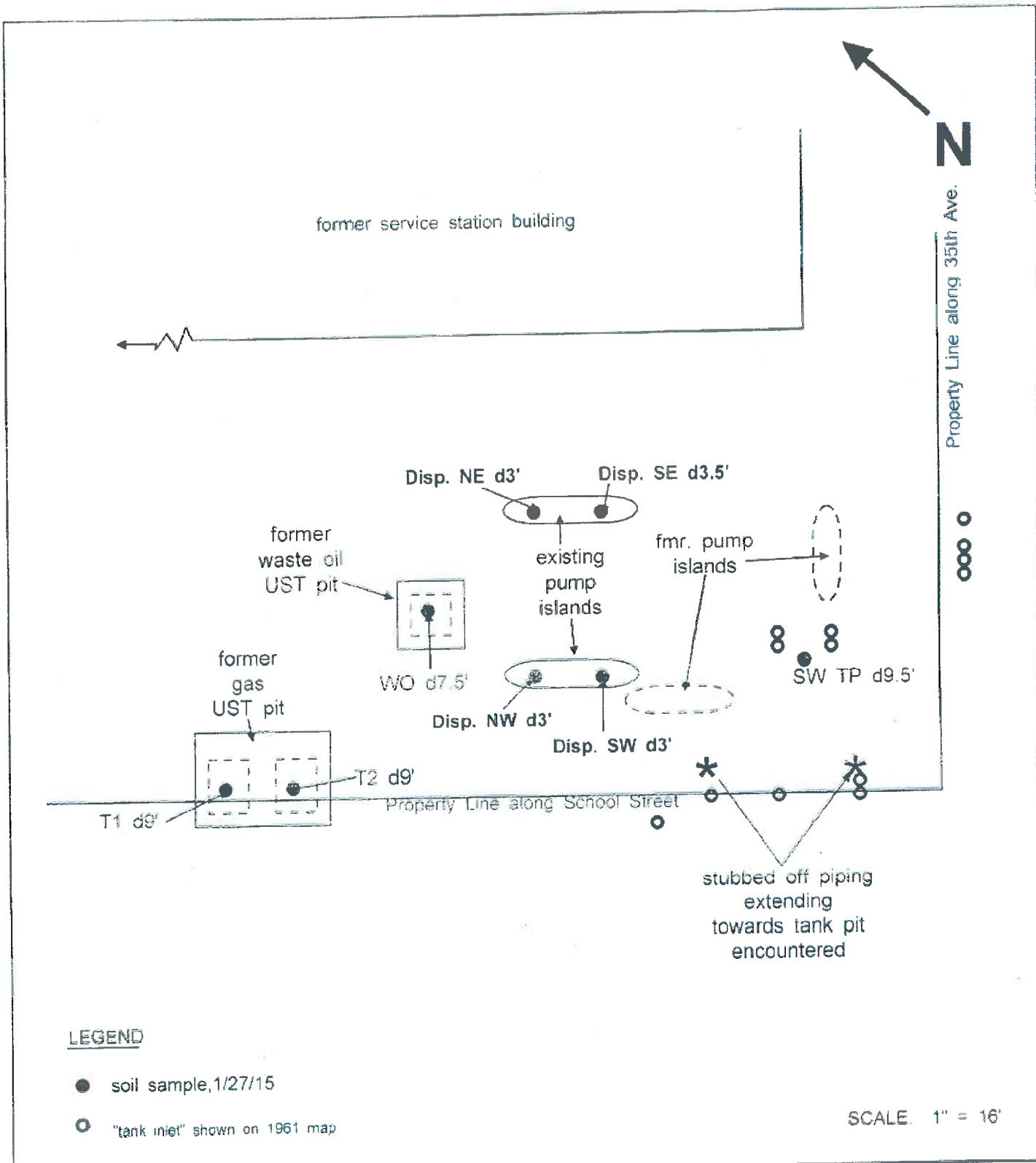
TABLE 1C
SUMMARY OF CURRENT AND HISTORICAL SOIL ANALYTICAL DATA - Metals
3101 35th Avenue
Oakland, California

| Sample ID | Sample Depth (ft) | Sample Date | Sb (mg/Kg) | As (mg/Kg) | Ba (mg/Kg) | Be (mg/Kg) | Cd (mg/Kg) | Cr (mg/Kg) | Co (mg/Kg) | Cu (mg/Kg) | Pb (mg/Kg) | Hg (mg/Kg) | Mo (mg/Kg) | Ni (mg/Kg) | Se (mg/Kg) | Ag (mg/Kg) | Tl (mg/Kg) | V (mg/Kg) | Zn (mg/Kg) |
|-----------------|-------------------|-------------|------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|-------------|-------------|----------------|---------------|
| WO d 7.5' | 7.5 | 01/27/15 | --- | --- | --- | --- | ND<0.25 | 46 | --- | --- | 6.9 | --- | --- | 100 | --- | --- | --- | --- | 120 |
| T1 d 9' | 9.0 | 01/27/15 | --- | --- | --- | --- | --- | --- | --- | --- | 6.5 | --- | --- | --- | --- | --- | --- | --- | --- |
| T2 d 9' | 9.0 | 01/27/15 | --- | --- | --- | --- | --- | --- | --- | --- | 9.7 | --- | --- | --- | --- | --- | --- | --- | --- |
| Disp. SW | 3.0 | 01/27/15 | --- | --- | --- | --- | --- | --- | --- | --- | 25 | --- | --- | --- | --- | --- | --- | --- | --- |
| Disp. NW | 3.0 | 01/27/15 | --- | --- | --- | --- | --- | --- | --- | --- | 35 | --- | --- | --- | --- | --- | --- | --- | --- |
| Disp. SE d | 3.5 | 01/27/15 | --- | --- | --- | --- | --- | --- | --- | --- | 13 | --- | --- | --- | --- | --- | --- | --- | --- |
| Disp. NE d | 3.0 | 01/27/15 | --- | --- | --- | --- | --- | --- | --- | --- | 8.3 | --- | --- | --- | --- | --- | --- | --- | --- |
| SW TP d | 9.5 | 01/27/15 | --- | --- | --- | --- | --- | --- | --- | --- | 18 | --- | --- | --- | --- | --- | --- | --- | --- |
| Dispenser | stopckpile | 01/27/15 | --- | --- | --- | --- | --- | --- | --- | --- | 170 | --- | --- | --- | --- | --- | --- | --- | --- |
| Main TP | Stockpile | 01/27/15 | --- | --- | --- | --- | --- | --- | --- | --- | 43 | --- | --- | --- | --- | --- | --- | --- | --- |
| WO SP | Stockpile | 01/27/15 | --- | --- | --- | --- | 0.32 | 52 | --- | --- | 65 | --- | --- | 80 | --- | --- | --- | --- | 160 |
| DP-6d5.0 | 5.0 | 05/31/16 | ND<4.4 | 5.3 | 160 | 0.43 | ND<0.44 | 54 | 10 | 78 | 6.7 | 0.099 | 0.52 | 67 | ND<4.4 | 0.3 | ND<4.4 | 52 | 92 |
| DP-6d10.0 | 10.0 | 05/31/16 | ND<5.0 | 9.1 | 240 | 0.45 | ND<0.50 | 51 | 15 | 81 | 8.2 | 0.19 | 0.26 | 72 | ND<5.0 | 0.35 | ND<5.0 | 70 | 100 |
| DP-7d5.0 | 5.0 | 05/31/16 | ND<5.0 | 10 | 220 | 0.4 | ND<0.50 | 54 | 17 | 67 | 11 | 0.082 | 0.35 | 91 | ND<5.0 | 0.3 | ND<5.0 | 62 | 99 |
| DP-7d10.0 | 10 | 05/31/16 | ND<5.0 | 7.7 | 220 | 0.4 | ND<0.50 | 57 | 17 | 83 | 8.1 | 0.16 | 0.35 | 70 | ND<5.0 | 0.31 | ND<5.0 | 74 | 110 |
| ESL Residential | | | 31 | 0.067 | 15,000 | 0.083 | 0.014 | NA | 0.23 | 3100 | 80 | 13 | 390 | 820 | 390 | 6900 | 0.78 | 140,000 | 23,000 |
| TTLC | | | 500 | 500 | 10,000 | 75 | 100 | 500 | 8,000 | 2,500 | 1,000 | 20 | 3,500 | 2,000 | 100 | 500 | 700 | 2,400 | 5,000 |

Notes:

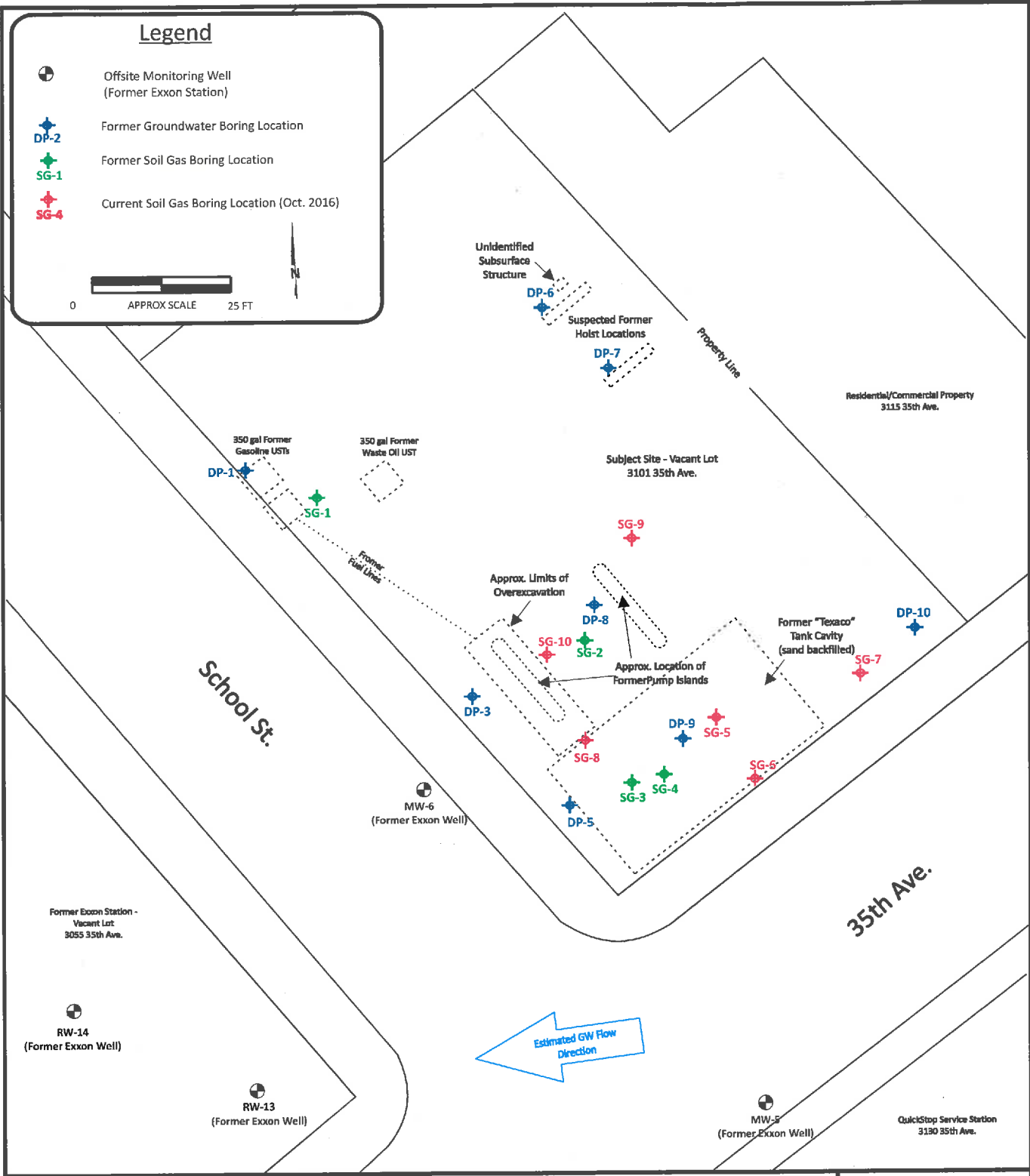
Sb = Antimony Cr = Chromium (total) Mo = Molybdenum V = Vanadium
As = Arsenic Co = Cobalt Ni = Nickel Z = Zinc Bolded Value = a detected concentration
Ba = Barium Cu = Copper Se = Selenium Shaded Value = concentration detected above corresponding TTLC
Be = Beryllium Pb = Lead Ag = Silver
Ca = Cadmium Hg = Mercury Tl = Thallium

<0.5 / ND = Not present at or above reporting detection limit
mg/Kg = milligrams per kilogram = parts per million = ppm
ESLs = RWQCB Environmental Screening Levels - Feb. 2016 (Table S-1: Res. Shallow Soil Exposure)
TTLC = Total Threshold Limit Concentration



| | | |
|---|------------|-----------------------|
| Former Service Station 3101 35th Ave. Oakland, California | Figure No: | Date: Jan. 28, 2015 |
| | 1 | Drawn By: Joel Greger |

Site Plan - Sample Locations



3101 35th AVENUE
OAKLAND, CALIFORNIA

FIGURE

SITE MAP SHOWING CURRENT AND
HISTORICAL SAMPLING LOCATIONS

4

ATTACHMENT 6



AGENCY

REBECCA GEBHART, Interim Director

Certified Mail #: 7011 3500 0003 1934 7620

May 3, 2017

NOTICE OF RESPONSIBILITY

Site Name & Address:
GREEN OAK BUILDERS
3101 35TH AVENUE
OAKLAND, CA 94619

Local ID: RO0003164
Related ID: NA
RWQCB ID: NA
Global ID: T1C000006539

Responsible Party:

GREEN OAK BUILDERS INC.
118 ASBY BAY
ALAMEDA, CA 94502

Date First Reported: 1/31/2006
Substance:

- Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- Waste Oil/Used Oil
- Tetrachloroethylene

Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: No

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified GREEN OAK BUILDERS INC. as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker KEITH NOWELL at this office at (510) 567-6764 if you have questions regarding your site.


Date: 05-04-2017
RONALD BROWDER, Director
Contract Project Director

Action: ADD
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

May 3, 2017

| |
|--|
| Site Name & Address: GREEN OAK BUILDERS 3101 35 TH AVENUE OAKLAND, CA 94619 |
|--|

| | |
|--------------------|--------------|
| Local ID: | RO0003164 |
| Related ID: | NA |
| RWQCB ID: | NA |
| Global ID: | T10000006539 |

All Responsible Parties

RP has been named a Primary RP - GREEN OAK BUILDERS INC.
ATTN: Patrick Kong & Mona Hsieh
118 ASBY BAY | ALAMEDA, CA 94502 | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 3, 2017

Responsible Party Identification Background

Alameda County Department of Environmental Health (ACDEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
 2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
 3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
 4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."
-

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

May 3, 2017

Existence of Unauthorized Release

Three 350-gallon underground storage tanks (USTs) (two gasoline and one waste oil) were excavated and removed from the site on January 27, 2015. The waste oil and one gasoline UST were described as having small holes at the time of the removal. Maximum petroleum hydrocarbon concentrations of 850 milligrams per kilogram (mg/Kg) total petroleum hydrocarbons as gasoline (TPH-g) were detected in soil samples collected beneath the dispenser pipe run in conjunction with the tank removal. This concentration indicates an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

Green Oak Builders Inc. acquired title of the property in December 2007. Green Oak Builders Inc. meets the definition of a responsible party for the site because it owned or operated underground storage tanks used for the storage of any hazardous substance (Definition 1) and owned the property where an unauthorized release occurred (Definition 3).



COUNTY OF ALAMEDA

Assessor's Office

[Help](#)[New Query](#)

Property Value System

[History](#)[Value](#)[Transfer](#)[Map](#)[Glossary](#)

Parcel Number: 28-951-12-1 Inactive: N Lien Date: 01/01/2017 Owner: GREEN OAK BUILDERS INC
 Property Address: 3101 35TH AVE, OAKLAND, CA 94619-1207
 Current Mailing Address as of 03/17/2017: GREEN OAK BUILDERS INC, c/o MONA HSIEH, PO BOX 1248 ,
 ALAMEDA, CA 94501

| Mailing Name | | Historical Mailing Address | Document Date | Document Number | Value From Trans Tax | Parcel Count | Use |
|---------------------------|--|---|---------------|-----------------|----------------------|--------------|----------------------|
| GREEN OAK BUILDERS INC | List Owners | 118 ASBY BAY , ALAMEDA, CA 94502-7915 | 12/11/2007 | 2007-418172 | | 1 | 3100 |
| HSIEH MONA & KONG PATRICK | List Owners | 118 ASBY BAY , ALAMEDA, CA 94502-7915 | 12/27/2006 | 2006-469127 | \$800,000 | 1 | 3100 |
| CHOI PETER J | List Owners | 2002 PELICAN WAY , SAN LEANDRO, CA 94579-1982 | 10/18/2002 | 2002-472175 | \$100,000 | 1 | 3300 |
| LEW ROY & ETHEL O TRS | List Owners | 18837 SYDNEY CIR , CASTRO VALLEY, CA 94546-2751 | 09/27/1990 | 1990-257640 | | 1 | 3300 |
| LEW ROY & ETHEL O | List Owners | 3101 35TH AVE , OAKLAND, CA 94619-1207 | 06/28/1983 | 1983-112523 | \$80,000 | 1 | 3300 |
| TEXACO INC | List Owners | 3101 35TH AVE , OAKLAND, CA 94619-1207 | 01/12/1982 | 1982-4707 | \$42,500 | 1 | 3300 |
| STATEWIDE STATIONS INC | List Owners | 3101 35TH AVE , OAKLAND, CA 94619-1207 | 07/15/1977 | 1977-140140 | | 1 | 3300 |
| TEXACO INC | List Owners | 3101 35TH AVE , OAKLAND, CA 94619-1207 | 09/14/1961 | AS-113334 | | 1 | 3300 |

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the

Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.
 Click [here](#) for more information regarding supported browsers.

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ASSESSOR'S MAP 28

951

Code Area No. 17-001

MAP of the PLEITNER HEIGHTS TRACT. (BK. 14, PG. 14)

P.M. 3721 (33/72)

951

Scale: 1"=30'

Page 2

REV. 6-68 VT. 2-28-88 K.T.

BOOK 271
BARTLETT STREET

SCHOOL

35th (REDWOOD ROAD)

MANGELS AVENUE

AVENUE 31

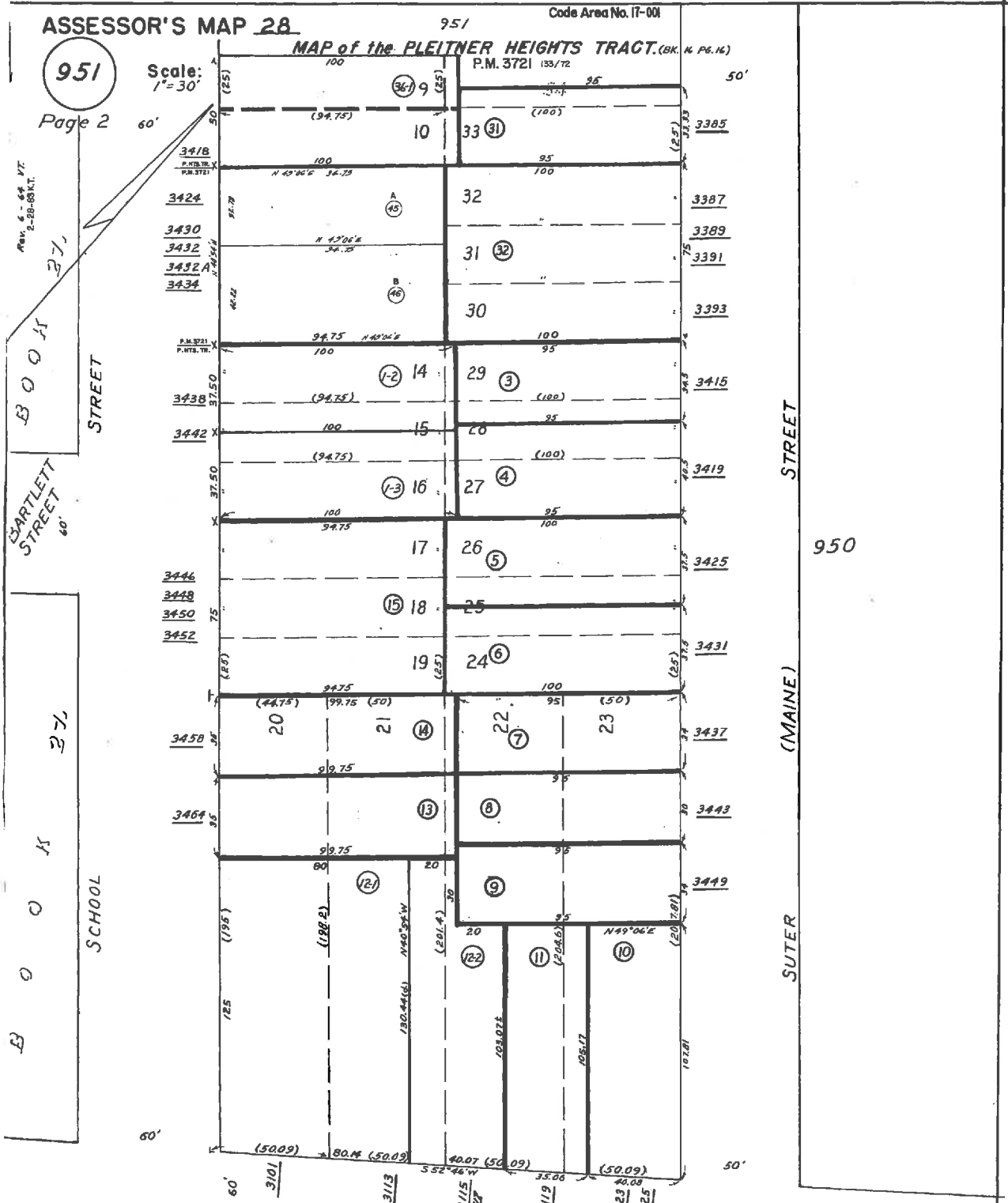
STREET

STREET

(MAINE)

SUTER STREET

950



ATTACHMENT 7



March 5, 2017

INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**GREEN OAK BUILDERS
3101 35TH AVENUE, OAKLAND, CA 94619
FUEL LEAK CASE RO00003164
GEOTRACKER GLOBAL ID T10000006539**

March 5, 2017

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-Threat Closure Policy. Therefore, ACDEH is considering closure of the fuel leak case. Due to the presence of residual contamination not addressed in the Low-Threat Closure Policy, a Site Cleanup Program case has been opened to address this contamination.

The public is invited to review and comment on the potential closure of the fuel leak case. This notice is being sent to the current occupants and landowners of the site and adjacent properties and other known interested parties. The entire case file can be viewed over the Internet on the ACDEH 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>). Please send written comments to Keith Nowell at the address below; all comments will be forwarded to the responsible parties. Comments **received by May 4, 2017** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACDEH caseworker, Keith Nowell at 510-567-6764 or by email at keith.nowell@acgov.org. Please refer to ACDEH case RO0003164 in any correspondence.

| Parcel_APN | Name | StreetAddress | Unit | City | Zip | Zip_4 |
|-------------|--|---------------------------|------------|--------------|-------|------------------------|
| 32-2030-36 | EMORY FREDERICK D & GERALDINE G TRS | 257 CLEARVIEW CT | | ROSEVILLE CA | 95747 | 8314 |
| 27-890-6-2 | GOLDEN EMPIRE PROPERTIES INC | 5942 MACARTHUR BLVD | B | OAKLAND CA | 94605 | 1653 |
| 28-951-12-1 | GREEN OAK BUILDERS INC | 118 ASBY BAY | | ALAMEDA CA | 94502 | 7915 |
| 27-890-2 | LI QING Z | 3459 SCHOOL ST | | OAKLAND CA | 94602 | 3632 |
| 28-951-12-2 | OCCUPANT | 3115 35TH AVE | | OAKLAND CA | 94619 | |
| 28-951-12-1 | OCCUPANT | 3101 35TH AVE | | OAKLAND CA | 94619 | |
| 27-890-6-2 | OCCUPANT | 3055 35TH AVE | | OAKLAND CA | 94619 | |
| 32-2030-35 | OCCUPANT | 3118 35TH AVE | | OAKLAND CA | 94619 | |
| 32-2030-34 | OCCUPANT | 3112 35TH AVE | | OAKLAND CA | 94619 | |
| 32-2030-36 | OCCUPANT | 3130 35TH AVE | | OAKLAND CA | 94619 | |
| 28-951-12-2 | ONG RUBY & CHAN APRIL S & ONG JEANNETTE K TRS | 3303 WASHINGTON CT | | ALAMEDA CA | 94501 | 5575 |
| 32-2030-35 | YAEP PACK S & KWAN S TRS | 990 YUCATAN CT | | FREMONT CA | 94539 | 7137 |
| 32-2030-34 | YAEP PACK S & KWAN S TRS | 990 YUCATAN CT | | FREMONT CA | 94539 | 7137 |
| 28-951-13 | YU ROGER | 3464 SCHOOL ST | | OAKLAND CA | 94602 | 3631 |
| | OAKLAND PUBLIC WORKS | 250 FRANK OGAWA PLAZA | SUITE 5301 | OAKLAND, CA | 94612 | ATTN: MARK ARNIOL |
| | EAST BAY MUNICIPAL UTILITY DISTRICT | P.O. BOX 24055 | | OAKLAND, CA | 94623 | 1055 ATTN: KEN MINN |
| | EAST BAY MUNICIPAL UTILITY DISTRICT | P.O. BOX 24055 | MS 702 | OAKLAND CA | 94623 | 1055 ATTN: CHANDRA JOH |
| | San Francisco Bay Region- RWQCB | 1515 Clay St, Ste 1400 | | OAKLAND CA | 94612 | ATTN: LAURENT MEI |