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Subject: Site Management Plan
2630 Broadway,
Oakland, California
RO0003191

PERJURY STATEMENT

I declare that to the best of my knowledge at the present time, the information contained in the attached document or report are true and correct.

CRP/THC OAKLAND BROADWAY UPTOWN VENTURE LLC

By: THC Oakland Uptown LLC, its managing member

By: Kathy K. Binford
Kathy K. Binford, Vice President


SITE MANAGEMENT PLAN

2630 BROADWAY
OAKLAND, CALIFORNIA

The logo for ENGEO is rendered in large, white, 3D block letters. The letters are set against a background of a green, rolling hillside under a blue sky. The 'E' and 'O' are particularly prominent. The logo is positioned in the center of the page, overlapping a blue horizontal band.

ENGEO

Expect Excellence

A photograph showing a rocky, brownish terrain with large, angular rocks and smaller pebbles scattered across the ground. The rocks are set against a blurred background of a natural landscape.

Prepared for:
Ms. Kristen Gates, P.E.
Hanover R.S. Limited Partnership
5847 San Felipe, Suite 3600
Houston, TX 77057

Prepared by:
ENGEO Incorporated

November 11, 2015

Project No.
11982.000.000

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November 11, 2015

Ms. Kristen Gates, P.E.
Hanover R.S. Limited Partnership
5847 San Felipe, Suite 3600
Houston, TX 77057

Subject: 2630 Broadway
Oakland, California

SITE MANAGEMENT PLAN

Dear Ms. Gates:

As requested, ENGEO has prepared this Site Management Plan for the subject site (Site) in Oakland, California. The plan includes a summary of activities that have taken place at the Site, proposed redevelopment, and our recommendations for mitigation as needed.

If you have any questions or comments regarding this report, please call and we will be glad to discuss them with you.

Sincerely,

ENGEO Incorporated



Divya Bhargava, PE



Shawn Munger, CHG



TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	SITE LOCATION.....	1
1.2	SITE BACKGROUND	1
1.3	SITE GEOLOGY AND HYDROGEOLOGY.....	2
1.4	PROPOSED DEVELOPMENT	2
1.5	PURPOSE OF SMP	2
2.0	PREVIOUS ENVIRONMENTAL REPORTS	3
3.0	EXTENT OF IMPACTS.....	5
3.1	EXTENT OF SOIL IMPACTS.....	5
3.2	EXTENT OF GROUNDWATER IMPACTS	5
4.0	DEMOLITION AND EXCAVATION ACTIVITIES.....	5
5.0	SOIL MANAGEMENT	6
5.1	CONSTRUCTION ACTIVITIES	6
5.2	SOIL EXCAVATION.....	6
5.3	CONTINGENCY ACTIVITIES.....	6
6.0	CONSTRUCTION DEWATERING	7
7.0	OTHER SITE MANAGEMENT PROCEDURES.....	7
7.1	HEALTH AND SAFETY PLAN	7
7.2	MEETINGS AND COMMUNICATION	8
7.3	DUST CONTROL.....	8
7.4	FINAL REPORT	8

FIGURES

Figure 1 – Vicinity Map

Figure 2 – Site Plan

Figure 3 – Proposed Development Plan

APPENDIX

Appendix A – Analytical Data Tables

1.0 INTRODUCTION

This Site Management Plan (SMP) has been prepared for the proposed development activities at the 1.1-acre Site located at 2630 Broadway in Oakland, California (Figure 1). The Site is identified with Assessor's Parcel Number (APN) 9-685-18-6, and is currently occupied by a vacant large circular structure, along with parking space used by an automotive dealership. The purpose of the SMP is to provide the proposed procedures and protocols to address potential soil impacts that may be encountered during demolition and site grading activities.

1.1 SITE LOCATION

The Site is located at 2630 Broadway in Oakland (Figures 1 and 2). The Site is approximately 1.1 acres in area and is identified by APN 9-685-18-6. The Site is located in a mixed commercial/industrial and residential area of Oakland.

The Site is currently occupied by a vacant one large circular structure (formerly used as a restaurant), along with parking space used by an automotive dealership. It is bounded by Broadway to the west, 27th Street to the north/northeast, and 26th Street to the south.

1.2 SITE BACKGROUND

The Site was previously occupied by a gas station and the Sisters of Providence Hospital. Gasoline underground storage tanks (USTs) and waste-oil tanks were reportedly installed in the western portion of the Site in 1962, when the Site was first occupied by a fuel service station. A restaurant was also constructed on the eastern portion of the Site sometime between 1958 and 1968. In 1998, the fuel service station was demolished, the USTs were removed and the Site was paved. Impacted soil was excavated and groundwater was pumped from the excavation and disposed offsite.

Based on a review of historic records, the Site had the following historic uses:

- Former Sisters of Providence Hospital: Approximately 1903 to 1940s
- Car dealership: c.1950-1962
- Gas station - Chevron (western portion of Site): 1960s until 1999
- Biff's Coffee and JJ's Diner (eastern portion of Site): 1962 to 1997

Several investigations and cleanup actions, including excavations and groundwater monitoring, were conducted at the Site between 1982 and 2012. Metals, total petroleum hydrocarbons as gasoline (TPH-g), total petroleum hydrocarbons as diesel (TPH-d), total petroleum hydrocarbons as motor oil (TPH-mo) and volatile organic compounds (VOCs) were detected at elevated concentrations in soil and groundwater at the Site. Subsequent remediation activities (including groundwater oxygenation and light non-aqueous phase liquid (LNAPL) removal) and groundwater monitoring activities were conducted at the Site until 2012. Additionally, soil vapor sampling was conducted at the Site in 2008, and detectable concentrations of VOCs and TPH-g were observed. The site was granted closure by the Alameda County Department of

Environmental Health (ACDEH) and the Regional Water Quality Control Board (RWQCB) under a low threat policy for the fuel leak case in May 2014.

During the site investigation conducted in 1998, old fill material consisting of burnt wood, bricks, ashes and concrete was encountered in the northern excavation areas. Concrete footings and basement floor slabs were also discovered (at 5 to 8 feet below ground surface). The fill material and foundation appeared to be associated with the former Sisters of Providence Hospital that existed at the Site. Lead contamination was observed in the vicinity of the waste oil tank. Additionally, impacts due to metals (specifically lead and zinc) and semi-volatile organic compounds (SVOCs) were observed in the fill material.

1.3 SITE GEOLOGY AND HYDROGEOLOGY

According to published topographic maps, the elevation at the Site is approximately between 18 to 25 feet above mean sea level (msl). A review of the 1997 Graymer et al. Geologic Map (Graymer 1997) found that the Site is primarily underlain by basin deposits (Qhd; basin deposits). Previous investigations have identified the presence of fill across the Site.

Previous investigations conducted at the Site indicate that direction of groundwater flow in the vicinity of the Site has been found to be variable, and groundwater was observed between approximately 8 to 17 feet below the ground surface.

1.4 PROPOSED DEVELOPMENT

The proposed mixed-use redevelopment will consist of a podium-type structure with retail and commercial spaces in a 20-foot-high first story, which will be topped by six stories of residential units (Figure 3). The building includes five levels of wood-frame structure, two levels of concrete podium structure, and up to three levels of concrete subterranean parking structure. The approximate depth of the excavation is 40 feet below ground surface.

1.5 PURPOSE OF SMP

We met with the ACDEH staff on June 4, 2015, to discuss the findings of the previous analytical results for the Site and to discuss the next steps. We were informed by ACDEH that a new case will need to be created for contamination related to the former hospital. A Site Management Plan would need to be prepared to manage any impacted soil encountered during grading and construction activities.

The purpose of this SMP is to describe the procedures and protocols that may be needed if soil impacts and other environmental conditions are encountered at the Site during demolition and grading activities. Implementation of the SMP will manage residual contaminants in the subsurface at the Site in a manner that is both protective of human health and the environment and compatible with current and future land uses.

2.0 PREVIOUS ENVIRONMENTAL REPORTS

ENGEO, Phase I Environmental Site Assessment, 2630 Broadway, Oakland, California, May 21, 2015

ENGEO conducted a phase I ESA for the Site in May 2015. Based on the findings of this assessment, the following Historic Recognized Environmental Condition (HREC) was identified for the Site:

- The Site was formerly occupied by a hospital and a gasoline service station. The Site (Chevron #9-2506) is listed on the San Francisco Regional Water Control Board's (RWQCB) GeoTracker online database as a closed leaking underground storage tank (LUST) cleanup site. The Site was granted closure in May 2014.

The following potential REC was identified for the Site:

- Based on previous investigations, potential residual impacts exist on the Site related to fill material associated with the former hospital.

A phase II environmental assessment was recommended to characterize the soil and groundwater at the Site for disposal purposes and to conduct a preliminary fill characterization.

ENGEO, Phase II Environmental Site Assessment, 2630 Broadway, Oakland, California, Draft, October 28, 2015

ENGEO conducted a phase II ESA for the Site to characterize the soil and groundwater at the Site for disposal purposes and to conduct a preliminary fill characterization.

Field sampling activities were conducted in two stages. The first round of field activities were performed on April 30, May 1, and May 6, 2015. A second round of field activities were conducted to further delineate the extent of the fill material as well as sampling along the northwestern perimeter of the Site. This work was conducted on September 16 and 17, 2015. A description of the field activities is provided below:

Initial Characterization Activities

As a part of the initial characterization, a total of 11 borings (S-1 to S-11) were advanced to a depth of 20 to 30 feet below the ground surface. Soil samples were collected at approximate depths of 5, 10, and 15 feet below the ground surface from each of the borings (as well as 20 and 25 feet in some borings). Soil samples were analyzed for the following:

- TPH-g and VOCs (EPA Method 8260B), and lead (EPA 6010) on a discrete basis.
- CAM-17 metals (EPA 6010/7471), TPH-d and TPH-mo (EPA Method 8015M with silica gel cleanup), polychlorinated biphenyls (PCBs) (EPA 8082), SVOCs (EPA 8270), and asbestos (PLM) on a 3-point or 4-point composite basis (at each boring location).

In addition, grab groundwater samples were collected from four boring locations (GW-1, GW-4, GW-7, and GW-11) as shown on Figure 2 and were analyzed for oil & grease (EPA 1664A), VOCs including TPH-g and BTEX compounds (EPA 8260B), SVOCs (EPA 625), and dissolved metals (EPA 200.7).

Supplemental Characterization Activities

A supplemental site characterization was proposed for the Site to further delineate the extent of the fill material and to conduct sampling along the northwestern perimeter of the Site to assess residual impacts due to the former dispenser islands and USTs. As a part of this task, a total of six borings (P-1 through P-6) were advanced along the northwestern perimeter of the Site to a depth of approximately 8 feet below ground surface to assess residual impacts due to the former dispenser islands and USTs. Soil samples were collected at an approximate depth of 1 foot below ground surface, and an additional sample was collected at depths ranging between 3 ½ to 5 feet below the ground surface from each of the borings. The samples were analyzed for TPH-d/VOCs and lead.

Nine additional borings (S-12 through S-20) were advanced within the footprint of the former hospital (Figure 2) to a depth of 25 feet below ground surface to further characterize the extent of the lead-impacted fill material at the Site. Soil samples were collected at approximate depths of 5, 10, 15, 20, and 25 feet below the ground surface from each of the borings and were analyzed for TPH-d/VOCs and lead.

Analytical Results

Several target analytes were detected in soil samples, including VOCs, SVOCs, TPH-g, TPH-d, TPH-mo, and metals. MTBE, naphthalene, ethylbenzene, m,p-xylene, o-xylene, and TPH-g were amongst the VOCs detected at concentrations exceeding corresponding residential ESLs. TPH-d and TPH-mo exceeded the corresponding residential ESLs in the composite soil sample collected from boring S-1. PCBs and asbestos were not detected in any of the composite soil samples collected from the Site. Analytical data for soil samples is summarized in Tables A and B of Appendix A.

Two SVOC analytes, benzo[k]fluoranthene and dibenz[a,h]anthracene, were detected at concentrations exceeding their corresponding ESLs in the composite soil sample collected from one boring in the northwest corner of the Site (S-1). Lead was detected in several borings at concentrations exceeding its corresponding Department of Toxic Substances Control's (DTSC) Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note 3 Modified Screening Levels for Soil (DTSC-SL) value. These borings appear to be within the fill material observed at the Site. Based on the characterization data, it was concluded that the vertical and lateral extent of the impacted fill material had been properly delineated.

Based on the findings of the assessment, a Site Management Plan was recommended to manage any impacted soil encountered during grading and construction activities. Impacted soil encountered would need to be off-hauled to an appropriate facility for disposal.

3.0 EXTENT OF IMPACTS

3.1 Extent Of Soil Impacts

Analytical data for soil is summarized in the attached Tables 1 through 3 (Appendix A). Based on a review of the laboratory analyses, soil impacts are mostly limited to the upper 15 feet at the Site. Analytes detected at concentrations exceeding their corresponding residential screening levels included TPH-g, TPH-d, TPH-mo, VOCs (including MTBE, naphthalene, ethylbenzene, m,p-xylene, o-xylene), and SVOCs (benzo[k]fluoranthene and dibenz[a,h]anthracene).

3.2 EXTENT OF GROUNDWATER IMPACTS

The groundwater depth at the Site varied between 8 to 17 feet. Laboratory testing of the groundwater samples exhibited low detectable concentrations of TPH-g and other VOCs, SVOCs (benzoic acid), and dissolved metals.

TPH-g was detected in only one groundwater sample (GW-7) at a concentration of 89 micrograms per liter ($\mu\text{g/L}$). Other VOCs detected include benzene, toluene, ethylbenzene, m,p-xylene, o-xylene, isopropyl benzene, n-propyl benzene, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, naphthalene, MTBE, and tert-amyl methyl ether (TAME). Analytical data for groundwater samples is summarized in Table C of Appendix A.

Based on these results, no significant impact has been identified to groundwater at the Site.

4.0 DEMOLITION AND EXCAVATION ACTIVITIES

ENGEO will observe demolition and Site grading activities. Soils encountered during construction activities will be observed for discoloration/staining or olfactory evidence of contaminant impacts. In addition, a Photoionization Detector (PID) will be used to further screen soils for organic vapors during excavation work, with particular attention given to the area of the former USTs. In the event impacted soil is encountered during demolition and pre-grading work, this Site Management Plan will be implemented.

The PID will provide real-time data on the presence of potentially hazardous compounds to ensure proper selection of Personnel Protection Equipment (PPE). The initial PPE will be Level D (modified) which includes safety glasses, hard hat, steel-toed boots, gloves, hearing protection and high visibility vests. In the unlikely event significant unforeseen environmental conditions are discovered, work will stop and the PPE level will be re-evaluated.

In the event impacted soil is encountered, the protocols detailed in Section 5.3 will be implemented.

Groundwater has been observed at the Site at depths ranging between 8 to 17 feet below ground surface; therefore, given the proposed maximum depth of excavation (approximately 40 feet)

groundwater will be encountered during construction work and construction dewatering will be required (Section 6.0).

5.0 SOIL MANAGEMENT

5.1 CONSTRUCTION ACTIVITIES

The proposed soil mitigation consists of the removal of impacted soil (any soil exhibiting discoloration/staining or olfactory evidence of contaminant impacts), if any, encountered during demolition/construction that represents a significant risk to future human occupants.

Work activities will be conducted in accordance with building permit requirements. Excavation will be performed using a combination of scrapers, backhoes, track-mounted excavators and/or loaders. The contractor will adhere to OSHA guidelines. If excavations require shoring, it will be provided by the contractor.

5.2 SOIL EXCAVATION

As a part of the proposed development plan for this Site, the approximate depth of the excavation is 40 feet below ground surface. Excavated soil will be off-hauled to an appropriate facility for disposal. All appropriate dust control and stormwater best management practices (BMPs) will be implemented during the soil mitigation activities.

Import soil, if required, will be placed in accordance with the project Geotechnical Engineer's recommendations.

5.3 CONTINGENCY ACTIVITIES

This section describes the protocols to be followed in the event that underground structures or other features of potential environmental concern are identified during Site development activities. This includes any USTs, sumps, or pipes from historic activities at the Site.

If any of the above are encountered during subsurface disturbance work, the following procedures shall be followed:

- All field activities will be immediately stopped and an exclusion zone will be established. The situation will be evaluated by ENGEO's onsite representative, who will determine if the feature presents an environmental concern due to the presence of contaminants, using the procedures described in Sections 5.1 and 5.2.
- If an emergency situation arises such that emergency services are needed, the emergency procedures established in the health and safety plan (HASP) will be followed. The HASP will be prepared under separate cover.

- Any equipment and clothing that comes in contact with the suspected or known impacted soil will be managed/decontaminated as specified in the HASP.

6.0 CONSTRUCTION DEWATERING

Groundwater has been observed at the Site at depths ranging between 8 to 17 feet below ground surface; therefore, given the proposed maximum depth of excavation (approximately 40 feet) groundwater will be encountered during construction work and construction dewatering will be required.

As presented in Section 3.2, groundwater samples collected from the Property exhibited detectable concentrations of TPH-g and other VOCs. Groundwater encountered during construction activities will be handled and discharged into the local sanitary sewer system or storm drain in accordance with the local and state requirements. Appropriate sampling and pre-treatment methods, if required, will be conducted prior to discharging.

7.0 OTHER SITE MANAGEMENT PROCEDURES

This section addresses the following additional site management topics:

- Access control
- Health and Safety Plan
- Meetings and communication
- Dust control
- Final Report

7.1 HEALTH AND SAFETY PLAN

All contractors will be responsible for operating in accordance with the most current requirements of State and Federal Standards for Hazardous Waste Operations and Emergency Response (Cal. Code Regs., Title 8, Section 5192; 29 CFR 1910.120). Onsite personnel are responsible for operating in accordance with all applicable regulations of the Occupational Safety and Health Administration (OSHA) outlined in the State General Industry and Construction Safety Orders (Cal. Code Regs., Title 8) and Federal Construction Industry Standards (29 CFR 1910 and 29 CFR 1926), as well as other applicable federal, state and local laws and regulations. All personnel shall operate in compliance with all California OSHA requirements.

In addition, California OSHA's Construction Safety Orders (especially Cal. Code Regs., Title 8, Sections 1539 and 1541) will be followed as appropriate. A Health and Safety Plan (HASP) for the Site will be prepared and submitted under separate cover.

7.2 MEETINGS AND COMMUNICATION

The construction superintendent will facilitate coordination among all necessary parties by pre-construction meetings, daily and/or weekly progress meetings, and special meetings as may be required. In all cases, he or she shall maintain sufficient documentation as to the planned discussion and outcomes of the meetings. As necessary, the appropriate regulatory agencies will be contacted.

7.3 DUST CONTROL

A dust control plan will be prepared and submitted under separate cover. Basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) will be implemented to reduce fugitive dust emissions.

7.4 FINAL REPORT

Upon completion of the soil excavation activities, we will prepare a final report documenting work for submittal to the ACDEH. The report will include details regarding soil excavation, sampling, and landfill disposal documentation.

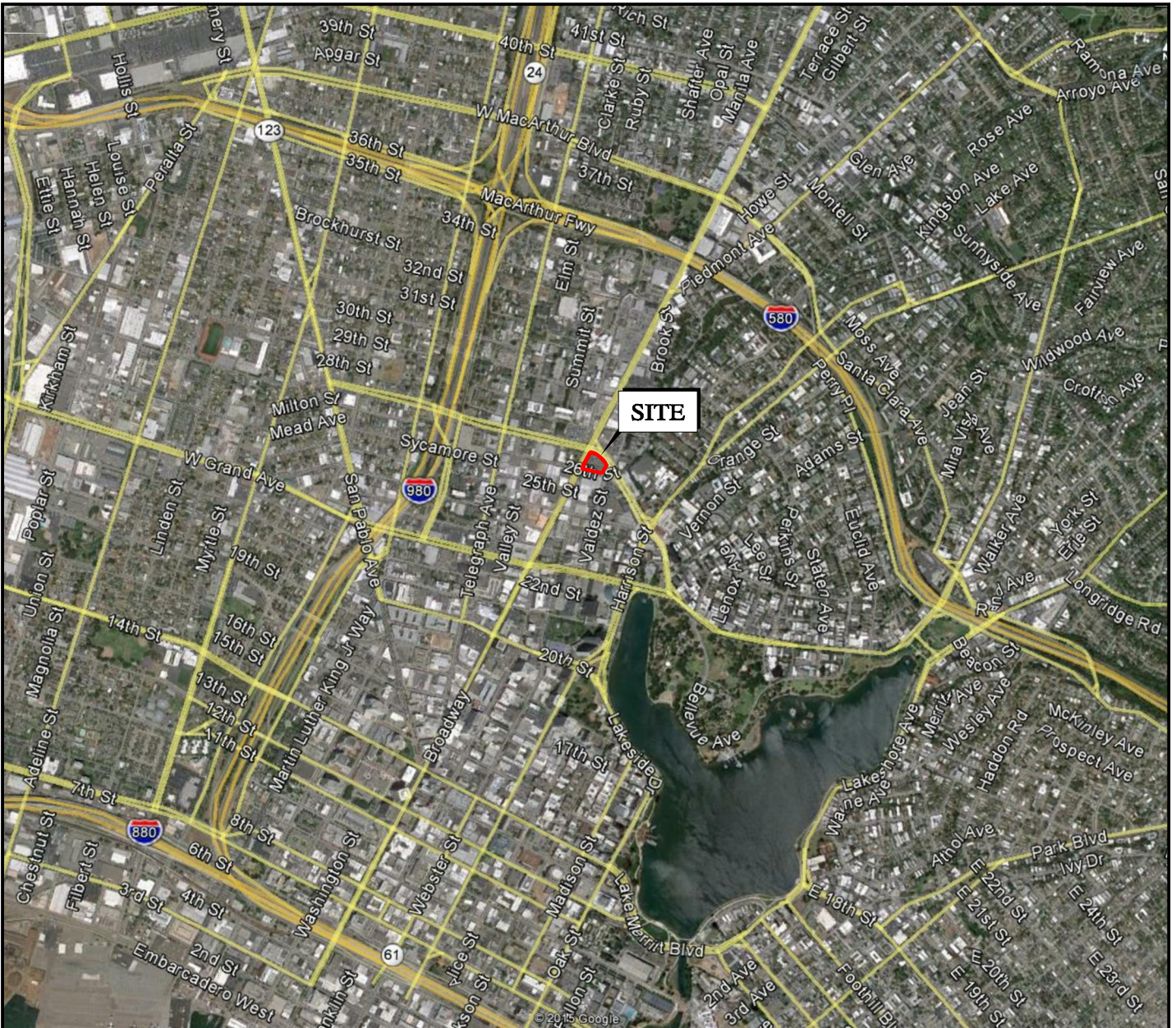
FIGURES

Figure 1 – Vicinity Map

Figure 2 – Site Plan

Figure 3 – Proposed Development Plan

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BASE MAP SOURCE: GOOGLE EARTH PRO



VICINITY MAP
2630 BROADWAY
OAKLAND, CALIFORNIA

PROJECT NO.: 11982.000.000

SCALE: AS SHOWN

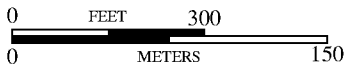
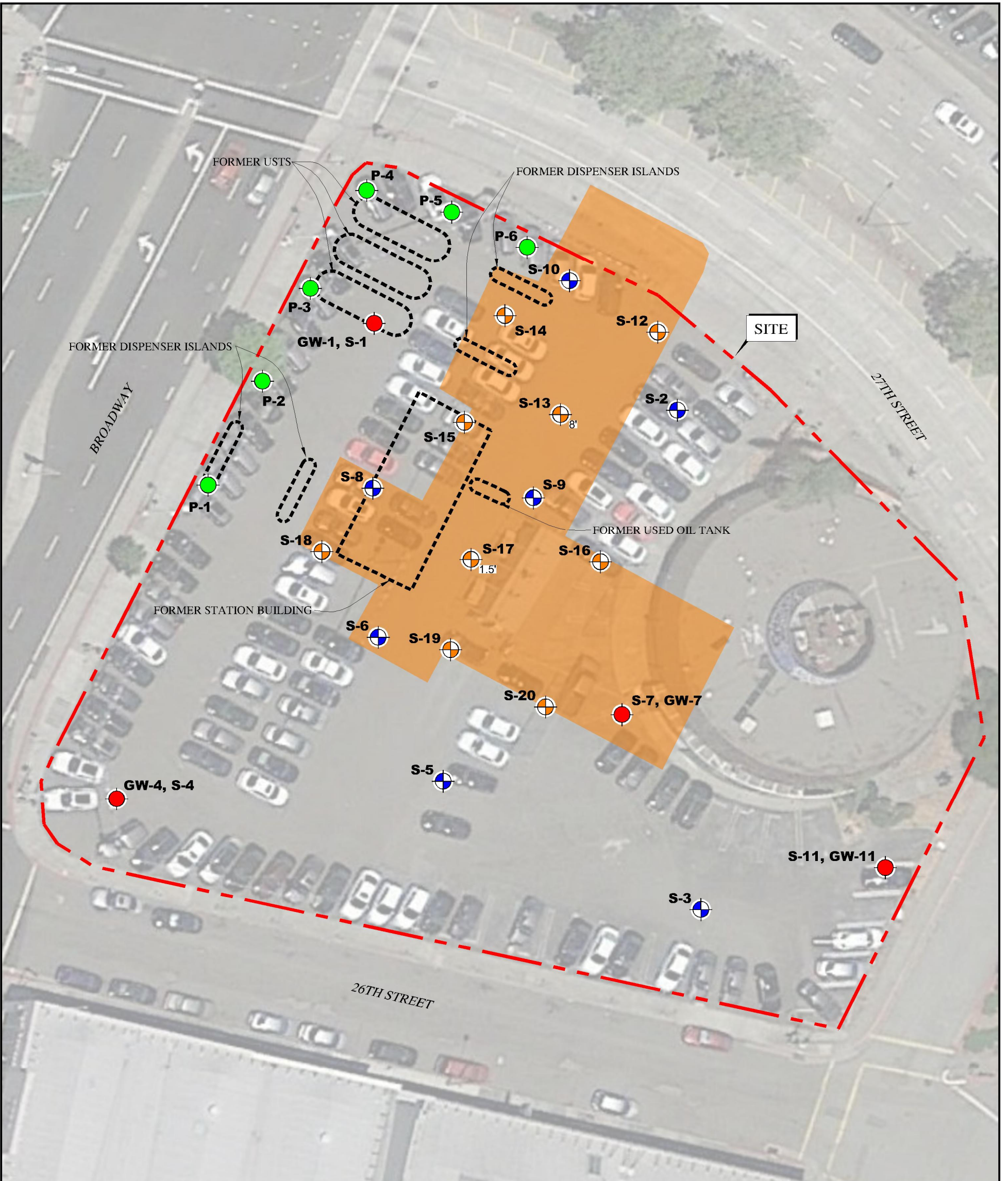
DRAWN BY: LL

CHECKED BY: SM

FIGURE NO.

1

G:\Drafting\DRAWINGS\Low\10000 to 12999\11982\000\SMP\1198200000-2-SamplePlan-1015.dwg Plot Date: 10-30-15 file



EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

- P-6** PERIMETER BORING
- S-20** BORING WITHIN FILL AREA
SHOWING APPROXIMATE REFUSAL DEPTH BGS
- S-11, GW-11** PREVIOUS SOIL AND GROUNDWATER SAMPLE
- S-10** PREVIOUS SOIL SAMPLE
- FORMER HOSPITAL BUILDING FOOTPRINT

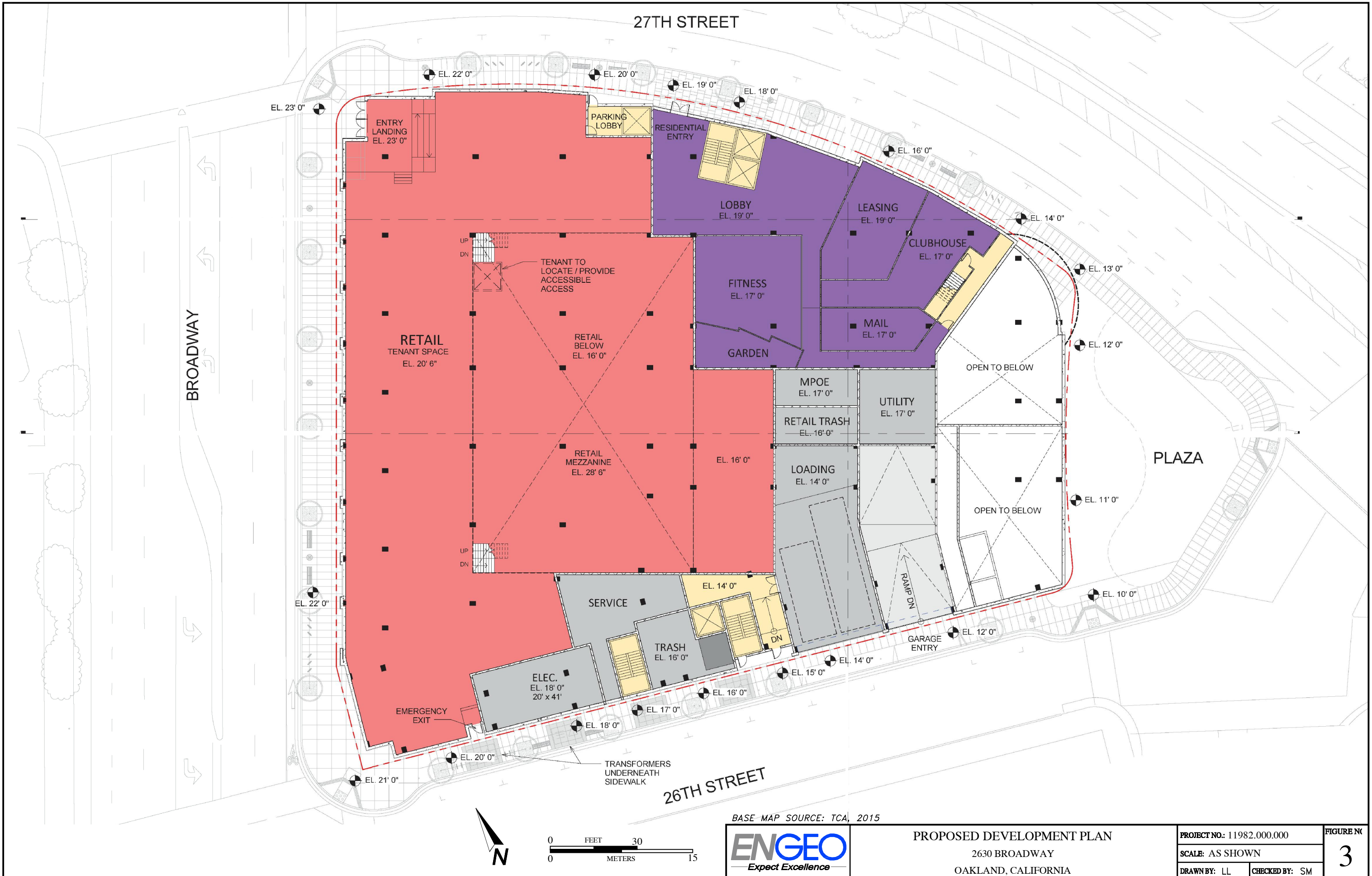
BASE MAP SOURCE: GOOGLE EARTH PRO



SAMPLING PLAN
2630 BROADWAY
OAKLAND, CALIFORNIA

PROJECT NO.: 11982.000.000	FIGURE NO.
SCALE: AS SHOWN	2
DRAWN BY: LL	

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BASE MAP SOURCE: TCA, 2015



PROPOSED DEVELOPMENT PLAN
 2630 BROADWAY
 OAKLAND, CALIFORNIA

PROJECT NO.: 11982.000.000	FIGURE NO.
SCALE: AS SHOWN	3
DRAWN BY: LL	CHECKED BY: SM

ORIGINAL FIGURE PRINTED IN COLOR

APPENDIX A

Summary of Analytical Data Tables

TABLE A
SUMMARY OF SOIL SAMPLING RESULTS: METALS, PCBs, and ASBESTOS

Sample	Date	PCBs	Asbestos	Metals												
				Antimony	Arsenic	Barium	Chromium	Cobalt	Copper	Lead	Soluble Lead (STLC)	Mercury	Nickel	Vanadium	Zinc	Other Metals
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/L	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
RWQCB's Environmental Screening Levels ¹		N/A	N/A	20	0.39 ⁵	15,000	120,000	23	3,100	--	N/A	9.4	840	390	23,000	N/A
DTSC SL²		N/A	N/A	--	0.11 ⁴	--	--	--	--	80 ⁴	N/A	--	--	--	--	N/A
STLC Regulatory Limit ³		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.0	N/A	N/A	N/A	N/A	N/A
INITIAL CHARACTERIZATION																
S1@5'	4/30/2015	ND	ND	ND	ND	53	16	14	35	3.2	NA	ND	13	92	39	ND
S2@6'	5/1/2015	NA	NA	NA	NA	NA	NA	NA	NA	10	NA	NA	NA	NA	NA	NA
S2@9'	5/1/2015	NA	NA	NA	NA	NA	NA	NA	NA	5.7	NA	NA	NA	NA	NA	NA
S2@11'	5/1/2015	NA	NA	NA	NA	NA	NA	NA	NA	10	NA	NA	NA	NA	NA	NA
S2@16'	5/1/2015	NA	NA	NA	NA	NA	NA	NA	NA	10	NA	NA	NA	NA	NA	NA
S2 Composite (6, 9, 11, 16)	5/1/2015	ND	ND	ND	4.4	110	21	8.8	13	15	NA	ND	24	24	28	ND
S3@5'	4/30/2015	NA	NA	NA	NA	NA	NA	NA	NA	5.7	NA	NA	NA	NA	NA	NA
S3@10'	4/30/2015	NA	NA	NA	NA	NA	NA	NA	NA	6.1	NA	NA	NA	NA	NA	NA
S3@15'	4/30/2015	NA	NA	NA	NA	NA	NA	NA	NA	5.3	NA	NA	NA	NA	NA	NA
S3 Composite (5, 10, 15)	4/30/2015	ND	ND	ND	2.7	76	37	8.1	16	6.1	NA	ND	46	35	26	ND
S4@5'	4/30/2015	NA	NA	NA	NA	NA	NA	NA	NA	14	NA	NA	NA	NA	NA	NA
S4@10'	4/30/2015	NA	NA	NA	NA	NA	NA	NA	NA	6.9	NA	NA	NA	NA	NA	NA
S4@15'	4/30/2015	NA	NA	NA	NA	NA	NA	NA	NA	4.7	NA	NA	NA	NA	NA	NA
S4 Composite (5, 10, 15)	4/30/2015	ND	ND	ND	2.4	120	27	10	13	9.3	NA	ND	31	28	27	ND
S5@5'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	7.2	NA	NA	NA	NA	NA	NA
S5@10'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	3.5	NA	NA	NA	NA	NA	NA
S5@15'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	5.7	NA	NA	NA	NA	NA	NA
S5@19.5'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	9.6	NA	NA	NA	NA	NA	NA
S5 Composite (5, 10, 15, 19.5)	5/6/2015	ND	ND	ND	2.8	130	29	9.2	12	5.1	NA	ND	39	25	20	ND
S6@4'	5/1/2015	NA	NA	NA	NA	NA	NA	NA	NA	160	NA	NA	NA	NA	NA	NA
S6@10'	5/1/2015	NA	NA	NA	NA	NA	NA	NA	NA	6.7	NA	NA	NA	NA	NA	NA
S6@13'	5/1/2015	NA	NA	NA	NA	NA	NA	NA	NA	8.6	NA	NA	NA	NA	NA	NA
S6@17'	5/1/2015	NA	NA	NA	NA	NA	NA	NA	NA	35	NA	NA	NA	NA	NA	NA
S6 Composite (4, 10, 13, 17)	5/1/2015	ND	ND	ND	2.7	140	33	12	14	51	NA	ND	30	30	46	NA
S7@5'	5/1/2015	NA	NA	NA	NA	NA	NA	NA	NA	110	NA	NA	NA	NA	NA	NA
S7@10'	5/1/2015	NA	NA	NA	NA	NA	NA	NA	NA	5.6	NA	NA	NA	NA	NA	NA
S7@15'	5/1/2015	NA	NA	NA	NA	NA	NA	NA	NA	8.8	NA	NA	NA	NA	NA	NA
S7@20'	5/1/2015	NA	NA	NA	NA	NA	NA	NA	NA	3.8	NA	NA	NA	NA	NA	NA
S7 Composite (5, 10, 15, 20)	5/1/2015	ND	ND	ND	3.2	120	26	12	14	90	NA	0.50	49	33	22	ND
S8@3.5'	4/30/2015	NA	NA	NA	NA	NA	NA	NA	NA	22	NA	NA	NA	NA	NA	NA
S8@7.5'	4/30/2015	NA	NA	NA	NA	NA	NA	NA	NA	4	NA	NA	NA	NA	NA	NA
S8@12'	4/30/2015	NA	NA	NA	NA	NA	NA	NA	NA	9.2	NA	NA	NA	NA	NA	NA
S8 Composite (3.5, 7.5, 12)	4/30/2015	ND	ND	ND	2.2	130	28	8.3	16	13	NA	ND	20	30	24	ND
S8@17.5'	4/30/2015	NA	NA	NA	NA	NA	NA	NA	NA	4.7	NA	NA	NA	NA	NA	NA
S8@21'	4/30/2015	NA	NA	NA	NA	NA	NA	NA	NA	5	NA	NA	NA	NA	NA	NA
S8@25'	4/30/2015	NA	NA	NA	NA	NA	NA	NA	NA	4.5	NA	NA	NA	NA	NA	NA
S8 Composite (17.5, 21, 25)	4/30/2015	ND	ND	ND	2	110	30	14	9.6	5.8	NA	ND	40	31	25	ND
S9@5'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	16	NA	NA	NA	NA	NA	NA
S9@7.5'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	3,400	NA	NA	NA	NA	NA	NA
S9@12'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	820	NA	NA	NA	NA	NA	NA
S9@15'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	7	NA	NA	NA	NA	NA	NA
S9 Composite (5, 7.5, 12, 15)	5/6/2015	ND	ND	ND	6.3	260	25	16	15	460	NA	ND	36	29	200	ND
S10@4.5'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	1,100	NA	NA	NA	NA	NA	NA
S10@11.5'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	9.9	NA	NA	NA	NA	NA	NA
S10@15'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	6.3	NA	NA	NA	NA	NA	NA
S10 Composite (4.5, 11.5, 15)	5/6/2015	ND	ND	ND	4.3	120	41	9.9	20	690	NA	ND	54	39	39	ND
S11@2.5'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	97	NA	NA	NA	NA	NA	NA

**TABLE A
SUMMARY OF SOIL SAMPLING RESULTS: METALS, PCBs, and ASBESTOS**

Sample	Date	PCBs	Asbestos	Metals												
				Antimony	Arsenic	Barium	Chromium	Cobalt	Copper	Lead	Soluble Lead (STLC)	Mercury	Nickel	Vanadium	Zinc	Other Metals
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/L	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
RWQCB's Environmental Screening Levels¹		N/A	N/A	20	0.39 ⁵	15,000	120,000	23	3,100	--	N/A	9.4	840	390	23,000	N/A
DTSC SL²		N/A	N/A	--	0.11 ⁴	--	--	--	--	80 ⁴	N/A	--	--	--	--	N/A
S11@5'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	13	NA	NA	NA	NA	NA	NA
S11@10'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	3.4	NA	NA	NA	NA	NA	NA
S11@16'	5/6/2015	NA	NA	NA	NA	NA	NA	NA	NA	5.3	NA	NA	NA	NA	NA	NA
S11 Composite (2.5, 5, 10, 16)	5/6/2015	ND	ND	ND	3.4	320	37	19	23	19	NA	ND	98	35	35	ND
SUPPLEMENTAL FILL CHARACTERIZATION																
S12@5'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	3	NA	NA	NA	NA	NA	NA
S12@10'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	4	NA	NA	NA	NA	NA	NA
S12@15'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	3.1	NA	NA	NA	NA	NA	NA
S12@20'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	10	NA	NA	NA	NA	NA	NA
S12@25'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	5.2	NA	NA	NA	NA	NA	NA
S13@3'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	100	4.1	NA	NA	NA	NA	NA
S14@5'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	20	NA	NA	NA	NA	NA	NA
S14@10'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	4.8	NA	NA	NA	NA	NA	NA
S14@15'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	4.7	NA	NA	NA	NA	NA	NA
S14@20'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	2.6	NA	NA	NA	NA	NA	NA
S14@25'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	5.7	NA	NA	NA	NA	NA	NA
S15@5'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	2.1	NA	NA	NA	NA	NA	NA
S15@10'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	5.6	NA	NA	NA	NA	NA	NA
S15@15'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	4.5	NA	NA	NA	NA	NA	NA
S15@20'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	6.3	NA	NA	NA	NA	NA	NA
S16@5'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	1,900	63	NA	NA	NA	NA	NA
S16@10'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	11	NA	NA	NA	NA	NA	NA
S16@15'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	5.9	NA	NA	NA	NA	NA	NA
S16@20'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	120	2.9	NA	NA	NA	NA	NA
S16@25'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	26	NA	NA	NA	NA	NA	NA
S18@5'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	760	22	NA	NA	NA	NA	NA
S18@10'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	6.5	NA	NA	NA	NA	NA	NA
S18@15'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	11	NA	NA	NA	NA	NA	NA
S18@20'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	13	NA	NA	NA	NA	NA	NA
S18@25'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	4.3	NA	NA	NA	NA	NA	NA
S19@5'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	130	5.3	NA	NA	NA	NA	NA
S19@10'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	4.8	NA	NA	NA	NA	NA	NA
S19@15'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	4.1	NA	NA	NA	NA	NA	NA
S19@20'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	3.5	NA	NA	NA	NA	NA	NA
S19@25'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	7.3	NA	NA	NA	NA	NA	NA
S20@5'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	51	0.13	NA	NA	NA	NA	NA
S20@10'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	6.6	NA	NA	NA	NA	NA	NA
S20@15'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	12	NA	NA	NA	NA	NA	NA
S20@20'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	590	0.13	NA	NA	NA	NA	NA
S20@25'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	13	NA	NA	NA	NA	NA	NA
PERIMETER SAMPLING																
P1@1'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	37	NA	NA	NA	NA	NA	NA
P1@5'	9/17/15	NA	NA	NA	NA	NA	NA	NA	NA	6.4	NA	NA	NA	NA	NA	NA
P2@1'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	5.2	NA	NA	NA	NA	NA	NA
P2@4'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	7.5	NA	NA	NA	NA	NA	NA
P3@1'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	73	7.2	NA	NA	NA	NA	NA
P3@9'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	8.1	NA	NA	NA	NA	NA	NA
P4@1'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	17	NA	NA	NA	NA	NA	NA

**TABLE A
SUMMARY OF SOIL SAMPLING RESULTS: METALS, PCBs, and ASBESTOS**

Sample	Date	PCBs	Asbestos	Metals												
				Antimony	Arsenic	Barium	Chromium	Cobalt	Copper	Lead	Soluble Lead (STLC)	Mercury	Nickel	Vanadium	Zinc	Other Metals
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/L	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
RWQCB's Environmental Screening Levels¹		N/A	N/A	20	0.39 ⁵	15,000	120,000	23	3,100	--	N/A	9.4	840	390	23,000	N/A
DTSC SL²		N/A	N/A	--	0.11 ⁴	--	--	--	--	80 ³	N/A	--	--	--	--	N/A
P4@3.5'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	5.7	NA	NA	NA	NA	NA	NA
P5@1'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	60	1.9	NA	NA	NA	NA	NA
P5@4'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	10	NA	NA	NA	NA	NA	NA
P6@1'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	19	NA	NA	NA	NA	NA	NA
P6@5'	9/16/15	NA	NA	NA	NA	NA	NA	NA	NA	43	NA	NA	NA	NA	NA	NA

Notes:

NA = not analyzed

N/A =NOT APPLICABLE

ND = not detected

¹ Regional Water Quality Control Board (RWQCB)Environmental Screening Level for Shallow Soil for Residential Land Use where Groundwater is a current or potential drinking water resource (Table A-1), December 2013

² Department of Toxic Substances Control Modified Screening Levels for residential soil May 2015.

³ Used for California regulated hazardous waste. Source is California Code of Regulations, Title 22, Chapter 11, Article 3. If a substance is ten times the STLC value found in the TTLC, the Waste Extraction Test (WET) is indicated. If any substance in the waste extract is equal to or greater than the STLC value, it is considered a hazardous toxic waste.

⁴ DTSC HERO HHRA Note 3 Modified Screening Levels for Soil for Residential land use, May 2015.

⁵ Although arsenic concentrations exceed the residential screening levels, concentrations are within background concentrations observed in the San Francisco Bay Area.

TABLE B
SUMMARY OF SOIL SAMPLING RESULTS: TPHs, VOCs, and SVOCs

Sample	Date	TPHs		VOCs														SVOCs										
		TPH-diesel	TPH-motor oil	TPH-gasoline	Isopropyl Benzene	n-propyl benzene	Ethylbenzene	m,p-xylene	o-xylene	tert-butanol	1,3,5-trimethyl benzene	1,2,4-trimethyl benzene	MTBE	Napthalene	tert-Butylbenzene	sec-Butylbenzene	n-Butylbenzene	Other VOCs	Styrene	Fluoranthene	Pyrene	Benzo[g,h,i]perylene	Acenaphthylene	Phenanthrene	Anthracene	Benzo[k]fluoranthene	Dibenz[a,h]anthracene	Other SVOCs
		mg/kg	mg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg
WQCB's Environmental Screening Levels		100	100	100,000	--	--	3,300	2,300*	2,300*	--	--	--	23	1200	--	--	--	N/A	1,500	40,000	85,000	27,000	13,000	11,000	2,800	380	110	N/A
DTSC SL²		100	100	--	--	--	--	--	--	--	210,000	--	--	--	2,200,000	2,200,000	1,200,000	N/A	--	--	--	--	--	--	--	390	--	N/A
S18@5'	9/17/15	NA	NA	6500	16	53	ND	ND	ND	ND	ND	ND	ND	110	53	13	25	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S18@10'	9/17/15	NA	NA	19000	ND	2600	2300	ND	ND	ND	ND	10000	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S18@15'	9/17/15	NA	NA	36000	1800	6900	5300	11000	1900	ND	2900	14000	ND	2100	ND	ND	1500	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S18@20'	9/17/15	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S18@25'	9/17/15	NA	NA	ND	ND	ND	ND	ND	ND	ND	87	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S19@5'	9/16/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S19@10'	9/16/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S19@15'	9/16/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	17	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S19@20'	9/16/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S19@25'	9/16/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S20@5'	9/17/15	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S20@10'	9/17/15	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S20@15'	9/17/15	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	27	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S20@20'	9/17/15	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	17	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S20@25'	9/17/15	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	14	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PERIMETER SAMPLING																												
P1@1'	9/17/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
P1@5'	9/17/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
P2@1'	9/16/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
P2@4'	9/16/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
P3@1'	9/16/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
P3@9'	9/16/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
P4@1'	9/16/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
P4@3.5'	9/16/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
P5@1'	9/16/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
P5@4'	9/16/15			600	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
P6@1'	9/16/15			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
P6@5'	9/16/15			520	ND	18	ND	ND	ND	ND	ND	ND	18	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes:

NA = not analyzed
N/A =NOT APPLICABLE
ND = not detected

¹ Regional Water Quality Control Board (RWQCB) Environmental Screening Level for Shallow Soil for Residential Land Use where Groundwater is a current or potential drinking water resource (Table A-1), December 2013

² Department of Toxic Substances Control Modified Screening Levels for residential soil May 2015

* Screening level presented is a sum pf m,p-xylene and o-xylene

**TABLE C
SUMMARY OF GROUNDWATER SAMPLING RESULTS**

Sample	Date	Total Oil & Grease	VOCs														SVOCs		Metals							
			TPH-g	Benzene	Toluene	Ethylbenzene	m,p-xylene	o-xylene	Isopropyl benzene	n-propyl benzene	1,3,5-trimethyl benzene	1,2,4-trimethyl benzene	Naphthalene	MTBE	TAME	Other VOCs	Benzoic Acid	Other SVOCs	Barium	Copper	Cobalt	Molybdenum	Nickel	Selenium	Zinc	Other metals
			mg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
EBMUD Wastewater Discharge Limits¹		100	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	N/A	N/A	5	N/A	5	N/A
GW-1	4/30/2015	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	3.8	ND	ND	ND	ND	0.106	ND	ND	ND	0.0123	0.0267	0.0195	ND
GW-4	4/30/2015	ND	ND	0.94	0.96	1.3	2	0.58	0.26	0.9	0.22	0.88	0.62	ND	ND	ND	ND	ND	0.0641	ND	0.0212	ND	0.0364	ND	0.0153	ND
GW-7	5/1/2015	ND	89	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	140	2.2	ND	ND	ND	0.0938	ND	0.0213	0.0264	0.0552	ND	0.0123	ND
GW-11	5/6/2015	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	19	ND	0.104	ND	0.00995	ND	0.0335	ND	0.0224	ND

Notes:
 N/A = not applicable
 ND = not detected
¹ East Bay Municipal Utility District (EBMUD) Wastewater Control Ordinance, August 22, 2013.