ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
COLLEEN CHAWLA, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

June 5, 2018

Lucia and Morris Donnelly,
and Dolores and J.W. Kerry
463 Elsie Avenue,
San Leandro, CA 94577

Morris Donnelly and
Dolores and Jeffrey Kerry
1121 Brookvale Drive
San Leandro, CA 94577

Dolores and Jeffrey Kerry Trust,
and James Donnelly, et .al.
19655 North Ripon Road
Ripon, CA 95366

Donnelly Trust
c/o Gerald Donnelly Trustee
and Dolores & Jeffry Kerry
38822 Farwell Drive, Apt 18E,
Fremont, CA 94536

Subject: Case Closure for Fuel Leak Case No. RO00000208; and Geotracker Global ID #T0600101043, Palace Garage, 14336 Washington Avenue, San Leandro, CA 94578

Dear Responsible Parties:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25296.10[g]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County 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 State Water Resources Control Board's Geotracker website (http://geotracker.waterboards.ca.gov) and the ACDEH website (http://www.acgov.org/aceh/index.htm).

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

If you have any questions, please call Mark Detterman at (510) 567-6876. 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.: Mr. Jeff Kerry, Kerry & Associates, 151 Callan Avenue, Suite 300, San Leandro, CA 94577; (Sent via electronic mail to: djkerry1@aol.com)

Mr. Jeffery Kerry, Jeffery & Dolores Kerry Trust, & James Donnelley et. al, 1121 Brookvale Drive, San Leandro, CA 94577

City of San Leandro Planning Services, 835 East 14th Street, San Leandro, CA 94577

Brian Busch, Closure Solutions, Inc., 4600 Northgate Blvd, Suite 230, Sacramento, CA 95834 (Sent via electronic mail to: brian.busch@innovex.net)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)
Electronic File; GeoTracker

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1131 HARBOR BAY PARKWAY, SUITE 250
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REMEDIAL ACTION COMPLETION CERTIFICATION

June 5, 2018

Lucia and Morris Donnelly,
and Dolores and J.W. Kerry
463 Elsie Avenue,
San Leandro, CA 94577

Morris Donnelly and
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38822 Farwell Drive, Apt 18E,
Fremont, CA 94536

Subject: Case Closure for Fuel Leak Case No. RO00000208; and Geotracker Global ID #T0600101043, Palace Garage, 14336 Washington Avenue, San Leandro, CA 94578

Dear Responsible Parties:

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

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

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

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

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

Sincerely,

Ronald Browder

Ronald Browder
Director

Leaking Underground Storage Tank (LUST) Cleanup Site
Case Closure Summary Form
Palace Garage (T0600101043/RO0000208)

1. CASE INFORMATION

A. Facility/Site Address (Case Name & Address)

Project Name	Address
Palace Garage	1400 Park Avenue, Emeryville, CA 94608

B. Case Identification Numbers

Cleanup Oversight Agencies	Case/ID No
Alameda County Local Oversight Program (LOP) - Lead Agency	RO0000208
San Francisco Bay Regional Water Quality Control Board (Region 2)	N/A
State Water Resources Control Board GeoTracker Global ID	T0600101043

C. Lead Agency Information

Agency Name:	Agency Address:	Agency Phone:
Alameda County Department of Environmental Health (ACDEH)	1131 Harbor Bay Parkway, Alameda, CA 94502-6577	(510) 567-6700
Case Worker:	LOP Supervisor:	Land Water Division Chief:
Mark Detterman, PG 4799, CEG 1788	Paresh Khatri	Dilan Roe, PE C73703

D. Responsible Party Information

Responsible Parties:	Address:
Lucia and Morris Donnelly, and Dolores and J.W. Kerry	463 Elsie Avenue, San Leandro, CA 94577
Morris Donnelly and Dolores and Jeffrey Kerry	1121 Brookvale Drive, San Leandro, CA 94577
Dolores and Jeffrey Kerry Trust, and James Donnelly, et .al.	19655 North Ripon Road, Ripon, CA 95366
Donnelly Trust c/o Gerald Donnelly Trustee, and Dolores & Jeffry Kerry	38822 Farwell Drive, Apt 18E, Fremont, CA 94536

2. PROPERTY INFORMATION

A. Assessor Parcel Numbers (APNs)

Current	77C-1235-2-16
Historic	Not Applicable

B. Alternate Addresses

Not Applicable

C. Environmental Cases Associated with Property

Case Type	Lead Oversight Agency	Site ID Geotracker ID/LOP Case No.	Potential Contaminants of Concern	Status (Open/Closed)
LUST[1]	ACDEH	T0600101043/RO0000208	TPHg, BTEX, MTBE, Naphthalene	April 1993) / 2018
SCP[1]	ACDEH	Not Applicable	Not Applicable	Not Applicable
Other[2]	DTSC	Not Applicable	Not Applicable	Not Applicable
Other[3]	EPA	Not Applicable	Not Applicable	Not Applicable
Post-Closure[1]	N/A	Not Applicable	Not Applicable	Not Applicable

[1] Refer to the State Water Resources Control Board's GeoTracker database for case information: https://geotracker.waterboards.ca.gov

[2] Refer to the California Department of Toxics Substances Control Board's (DTSC) Envirostor database for case information: http://www.dtsc.ca.gov/sitecleanup/cleanup_sites_index.cfm

[3] Refer to the United States Environmental Protection Agency's (EPA) Site Specific National Cleanup Databases for case information: https://www.epa.gov/cleanups/site-specific-national-cleanup-databases

D. Identified Historic Land Use & Operations

Type	Description
Commercial	The subject site is located on the east side of Washington Avenue in a primarily industrial/commercial area. The site formerly operated as an automotive repair and towing service facility from 1967 through 1990. The land use operations at time of closure was an automotive body repair shop. No information on other historic land uses at the site is contained in the case file.

3. LUST CASE SUMMARY

A. Reason Case Opened

Leaking Underground Storage Tank (LUST) Cleanup Site Case No. T0600101043/RO0000208 was opened in 1993 by ACDEH to investigate and evaluate impacts to human health and the environment associated with an unauthorized release from a gasoline UST and associated UST system components that were removed from the site in 1991.

Other potential chemicals of concern from historic land use and operations at the site were not evaluated in association with this LUST case.

B. Known UST Systems at the Site

UST System Component	Size / Quantity	Material Stored	Status	URF Filing Date:
UST	550-gallon	Gasoline	Removed	2/11/1991

C. Unauthorized Release Description

In 1991, a single walled steel 550-gallon gasoline UST (installed in 1966) along with associated fuel delivery piping and fuel dispenser located at the northeast corner of the Palace Garage building was removed from the site. The fuel dispenser was located approximately 10 feet from the UST. Examination of the tank revealed four small holes near the top of the tank at the south end of the tank. Delivery piping and vent piping revealed no evidence of leaks. No groundwater was encountered in the tank pit.

The observation of holes in the tank and petroleum hydrocarbon concentrations in confirmation samples collected in native soil beneath the tank and in the excavated soil stockpile indicated an unauthorized release had occurred at the site. Additionally, during removal of the UST the owner reported past accidental spill at the site due to overfilling.

D. Site Investigations

Site investigation activities were conducted from 1999 to 2017 to evaluate the extent of subsurface impacts both onsite and offsite to soil, soil vapor and groundwater from the release. The investigations included collection of (1) soil samples and/or grab groundwater samples from 22 soil borings (SB-1 to SB-22); (2) groundwater samples from 6 monitoring wells (MW-1 to MW-6); (3) confirmation soil samples (F-1 through F-6, W-1, W-2) from the 2015 remedial excavation; and (4) soil vapor samples from vapor probes (SV1 to SV6) and sub-slab probes (Slab-1 and Slab-2).

E. Site Geology & Hydrogeology

Soil beneath the site consists of fine grained soil (clays, silty clays and clayey silts) between near ground surface and approximately 15 t0 16 feet bgs, poorly graded sands and gravels between approximately 16 and 21 feet bgs, and clays between approximately 21 and 25 feet bgs, the total depth explored.

Monitoring wells were installed with appropriate screen intervals to monitor groundwater levels and contaminant concentrations in the saturated groundwater bearing zone and capillary fringe, and the presence of free product.

The saturated water bearing zone encountered beneath the site is considered to be semi-confined, with the depth to groundwater measured in the groundwater monitoring well network ranging seasonally between 12 and 16 feet bgs. Groundwater flow direction has ranged from west to south-southwest with an average gradient of 0.003 foot per foot.

3. LUST CASE SUMMARY (CONTINUED)

F. Non Aqueous Phase Liquid (NAPL)

Product/sheen was observed on drill rods during the advancement of soil boring SB-2 (in vicinity of the former tank pit) in 1999 in the sand layer encountered at a depth of 16 to 20 feet bgs. No other observations of free product have been recorded in borings or groundwater monitoring wells.

Concentrations of petroleum hydrocarbons detected in soil samples collected at depth indicate the historic presence of residual NAPL in soil. Analytical results of the confirmation samples collected after remedial excavation (see section below) indicate that the bulk of the residual NAPL was removed, however due to site constraints residual source remains at a depth of greater than 16 feet in an area directly upgradient of monitoring well MW-1, in the area of the former dispenser island and likely extends beneath the adjacent buildings. Confirmation samples collected at the base of the remedial excavation indicate that residual source remain at depth in the subsurface at concentrations indicative of NAPL (3,100 mg/kg TPHg, 0.13 mg/kg benzene, 0.29 mg/kg toluene, 42 mg/kg ethylbenzene, and 183 mg/kg xylenes in sample F-3 at 16 feet).

However, analytical results for BTEX and naphthalene in groundwater samples collected from monitoring well MW-1 of 93 µg/L, 16 µg/L, 1,800 µg/L, 1,894 µg/L and 160 µg/L respectively, indicate that the soluble constituents in the residual NAPL remaining in the vicinity of the former tank pit area are biodegrading and are significantly below their respective effective solubilities of 36,000 µg/L, 8,100 µg/L, 2,900 µg/L, 16,000 µg/L and 280 µg/L.

G. Remediation

In 1991, during tank removal activities, over-excavation of the tank pit was reportedly conducted to a depth of approximately 18 to 20 feet bgs. Subsequent to excavation the tank pit was reportedly lined with plastic and backfilled with pea gravel and contaminated soil disposed of offsite at a permitted landfill.

In May 2015, remedial excavation was conducted to remove additional secondary source of hydrocarbon-impacted soil remaining in the vicinity of the former UST location. Excavation of unsaturated soil was conducted in phases (6 cells) to the extent practicable within pre-defined limits to a depth of approximately 16 feet bgs. Shoring was required to be driven along the sides of the excavation approximately 3 feet from the existing onsite structure and adjacent office structure during excavation and backfilling activities to prevent sidewall collapse and maintain structural integrity of the buildings. Groundwater was observed seeping into the floor of the excavation at a depth of 16 feet bgs. Confirmation samples were collected from the excavation sidewalls and floor. Due to limitations presented by shoring sidewall samples could not be collected from each cell.

The excavation was backfilled with crushed rock to a depth of five feet bgs, overlain by class 2 aggregate base to near surface, and then covered with a 4-inch thick asphalt pavement surface. Approximately 421 tons of impacted soil was excavated and disposed of at an offsite permitted landfill.

4. POTENTIAL CONTAMINANTS OF CONCERN

A. Constituents Evaluated & Residual Contamination Remaining at Closure

Material Stored/Dispensed in UST System	Analytes	Sampled, Residual	Media						
			S	GW	SW	SV	SS	IA	OA
Engine Fuels ☒ Gasoline Fuel (1, 2, 9, 10, 11, 12, 13, 14) ☐ Diesel Fuel (2, 9, 10) ☐ Jet Fuel (1, 2, 4, 9, 10) **Heating Oils** ☐ Kerosene (2, 5, 9, 10) ☐ Residential Heating Oils (2, 3, 9, 10) ☐ Commercial & Industrial Heating Oils (1, 2, 3, 7, 9, 10, 15, 16) **Other Oils** ☐ Waste (Used) Oil (1, 2, 3, 9, 10, 15, 16, 17, 18) ☐ Hydraulic Oil (8, 16, 17) ☐ Dielectric Oil (2, 3, 10, 16, 17) ☐ Unknown Oil (1, 2, 3, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18) **Solvents** ☐ Hydrocarbon Solvents (2, 3, 6, 9, 10)	TPH-g[1]	Sampled	☒	☒	☐	☒	☒	☐	☒
		Residual	☒	☒	☐	☒	☒	☐	☒
	TPH-d[2]	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☒	☒	☐	☐	☐	☐	☐
	TPH-mo[3] (soil only)	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	TPH-jf[4]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	TPH-k[5]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	TPH-ss[6]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	TPH-bo[7]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	TPH- ho[8]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	BTEX[9]	Sampled	☒	☒	☐	☒	☒	☐	☒
		Residual	☒	☒	☐	☒	☒	☐	☒
	Naphthalene[10]	Sampled	☒	☒	☐	☒	☒	☐	☐
		Residual	☒	☒	☐	☒	☒	☐	☐
	MTBE/TBA[11]	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☒	☒	☐	☐	☐	☐	☐
	EDB/EDC[12]	Sampled	☐	☒	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	Organic Lead[13] (TML, TEL)	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	Fuel Oxygenates[14] (DIPE, TAME, EtOH, ETBE)	Sampled	☐	☒	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	VOCs[15] (full scan)	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	SVOCs[16]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	PCBs[17]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	Metals[18] (Cd, Cr, Pb, Ni, Zn)	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐

S = Soil, GW = Groundwater, SW = Surface Water, SV = Soil Vapor, SS = Sub-Slab Vapor, IA = Indoor Air, OA = Outdoor Air

5. CLOSURE SUMMARY

A. Low Threat Closure Policy (LTCP) Evaluation

This UST release case has been evaluated for closure consistent with the State Water Resource Control Board's Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. ACDEH has determined that the site meets all the LTCP General and Media Specific Criteria and therefore qualifies for closure as a low risk site.

Refer to Attachments 4 through 7 for detailed information on the LTCP evaluation.

B. Well Status (Groundwater)

No. of Wells Installed: 6	No. of Wells Lost: 0
No. of Wells Destroyed: 6	No. of Wells Retained: 0

C. Vapor Probe Status

No. of Soil Vapor Probes (VP) Installed: 6 No. of Sub-Slab Probes Installed: 2	No. of VPs Lost: 0
No. of VPs Destroyed: 8	No. of VPs Retained: 0

D. Waste Removal Status

All investigation and remediation derived waste associated with the gasoline UST release was removed from the site.

E. Public Comment

A 60 day public notification period was completed on December 18, 2017. Refer to Attachment 3 for case closure notification information. No comments were received.

6. ADMINISTRATIVE, INSTITUTIONAL & ENGINEERING CONTROLS

A. Land Use at Time of Closure

At the time of case closure the site was developed with a commercial building with slab on grade construction covering the majority of the site and asphalt-concrete paved areas. Land use at time of closure was an automotive body repair shop. Structures on adjacent parcels were also slab on grade construction and were occupied by an automotive repair shop to the west, a storage facility to the east, a motorcycle repair shop to the north, and Washington Street and trucking facilities the south.

Future modifications to site improvements and/or land use at the site or in the vicinity of the site may change the low risk closure determination.

B. Administrative Controls

Site Management Requirements: Due to residual petroleum hydrocarbon subsurface contamination, the site has been closed with the following site management requirements. The site management requirements associated with this case are specific to petroleum hydrocarbon contamination related to historic releases from UST systems and do not address other site contamination that may be in the subsurface from historic land use at and in the vicinity of the site.

a. **Repair & Maintenance of Existing Site Improvements:** Any repair or maintenance activity of existing site improvements in areas of residual contamination requires planning and implementation of appropriate health and safety procedures prior to and during excavation activities. These activities include repair or maintenance of existing foundations, utility lines, hardscape, landscaping or other work occurring beneath the grade level of the existing finished surface. Activities covered under this category do not include modifications or redevelopment activities described below.

Each contractor shall be responsible for the safety of its employees and site visitors and must adhere to a site-specific health and safety plan prepared for the work in accordance with California Occupational Safety and Health Administration requirements and use properly trained personnel in accordance with California Code of Regulations, Title 29, Part 1910.120 Hazardous Waste Operations and Emergency Response (HAZWOPER) standards.

a. **Modifications to Existing Site Improvements:** Prior to permitting of any proposed modifications to the existing site improvements that include modifications to the foundation, subsurface utilities and/or hardscape or subsurface work, the property owner and the local building and planning authority with permitting jurisdiction at the site must notify ACDEH as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed modifications to assess risk to human health under the proposed changes.

b. **Site Redevelopment.** Prior to permitting of any proposed site redevelopment including a change in land use to residential, or other conservative land use, the property owner and the local building and planning authority with permitting jurisdiction at the site must notify ACDEH as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed redevelopment to assess risk to human health under the proposed land use scenario from subsurface contamination associated all recognized environmental concerns at the site.

C. Engineering Controls

Not Applicable

6. ADMINISTRATIVE, INSTITUTIONAL & ENGINEERING CONTROLS (CONTINUED)

D. Institutional Controls

Not Applicable.

E. Environmental Due Diligence

ACDEH recommends that during the environmental due diligence process (initiated as part of activities including, but not limited to, property transactions, bank refinancing, and redevelopment) that the site and parcels in the vicinity of the site be evaluated for risk from and exposure to potential chemicals of concern identified at this site.

7. LOCAL AGENCY SIGNATURES

Dilan Roe, PE, C73703	Title: Chief, Land Water Division
Signature: Dilan Roe	Date: 5/30/2018
Paresh Khatri	LOP Supervisor
Signature:	Date: 5/30/2018
Mark Detterman, PG 4799, CEG 1788	Title: Senior Hazardous Materials Specialist
Signature:	Date: 5/30/2018

This Case Closure Summary along with 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. Additional information on the case can be viewed in the online case file. Case files can be viewed over the Internet on the Alameda County Department of Environmental Health 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). Both databases should be reviewed to obtain a complete history.

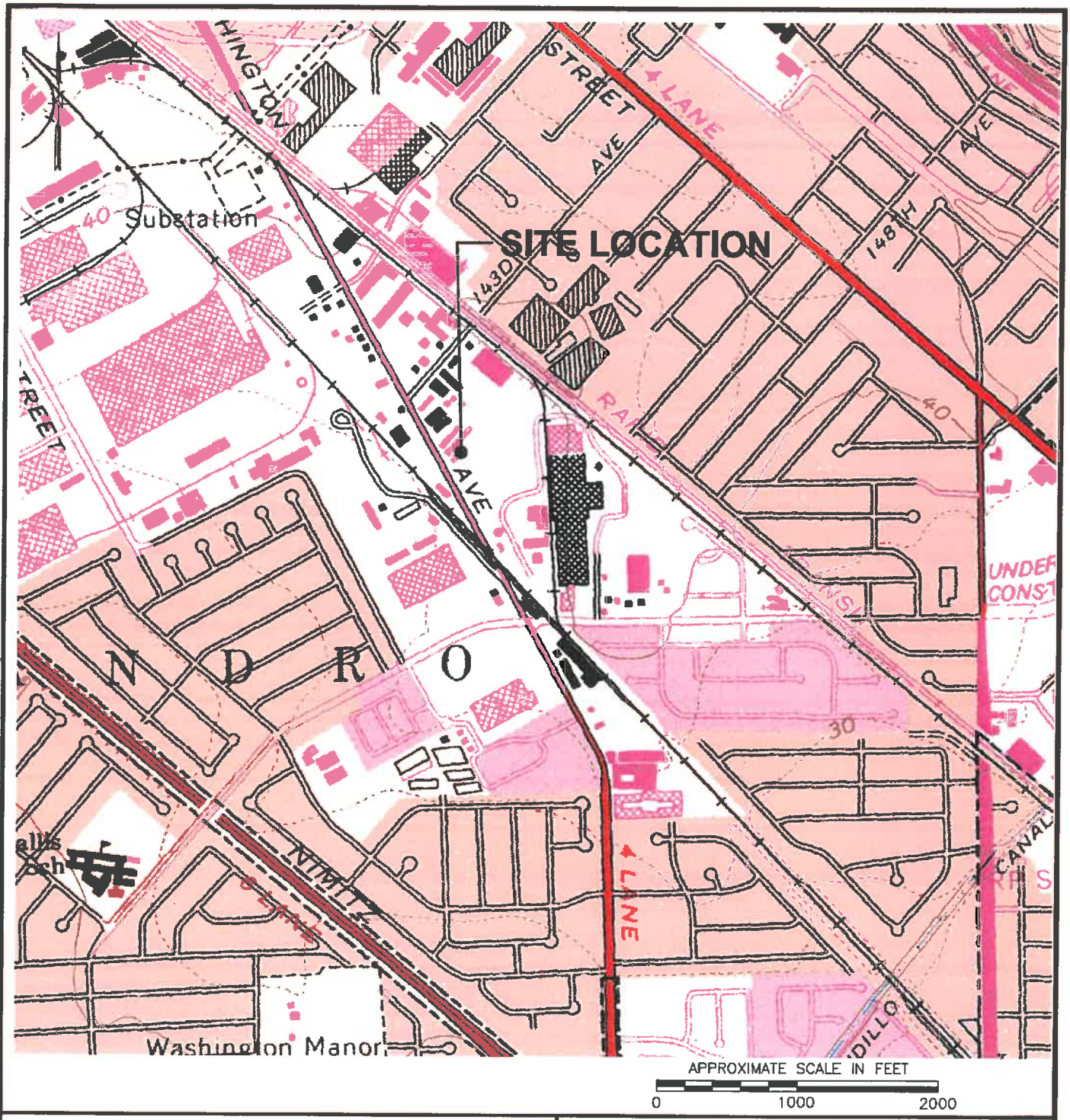
ATTACHMENTS

No.	Description	No. of Pages
1	Site Vicinity and Site Map Figures	2
2	Responsible Party Information	10
3	Case Closure Public Notification Information	8
4	Geotracker LTCP Evaluation Checklist	2
5	LTCP Media Specific Evaluation - Groundwater	2
6	LTCP Media Specific Evaluation - Vapor Intrusion	2
7	LTCP Media Specific Evaluation - Direct Contact	2
8	Figures with Sampling Locations	4
9	Boring Logs	23
10	Groundwater Data	13
11	Soil Data	2
12	Soil Vapor Data	3
13	Sensitive Receptor Data	3

ACRONYMS

ACDEH	Alameda County Department of Environmental Health
APN	Assessor Parcel Number
BTEX	benzene, toluene, ethylbenzene, xylenes
EDB	ethylene dibromide or 1,2-dichloroethane (1,2-DCA)
EDC	ethylene dichloride
CEG	Certified Engineering Geologist
Cd	cadmium
Cr	chromium
c/o	care of
DIPE	di-isopropyl ether
DTSC	California Department of Toxic Substances Control
EPA	Environmental Protection Agency
ETBE	Ethyl tert butyl ether
EtOC	ethanol
ft bgs	feet below ground surface
GW	groundwater
IA	indoor Air
ID	Identification
K	1,000
LOP	Local Oversight Program
LTCP	State Water Resources Control Board's Low Threat Closure Policy
LUST	Leaking Underground Storage Tank
MTBE/TBA	methyl tert butyl either/t-Butyl alcohol
Ni	nickel
NA	not analyzed
NR	not required
OA	outdoor air
Pb	lead
PCBs	polychlorinated biphenyls
PE	California Professional Engineer
PG	California Professional Geologist
S	soil
SCP	Site Cleanup Program
SS	sub-slab vapor
SV	soil vapor
SVOCs	semi volatile organic compounds
SW	surface water
TAME	tert amyl methyl ether
TPHbo	total petroleum hydrocarbons as bunker oil
TPHd	total petroleum hydrocarbons as diesel
TPHg	total petroleum hydrocarbons as gasoline
TPHho	total petroleum hydrocarbons as hydraulic oil
TPHjf	total petroleum hydrocarbons as jet fuel
TPHk	total petroleum hydrocarbons as kerosene
TPHmo	total petroleum hydrocarbons as motor oil
TPHss	total petroleum hydrocarbons as stoddard solvent
UST	Underground Storage Tank
VOCs	volatile organic compounds
Zn	zinc
mg/kg	milligrams per kilogram
µg/L	microgram per liter
µg/m3	microgram per cubic meter
>, <, ≥	greater than, less than, or greater than or equal to
%	percent

ATTACHMENT 1



REFERENCE:
USGS 7.5 MIN QUAD MAP TITLED:SAN LEANDRO, CALIFORNIA DATED: 1959 REV: 1980

FIGURE 1

SITE LOCATION MAP

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

INNOVEX
ENVIRONMENTAL MANAGEMENT, INC.
3900 Lennane Drive • Suite 130
Sacramento • California •95834
Phone: (800) 988-7880

20140404.11433951 \\The-server\pacher\Client Drawings\innovex\palace garage 1601\PALACE GARAGE VICINITY MAP.dwg

Washington Ave
Washington Ave
Washington Ave
Washington Ave
ington Ave

ATTACHMENT 2

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

Help

New Query

History | Value | Transfer | Map | Glossary

Parcel Number:**77C-1235-2-16** Inactive:**N** Lien Date:**01/01/2017** Owner:**KERRY JEFFREY & DOLORES TRUST & DONNELLY GERA ETAL**

Property Address: **14336 WASHINGTON AVE, SAN LEANDRO, CA 94578-3419**

Current Mailing Address as of 11/08/2011: **KERRY JEFFREY & DOLORES TRUST & DONNELLY GERA ETAL, 1121 BROOKVALE DR , SAN LEANDRO, CA 94577-3903**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
DONNELLY GERALD L TR & KERRY JEFFREY & DOLORE ETAL	List Owners	38822 FARWELL DR APT 18E, FREMONT, CA 94536-7275	03/21/2011	2011-86688		2	8100
KERRY JEFFREY & DOLORES TRUST & DONNELLY JAME ETAL	List Owners	19655 NORTH RIPON RD , RIPON, CA 95366-9401	11/19/2010	2010-341937		2	8100
DONNELLY MORRIS F TR & KERRY JEFFREY & DOLORE ETAL c/o JAMES A DONNELLY	List Owners	19655 NORTH RIPON RD , RIPON, CA 95366	10/24/2010	TRAN-262804		1	8100
DONNELLY MORRIS F TR & KERRY JEFFREY & DOLORE ETAL	List Owners	1121 BROOKVALE DR , SAN LEANDRO, CA 94577-3903	10/25/2006	2006-398724		1	8100
KERRY JEFFREY W ETAL	List Owners	463 ELSIE AVE , SAN LEANDRO, CA 94577	05/30/2006	2006-211222		1	8100
DONNELLY MORRIS F & KERRY JEFFREY W ETAL	List Owners	463 ELSIE AVE , SAN LEANDRO, CA 94577-5060	05/31/2005	2005-220950		1	8100
DONNELLY MORRIS F & LUCIA & KERRY J W & DOLORES J	List Owners	463 ELSIE AVE , SAN LEANDRO, CA 94577-5060	09/13/1984	1984-185846	$160,000	1	8100
BROODING RICHARD D & CONSTANCE B TRS	List Owners	19969 SCOTLAND DR , SARATOGA, CA 95070-5034	10/22/1979	1979-212261		1	8100
BROODING RICHARD D & CONSTANCE B	List Owners	14336 WASHINGTON AVE , SAN LEANDRO, CA 94578-3419	07/03/1978	1978-127215		1	8100
HERMAN MARY M + BROODING RICHARD D + CONSTANCE B	List Owners	14336 WASHINGTON AVE , SAN LEANDRO, CA 94578-3419	08/23/1962	AT-115117		1	8100

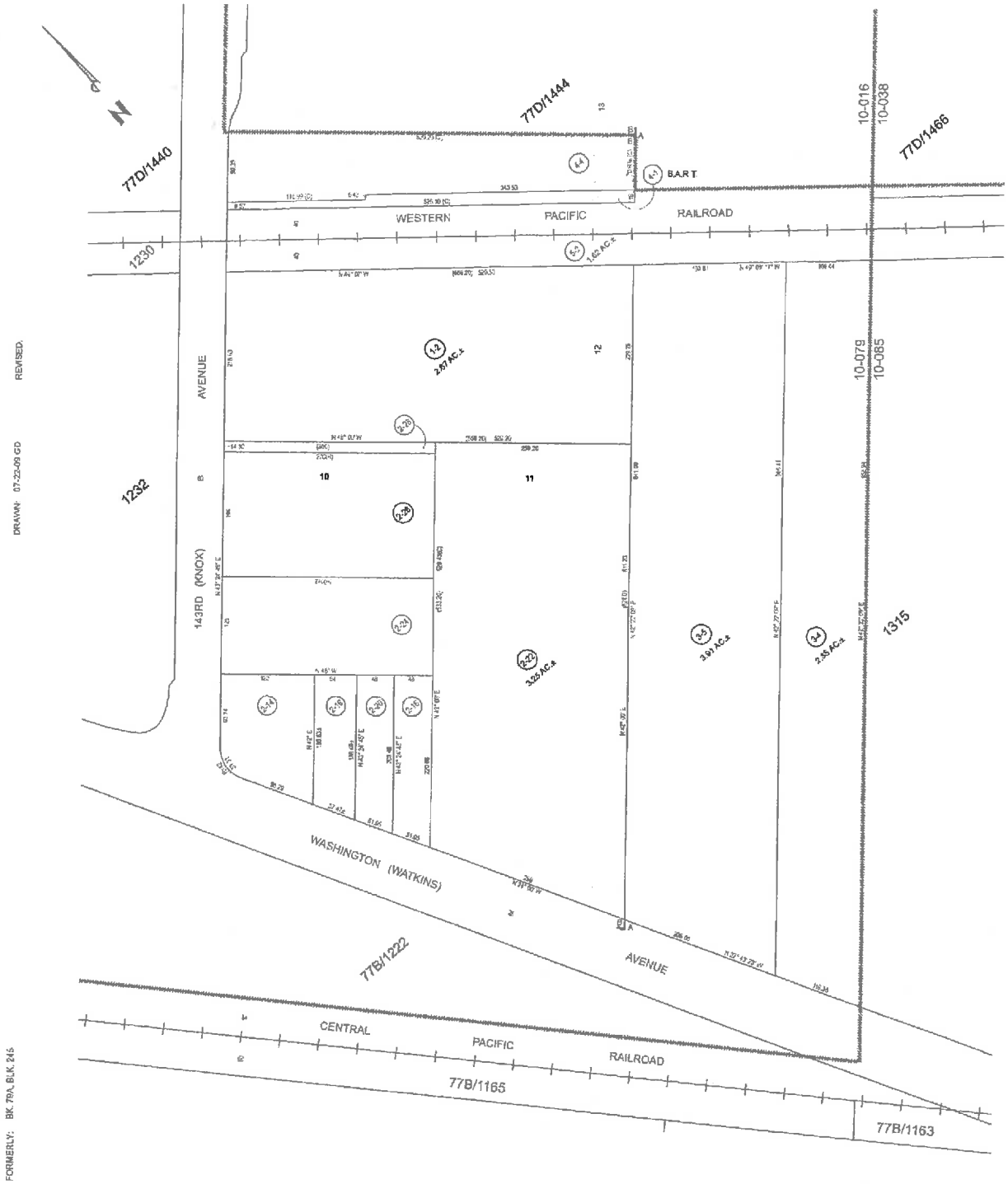
ASSESSOR'S MAP 77C

1235 SCALE: 1" = 100'

Code Area Nos. 10-079

(A) Rancho San Leandro (Jose Joaquin Estudillo) A/118

(B) Map of the L. Knox Tract 14/10



REVISED:

DRAWN: 07-23-09 GD

FORMERLY: BK. 79A, BLK. 245

TRA: 2383 REF:

HPN: 5 IND PG:

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, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

March 7, 2018

Mr. Jeff Kerry
Kerry & Associates
151 Callan Avenue, Suite 300
San Leandro, CA 94577
(Sent via electronic mail to: dikerry1@aol.com)

Mr. Jeffery Kerry
Jeffery & Dolores Kerry Trust
& James Donnelley et. al.
19655 North Ripon Road
Ripon, CA 95366

Lucia and Morris Donnelly
Address Unknown

Morris Donnelley, and
Dolores and Jeffrey Kerry
1121 Brookvale Drive
San Leandro, CA 94577

Donnelly Trust, c/o Gerald Donnelly, Trustee,
and Dolores & Jeffrey Kerry
38822 Farwell Drive, Apt. 18E
Fremont, CA 94536

Subject: Notice of Responsibility Revision; Fuel Leak Case No. RO00000208; and Global ID #T0600101043, Palace Garage 14336 Washington Avenue, San Leandro, CA 94578

Dear Responsible Parties:

In a Notice of Requirement to Reimburse (NOR) dated April 21 1993, J. and Dolores Kerry and Lucia and Morris Donnelly were notified that the above referenced site had been placed in the Local Oversight Program and that they had been named as a Responsible Party for the fuel leak case. In a NOR dated October 9, 2017 additional parties were named as Responsible Parties (RPs) for the fuel leak case in the attached updated NOR as defined under 23 C.C.R Sec. 2720. This revision update is issued to correct a mis-categorization of one RP contained in the October 9, 2017 NOR. Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

If you have any questions, please call me at (510) 567-6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements / Obligations and Electronic Report Upload (ftp) Instructions
Attachment A – Responsible Parties Data Sheet-Notice of Responsibility (NOR)

cc: Brian Busch, Closure Solutions, Inc., 4600 Northgate Blvd, Suite 230, Sacramento, CA 95834 (Sent via electronic mail to: brian.busch@innovex.net)

Arturo Robles, 6 Ramon Court, Danville, CA 94526; (Sent via electronic mail to: pill97@comcast.net)
James McBride, 1290 B Street, Suite 318, Hayward, CA 94541

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)
Electronic File; GeoTracker

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
REBECCA GEBHART, Interim Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7014 3500 0003 1934 8856

March 7, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CA 94578

Local ID: RO0000208
Related ID: NA
RWQCB ID: NA
Global ID: T0600101043

Responsible Party:

DONNELLY TRUST, C/O GERALD DONNELLY, TRUSTEE, AND DOLORES & JEFFREY KERRY
38822 FARWELL DRIVE, APT. 18E
FREMONT, CA 94536

Date First Reported: 2/1/1991
Substance: • 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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 DONNELLY TRUST, C/O GERALD DONNELLY, AND DOLORES & JEFFREY KERRY ET.AL. 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 MARK DETTERMAN at this office at (510) 567-6876 if you have questions regarding your site.

Ronald Browder Date: 03-08-2018

RONALD BROWDER, Director
Contract Project Director

Action: Update
Reason: Update

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
HEALTH CARE SERVICES
AGENCY
REBECCA GEBHART, Interim Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #:

October 9, 2017

NOTICE OF RESPONSIBILITY

Site Name & Address:
PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CA 94578

Local ID: RO0000208
Related ID: NA
RWQCB ID: NA
Global ID: T0600101043

Responsible Party:

LUCIA AND MORRIS DONNELLY; AND
DOLORES AND J.W. KERRY
463 ELSIE AVENUE
SAN LEANDRO, CA 94577

Date First Reported: 2/1/1991
Substance: • 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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 LUCIA AND MORRIS DONNELLY, AND DOLORES AND J. W. KERRY 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.

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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 MARK DETTERMAN at this office at (510) 567-6876 if you have questions regarding your site.

Ronald Browder Date: 10-11-2017

RONALD BROWDER, Director
Contract Project Director

Action: Update
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
HEALTH CARE SERVICES
AGENCY
REBECCA GEBHART, Interim Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7014 2120 0000 5558 9924

October 9, 2017

NOTICE OF RESPONSIBILITY

Site Name & Address:
PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CA 94578

Local ID: RO0000208
Related ID: NA
RWQCB ID: NA
Global ID: T0600101043

Responsible Party:

MORRIS DONNELLY; AND
DOLORES AND JEFFREY KERRY
1121 BROOKVALE DRIVE
SAN LEANDRO, CA 94577

Date First Reported: 2/1/1991
Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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 MORRIS DONNELLY, AND DOLORES AND JEFFREY KERRY 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 MARK DETTERMAN at this office at (510) 567-6876 if you have questions regarding your site.

Ronald Browder Date: 10-11-2017

RONALD BROWDER, Director
Contract Project Director

Action: Update
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
HEALTH CARE SERVICES
AGENCY
REBECCA GEBHART, Interim Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7014 2120 0000 5558 9931

October 9, 2017

NOTICE OF RESPONSIBILITY

Site Name & Address:

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CA 94578

Local ID:	**RO0000208**
Related ID:	**NA**
RWQCB ID:	**NA**
Global ID:	**T0600101043**

Responsible Party:

DOLORES AND JEFFREY KERRY TRUST
AND JAMES DONNELLY, ET.AL.
19655 NORTH RIPON ROAD
RIPON, CA 95366

Date First Reported: 2/1/1991

Substance:
- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

Funding for Oversight: LOPS - LOP State Fund

Multiple RPs?: Yes

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 DOLORES AND JEFFREY KERRY TRUST AND JAMES DONNELLY, ET. AL. 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 MARK DETTERMAN at this office at (510) 567-6876 if you have questions regarding your site.

Ronald J Browder Date: 10-11-2017

RONALD BROWDER, Director
Contract Project Director

Action:	Update
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 DEPARTMENT OF ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

March 7, 2018

Site Name & Address:	Local ID: RO0000208
PALACE GARAGE 14336 WASHINGTON AVENUE SAN LEANDRO, CA 94578	Related ID: NA RWQCB ID: NA Global ID: T0600101043

All Responsible Parties

RP has been named a Primary RP – LUCIA AND MORRIS DONNELLY, AND DOLORES AND J.W. KERRY

463 ELSIE AVENUE | SAN LEANDRO, CA 94577 | No Phone Number Listed

RP has been named a Primary RP – MORRIS DONNELLY TRUST AND DOLORES AND JEFFREY KERRY, ET.AL.

1121 BROOKVALE DRIVE | SAN LEANDRO, CA 94577 | No Phone Number Listed

RP has been named a Primary RP – DOLORES AND JEFFREY KERRY TRUST, AND JAMES DONNELLY, ET.AL.

19655 NORTH RIPON ROAD | RIPON, CA 95366 | No Phone Number Listed

RP has been named a Primary RP – DONNELLY TRUST C/O GERALD DONNELLY TRUSTEE, AND DOLORES & JEFFRY ET.AL.

38822 FARWELL DRIVE, APT 18E |FREMONT, CA 94536 | No Phone Number Listed

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 four 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)

March 7, 2018

Existence of Unauthorized Release

On February 11, 1991, one 550-gallon underground storage tank (UST) was removed from the site. Four visible holes were observed near the tip of the UST during removal, including a ¼-inch and one ½-inch hole. A soil sample collected from beneath the tank detected a concentration of 19 milligrams per kilogram mg/kg) Total Petroleum Hydrocarbons as gasoline (TPHg) and concentrations of benzene, toluene, ethylbenzene, and total xylenes (BTEX). A soil sample collected from the stockpile detected a concentration of 1,900 mg/kg TPHg, 1.2 mg/kg benzene, 14.0 mg/kg toluene, 11.0 mg/kg ethylbenzene, and 67.0 mg/kg total xylenes. These data indicate that an unauthorized release has occurred at the site.

Responsible Party Identification

Lucia and Morris Donnelly, and Dolores and J.W. Kerry purchased or received the property on September 13, 1984, and are Responsible Parties for site because they owned a UST used for the storage of a hazardous substance (Definition 1), owned the property where an unauthorized release of a hazardous substance occurred (Definition 3), and they had control over a UST at the time of or following an unauthorized release of a hazardous substance (Definition 4). Morris Donnelly and Dolores and Jeffrey Kerry, maintained the property under differing name configurations between May 31, 2005 and October 25, 2006.

The Morris Donnelly Trust and Dolores and Jeffrey Kerry, et.al. received or purchased the property on October 25, 2006. Ownership of the property was maintained by the trust until November 19, 2010. The Morris Donnelly Trust and Dolores and Jeffrey Kerry, et.al. are Responsible Parties because owned the property where an unauthorized release of a hazardous substance occurred (Definition 3).

The Dolores and Jeffrey Kerry Trust, and James Donnelly et.al. received or purchased the property November 19, 2010. They are Responsible Parties because owned the property where an unauthorized release of a hazardous substance occurred (Definition 3).

The Donnelly Trust, c/o Gerald Donnelly, Trustee, and Dolores & Jeffrey Kerry, et.al received or purchased the property on March 21, 2011. They are Responsible Parties because owned the property where an unauthorized release of a hazardous substance occurred (Definition 3).

ATTACHMENT 3

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

October 10, 2017

Mr. Jeff Kerry
Kerry & Associates
151 Callan Avenue, Suite 300
San Leandro, CA 94577
(Sent via electronic mail to: djkerry1@aol.com)

Mr. Jeffery Kerry
Jeffery & Dolores Kerry Trust
& James Donnelley et. al.
19655 North Ripon Road
Ripon, CA 95366

Lucia and Morris Donnelly
Address Unknown

Morris Donnelley, and
Dolores and Jeffrey Kerry
1121 Brookvale Drive
San Leandro, CA 94577

Gerald Donnelly Trust, and
Dolores and Jeffrey Kerry
38822 Farwell Drive, Apt. 18E
Fremont, CA 94536

Subject: Notification of Potential Closure Consideration, Fuel Leak Case RO00000208; and Global ID #T0600101043, Palace Garage 14336 Washington Avenue, San Leandro, CA 94578

Dear Responsible Parties:

Alameda County Department of Environmental Health (ACDEH) is considering closing the above referenced fuel case. As you are aware, numerous site investigations and groundwater monitoring events for underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party. Thank you for submitting the completed *List of Landowners Form* requested in ACDEH's August 1, 2017 letter.

Public Participation

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential fuel leak case closure, ACDEH will distribute the attached *Notification of Potential Case Closure* to addresses in the immediate vicinity. The *Invitation to Comment - Potential Case Closure* requests that landowners or residents submit any comments or questions to ACDEH regarding potential case closure. ACDEH will consider all comments from the public prior to potential case closure. ACDEH will provide you with written notification if any comments are received during the following Public Comment Period:

- **October 16, 2017** – Public Comment Period Begins
- **December 18, 2017** – Public Comment Period Ends

Monitoring Well Destruction and Waste Removal Activities

After public comments have been addressed you will be requested to decommission the site monitoring wells and remove any remaining investigation, remediation, and well destruction derived waste from the site. ACDEH will request the well destruction in a separate letter following the conclusion of the public notification period.

SUBMITTAL ACKNOWLEDGEMENT STATEMENT

Please note that ACDEH has updated Attachment 1 with regard to report submittals to ACDEH. ACDEH will now be requiring a Submittal Acknowledgement Statement, replacing the Perjury Statement, as a cover

letter signed by the Responsible Party (RP). The language for the Submittal Acknowledgement Statement is as follows:

I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the SWRCB's Geotracker Website.

Please make this change to your submittals to ACDEH.

Online case files are available for review at the following website: http://www.acgov.org/aceh/index.htm.

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements/Obligations & Electronic Report Upload (ftp) Instructions

Attachment 2 - *Invitation to Comment - Potential Case Closure* and Address List

cc: Thomas Sparrowe, Closure Solutions, Inc., 4600 Northgate Blvd, Suite 230, Sacramento, CA 95834 (Sent via electronic mail to: tom.sparrow@innovex.net)

Arturo Robles, 6 Ramon Court, Danville, CA 94526; (Sent via electronic mail to: pill97@comcast.net)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)
Electronic File; GeoTracker

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

INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

Palace Garage
14336 Washington Avenue, San Leandro, California
FUEL LEAK CASE RO0000208
GEOTRACKER GLOBAL ID T0600101043

October 10, 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.

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 Mark Detterman at the address below; all comments will be forwarded to the responsible parties. Comments **received by December 18, 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, Mark Detterman at 510-567-6876 or by email at mark.detterman@acgov.org. Please refer to ACDEH case RO0000208 in any correspondence.

ADUTWUM KWADWO O & NANA B TRS
PARCEL #: 77B-1226-10
3431 MONOGRAM ST
SAN LEANDRO CA 94577-3257

BATTINICH ROBERT P
PARCEL #: 77B-1222-7-20
19360 PARSONS AVE
CASTRO VALLEY CA 94546-3415

BENDER KAY W
PARCEL #: 77C-1235-2-14
261 BEGIER AVE
SAN LEANDRO CA 94577-2813

BUSKWOFIE SAMUEL
PARCEL #: 77B-1227-16
3445 CHAPLET ST
SAN LEANDRO CA 94577-3263

CHO PATRICK D & PANG ANNA K
PARCEL #: 77B-1226-21
3436 PICKENS LN
PLEASANTON CA 94588-4762

CITY OF SAN LEANDRO
PARCEL #: 77B-1165-5-3
835 E 14TH ST
SAN LEANDRO CA 94577-3767

COLLIER D L & MURIEL M TR & JOHNSON J L
PARCEL #: 77B-1222-7-14
55 HOOD ST
HAYWARD CA 94541-1601

COLLINS SEAN J
PARCEL #: 77B-1226-8
3435 MONOGRAM ST
SAN LEANDRO CA 94577-3257

DIEP AMY P TR
PARCEL #: 77B-1226-17
3417 MONOGRAM ST
SAN LEANDRO CA 94577-3257

EXTRA SPACE PROPERTIES 102 LLC
PARCEL #: 77C-1235-2-22
PO BOX 320099
ALEXANDRIA VA 22320-4099

FEDERICK W L TR
PARCEL #: 77B-1227-24
3440 CHAPLET ST
SAN LEANDRO CA 94577-3262

FONG DENNIS A
PARCEL #: 77B-1227-17
3443 CHAPLET ST
SAN LEANDRO CA 94577-3263

GHIGLIONE FRANK L & WINFRED A TRS
PARCEL #: 77B-1222-7-19
1622 MORELAND DR
ALAMEDA CA 94501-3018

GREWAL SURJIT S & SHARANJIT K TRS
PARCEL #: 77B-1226-13
504 W PIEDMONT DR
MOUNTAIN HOUSE CA 95391-1219

HEARELL MICHAEL & NIX KELLEY
PARCEL #: 77B-1226-24
3403 MONOGRAM ST
SAN LEANDRO CA 94577-3257

HOFFMANN GERALDINE
PARCEL #: 77B-1227-18
3441 CHAPLET ST
SAN LEANDRO CA 94577-3263

HUNTER RENE
PARCEL #: 77B-1226-16
3419 MONOGRAM ST
SAN LEANDRO CA 94577-3257

JENKINS EARL & GRANTJENKINS PAULETTE
PARCEL #: 77B-1227-22
3436 CHAPLET ST
SAN LEANDRO CA 94577-3262

KERRY JEFFREY & DOLORES TRUST & DONI
PARCEL #: 77C-1235-2-16
1121 BROOKVALE DR
SAN LEANDRO CA 94577-3903

LADIORAY MARY G TR
PARCEL #: 77B-1226-9
3433 MONOGRAM ST
SAN LEANDRO CA 94577-3257

LAM THOMAS K
PARCEL #: 77B-1227-28
3448 CHAPLET ST
SAN LEANDRO CA 94577-3262

LE HAI & CRYSTAL
PARCEL #: 77B-1226-14
3423 MONOGRAM ST
SAN LEANDRO CA 94577-3257

LIANG DANIEL & GUICUN
PARCEL #: 77B-1226-15
3421 MONOGRAM ST
SAN LEANDRO CA 94577-3257

LONG PAUL & TANG SANDRA
PARCEL #: 77B-1226-23
3405 MONOGRAM ST
SAN LEANDRO CA 94577-3257

LU NGHI & TRUONG LEHANG
PARCEL #: 77B-1227-27
3446 CHAPLET ST
SAN LEANDRO CA 94577-3262

MATHEWS ERVIN JR
PARCEL #: 77B-1226-4
3443 MONOGRAM ST
SAN LEANDRO CA 94577-3257

MEDALLION RYLAND
PARCEL #: 77B-1227-2
12647 ALCOSTA BLVD #190
SAN RAMON CA 94583-4436

MONTERO CARLOS S & ANGELICA R
PARCEL #: 77B-1226-18
3415 MONOGRAM ST
SAN LEANDRO CA 94577-3257

MUTAZU REALTY LLC
PARCEL #: 77C-1235-2-24
534 143RD AVE
SAN LEANDRO CA 94578-3302

NG CHRISTOPHER K & CINDY H
PARCEL #: 77B-1226-22
3407 MONOGRAM ST
SAN LEANDRO CA 94577-3257

NGUYEN BRIAN T & MICHELLE T
PARCEL #: 77B-1227-25
3442 CHAPLET ST
SAN LEANDRO CA 94577-3262

OCCUPANT
PARCEL #: 77C-1235-2-20
14332 WASHINGTON AVE
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77C-1235-2-26
564 143RD AVE
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77B-1222-7-19
14327 WASHINGTON AVE
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77B-1222-7-18
14281 WASHINGTON AVE
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77B-1226-13
3425 MONOGRAM ST
SAN LEANDRO CA 94577

OCCUPANT
PARCEL #: 77B-1227-18
CHAPLET ST
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77B-1227-15
3447 CHAPLET ST
SAN LEANDRO CA 94577

OCCUPANT
PARCEL #: 77C-1235-2-20
14332 WASHINGTON AV
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77C-1235-2-22
14350 WASHINGTON AV D #D
SAN LEANDRO 94578

NGUYEN HUNG V & THUONG T
PARCEL #: 77C-1235-2-18
14330 WASHINGTON AVE
SAN LEANDRO CA 94578-3419

OCCUPANT
PARCEL #: 77C-1235-2-22
14340 WASHINGTON AVE
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77B-1222-7-17
14305 WASHINGTON AVE
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77B-1222-7-20
14335 WASHINGTON AVE
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77B-1165-10
701 FREMONT AVE
SAN LEANDRO CA 94577

OCCUPANT
PARCEL #: 77B-1227-20
CHAPLET ST
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77B-1227-26
3444 CHAPMAN RD
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77B-1227-27
3446 CHAPMAN RD
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77C-1235-2-22
14340 WASHINGTON AV
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77B-1165-5-3
14200 CHAPMAN RD
SAN LEANDRO 94577

OCCUPANT
PARCEL #: 77C-1235-2-16
14336 WASHINGTON AVE
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77C-1235-2-14
14320 WASHINGTON AVE
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77B-1222-7-14
14315 WASHINGTON AVE
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77B-1165-5-3
FREMONT AVE
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77B-1226-21
3409 MONOGRAM ST
SAN LEANDRO CA 94577

OCCUPANT
PARCEL #: 77B-1227-19
CHAPLET ST
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77B-1227-2
CHAPLET ST
SAN LEANDRO CA 94578

OCCUPANT
PARCEL #: 77C-1235-2-18
14330 WASHINGTON AV
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77C-1235-2-22
14350 WASHINGTON AV C #C
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77B-1165-10
701 FREMONT AV
SAN LEANDRO 94577

OCCUPANT
PARCEL #: 77C-1235-2-22
14350 WASHINGTON AV
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77C-1235-2-24
534 143RD AV
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77C-1235-2-26
564 143RD AV
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77B-1222-7-20
14349 WASHINGTON AV
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77B-1222-7-18
14281 WASHINGTON AV
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77B-1222-7-20
14335 WASHINGTON AV
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77C-1235-2-16
14336 WASHINGTON AV
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77B-1222-7-17
14305 WASHINGTON AV
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77B-1222-7-14
14315 WASHINGTON AV
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77B-1222-7-19
14327 WASHINGTON AV
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77C-1235-2-22
14350 WASHINGTON AV B #B
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77C-1235-2-22
14350 WASHINGTON AV A #A
SAN LEANDRO 94578

OCCUPANT
PARCEL #: 77C-1235-2-14
14320 WASHINGTON AV
SAN LEANDRO 94578

OHAIR WILLIAM J & IRENE M
PARCEL #: 77B-1227-23
3438 CHAPLET ST
SAN LEANDRO CA 94577-3262

PATEL VALLABHBHAI H & JAMANABEN V TRS
PARCEL #: 77B-1226-3
3445 MONOGRAM ST
SAN LEANDRO CA 94577-3257

PRITCHARD MELVIN E & JOY N TRS
PARCEL #: 77C-1235-2-26
27130 LAURELES GRADE
CARMEL VALLEY CA 93924-9200

QIN HONGQING & WENG JIN
PARCEL #: 77B-1227-15
40932 GRAMERCY TER
FREMONT CA 94538-2872

RIDELI LLC
PARCEL #: 77C-1235-2-20
2741 CANYON CREEK DR
SAN RAMON CA 94583-1809

SHAPIRO BORIS
PARCEL #: 77B-1227-20
3437 CHAPLET ST
SAN LEANDRO CA 94577-3263

SIN KEN & YIN P TRS
PARCEL #: 77B-1226-12
3427 MONOGRAM ST
SAN LEANDRO CA 94577-3257

SIU ALFRED C & SIUWOGN LOPING L
PARCEL #: 77B-1226-6
3439 MONOGRAM ST
SAN LEANDRO CA 94577-3257

TAN TJIEF
PARCEL #: 77B-1227-26
3444 CHAPLET ST
SAN LEANDRO CA 94577-3262

TRINH HUNG V & VUONG AMY TRS
PARCEL #: 77B-1226-5
3441 MONOGRAM ST
SAN LEANDRO CA 94577-3257

VAZQUEZ BLANCA & GRACIELA
PARCEL #: 77B-1227-21
3435 CHAPLET ST
SAN LEANDRO CA 94577-3263

VOSS LOUIS H TR
PARCEL #: 77B-1222-7-17
2445 VISTA DEL MONTE
CONCORD CA 94520-3115

VOSS LOUIS H TR
PARCEL #: 77B-1222-7-18
2445 VISTA DEL MONTE
CONCORD CA 94520-3115

WALDMAN FAMILY PARTNERSHIP & BREMEF
PARCEL #: 77B-1165-10
459 FULTON ST #307
SAN FRANCISCO CA 94102-4366

WONG CHEUK H
PARCEL #: 77B-1226-19
3413 MONOGRAM ST
SAN LEANDRO CA 94577-3257

WONG JACY M
PARCEL #: 77B-1226-25
3401 MONOGRAM ST
SAN LEANDRO CA 94577-3257

WONG JIALOCK & LU ANGELINA
PARCEL #: 77B-1227-19
3439 CHAPLET ST
SAN LEANDRO CA 94577-3263

WU XIAO L
PARCEL #: 77B-1226-7
3437 MONOGRAM ST
SAN LEANDRO CA 94577-3257

YEE MUN H & YAN XUE X
PARCEL #: 77B-1226-20
3411 MONOGRAM ST
SAN LEANDRO CA 94577-3257

YOHANNES ARYAM TR
PARCEL #: 77B-1226-11
3429 MONOGRAM ST
SAN LEANDRO CA 94577-3257

Case Closure Contacts for San Leandro

Regional Water Quality Control Board
Laurent Meillier
San Francisco Bay Regional Water Quality Control Board
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Laurent.meillier@waterboards.ca.gov

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Chandra Johannesson
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835 East 14th Street
San Leandro, CA 94577

City of San Leandro
Debbie Pollart
Public Works
14200 Chapman Road
San Leandro, CA 94578

ATTACHMENT 4

GEOTRACKER | Regulator Tools | Reports | Other Tools | GAMA | Contact | Logout | Quick Search

PALACE GARAGE (T0600101043) - MAP THIS SITE

PUBLIC PAGE

14336 WASHINGTON AVE
SAN LEANDRO , CA 94578
ALAMEDA COUNTY
LUST CLEANUP SITE (INFO)
STATUS: OPEN - VERIFICATION MONITORING

PERTINENT INFORMATION:
CUF Claim #: 14228 CUF Priority Assigned: B CUF Amount Paid: $514,900

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP (LEAD) - CASE #: RO0000208 - MARK DETTERMAN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 01-1133 - Regional Water Board

Activities Report | Documents / Data | Environmental Conditions | Admin | Funding | Case Reviews

THIS PROJECT WAS LAST MODIFIED BY MARK DETTERMAN ON 3/8/2018 11:13:16 AM - HISTORY

CLOSURE POLICY *THIS VERSION IS FINAL AS OF 3/8/2018* *CHECKLIST INITIATED ON 1/25/2013* CLOSURE POLICY HISTORY

General Criteria - *The site satisfies the policy general criteria* - CLEAR SECTION ANSWERS — YES

a. Is the unauthorized release located within the service area of a public water system? — ◉ YES ○ NO

Name of Water System : EBMUD

b. The unauthorized release consists only of petroleum (info). — ◉ YES ○ NO

c. The unauthorized ("primary") release from the UST system has been stopped. — ◉ YES ○ NO

d. Free product has been removed to the maximum extent practicable (info). — ◉ FP Not Encountered ○ YES ○ NO

e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed (info) — ◉ YES ○ NO

f. Secondary source has been removed to the extent practicable (info). — ◉ YES ○ NO

g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15. — ○ Not Required ◉ YES ○ NO

h. Does a nuisance exist, as defined by Water Code section 13050 — ○ YES ◉ NO

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

1.5 - The regulatory agency determines, based on an analysis of site specific conditions, that the site under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame. — ◉ YES ○ NO

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

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

2a - Scenario 3 (example): Dissolved Phase Benzene Concentrations Only in Groundwater (Low concentration groundwater scenarios with or without O2 measurements must satisfy one i, ii, or iii): — YES

i. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are <100 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building; and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone. — ◉ YES ○ NO

ii. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are >100 µg/L but <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 10 feet vertically between the dissolved phase benzene and the foundation of existing or potential building, and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone. — ○ YES ○ NO

iii. For bioattenuation zone with oxygen ≥ 4% and benzene concentration are <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building, and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone. — ○ YES ○ NO

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

This case should be kept OPEN in spite of meeting policy criteria. — ○ YES ◉ NO

Has this LTCP Checklist been updated for FY 17/18? — ◉ YES ○ NO

SPELL CHECK

Save Form as Partially Completed | Save Form as Complete

ATTACHMENT 5

Attachment 5: LTCP Media Specific Evaluation - Groundwater

LTCP MEDIASPECIFIC CRITERIA - GROUNDWATER

Closure Scenario

☐ Exemption - Site has not affected groundwater;
☐ Scenario 1 – Short stabilized contaminant plume;
☐ Scenario 2, ☐ Scenario 3 – Moderate stabilized contaminant plumes;
☐ Scenario 4 – Long stabilized contaminant plumes;
☒ Scenario 5 – Site specific conditions demonstrate that the contaminant plume poses a low threat to the human health and the environment

Evaluation Criteria

Key: Shading = site specific data; ☒ = type of data or criteria met; hatched box indicates no criteria

Element Evaluated	Site Specific Data	Short Plume Scenario	Moderate Plume Scenario		Long Plume Scenario
		☐ 1	☐ 2	☐ 3	☐ 4
Plume Length (feet)	☐ <100 ☒ <250 ☐ <1,000 ☐ ≥1,000	☐ <100	☒ <250	☒ <250	☒ <1,000
Free Product	☒ No FP ☐ FP Onsite ☐ FP Offsite ☐ Removed to Max Extent	☒ No FP	☒ No FP	☐ Removed to max extent onsite; ☐ Does not extend offsite	☒ No FP
Plume Stability	☒ Stable ☐ Decreasing ☐ ≥5 Years	☒ Stable or decreasing	☒ Stable or decreasing	☐ Stable or decreasing for ≥ 5 years	☒ Stable or decreasing
Distance to Nearest Water Supply Well from Plume Boundary (feet)	☐ <250 ☒ >250 ☐ >1,000	☒ >250	☐ >1,000	☐ >1,000	☐ >1,000
Distance to Nearest Surface Water Body from Plume Boundary (feet)	☐ >250 ☒ >1,000	☒ >250	☒ >1,000	☒ >1,000	☒ >1,000
Maximum Benzene Concentrations (µg/l)	Historic Max: 1,030 Current Max: 93		☒ <3,000		☒ <1,000
Maximum MTBE Concentrations (µg/l)	Historic Max: 3.9 Current Max: <0.5		☒ <1,000		☒ <1,000
Property Owner Willing to Accept a Land Use Restriction	Not Required			☐ Yes	

Attachment 5: LTCP Media Specific Evaluation - Groundwater

LTCP MEDIA SPECIFIC CRITERIA - GROUNDWATER (CONTINUED)	
Element	**Analysis**
Plume Length	The petroleum hydrocarbon dissolved phase plume was determined to approximately 170 feet. This determination was based on groundwater concentrations in samples collected from groundwater monitoring wells.
Free Product	Product/sheen was observed on drill rods during the advancement of soil boring SB-2 (in vicinity of the former tank pit) in 1999 in the sand layer encountered at a depth of 16 to 20 feet bgs. No other observations of free product have been recorded in borings or groundwater monitoring wells.
Plume Stability	Based on data collected periodically from groundwater monitoring wells from 2002 to 2017, the plume appears generally stable in aerial extent (i.e., 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 survey documented one upgradient water supply well at a distance of 450 feet, and one crossgradient water supply well at 1,500 feet from the edge of the plume boundary. The results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) website indicates there is one DWR water supply well, at a distance of 1,128 feet south-southeast (crossgradient) from the edge of the plume boundary, and no California Department of Public Health wells and Department of Pesticide Regulation wells located within a 2,000 foot radius of the site. However, due to (1) historic groundwater concentration increases during periods of shallow groundwater; (2) a limited data set for downgradient monitoring well MW-5 located at the southwestern corner of the property; and (3) the potential for older privately owned water supply wells to exist in the San Leandro area that are not included in well databases, a well survey was conducted in the site vicinity. The survey area was determined by using a buffer distance of 1,000 feet from the edge of the maximum gasoline plume length of 855 feet referenced in the Low Threat Closure Policy *Technical Justification for Groundwater Media-Specific Criteria*. Of the 98 questionnaires mailed, 19 responses were received with eight indicating that they have an irrigation well, and one with a well that is used for drinking water on their property. The closest domestic well downgradient of the site is a domestic well located approximately 1,030 feet to the southwest. On May 15, 2017, a site visit to confirm the use of the well with the property owner was attempted but unsuccessful. However, results of groundwater monitoring events conducted in 2017 during shallow groundwater conditions, provided sufficient data to confirm the plume length of 170 feet based on downgradient wells MW-3, MW-4 and MW-5. Thus the closest reported well is at a distance of approximately 860 feet downgradient of the plume edge. With the secondary source removal in 2015 the contaminant plume is expected to continue to biodegrade. Additionally, based on the *Technical Justification for Groundwater Media-Specific Criteria* the 1,000 foot separation between the edge of the contaminant plume and a drinking water well provides a safety factor of 400 percent. This coupled with site specific conditions demonstrates that the contaminant plume poses a low threat to the human health and the environment.
Surface Water Bodies	The closest surface water body is an engineered channel located at a distance of approximately 3,310 feet downgradient from the site.
Other Sensitive Receptors	No other sensitive receptors were identified.

ATTACHMENT 6

Attachment 6: LTCP Media Specific Evaluation - Vapor Intrusion

LTCP MEDIA SPECIFIC CRITERIA - VAPOR INTRUSION TO INDOOR AIR

Closure Scenario

☐ Exemption - Active fueling station exempt from vapor specific criteria;
☐ Scenario 1 – Unweathered free phase LNAPL on groundwater; ☐ Scenario 2 – Unweathered residual LNAPL in soil;
☒ Scenario 3a, ☐ Scenario 3b, ☐ Scenario 3c – Dissolved phase benzene concentrations in groundwater;
☐ Scenario 4a - Soil vapor concentrations without bioattenuation zone;
☐ Scenario 4b - Soil vapor concentrations with bioattenuation zone;
☐ Site specific risk assessment demonstrates human health is protected;
☐ Exposure controlled through use of mitigation measures or institutional or engineering controls

Evaluation Criteria.

Key: Shading = site specific data; ☒ = type of data or criteria met; hatched box indicates no criteria

Element Evaluated	Site Specific Data	High Conc Source Scenarios	Low Conc Source Scenarios			Soil Vapor Scenarios	
		Unweathered NAPL	Dissolved Phase Benzene in Groundwater				
		☐ 1 or ☐ 2	☒ 3a	☐ 3b	☐ 3c	☐ 4a	☐ 4b
Groundwater ☐ **Water Table (WT)** ☒ **Semi-Confined (SC)** ☐ **Confined (PZ)**	Highest Historic Water Level (ft bgs): 11.68 ☒ WT, ☒ SC, ☐ PZ						
	Max Current Benzene Concentration (µg/L): 93	☐ ≥3,000	☒ <100	☐ ≥100 & <1,000	☐ <1,000		
NAPL ☒ **Weathered (W)** ☐ **Unweathered (UW)**	☐ No NAPL ☒ NAPL (Residual) in Soil ☐ NAPL (Free Phase) on Groundwater	☐ UW in Soil; or ☐ UW on GW	☒ No UW in Soil or GW				
Foundations ☒ **Existing** ☐ **Proposed** ☐ **None**	Type: Slab on Grade Depth: Grade Surface						
Bioattenuation Zone Beneath: ☒ **Existing Foundations**	Thickness (ft): ☐ <5; ☒ ≥5; ☐ ≥10; ☐ ≥30	☐ ≥30	☒ ≥5	☐ ≥10	☒ ≥5	☐ <5; or ☐ ≥100; or ☐ < 4	☒ ≥ 5
	TPHg+d Conc (mg/kg): **73**	☒ <100	☒ <100	☒ <100	☒ <100		☐ <100 (at 2 depths)
☐ **Existing Grade**	Oxygen Conc (%): ☒ <4; ☐ ≥4; ☐ No data		☐ No data or ☒ <4	☐ No data or ☐ <4	☐ ≥4		☐ ≥4 (at bottom)
Soil Vapor (Current Conditions)	Sample Depth (ft bgs): **1.5**					☐ ≥5	☐ ≥5
☐ **Soil Vapor** ☒ **Subslab Vapor** ☐ **No Samples Collected**	Benz Conc (µg/m³): 4.5					☐ R< 85 ☐ C<280	☐ C<85K ☐ C<280K
	Ethylb Conc (µg/m³): 8.6					☐ R<1,100 ☐ C<3,600	☐ R<1,100K ☐ C<3,600K
	Napht Conc (µg/m³): <2.5					☐ R<93 ☐ R<310	☐ R<93K ☐ C<310K

Attachment 6: LTCP Media Specific Evaluation - Vapor Intrusion

LTCP MEDIA SPECIFIC CRITERIA - VAPOR INTRUSION TO INDOOR AIR (CONTINUED)	
Location	**Analysis**
Onsite	Soil gas samples collected in 2013 from vapor wells SV-4 and SV-6 installed at a depth of 5 feet bgs in the vicinity of the former tank pit and adjacent structures had significantly elevated concentrations of TPHg, BTEX and naphthalene. The source of the elevated concentrations of volatile compounds in soil gas was largely removed during remedial excavation in 2015. Subsequent to remedial excavation sub-slab vapor samples were collected from beneath the concrete slab of the site building in order to verify that corrective actions had sufficiently reduced vapor concentrations, including concentrations of methane that were detected above the Lower Explosive Level (LEL) in soil vapor samples. The one time sub-slab vapor sample event documented concentrations substantially below the Environmental Screening Levels (ESLs) promulgated by the San Francisco Bay Regional Water Quality Control Board. Additionally, removal of the secondary source in the former tank pit area and backfilling of the excavation with rock provides a bioattenuation zone in the area of remaining residual source that could not be excavated due to site constraints. Residual source that may remain beneath the building foundations is located at a depth greater than 5 feet. Dissolved phase concentrations of volatiles in samples collected from groundwater monitoring well MW-1 located immediately downgradient of the remedial excavation area indicate that the remaining residual NAPL is weathered. This coupled with an unsaturated zone thickness of greater than 10 feet and the low concentration of dissolved benzene in groundwater satisfies Scenario 3a – Low Concentration Source Scenario of the Low Threat Closure Policy.
Offsite	See above.

ATTACHMENT 7

Attachment 7 – Direct Contact Evaluation and Data

LTCP MEDIA SPECIFIC CRITERIA - DIRECT CONTACT AND OUTDOOR AIR EXPOSURE

Closure Scenario

- ☐ Exemption (no petroleum hydrocarbons in upper 10 feet);
- ☒ Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below;
- ☐ Maximum concentrations of petroleum constituents are less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health;
- ☐ 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 or engineering controls;
- ☐ This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria.

Evaluation Criteria

Green shading is site specific data; checked box indicates type of date or criteria met; hatched box indicates no criteria

Constituent (LTCP Criteria & Site Maximum)		Residential		Commercial/Industrial		All Scenarios
		☐ Direct Contact	☐ Volatilization to Outdoor Air	☒ Direct Contact	☒ Volatilization to Outdoor Air	☒ Construction or Utility Worker
		0 to 5 ft bgs (mg/kg)	5 to 10 ft bgs (mg/kg)	0 to 5 ft bgs (mg/kg)	5 to 10 ft bgs (mg/kg)	0 to 10 ft bgs (mg/kg)
Analysis Required For All Tanks						
Benzene	Site Max	<0.097	3.5	<0.097	3.5	3.5
	LTCP Criteria	☒ ≤1.9	☐ ≤2.8	☒ ≤8.2	☒ ≤12	☒ ≤14
Ethylbenzene	Site Max	1.2	51	1.2	51	51
	LTCP Criteria	☒ ≤21	☐ ≤32	☒ ≤89	☒ ≤134	☒ ≤314
Naphthalene	Site Max	3.7	29	3.7	29	29
	LTCP Criteria	☒ ≤9.7	☐ ≤9.7	☒ ≤45	☒ ≤45	☒ ≤219
Analysis Required For Tanks with Waste Oil, Bunker C Fuel or Unknown Contents						
PAHs[1]	Site Max	NR	NR	NR	NR	NR
	LTCP Criteria	☐ ≤0.063		☐ ≤0.68		☐ ≤4.5

NR = Not Required NA = Not Analyzed

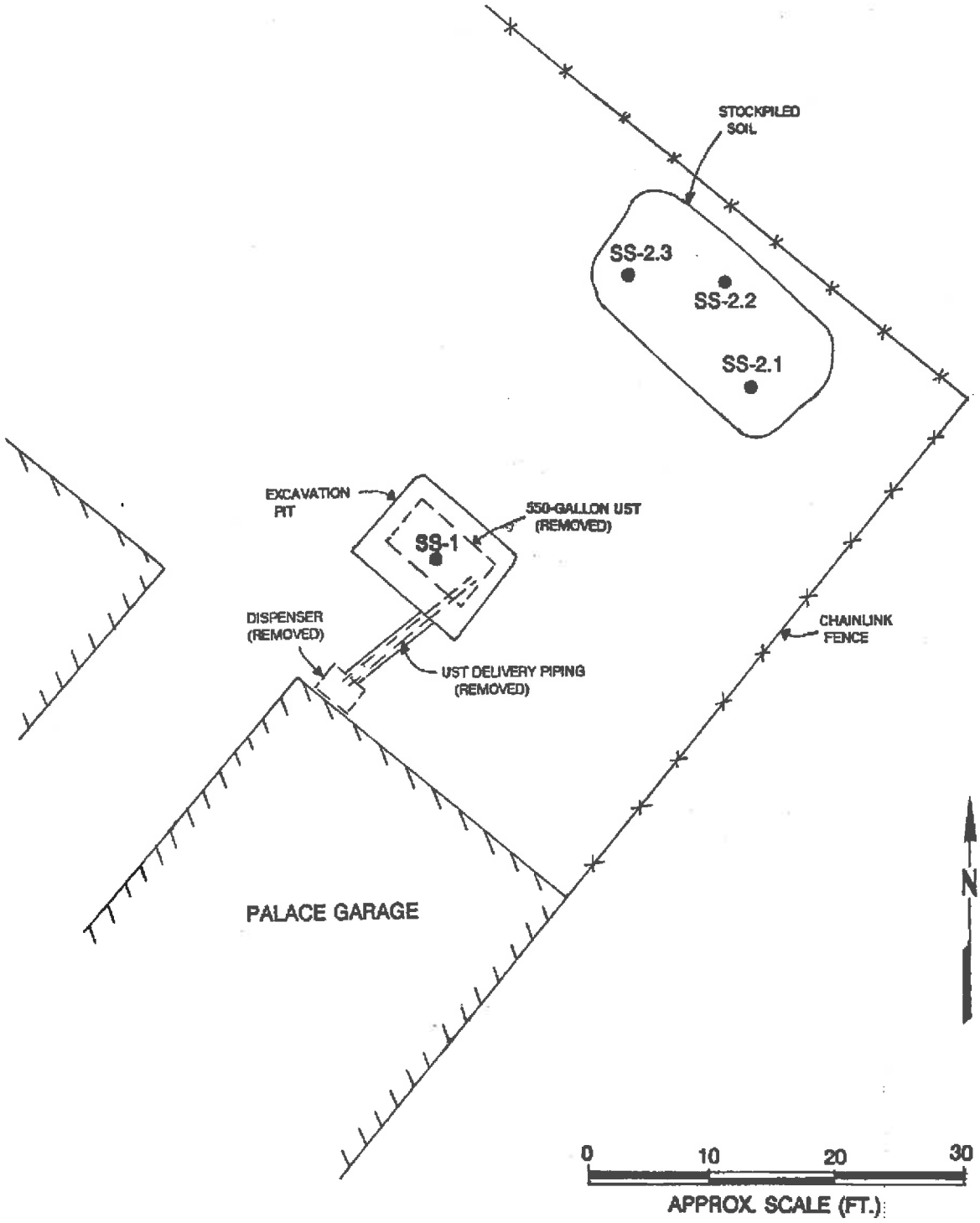
Notes:

1. Based on the seven carcinogenic poly-aromatic hydrocarbons (PAHs) as benzo(a)pyrene toxicity equivalent (BaPe).
2. The area of impacted soil where a particular exposure occurs is ≤ 82 by 82 feet

Attachment 7 – Direct Contact Evaluation and Data

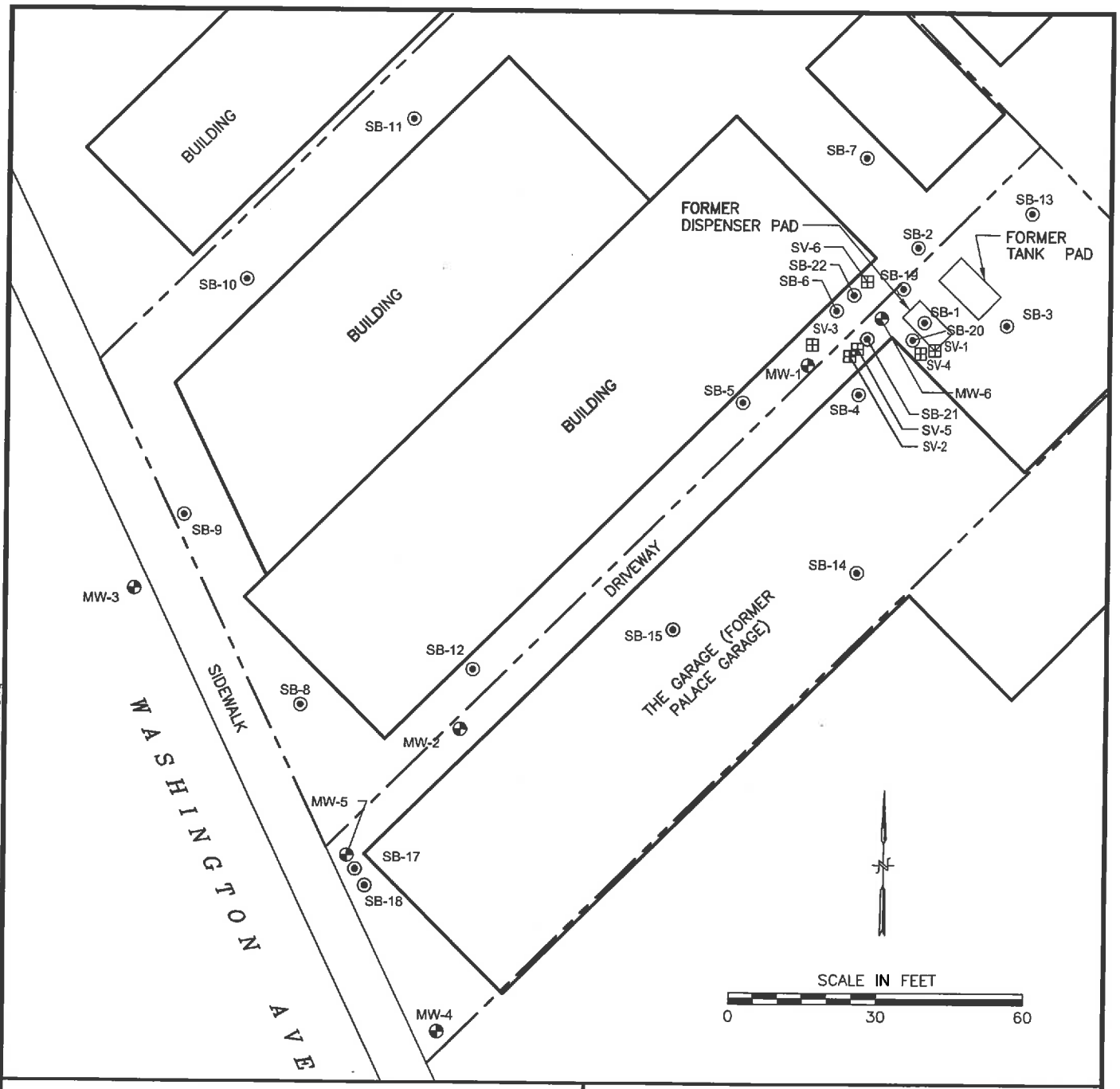
LTCP MEDIA SPECIFIC CRITERIA – DIRECT CONTACT AND OUTDOOR AIR EXPOSURE (CONTINUED)	
Location	**Analysis**
Onsite	Maximum concentrations of hydrocarbons in soil are less than the concentrations in Table 1 for commercial exposure as defined by soil borings SB-3, SB-4, SB-20 and SB-21.
Offsite	Maximum concentrations of hydrocarbons in soil are less than the concentrations in Table 1 for commercial and construction/utility worker exposure as defined by soil borings SB-2, SB-5, SB-6, SB-7 and SB-22.

ATTACHMENT 8



DESIGN BY		CHECKED BY	DRY	FIGURE 2 SITE MAP CWEC 20509.001.01	APPROVED
SURVEY BY		SCALE			DATE 3-6-91
DRAWN BY	JEG	DWG. NO.			

CENTURY WEST ENGINEERING CORPORATION



LEGEND:

- ● SHALLOW SOIL SAMPLE LOCATION
- ◒ GROUNDWATER MONITORING WELL LOCATION
- ◉ SOIL BORING LOCATION
- ⊞ SOIL VAPOR PROBE
- ——- — PROPERTY LINE

NOTES:

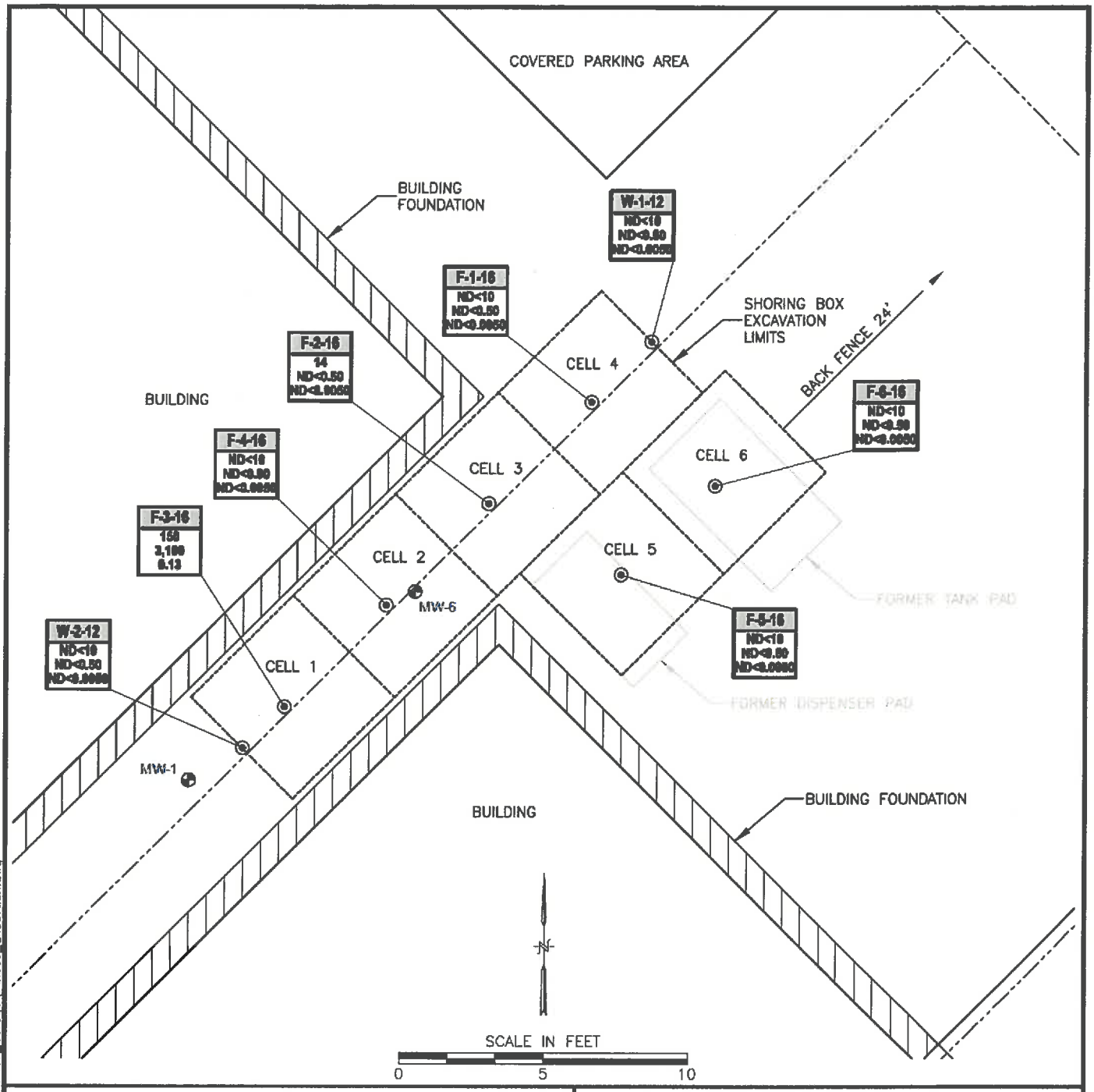
1. BASEMAP SOURCE: MORROW SURVEYING, 2/05/03

FIGURE 2

SITE MAP WITH BORING LOCATIONS

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

INNOVEX
ENVIRONMENTAL MANAGEMENT, INC.
4600 Northgate Boulevard • Suite 230
Sacramento • California • 95834
Phone: (800) 988-7880



LEGEND:

- ◉ SOIL BORING LOCATION
- ⊕ MONITORING WELL LOCATION
- mg/kg MILLIGRAMS PER KILOGRAM

F-5-16 (ND<10 / ND<0.50 / ND<0.0050) — SAMPLE NAME; DRO, GRO and BENZENE CONCENTRATIONS (mg/kg)

NOTES:

1. BASEMAP SOURCE: MORROW SURVEYING 02/05/03

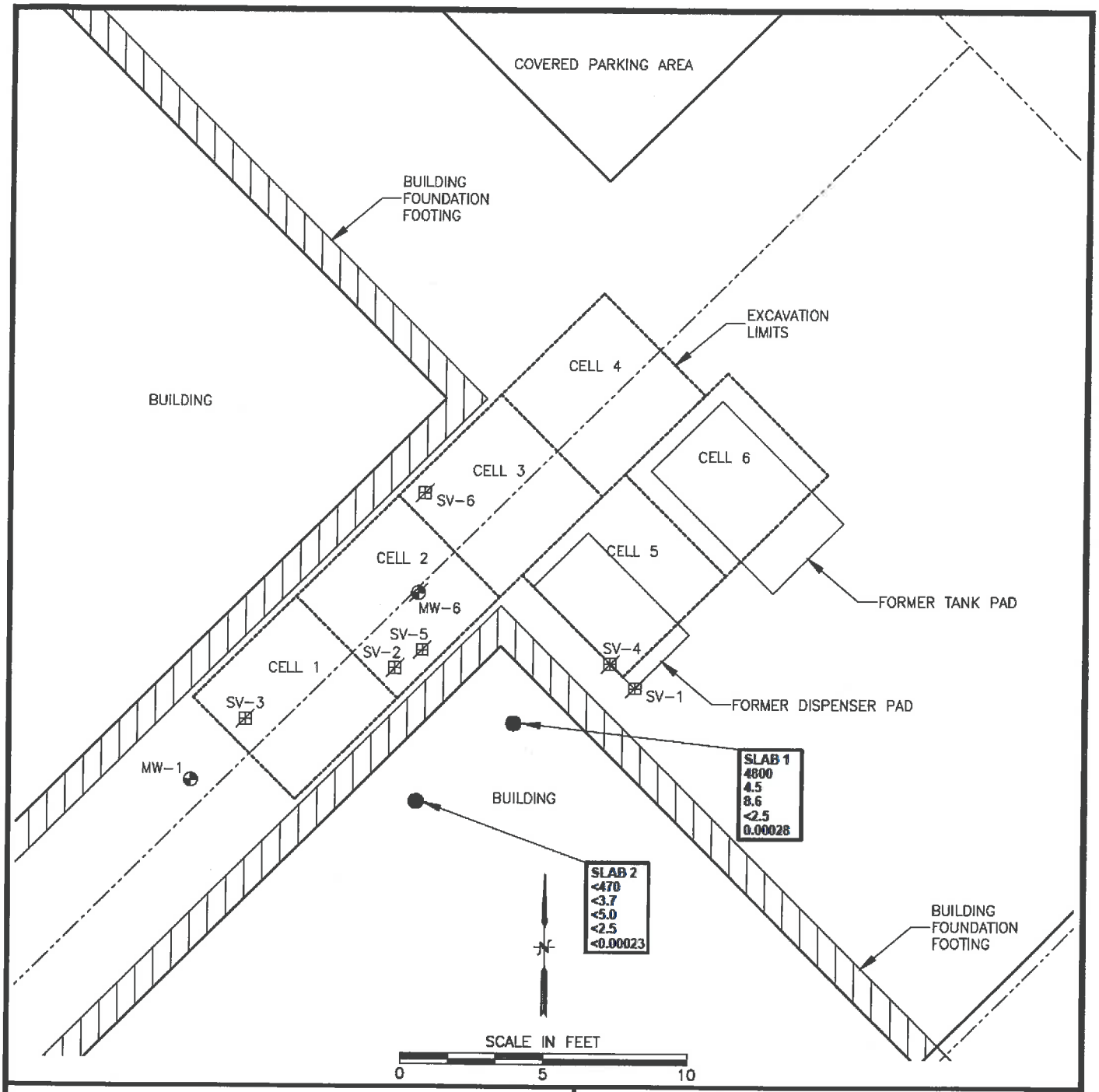
FIGURE 3

EXCAVATION AREA CONFIRMATION SOIL SAMPLE LOCATIONS

PALACE GARAE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

INNOVEX
ENVIRONMENTAL MANAGEMENT, INC.
4600 Northgate Boulevard •Suite 230
Sacramento • California •95834
Phone: (800) 988-7880

20150716.163011231 C:\Jesse\Projects\Draft-Geo\1601.05.04_Palace_Garage\Palace_Excavation.dwg



LEGEND:

- SUB–SLAB VAPOR PROBE LOCATION
- MONITORING WELL LOCATION
- DESTROYED MONITORING WELL LOCATION
- DESTROYED VAPOR PROBE
- LIMITS OF EXCAVATION (MAY 2015)
- SLAB DESIGNATION

<470	TPHG
<3.7	BENZENE
<5.0	ETHYLBENZENE
<2.5	NAPHTHALENE
<0.00023	METHANE

NOTES:

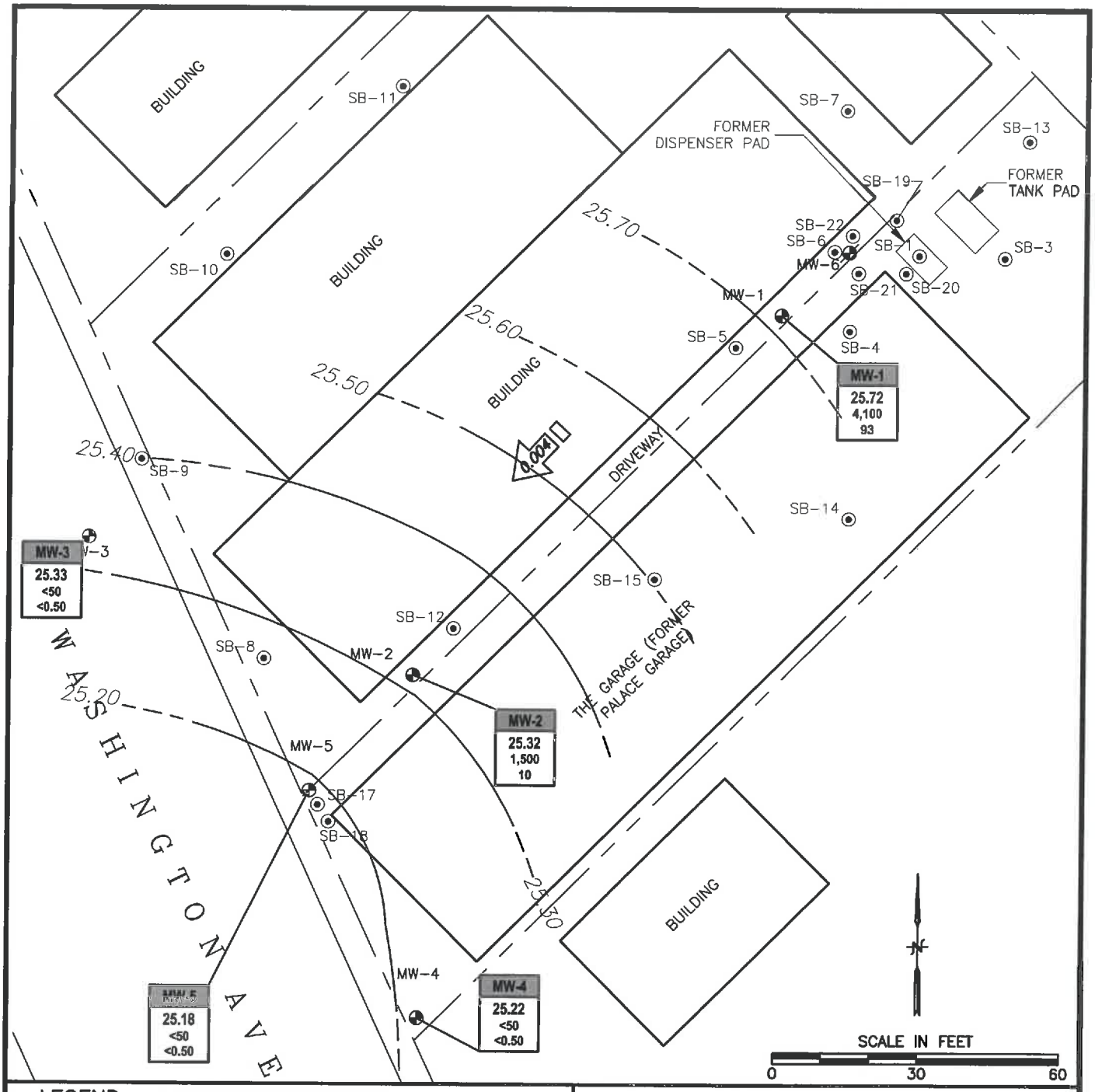
1. BASEMAP SOURCE: MORROW SURVEYING 02/05/03
2. REPOTED IN UG/M3. METHANE REPORTED AS %.

FIGURE 2

SITE PLAN WITH SUB SLAB VAPOR PROBE LOCATIONS

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

INNOVEX
ENVIRONMENTAL MANAGEMENT, INC.
3900 Lennane Drive • Suite 130
Sacramento • California • 95834
Phone: (800) 988-7880



LEGEND:

- SOIL BORING LOCATION
- MONITORING WELL LOCATION
- DESTROYED MONITORING WELL LOCATION
- WELL DESIGNATION
- ELEV — GROUNDWATER ELEVATION (FT ABOVE MSL)
- GRO — GRO and BENZENE CONCENTRATIONS (µg/L)
- BENZENE
- 20.0 — GROUNDWATER ELEVATION CONTOURS (FEET ABOVE MEAN SEA LEVEL– NAVD 88)
- 0.01 — GROUNDWATER FLOW DIRECTION AND GRADIENT (FT/FT)
- < — NOT DETECTED AT OR ABOVE LABORATORY REPORTING LIMITS

NOTES:

1. BASEMAP SOURCE: MORROW SURVEYING 02/05/03

FIGURE 2

SECOND QUARTER 2017 GROUNDWATER CONTOUR MAP JUNE 29, 2017

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

INNOVEX
ENVIRONMENTAL MANAGEMENT, INC.
2300 Clayton Road • Suite 1435
Concord • California • 94520
Phone: (800) 988-7880

ATTACHMENT 9

EXPLORATORY BORING LOG

Project Number: 135

Project Name: 14336 Washington Avenue
San Leandro, CA 94587

Boring Number: SB-1

Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC

Date: 2/1/99

Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
							0 - .33 FT.: ASPHALT
24/48						CL	.33 - 5.0 FT.: CLAY (CL), BLACK, SANDY, FIRM, DAMP, NO ODOR.
	212			5			
48/48							
						CL	5.0 - 14.0 FT.: CLAY (CL), BROWN, SANDY, FIRM, DAMP, SLIGHT GASOLINE ODOR BEGINNING AT 10.5 FEET.
48/48	378			10			
48/48							
				15		ML	14.0 - 16.0 FT.: CLAYEY SILT (ML), GREEN, MOIST TO SATURATED, GASOLINE ODOR.
	321						
							CONTINUOUSLY CORED TO 16 FT. DISCRETE WATER SAMPLER PUSHED TO 21 FEET WITH 4 FEET OF SCREEN EXPOSED.

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH HYDRATED BENTONITE HOLE PLUG.

EXPLORATORY BORING LOG

Project Number: 135 Boring Number: SB-2

Project Name: 14336 Washington Avenue San Leandro, CA 94587 Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC Date: 2/1/99 Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
						SW	0 - .33 FT.: ASPHALT
18/48							.33 - 2.0 FT.: AGGREGATE BASE MATERIAL; GRAVELLY SAND (SW), GREY, GRAVEL TO .75-INCH DIAMETER, FINE TO COARSE-GRAINED, CLAYEY, SILTY, DAMP, NO ODOR.
				5			
48/48							
	12					CL	2.0 - 16.0 FT.: CLAY (CL), DARK GREEN, SILTY, FIRM, DAMP, GASOLINE ODOR BEGINNING AT 6.0 FEET.
48/48	22			10			
							@ 12 FT.: THIN WET ZONE.
48/48	189		▼	15			@ 14 FT.: VERY SANDY TO BASE.
48/48						SP	16.0 - 20.0 FT.: SAND (SP), GREY-GREEN, FINE TO MEDIUM-GRAINED, SATURATED, GASOLINE ODOR, PRODUCT/SHEEN ON DRILL RODS.
	116			20			
							CONTINUOUSLY CORED TO 20 FT. DISCRETE WATER SAMPLER PUSHED TO 21 FEET WITH 4 FEET OF SCREEN EXPOSED.

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH HYDRATED BENTONITE HOLE PLUG.

EXPLORATORY BORING LOG

Project Number: 135
Boring Number: SB-3

Project Name: 14336 Washington Avenue
San Leandro, CA 94587
Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC
Date: 2/1/99
Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
						SW	0 - .33 FT.: ASPHALT
36/48						CL	.33 - 2.0 FT.: AGGREGATE BASE MATERIAL; GRAVELLY SAND (SW), RED-BROWN, GRAVEL TO .75-INCH DIAMETER, FINE TO COARSE-GRAINED, CLAYEY, SILTY, DAMP, NO ODOR.
	5			5			2.0 - 4.0 FT.: CLAY (CL), BLACK, SANDY, FIRM, DAMP, NO ODOR.
48/48						CL	4.0 - 9.0 FT.: CLAY (CL), BROWN, SANDY, FIRM, DAMP, NO ODOR.
48/48				10		CL	9.0 - 15.5 FT.: CLAY (CL), GREEN, SANDY, FIRM, DAMP, GASOLINE ODOR.
48/48	8		▼	15			@ 14 FT.: VERY SANDY TO BASE.
48/48						SP	15.5 - 20.0 FT.: SAND (SP), BROWN, MEDIUM TO COARSE-GRAINED, SATURATED, GASOLINE ODOR.
				20			CONTINUOUSLY CORED TO 20 FT. DISCRETE WATER SAMPLER PUSHED TO 21 FEET WITH 4 FEET OF SCREEN EXPOSED.

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH HYDRATED BENTONITE HOLE PLUG.

EXPLORATORY BORING LOG

Project Number: 135
Boring Number: SB-4

Project Name: 14336 Washington Avenue
San Leandro, CA 94587
Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC
Date: 2/1/99
Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
24/48				5		SW	0 - .33 FT.: CONCRETE
						CL	.33 - 2.0 FT.: AGGREGATE BASE MATERIAL; GRAVELLY SAND (SW), MOTTLED BROWN AND YELLOW-GREEN, GRAVEL TO .75-INCH DIAMETER, FINE TO COARSE-GRAINED, CLAYEY, SILTY, DAMP, NO ODOR.
	1						2.0 - 6.0 FT.: CLAY (CL), BLACK, SANDY, FIRM, DAMP, NO ODOR.
48/48				10		CL	6.0 - 12.0 FT.: CLAY (CL), DARK BROWN, SANDY, FIRM, DAMP, NO ODOR.
48/48	4						@ 11.5 FT.: GREEN WITH GASOLINE ODOR TO BASE.
48/48	26		▼	15		ML	12.0 - 16.0 FT.: CLAYEY SILT (ML), GREEN, DAMP, GASOLINE ODOR.
							@ 15.5 FT.: VERY SANDY, SATURATED.
				20			CONTINUOUSLY CORED TO 16 FT. DISCRETE WATER SAMPLER PUSHED TO 21 FEET WITH 4 FEET OF SCREEN EXPOSED.

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH HYDRATED BENTONITE HOLE PLUG.

EXPLORATORY BORING LOG

Project Number: 135

Project Name: 14336 Washington Avenue
San Leandro, CA 94578

Boring Number: SB-5

Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC

Date: 3/23/99

Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
						SC	0 - .33 FT.: ASPHALT UNDERLAIN BY AGGREGATE BASE MATERIAL
48/48	0						.33 - 2.0 FT.: CLAYEY SAND (SC), LIGHT BROWN, FINE TO MEDIUM-GRAINED, GRAVELLY, DAMP, NO ODOR.
				5		CL	2.0 - 8.0 FT.: CLAY (CL), BLACK, SANDY, FIRM, DAMP, NO ODOR.
48/48	0						
48/48	11.5			10		CL	8.0 - 12.0 FT.: CLAY (CL), DARK BROWN, SANDY, FIRM, ORGANIC MATERIAL, DAMP, NO ODOR.
						CL	12.0 - 13.0 FT.: CLAY (CL), BROWN, SANDY, FIRM, DAMP, GASOLINE ODOR @ 13 FEET.
						CL	
48/48			▼	15		ML	13.0 - 14.0 FT.: CLAY (CL), GREEN, SANDY, FIRM, DAMP, GASOLINE ODOR.
						SP	14.0 - 15.0 FT.: CLAYEY SILT (ML), GREEN, DAMP TO MOIST, GASOLINE ODOR.
							15.0 - 16.0 FT.: GRAVELLY SAND (SP), GREEN, MEDIUM TO COARSE-GRAINED, WET, GASOLINE ODOR.
				20			CONTINUOUSLY CORED TO 16 FT. DISCRETE WATER SAMPLER PUSHED TO 20 FEET WITH 4 FEET OF SCREEN EXPOSED.

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH NEAT PORTLAND TYPE II CEMENT.

EXPLORATORY BORING LOG

Project Number: 135

Boring Number: SB-6

Project Name: 14336 Washington Avenue
San Leandro, CA 94578

Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC

Date: 3/23/99

Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
						SC	0 - .33 FT.: ASPHALT UNDERLAIN BY AGGREGATE BASE MATERIAL
48/48	0						.33 - 2.0 FT.: GRAVELLY, CLAYEY SAND (SC), LIGHT BROWN, FINE TO MEDIUM-GRAINED, GRAVEL TO 1-INCH DIAMETER, DAMP, NO ODOR.
				5		CL	2.0 - 6.0 FT.: CLAY (CL), BLACK, SANDY, STIFF, ROOTLETS, DAMP, NO ODOR.
48/48	0						6.0 - 14.0 FT.: CLAY (CL), BROWN, SANDY, STIFF, ORGANIC MATERIAL, DAMP, NO ODOR.
							@ 9.0 - 14.0 FT.: GREEN STAINING.
48/48	181			10		CL	
48/48			▼	15		ML	14.0 - 16.0 FT.: CLAYEY SILT (ML), GREEN-BROWN, DAMP TO MOIST, GASOLINE ODOR.
							CONTINUOUSLY CORED TO 16 FT. DISCRETE WATER SAMPLER PUSHED TO 20 FEET WITH 4 FEET OF SCREEN EXPOSED.
				20			

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH NEAT PORTLAND TYPE II CEMENT.

EXPLORATORY BORING LOG

Project Number: 135 Boring Number: SB-7

Project Name: 14336 Washington Avenue San Leandro, CA 94578 Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC Date: 3/23/99 Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
						SC	0 - .33 FT.: ASPHALT UNDERLAIN BY AGGREGATE BASE MATERIAL
48/48	0					CL	.33 - 2.0 FT.: GRAVELLY, CLAYEY SAND (SC), LIGHT BROWN, FINE TO MEDIUM-GRAINED, GRAVEL TO 1-INCH DIAMETER, DAMP TO MOIST, NO ODOR.
				5			2.0 - 5.0 FT.: CLAY (CL), BLACK, SANDY, FIRM, DAMP, NO ODOR.
48/48	0					CL	5.0 - 7.0 FT.: CLAY (CL), BROWN, SANDY, FIRM, DAMP, NO ODOR.
48/48	2.4			10		CL	7.0 - 14.0 FT.: CLAY (CL), GREEN, SANDY, FIRM, DAMP, GASOLINE ODOR.
48/48			▼	15		ML	14.0 - 16.0 FT.: SILT (ML), GREEN, CLAYEY, MOIST TO WET, GASOLINE ODOR.
							CONTINUOUSLY CORED TO 16 FT. DISCRETE WATER SAMPLER PUSHED TO 20 FEET WITH 4 FEET OF SCREEN EXPOSED.
				20			

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH NEAT PORTLAND TYPE II CEMENT.

EXPLORATORY BORING LOG

Project Number: 135

Project Name: 14336 Washington Avenue
San Leandro, CA 94578

Boring Number: SB-8

Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC Date: 7/29/99

Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
							0 - .5 FT.: ASPHALT UNDERLAIN BY AGGREGATE BASE MATERIAL
48/48							.5 - 14.0 FT.: CLAY (CL), DARK BROWN, SILTY, SANDY, OCCASIONAL GRAVEL SEAMS, FIRM, DAMP, NO ODOR.
				5			
48/48						CL	
							@ 8.0 FT.: LIGHT BROWN.
				10			
48/48							
							@ 12.0 FT.: VERY SILTY.
48/48			▼				
				15		ML	14.0 - 15.0 FT.: SILT (ML), LIGHT BROWN, VERY CLAYEY, MOIST, NO ODOR.
						GP	15.0 - 16.0 FT.: GRAVEL (GP), BROWN, MEDIUM TO COARSE-GRAINED, SATURATED, NO ODOR.
							CONTINUOUSLY CORED TO 16 FT. DISCRETE WATER SAMPLER PUSHED TO 20 FEET WITH 4 FEET OF SCREEN EXPOSED.
				20			

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH NEAT PORTLAND TYPE II CEMENT.

EXPLORATORY BORING LOG

Project Number: 135

Project Name: 14336 Washington Avenue
San Leandro, CA 94578

Boring Number: SB-9

Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC Date: 7/29/99

Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
							0 - .17 FT.: ASPHALT
48/48							.17- 13.0 FT.: CLAY (CL), DARK BROWN, SILTY, SANDY, GRAVELLY, SEAMS, FIRM, DAMP, NO ODOR.
				5			
48/48						CL	
							@ 8.0 FT.: LIGHT BROWN, VERY SILTY.
				10			
48/48							
						ML	13.0 - 15.0 FT.: SILT (ML), BROWN, CLAYEY, MOIST, NO ODOR.
48/48			▼	15		SP	13.0 - 16.0 FT.: SAND (SP), BROWN, FINE TO MEDIUM-GRAINED, SATURATED, NO ODOR.
							CONTINUOUSLY CORED TO 16 FT. DISCRETE WATER SAMPLER PUSHED TO 20 FEET WITH 4 FEET OF SCREEN EXPOSED.
				20			

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH NEAT PORTLAND TYPE II CEMENT.

EXPLORATORY BORING LOG

Project Number: 135 Boring Number: SB-10

Project Name: 14336 Washington Avenue, San Leandro, CA 94578 Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC Date: 7/29/99 Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
							0 - .83 FT.: CONCRETE UNDERLAIN BY AGGREGATE BASE MATERIAL.
36/48							.83 - 12.0 FT.: CLAY (CL), BLACK, SILTY, MEDIUM FIRM, DAMP, NO ODOR.
				5			@ 5.0 FT.: DARK BROWN, GRAVELLY.
48/48						CL	@ 7.0 FT.: LIGHT BROWN, OCCASIONAL GRAVELLY SEAMS WITH QUARTZ PEBBLES TO .5-INCH DIAMETER.
48/48				10			@ 12.0 FT.: FRAGMENTS OF WEATHERED ROCK.
48/48			▼	15		SP	12.0 - 16.0 FT.: SAND (SP) BROWN, MEDIUM TO COARSE-GRAINED, VERY GRAVELLY, SATURATED, NO ODOR.
							CONTINUOUSLY CORED TO 16 FT. DISCRETE WATER SAMPLER PUSHED TO 20 FEET WITH 4 FEET OF SCREEN EXPOSED.
				20			

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH NEAT PORTLAND TYPE II CEMENT.

EXPLORATORY BORING LOG

Project Number: 135

Project Name: 14336 Washington Avenue
San Leandro, CA 94578

Boring Number: SB-11

Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC Date: 7/29/99 Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
36/48							0 - .33 FT.: CONCRETE.
							.33 - 14.0 FT.: CLAY (CL), BLACK, SILTY, MEDIUM FIRM, DAMP, NO ODOR.
48/48				5			@ 5.0 FT.: DARK BROWN.
							@ 6.0 FT.: LIGHT BROWN.
						CL	
48/48				10			
							@ 11.0 FT.: VERY SILTY.
48/48			▼				
				15		ML	14.0 - 15.0 FT.: SILT (ML), BROWN, SANDY, MOIST, NO ODOR.
						SP	15.0 - 16.0 FT.: SAND (SP), BROWN, SILTY, BLACK GRAVEL TO .75-INCH DIAMETER, MEDIUM TO COARSE-GRAINED, SATURATED, NO ODOR.
							CONTINUOUSLY CORED TO 16 FT. DISCRETE WATER SAMPLER PUSHED TO 20 FEET WITH 4 FEET OF SCREEN EXPOSED.
				20			

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH NEAT PORTLAND TYPE II CEMENT.

EXPLORATORY BORING LOG

Project Number: 135

Boring Number: SB-12

Project Name: 14336 Washington Avenue
San Leandro, CA 94578

Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC

Date: 7/29/99

Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
							0 - .66 FT.: ASPHALT UNDERLAIN BY AGGREGATE BASE MATERIAL.
36/48							.66 - 14.0 FT.: CLAY (CL), BLACK, SILTY, MEDIUM FIRM, DAMP, NO ODOR.
				5			@ 4.0 FT.: ABUNDANT ROOTLETS, H2S ODOR.
48/48							@ 5.0 FT.: DARK BROWN, FIRM.
						CL	
48/48				10			
48/48			▼	15		ML	14.0 - 16.0 FT.: SILT (ML), BROWN WITH GREEN STAINNING, SANDY, MOIST, HYDROCARBON ODOR.
							CONTINUOUSLY CORED TO 16 FT. DISCRETE WATER SAMPLER PUSHED TO 20 FEET WITH 4 FEET OF SCREEN EXPOSED.
				20			

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH NEAT PORTLAND TYPE II CEMENT.

EXPLORATORY BORING LOG

Project Number: 135

Project Name: 14336 Washington Avenue
San Leandro, CA 94578

Boring Number: SB-13

Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC Date: 7/29/99 Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
							0 - .66 FT.: ASPHALT UNDERLAIN BY AGGREGATE BASE MATERIAL.
36/48							.66 - 13.0 FT.: CLAY (CL), BLACK, SILTY, SANDY, ORGANICS, MEDIUM FIRM, DAMP, NO ODOR.
							@ 2.0 FT.: MOTTLED DARK BROWN AND BLACK, SOME FINE-GRAINED GRAVEL.
				5			
48/48						CL	@ 7.0 FT.: GREEN STAINING WITH HYDROCARBON ODOR.
				10			
48/48							
						ML	13.0 - 15.50 FT.: SILT (ML), GREEN, MOIST, HYDROCARBON ODOR.
48/48			▼	15			
						SP	15.5 - 16.0 FT.: SAND (SP), GREEN, MEDIUM TO COARSE-GRAINED, [illegible] SATURATED, HYDROCARBON ODOR.
							CONTINUOUSLY CORED TO 16 FT. DISCRETE WATER SAMPLER PUSHED TO 20 FEET WITH 4 FEET OF SCREEN EXPOSED.
				20			

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH NEAT PORTLAND TYPE II CEMENT.

EXPLORATORY BORING LOG

Project Number: 135

Project Name: 14336 Washington Avenue
San Leandro, CA 94578

Boring Number: SB-14

Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC Date: 7/29/99 Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
							0 - .5.0 FT.: CONCRETE UNDERLAIN BY AGGREGATE BASE MATERIAL.
48/48							.50 - 14.0 FT.: CLAY (CL), MOTTLED BLACK AND BROWN, SANDY, GRAVELLY, RED BRICK FRAGMENTS, MEDIUM FIRM, DAMP, NO ODOR.
				5			@ 2.0 FT.: BLACK.
48/48							@ 6.0 FT.: BROWN.
						CL	
48/48				10			
							@ 12.0 FT.: VERY SILTY.
48/48							
				15		ML	14.0 - 16.0 FT.: SILT (ML), GREEN, CLAYEY, SANDY SEAMS, MOIST, SLIGHT HYDROCARBON ODOR.
							CONTINUOUSLY CORED TO 16 FT. DISCRETE WATER SAMPLER PUSHED TO 20 FEET WITH 4 FEET OF SCREEN EXPOSED.
				20			

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH NEAT PORTLAND TYPE II CEMENT.

EXPLORATORY BORING LOG

Project Number: 135

Boring Number: SB-15

Project Name: 14336 Washington Avenue
San Leandro, CA 94578

Page Number: 1 of 1

By: ALLCAL PROPERTY SERVICES, INC

Date: 7/29/99

Surface Elevation: NA

RECOVERY (in/in.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES ANALYZED	SOIL TYPE	DESCRIPTION
							0 - .50 FT.: CONCRETE UNDERLAIN BY AGGREGATE BASE MATERIAL.
36/48							.50 - 14.0 FT.: CLAY (CL), DARK BROWN TO BLACK, SANDY, MEDIUM FIRM, DAMP, NO ODOR.
				5			@ 5.0 FT.: DARK BROWN.
48/48						CL	
				10			
48/48							@ 12.0 FT.: VERY SILTY.
48/48			▼	15		ML	14.0 - 16.0 FT.: CLAYEY SILT (ML), BROWN, MOIST, NO ODOR.
							CONTINUOUSLY CORED TO 16 FT. DISCRETE WATER SAMPLER PUSHED TO 20 FEET WITH 4 FEET OF SCREEN EXPOSED.
				20			

Remarks: BORING CONTINUOUSLY CORED WITH 2.0 - INCH O. D., DIRECT-PUSH, GEOPROBE SYSTEM. SAMPLES COLLECTED IN 1.75- BY 48 - INCH PETG LINER. BORING SEALED TO GROUND SURFACE WITH NEAT PORTLAND TYPE II CEMENT.

SOIL BORING LOG

BORING NO:	SB-16
SHEE	1 OF 1
PROJECT NAME:	PALACE GARAGE
PROJECT NUMBER:	575-2G033
DATE:	12/6/02
DRILLING COMPANY:	V&W DRILLING
DRILLING METHOD:	GEOPROBE PUSH-DRILL
BORING DIAMETER:	2 INCHES
DEPTH:	24.0 FEET

GROUNDWATER LEVELS

DATE	COMMENTS	DEPTH BGS
12/6/02	INITIALLY ENCOUNTERED	15.5 FEET

DEPTH (FEET)	SAMPLE NO.	RECOVERY (IN)	SAMPLE INTERVAL		PID (PPM)	USCS	REMARKS
				1" Asphaltic Concrete over 2" Aggregate Baserock.			
1				Sandy Clay (CL), Light brown, moist, stiff, medium to coarse sand (FILL).		CL	
2							Brick encountered in boring.
3				Silty Clay (CL), Dark brown, moist, stiff, (NATIVE).		CL	
4					403		No odor.
5							
6				As above; medium brown.	1221		
7							No odor.
8					588		No odor.
9							
10							
11				As above; many fine sand.			
12					179		No odor.
13							
14							
15				Clayey Sand (SC), Medium brown, very moist to wet, medium sand.		SC	Water at approx. 15.5 feet.
16				As above; wet.	199		No odor.
17							
18							Softer at 18 feet.
19				As above; fine to medium sand, some silt.			
20							
21							
22				Sandy Silt (ML), Medium brown, wet, stiff, fine sand.		ML	
23							
24				Boring terminated at 24.0 feet.			
25				Groundwater encountered at approximately 15.5 feet. Borehole converted to MW-4 (22.5 feet total well depth).			

Reviewed By:

LOGGED BY: Brand Burfield

MONITORING WELL RECORD

WELL/BORING NO: MW-4 / SB-16

DATE: 12/6/02 | PROJECT NAME: PALACE GARAGE | PROJECT NO: 579-2G033

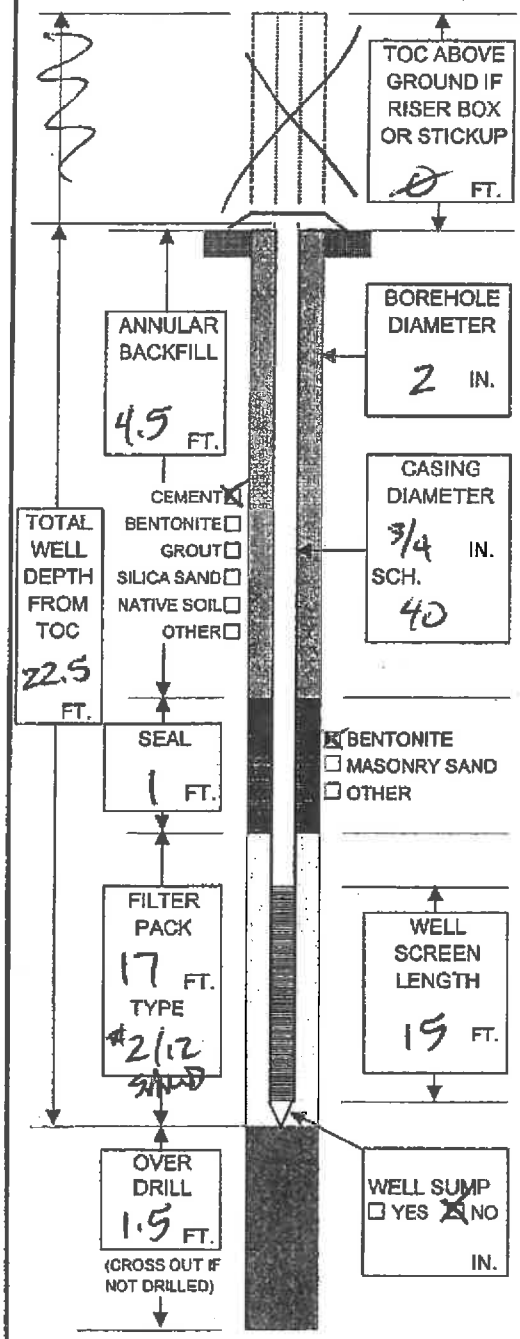
LOCATION PLAN: | SEC: TWN: RGE: | LAT: LONG:

DRILLERS: V+W Drilling - Ryan Kubit

PERMIT INFORMATION: ACPWA W02-1160

WELL TYPE: ☒ SHALLOW ☒ SINGLE CASED ☒ MONITORING
☒ PERMANENT ☐ INTERMEDIATE ☐ DOUBLE CASED ☐ RECOVERY
☐ TEMPORARY ☐ DEEP ☐ OTHER ☐ OTHER

WELL SCHEMATIC



INSTALLATION DATA

DECON. ☐ STEAM CLEAN ☐ HIGH PRESSURE WASH ☒ SOAP WASH ☐ OTHER

CASING TYPE: ☒ PVC ☐ STAINLESS ☐ TEFLON ☐ OTHER
JOINTS: ☒ THREADED ☐ WELDED ☐ COUPLED ☐ SCREWED ☐ OTHER
PIT CASING: ☐ YES ☒ NO ☐ DESCRIBE

WELL SCREEN: ☒ PVC ☐ STAINLESS ☐ TEFLON ☐ OTHER
DIAMETER: ☐ 2" ☐ 4" ☐ 6" ☒ OTHER 3/4 IN
SLOT: ☐ 0.010 ☒ 0.020 ☐ OTHER ____ IN

DRILLING METHOD: ☐ SOLID STEM ☐ HOLLOW STEM ☐ MUD ROTARY ☐ AIR ROTARY ☒ DIRECT PUSH ☐ HAND AUGER ☐ OTHER
BIT SIZE: ☒ 2" ☐ 4" ☐ 6" ☐ 8" ☐ 12" ☐ OTHER ___ IN
DRILLING MUD: ☒ NONE ☐ WATER ☐ BENTONITE ☐ OTHER
CENTRALIZER: ☐ YES ☒ NO

COMPLETION: ☒ FLUSH MOUNT ☐ STICKUP ☐ RISER BOX
LOCK TYPE: ☐ DOLPHIN ☐ MASTER KEY NO. ____ ☐ OTHER
PAD: ☐ 2'X2' ☐ 4'X4' ☐ OTHER

CUTTINGS: ☐ DRUMMED NUMBER OF DRUMS ____ ☐ SPREAD ☒ OTHER

DEVELOPMENT METHOD: ☐ NONE ☐ BAILING ☐ PUMPING ☐ AIR LIFT ☐ SURGE & BLOCK ☐ OTHER
TIME: ☐ 10 MIN ☐ 20 MIN ☐ OTHER ____ MIN
AMOUNT ☐ 5 GAL ☐ 10 GAL ☐ OTHER ____ GAL
WATER BEFORE: ☐ SILTY ☐ TURBID ☐ OPAQUE ☐ CLEAR
WATER AFTER: ☐ SILTY ☐ TURBID ☐ OPAQUE ☐ CLEAR
EVIDENT ODOR: ☐ YES ☐ NO TYPE

DEVELOPMENT WATER: ☒ DRUMMED NUMBER OF DRUMS < 1 ☐ SPREAD ☐ TREATED ☐ POTW ☐ OTHER

WATER LEVEL: INITIAL 15.5 FT ☐ BTOC ☒ BLS
DATE: 1/2/03 13.45 FT BELOW TOC
DATE: ____ ____ FT BELOW TOC

NOTES: (DESCRIBE ALL NON-STANDARD METHODS & MATERIALS)

PSI

PREPARED BY: B. BURTEJ

Rev. 04/2001

SOIL BORING LOG

BORING NO:	SB-17
SHEE	1 OF 1

PROJECT NAME:	PALACE GARAGE
PROJECT NUMBER:	575-2G033 DATE: 12/6/02
DRILLING COMPANY:	V&W DRILLING
DRILLING METHOD:	GEOPROBE PUSH-DRILL
BORING DIAMETER:	2 INCHES DEPTH: 20.0 FEET

GROUNDWATER LEVELS

DATE	COMMENTS	DEPTH BGS
12/6/02	INITIALLY ENCOUNTERED	16.5 FEET

DEPTH (FEET)	SAMPLE NO.	RECOVERY (IN)	SAMPLE INTERVAL		PID (PPM)	USCS	REMARKS
				1" Asphaltic Concrete over 2" Aggregate Baserock.			
1–2				Clayey Sand (SC), Light brown, damp to moist, medium dense, fine to medium sand, many fine to medium gravel, (FILL).		SC	No odor.
3–4				Silty Clay (CL), Dark brown, moist, stiff, some rootlet voids, (NATIVE).	65	CL	No odor.
5–7				As above; medium brown.	81		No odor.
8–11				As above; damp to moist.	29		
12–15				Gravelly Sand (SW), Medium to dark brown, damp to moist, medium to coarse sand, fine to medium gravel.		SW	No odor.
16				As above; very moist.	28		Water at approx. 16.5 feet.
17							No odor.
18–19				Silty Clay (CL), Medium brown, wet, stiff.	54	CL	Moderate gasoline odor and green staining from 18.5 to 20.0 feet.
20–25				Boring terminated at 24.0 feet. Groundwater encountered at approximately 15.5 feet. Borehole backfilled with cement to 3 feet below grade, soil to 6 inches below grade and topped with concrete.			

Reviewed By:

LOGGED BY: Brand Burfield

EXPLORATORY BORING LOG/ WELL CONSTRUCTION DETAIL

Project Number: 135
Project Name: 14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

Boring Number: MW-1
Page Number: 1 OF 1

By: ALLCAL ENVIRONMENTAL Date: 5/10/00

Top of Casing Elevation: 37.47

RECOVERY (ft./ft.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES	SOIL TYPE	DESCRIPTION
							0 - .5 ft. Asphalt underlain by aggregate base rock.
						CL	.5 - 6.0 ft. CLAY (CL): dark brown to black, silty, sandy, firm, damp, no odor.
1.5/1.5		20		5			
							6.0 - 15.0 ft. CLAY (CL): brown, silty, sandy, trace of gravel, soft to firm, damp, no odor.
1.5/1.5		14		10		CL	@ 10.0 ft. green with hydrocarbon odor.
			▼	15			
1.5/1.5		5				SP	15.0 - 21.0 ft. SAND (SP): green, alternating fine and medium-grained, saturated, hydrocarbon odor.
				20			
1.5/1.5		10					
1.5/1.5		9				CL	21.0 - 24.5 ft. CLAY (CL): mottled brown and orange, sandy, soft, damp, no odor.
1.5/1.5		9		25			
							Total depth of boring 24.5 feet.
							Total depth of well 24 feet.
				30			
				35			

WELL DETAIL: Vault Box; Portland Cement; 2-inch O.D. PVC Blank Casing With Locking Cap; Bentonite; No. 2/12 Sand Pack; .010-Slotted, 2-inch, O.D., PVC Screen With End Cap

BORING DETAIL: Drilled with continuous-flight, 8-inch O.D., hollow-stem auger. Samples collected in a standard penetration sampler.

2-inch O.D. diameter well constructed inside boring.

EXPLORATORY BORING LOG/ WELL CONSTRUCTION DETAIL

Project Number: 135
Project Name: 14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

Boring Number: MW-2
Page Number: 1 OF 1

By: ALLCAL ENVIRONMENTAL Date: 5/10/00 Top of Casing Elevation: 36.99

RECOVERY (ft./ft.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES	SOIL TYPE	DESCRIPTION	WELL DETAIL
						CL	0 - .83 ft. Asphalt underlain by aggregate base rock.	Vault Box
							.83 - 2.5 ft. CLAY (CL): dark brown to black, silty, sandy, firm, damp, no odor.	
				5			2.5 - 13.0 ft. CLAY (CL): brown, silty, sandy,soft to firm, damp, no odor.	Portland Cement
1.5/1.5		27				CL		
				10			@ 10.0 ft. very sandy.	Bentonite
1.5/1.5		18						2-Inch O.D. PVC Blank Casing With Locking Cap
				15		CL	13.0 - 16.5 ft. CLAY (CL): green, very silty, damp to wet, hydrocarbon odor. Sand in shoe.	
1.5/1.5		4	▼					
						SP	16.5 - 20.5 ft. SAND (SP): grey, medium-grained, saturated, hydrocarbon odor.	No. 2/12 Sand Pack
				20				
1.5/1.5		3				CL	20.5 - 25.0 ft. CLAY (CL): mottled brown and black, sandy, soft to firm, damp, no odor.	.010 Slotted, 2-Inch, O.D., PVC Screen With End Cap
1.5/1.5		5		25				
							Total depth of boring 25 feet.	
							Total depth of well 24 feet.	
				30				
				35				

BORING DETAIL: Drilled with continuous-flight, 8-inch O.D., hollow-stem auger. Samples collected in a standard penetration sampler.

2-inch O.D. diameter well constructed inside boring.

EXPLORATORY BORING LOG/ WELL CONSTRUCTION DETAIL

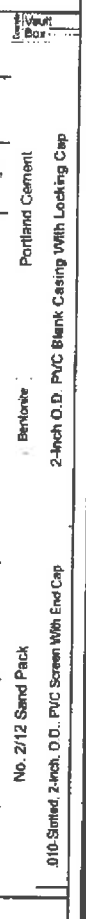
Project Number: 135
Project Name: 14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

Boring Number: MW-3
Page Number: 1 OF 1

By: ALLCAL ENVIRONMENTAL Date: 5/10/00 Top of Casing Elevation: 36.88

RECOVERY (ft./ft.)	VAPORS (ppm)	PENETRATION (blows/ft.)	GROUND-WATER LEVEL	DEPTH (ft.)	SAMPLES	SOIL TYPE	DESCRIPTION
						SP	0 - 1.0 ft. Street Surface: 8 inches asphalt underlain by aggregate base rock.
							1.0 - 2.0 ft. SAND (SP): grey, fine to medium-grained, gravelly, damp, no odor.
						CL	2.0 - 5.0 ft. CLAY (CL): dark brown to black, silty, sandy, medium-firm, damp, no odor.
				5			
1.5/1.5		25					5.0 - 15.0 ft. CLAY (CL): brown, silty, sandy, medium-firm, damp, no odor.
				10		CL	@ 10.0 ft. Light brown, very sandy, soft.
1.5/1.5		14					
			▼	15			
1.5/1.5		6				SP/GP	15.0 - 16.5 ft. SAND (SP) AND GRAVEL (GP): alternating layers 2-3 inches thick, brown, sand: fine to medium-grained, gravel: medium-grained, saturated, no odor.
1.5/1.5		10					
1.5/1.5		6				SP	16.5 - 19.5 ft. SAND (SP): brown, fine to medium-grained, saturated, no odor.
1.5/1.5		4		20			
							@ 19.0 ft. Fine-grained, very clayey.
1.5/1.5		5				CL	
1.5/1.5		8					19.5 - 24.0 ft. CLAY (CL): mottled brown and orange, very sandy, soft, damp, no odor.
				25			Total depth of boring and well is 24 feet.
				30			
				35			

WELL DETAIL



BORING DETAIL: Drilled with continuous-flight, 8-inch O.D., hollow-stem auger. Samples collected in a standard penetration sampler.

2-inch O.D. diameter well constructed inside boring.

CLOSURE SOLUTIONS, INC.

Client: **Kerry & Associates**
Location: **14336 Washington Ave.**
San Leandro, CA

Well No: **MW-5**
Date Drilled: **1/24/12**
Page 1 of 1

Project No: **1601-02-03**
Logged By: **Matthew Farris**
Driller: **Cleah Heart Drilling, Inc.**
Drilling Method: **Hollow Stem Auger**
Sampling Method: **Cal Modified Split Spoon**

Well Diameter: **2"**
Well Depth: **18'**
Casing Type: **PVC**
Slot Size: **0.010"**
Sand Pack: **#2/12**

Screen Interval: **11-18'**
Hole Diameter: **8"**
Hole Depth: **18'**
First Water Depth: **16'**

▽ = First Water
▼ = Static Groundwater

Elevation | Northing | Easting

Well Completion (Backfill / Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Blow Counts	Depth (feet)	Sample Recovery / Interval	Soil Type	LITHOLOGY / DESCRIPTION
Concrete								**Asphalt - 6"**
								Aggregate base rock
Neat Cement				Hand Augured	1–4			**CL** Lean Clay (CL), dark gray, stiff, moist, approximately 95% fines, medium to high plasticity, trace sand, fine grained, no hydrocarbon odor.
				5	5			
			8	7	6			**CL** Lean Clay with Sand (CL), dark brown, stiff, moist, approximately 85% dines, medium plasticity, up to approximately 15% sand, fine grianed, no organics, no hydrocarbon odor.
				9	7–9			
Bentonite					10			
				4				**CL** As above
				11	11			
				12				**SP** Poorly graded sand with Gravel (SP), brown, dense, moist, approximately 75% sand, fine to coarse grained, approximately 25% gravel, up to 3/4" in diameter, sub-angular to sub-round, slight hydrocarbon odor.
#2/12 Sand Filter				10	12–14			
			173	10				
0.010" Screen				12				
▽					15–16			
				2	17			
				3				**SP** As above except: saturated. Clay in shoe
				5	18			**CL** Lean Clay with Sand (CL), brown, soft, wet, approximately 85% fines, low to medium plasticity, approximatley 15% sand, fine grained, no hydrocarbon odor.
					19–22			

CLOSURE SOLUTIONS, INC.

Client: **Kerry & Associates**
Location: **14336 Washington Ave.**
San Leandro, CA

Well No: **MW-6**
Date Drilled: **1/24/12**
Page 1 of 1

Project No: **1601-02-03**
Logged By: **Matthew Farris**
Driller: **Cleah Heart Drilling, Inc.**
Drilling Method: **Hollow Stem Auger**
Sampling Method: **Cal Modified Split Spoon**

Well Diameter: **2"**
Well Depth: **20'**
Casing Type: **PVC**
Slot Size: **0.010"**
Sand Pack: **#2/12**

Screen Interval: **13-20'**
Hole Diameter: **8"**
Hole Depth: **20'**
First Water Depth: **15'**

▽ = First Water
▼ = Static Groundwater

Elevation | Northing | Easting

Well Completion (Backfill / Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Blow Counts	Depth (feet)	Sample Recovery / Interval	Soil Type	LITHOLOGY / DESCRIPTION
Concrete				Hand Augured	1			**Asphalt - 6"**
								Aggregate base rock
					2			**CL** Lean Clay (CL), dark gray, stiff, moist, approximately 95% fines, medium to high plasticity, trace sand, fine grained, trace organics, moderate hydrocarbon odor.
					3			
					4			
				6	5			
			0.0	10	6			**CL** Lean Clay with Sand (CL), dark brown, stiff, moist, approximately 85% dines, medium plasticity, up to approximately 15% sand, fine grianed, no organics, no hydrocarbon odor.
Neat Cement				11	7			
					8			
					9			
Bentonite				4	10			**CL** As above except: increasd in sand content, approximately 25 - 30% fine sand, low to medium plasticity.
				6	11			
				8	12			**SP** Poorly graded sand with Silt (SP), green, loose moist, approximately 80% sand, fine to medium grained, up to approximately 20% fines,non-plastic, strong hydrocarbon odor.
				3	13			
			385	3	14			
				5				
	▽			2	15			**SP** As above except : wet
				2				
#2/12 Sand Filter				6	16			
				2	17			**SP** Poorly Graded Sand (SP), green, loose, saturated, approximately 90% sand, fine to medium grained, up to 10% fines, strong hydrocarbon odor.
0.010" Screen			360	3	18			
				5				
					19			
				2	20			**CL** Sandy Clay (CL), mottled gray and brown, soft, wet, approximately 70% fines, low to medium plasticity, approximatley 30% sand, fine grained, no hydrocarbon odor.
			10.0	3	21			
				3				
					22			

ATTACHMENT 10

Figure 3
Historical Groundwater Flow Direction Rose Diagram
December 31, 2002 to June 29, 2017

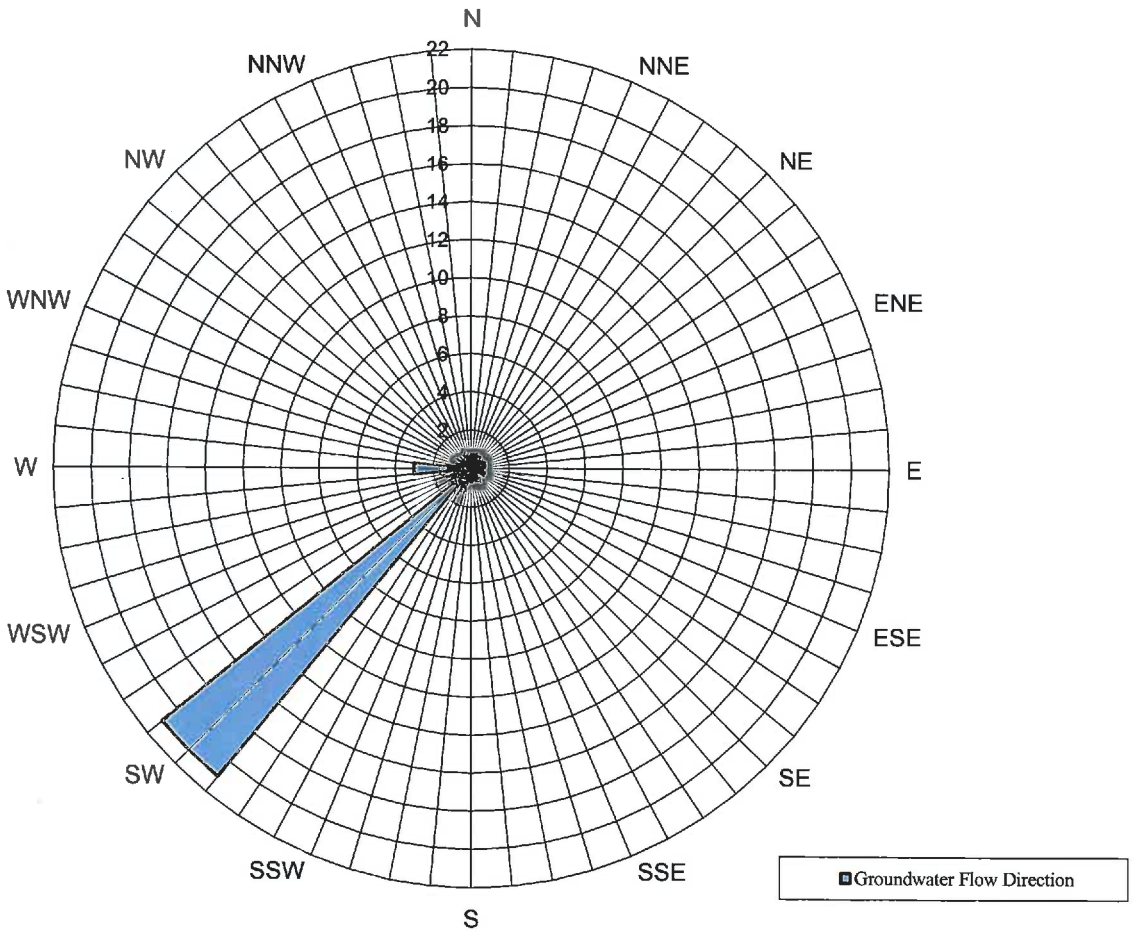


TABLE 2
Groundwater Gradient and Flow Direction
Palace Garage Site
14336 Washington Avenue
San Leandro, California

Site	Monitoring Date	Groundwater Flow Direction															
		N	NNE	NE	ENE	E	ESE	SE	SSE	S	SSW	SW	WSW	W	WNW	NW	NNW
	12/31/02	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	12/21/06	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
	03/29/07	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
	09/27/07	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	12/20/07	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	02/21/08	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
	05/15/08	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	08/07/08	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	11/13/08	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	06/19/09	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	11/03/09	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
	05/04/10	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
	11/08/10	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	04/22/11	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	12/15/11	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
	05/09/12	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	11/08/12	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	02/07/13	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	05/02/13	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	09/16/13	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	02/07/14	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	09/16/14	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	11/10/15	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
	05/05/16	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	08/17/16	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	10/27/16	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	01/31/17	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	06/29/17	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
		0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**21**	**2**	**3**	**0**	**0**	**0**

TABLE

SUMMARY OF SOIL AND GROUNDWATER CHEMICAL ANALYSES

Soil Boring	Matrix	Depth (ft)	TPHG	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE
SB-1	soil[1]	10-10.5	440b	0.51	2.6	8.1	47	<0.5
SB-1	soil	15-15.5	4700a	12	21	88	480	<10
SB-2	soil	10-10.5	<1.0	0.016	0.012	<0.005	0.016	<0.05
SB-2	soil	15-15.5	790a	0.64	4.8	5.3	18	<0.5
SB-3	soil	10-10.5	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
SB-3	soil	15-15.5	<1.0	<0.005	0.021	<0.005	0.010	<0.05
SB-4	soil	11.5-12	<1.0	<0.005	0.010	<0.005	0.007	<0.05
SB-4	soil	15-15.5	35bj	0.029	0.32	0.13	0.22	<0.05
SB-5	soil	11.5-12	2.8a	0.092	0.023	0.064	0.11	<0.05
SB-5	soil	15-15.5	1900a	4.3	14	35	170	<10
SB-6	soil	10-10.5	880a	3.5	16	18	89	<1
SB-6	soil	15-15.5	3200a	22	160	89	460	<10
SB-7	soil	10-10.5	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
SB-7	soil	15-15.5	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
SB-8	soil	14-14.5	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
SB-9	soil	15-15.5	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
SB-10	soil	14.5-15	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
SB-11	soil	15-15.5	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
SB-12	soil	15-15.5	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
SB-13	soil	7.5-8	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
SB-13	soil	15-15.5	460a	6.3	3.3	13	42	<0.50
SB-14	soil	15-15.5	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
SB-15	soil	15-15.5	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
SB-1	water[2]	17-21	69000ah	370	6200	3500	15000	<200

SB-2	water	17-21	69000ah	670	760	2700	8600	<400
SB-3	water	17-21	1700a	8.8	28	52	160	<5.0
SB-4	water	17-21	4000a	18	170	120	480	<10.0
SB-5	water	16-20	91000ahi	3800	4300	4600	21000	<200
SB-6	water	16-20	94000ah	5900	10000	5000	25000	<900
SB-7	water	16-20	1500bji	<0.5	0.89	3.6	1.1	<10
SB-8	water	16-20	<50	<0.5	<0.5	<0.5	<0.5	<5.0
SB-9	water	16-20	<50	<0.5	<0.5	<0.5	<0.5	<5.0
SB-10	water	16-20	<50	<0.5	<0.5	<0.5	<0.5	<5.0
SB-11	water	16-20	<50	<0.5	<0.5	<0.5	<0.5	<5.0
SB-12	water	16-20	59000ah	6000	560	4500	10000	<200
SB-13	water	16-20	270bj	<0.5	0.53	5.4	15	<5.0
SB-14	water	16-20	250j	<0.5	8.0	<0.5	<0.5	<5.0
SB-15	water	16-20	220j	<0.5	6.5	<0.5	<0.5	<5.0

[1] Contaminant concentrations for soil reported in parts per million (ppm). [2] Contaminant concentrations for water reported in parts per billion (ppb). a) Unmodified or weakly modified gasoline is significant. b) Heavier gasoline range compounds are significant (aged gasoline?). h) Higher than water immiscible sheen is present. i) liquid sample contains greater than~5 vol.% sediment. j) No recognizable pattern.

Table 2
Grab Groundwater Analytical Data

Former Palace Garage
14336 Washington Avenue
San Leandro, California

Sample ID	Date Sampled	GRO (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Total Xylenes (ug/L)
SB-18W	7/26/2010	ND<50	0.79	ND<0.50	ND<0.50	ND<1.5

Abbreviations:

GRO	=	Gasoline range organics C6-C12
ug/L	=	Micrograms per liter
ND	=	Not detected above noted laboratory reporting limit

Table 1
Groundwater Elevation and Analytical Data
Palace Garage
14336 Washington Avenue
San Leandro, California

Well ID	Date Sampled	Casing Elevation (Feet MSL)	Depth To Water (Feet)	Groundwater Elevation (Feet)	TPHg/ GRO (ug/L)	B (ug/L)	T (ug/L)	E (ug/L)	X (ug/L)	Naphthalene (ug/L)
MW-1	12/31/2002	37.59	13.62	23.97	48,000	1,030	2,380	1,690	9,220	---
	9/22/2006		13.33	24.26	44,000	870	2,200	720	9,700	---
	12/21/2006		13.94	23.65	17,000	240	980	180	5,000	---
	3/29/2007		13.71	23.88	2,000	30	85	23	550	---
	9/27/2007		15.53	22.06	540	14	3.9	44	87	---
	12/20/2007		15.69	21.90	280	4.3	1.3	15	37	---
	2/21/2008		13.72	23.87	19,000	300	150	1,100	4,900	---
	5/15/2008		14.60	22.99	7,200	140	50	370	2,040	---
	8/7/2008		15.62	21.97	820	13	3.1	44	100	---
	11/13/2008		16.14	21.45	670	10	2.1	31	110	---
	6/19/2009		15.15	22.44	1,490	85.8	13.4	164	310	---
	11/3/2009		15.98	21.61	75	6.0	0.70	12	40.5	---
	5/4/2010		13.40	24.19	18,000	300	61	880	4,070	---
	11/8/2010		15.83	21.76	170	4.9	ND<0.50	7.7	24	---
	4/22/2011		12.34	25.25	3,800	250	48	810	3,260	---
	12/15/2011		14.77	22.82	1,500	21	0.88	29	4.6	---
	5/9/2012		13.56	24.03	20,000	190	27	810	3,150	---
	11/8/2012		15.68	21.91	630	2.8	1.4	30	51.9	---
	2/7/2013		13.99	23.60	---	---	---	---	---	---
	5/2/2013		14.65	22.94	2,000	79	13	580	1,780	180
	9/6/2013		15.96	21.63	---	---	---	---	---	---
	2/7/2014		16.75	20.84	740	3.0	ND<0.50	19	31	3.7
	9/16/2014		17.01	20.58	590	6.7	ND<0.50	18	24	3
	11/10/2015		16.95	20.64	1,300	32.0	3.0	82	47	18
	5/5/2016		13.40	24.19	24,000	100	23	1,800	3,850	580
	8/17/2016		14.97	22.62	760	13	0.88	32	31	5.5
	10/27/2016		15.61	21.98	290	10	9.0	9.5	63	2.4
	1/31/2017		12.64	24.95	920	9.8	2.4	93	157	28
	6/29/2017		**11.87**	**25.72**	**4,100**	**93**	**16**	**1,800**	**1,894**	**160**

Table 1
Groundwater Elevation and Analytical Data
Palace Garage
14336 Washington Avenue
San Leandro, California

Well ID	Date Sampled	Casing Elevation (Feet MSL)	Depth To Water (Feet)	Groundwater Elevation (Feet)	TPHg/ GRO (ug/L)	B (ug/L)	T (ug/L)	E (ug/L)	X (ug/L)	Naphthalene (ug/L)
MW-2	12/31/2002	37.12	13.38	23.74	1,670	1,030	11.00	23	16.4	---
	9/22/2006		13.25	23.87	1,800	53	1.40	14	7.5	---
	12/21/2006		13.89	23.23	--	--	--		--	---
	3/29/2007		13.57	23.55	2,100	51	1.30	--	4.5	---
	9/27/2007		15.37	21.75	1,600	58	0.99	12	3.7	---
	12/20/2007		15.40	21.72	1,500	63	1.1	16	4.9	---
	2/21/2008		13.60	23.52	710	23	ND<0.50	6.2	1.1	---
	5/15/2008		14.47	22.65	1,600	84	1.4	28	9.8	---
	8/7/2008		15.48	21.64	2,100	86	1.6	22	9.0	---
	11/13/2008		15.99	21.13	2,300	46	1.1	15	4.5	---
	6/19/2009		15.03	22.09	931	60.1	ND<2.0	30	3.1	---
	11/3/2009		15.87	21.25	220	22	0.55	9.4	5.05	---
	5/4/2010		12.92	24.20	950	14	0.57	9.1	13.2	---
	11/8/2010		15.71	21.41	1,900	45	1.6	44	9.28	---
	4/22/2011		12.27	24.85	1,400	30	1.2	29	5.78	---
	12/15/2011		14.86	22.26	4,300	160	26	480	790	---
	5/9/2012		13.44	23.68	4,300	21	0.65	23	7.77	---
	11/8/2012		15.54	21.58	1,700	68	2.6	63	14.4	---
	2/7/2013		13.90	23.22	---	---	---	---	---	---
	5/2/2013		14.55	22.57	2,700	140	2.9	130	9.34	790
	9/6/2013		15.81	21.31	---	---	---	---	---	---
	2/7/2014		16.68	20.44	1,100	78	1.2	28	30	190
	9/16/2014		16.90	20.22	1,500	46	ND<0.50	18	1.2	26
	11/10/2015		16.85	20.27	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	5/5/2016		13.30	23.82	10,000	27	1.0	17	ND<1.5	8.0
	8/17/2016		14.90	22.22	7,900	82	4.2	83	6.1	8.2
	10/27/2016		15.48	21.64	1,700	31	8.6	36	58	4.9
	1/31/2017		12.39	24.73	1,700	44	2.6	23	12.4	4.2
	6/29/2017		**11.80**	**25.32**	**1,500**	**10**	**1.3**	**44**	**7.24**	**4.0**

Table 1
Groundwater Elevation and Analytical Data
Palace Garage
14336 Washington Avenue
San Leandro, California

Well ID	Date Sampled	Casing Elevation (Feet MSL)	Depth To Water (Feet)	Groundwater Elevation (Feet)	TPHg/ GRO (ug/L)	B (ug/L)	T (ug/L)	E (ug/L)	X (ug/L)	Naphthalene (ug/L)
MW-3	12/31/2002	37.01	13.29	23.72	<50	<0.5	<0.5	<0.5	<1.0	---
	9/22/2006		13.14	23.87	<50	<0.5	<0.5	<0.5	<1.5	---
	12/21/2006		--	--	--	--	--	--	--	---
	3/29/2007		13.47	23.54	<50	<0.5	<0.5	<0.5	<1.5	---
	9/27/2007		15.29	21.72	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	---
	12/20/2007		15.30	21.71	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	---
	2/21/2008		---	---	---	---	---	---	---	---
	5/15/2008		14.35	22.66	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	---
	8/7/2008		15.39	21.62	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	---
	11/13/2008		15.90	21.11	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	---
	6/19/2009		14.94	22.07	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<2.0	---
	11/3/2009		15.76	21.25	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	---
	5/4/2010		13.20	23.81	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	11/8/2010		15.62	21.39	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	4/22/2011		12.17	24.84	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	12/15/2011		14.63	22.38	150	1.5	ND<0.50	3.0	12.2	---
	5/9/2012		13.36	23.65	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	11/8/2012		15.48	21.53	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	2/7/2013		13.79	23.22	---	---	---	---	---	---
	5/2/2013		14.41	22.60	75	ND<0.50	ND<0.50	ND<0.50	ND<1.50	ND<1.0
	9/6/2013		15.74	21.27	---	---	---	---	---	---
	2/7/2014		16.50	20.51	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	9/16/2014		16.76	20.25	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	11/10/2015		17.70	19.31	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	5/5/2016		13.20	23.81	460	ND<0.50	ND<0.50	ND<0.50	ND<1.5	2.2
	8/17/2016		14.78	22.23	54	ND<0.50	ND<0.50	0.67	1.3	ND<1.0
	10/27/2016		15.34	21.67	300	23	16	13	93	2.8
	1/31/2017		12.30	24.71	120	2.5	1.8	1.8	12.1	ND<1.0
	6/29/2017		**11.68**	**25.33**	**ND<50**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<1.5**	**ND<1.0**

Table 1
Groundwater Elevation and Analytical Data
Palace Garage
14336 Washington Avenue
San Leandro, California

Well ID	Date Sampled	Casing Elevation (Feet MSL)	Depth To Water (Feet)	Groundwater Elevation (Feet)	TPHg/ GRO (ug/L)	B (ug/L)	T (ug/L)	E (ug/L)	X (ug/L)	Naphthalene (ug/L)
MW-4	12/31/2002	37.09	13.45	23.64	<50	<0.5	<0.5	<0.5	<1.0	---
	9/22/2006		13.40	23.69	<50	<0.5	<0.5	<0.5	<1.5	---
	12/21/2006		13.86	23.23	<50	<0.5	<0.5	<0.5	<1.5	---
	3/29/2007		13.69	23.40	<50	<0.5	<0.5	<0.5	<1.5	---
	9/27/2007		15.48	21.61	ND<50	1.5	ND<0.50	0.71	0.74	---
	12/20/2007		15.28	21.81	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	---
	2/21/2008		13.56	23.53	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	---
	5/15/2008		14.58	22.51	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	---
	8/7/2008		15.57	21.52	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	---
	11/13/2008		16.09	21.00	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	---
	6/19/2009		15.15	21.94	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<2.0	---
	11/3/2009		16.03	21.06	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	---
	5/4/2010		13.11	23.98	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	11/8/2010		15.89	21.20	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	4/22/2011		12.40	24.69	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	12/15/2011		15.03	22.06	86	ND<0.50	ND<0.50	ND<0.50	1.3	---
	5/9/2012		13.51	23.58	ND<50	ND<0.50	0.84	ND<0.50	ND<1.5	---
	11/8/2012		15.64	21.45	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	2/7/2013		13.98	23.11	---	---	---	---	---	---
	5/2/2013		14.61	22.48	68	ND<0.50	ND<0.50	ND<0.50	ND<1.50	ND<1.0
	9/6/2013		15.90	21.19	---	---	---	---	---	---
	2/7/2014		16.69	20.40	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	9/16/2014		16.97	20.12	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	11/10/2015		16.89	20.20	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	5/5/2016		13.40	23.69	570	0.59	1.0	1.8	4.1	2.3
	8/17/2016		14.97	22.12	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	10/27/2016		15.63	21.46	ND<50	12	11	10	75	2.4
	1/31/2017		12.43	24.66	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	6/29/2017		**11.87**	**25.22**	**ND<50**	**ND<0.50**	**1.1**	**ND<0.50**	**ND<1.5**	**ND<1.0**

Table 1
Groundwater Elevation and Analytical Data
Palace Garage
14336 Washington Avenue
San Leandro, California

Well ID	Date Sampled	Casing Elevation (Feet MSL)	Depth To Water (Feet)	Groundwater Elevation (Feet)	TPHg/ GRO (ug/L)	B (ug/L)	T (ug/L)	E (ug/L)	X (ug/L)	Naphthalene (ug/L)
MW-5	2/2/2012	37.27	15.06	22.21	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.50	---
	5/9/2012		13.68	23.59	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.50	---
	resurvey 10/11/12	36.96								---
	11/8/2012		15.62	21.34	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.50	---
	2/7/2013		13.91	23.05	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.50	ND<1.5
	5/2/2013		14.56	22.40	82	ND<0.50	ND<0.50	ND<0.50	ND<1.50	ND<1.5
	9/6/2013		15.87	21.09	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.50	ND<1.5
	2/7/2014		16.70	20.26	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	9/16/2014		16.96	20.00	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	11/10/2015		16.88	20.08	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	5/5/2016		13.34	23.62	1,000	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	8/17/2016		14.92	22.04	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	10/27/2016		15.50	21.46	240	15	13	11	85	2.6
	1/31/2017		12.35	24.61	ND<50	1.9	1.5	1.7	11.5	ND<1.0
	6/29/2017		**11.78**	**25.18**	**ND<50**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<1.5**	**ND<1.0**
MW-6	2/2/2012	37.34	14.63	22.71	17,000	340	57	1,900	2,100	---
	5/9/2012		13.26	24.08	34,000	170	310	1,700	3,920	---
	11/8/2012		15.36	21.98	9,700	210	270	2,800	3,320	---
	2/7/2013		13.63	23.71	7,700	250	240	2,800	4,790	1,100
	5/2/2013		14.35	22.99	16,000	82	36	1,200	1,050	490
	9/6/2013		15.64	21.70	19,000	130	61	1,900	1,480	830
	2/7/2014		16.62	20.72	13,000	46	13	550	224	290
	9/16/2014		16.70	20.64	5,400	78	14	780	282	410
					Destroyed May 15, 2015					

Table 1
Groundwater Elevation and Analytical Data
Palace Garage
14336 Washington Avenue
San Leandro, California

Well ID	Date Sampled	Casing Elevation (Feet MSL)	Depth To Water (Feet)	Groundwater Elevation (Feet)	TPHg (ug/L)	B (ug/L)	T (ug/L)	E (ug/L)	X (ug/L)	Naphthalene (ug/L)

ABBREVIATIONS:

TPHg/ GRO	total petroleum hydrocarbons as gasoline. Gasoline range organics
B	Benzene
T	Toluene
E	Ethylbenzene
X	Total xylenes
ug/L	Micrograms per liter (parts per billion [ppb])
---	Not analyzed/measured/applicable
ND<	Not detected at or above specified laboratory reporting limit
Bold	Current sampling event
MSL	mean sea level

LIMITATIONS:

Background information, including but not limited to previous field measurements, analytical results, Site plans, and other data have been obtained from previous consultants, and/or third parties, in the preparation of this report. INNOVEX Environmental Management, Inc. (INNOVEX) has relied on this information as furnished. INNOVEX is not responsible for, nor has it confirmed the accuracy of data collected or generated by others.

Table 2
Fuel Oxygenate & Lead Scavenger Analytical Data
Palace Garage
14336 Washington Avenue
San Leandro, California

Well ID	Date Sampled	MTBE (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	1,2-DCA (µg/L)	EDB (µg/L)
MW-1	12/31/2002	<0.5	--	--	--	--	--	--
	9/22/2006	<1.0	--	--	--	--	--	--
	12/21/2006	3.9	--	--	--	--	--	--
	3/29/2007	<1.0	--	--	--	--	--	--
	9/27/2007	1.6	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	12/21/2007	1.5	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	2/21/2008	ND<7.0	ND<40	ND<7.0	ND<7.0	ND<7.0	ND<7.0	ND<7.0
	5/15/2008	ND<2.5	ND<15	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5
	8/7/2008	1.0	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
	11/13/2008	1.1	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
MW-2	12/31/2002	<0.5	--	--	--	--	--	--
	9/22/2006	<1.0	--	--	--	--	--	--
	12/21/2006	--	--	--	--	--	--	--
	3/29/2007	1.10	--	--	--	--	--	--
	9/27/2007	0.89	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	12/20/2007	0.95	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	2/21/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	5/15/2008	ND<0.90	ND<5.0	ND<0.90	ND<0.90	ND<0.90	ND<0.90	ND<0.90
	8/7/2008	0.59	ND<5.0	ND<0.90	ND<0.90	ND<0.90	--	--
	11/13/2008	0.53	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--

Table 2
Fuel Oxygenate & Lead Scavenger Analytical Data
Palace Garage
14336 Washington Avenue
San Leandro, California

Well ID	Date Sampled	MTBE (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	1,2-DCA (µg/L)	EDB (µg/L)
MW-3	12/31/2002	<0.5	--	--	--	--	--	--
	9/22/2006	<1.0	--	--	--	--	--	--
	12/21/2006	--	--	--	--	--	--	--
	3/29/2007	<1.0	--	--	--	--	--	--
	9/27/2007	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	12/20/2007	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	2/21/2008	--	--	--	--	--	--	--
	5/15/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	8/7/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
	11/13/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
MW-4	12/31/2002	<0.5	--	--	--	--	--	--
	9/22/2006	<1.0	--	--	--	--	--	--
	12/21/2006	<1.0	--	--	--	--	--	--
	3/29/2007	<1.0	--	--	--	--	--	--
	9/27/2007	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	12/20/2007	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	2/21/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	5/15/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	8/7/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
	11/13/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--

Table 2
Fuel Oxygenate & Lead Scavenger Analytical Data
Palace Garage
14336 Washington Avenue
San Leandro, California

Well ID	Date Sampled	MTBE (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	1,2-DCA (µg/L)	EDB (µg/L)

ABBREVIATIONS:

MTBE	Methyl Tertiary Butyl Ether
TBA	Tertiary Butyl Alcohol
DIPE	Diisopropyl Ether
ETBE	Ethyl Tertiary Butyl ether
TAME	Tertiary Amyl Methyl Ether
1,2-DCA	1,2-Dichloroethane
EDB	1,2-Dibromoethane
µg/L	Micrograms per liter (parts per billion [ppb])
---	Not analyzed/measured/applicable
ND<	Not detected at or above specified laboratory reporting limit

LIMITATIONS Background information, including but not limited to previous field measurements, analytical results, Site plans, and other data have been obtained from previous consultants, and/or third parties, in the preparation of this report. Closure Solutions has relied on this information as furnished. Closure Solutions is not responsible for, nor has it confirmed the accuracy of data collected or generated by others.

ATTACHMENT 11

1. Total Petroleum Hydrocarbons as Gasoline (TPH-G)(EPA method 8015 Modified)
2. Benzene, Toluene, Xylenes, and Ethylbenzene (BTXE)(EPA method 8015 Mod.)
3. Organic Lead (California DOHS method)

Table 3 summarizes the laboratory test results. Complete laboratory data reports for all samples tested are included in Appendix A.

TABLE 3 SUMMARY OF ANALYTICAL RESULTS

Sample Location	*Sample Matrix*	*Constituent (ppm)*					
		Gasoline	*Benzene*	*Toluene*	*Xylenes*	*Ethylbenzene*	*Org. Lead*
SS-1[a]	Soil	19	0.210	0.410	0.140	0.043	7.0
SS-2[b]	Soil	1,900	1.200	14.000	67.000	11.000	9.9
Detection Limit		1	0.0025	0.0025	0.0025	0.0025	0.2

[a] Discrete soil sample taken approximately three feet below the UST.
[b] Composite sample (SS-2.1, 2.2 and 2.3) of stockpiled soil.

7.0 CONCLUSIONS

Based on the above analytical results for soil samples, it is our understanding that the San Leandro Fire Department will submit an Unauthorized Release Report to both the Regional Water Quality Control Board and the Alameda Department of Environmental Health. The Alameda Department of Environmental Health will direct the site owner or responsible parties to conduct additional investigations to determine the extent of gasoline constituents in soil and ground water at the site.

TABLE 1
SOIL ANALYTICAL DATA

Former Palace Garage
14336 Washington Avenue
San Leandro, California

Sample ID	Date Sampled	Depth (feet bgs)	TPHd/DRO (mg/kg)	TPHg/GRO (mg/kg)	B (mg/kg)	T (mg/kg)	E (mg/kg)	X (mg/kg)	MTBE (mg/kg)	Naphthalene (mg/kg)
SB-1	2/1/1999	10-10.5	–	440	0.51	2.6	8.1	47	<0.5	–
SB-1	2/1/1999	15-15.5	–	4,700	12	21	88	480	<10	–
SB-2	2/1/1999	10-10.5	–	<1.0	0.016	0.012	<0.005	0.016	<0.05	–
SB-2	2/1/1999	15-15.5	–	790	0.64	4.8	5.3	18	<0.5	–
SB-3	2/1/1999	10-10.5	–	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	–
SB-3	2/1/1999	15-15.5	–	<1.0	<0.005	0.021	<0.005	0.01	<0.05	–
SB-4	2/1/1999	10-10.5	–	<1.0	<0.005	0.01	<0.005	0.007	<0.05	–
SB-4	2/1/1999	15-15.5	–	35	0.029	0.32	0.13	0.22	<0.05	–
SB-5	3/23/1999	10-10.5	–	2.8	0.092	0.023	0.064	0.11	<10	–
SB-5	3/23/1999	15-15.5	–	1,900	4.3	14	35	170	<1	–
SB-6	3/23/1999	10-10.5	–	880	3.5	16	18	89	<10	–
SB-6	3/23/1999	15-15.5	–	3,200	22	160	89	460	<0.05	–
SB-7	3/23/1999	10-10.5	–	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	–
SB-7	3/23/1999	15-15.5	–	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	–
SB-8	7/29/1999	14-14.5	–	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	–
SB-9	7/29/1999	15-15.5	–	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	–
SB-10	7/29/1999	14-14.5	–	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	–
SB-11	7/29/1999	15-15.5	–	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	–
SB-12	7/29/1999	15-15.5	–	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	–
SB-13	7/29/1999	7.5-8	–	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	–
SB-13	7/29/1999	15-15.5	–	460	6.3	3.3	13	42	<0.5	–
SB-14	7/29/1999	15-15.5	–	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	–
SB-15	7/29/1999	15-15.5	–	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05	–
SB-16-15	5/19/2000	15	–	<0.06	<0.005	<0.005	<0.005	<0.005	<0.005	–
SB-17-19	5/19/2000	19	–	0.292	<0.005	<0.005	<0.005	<0.005	<0.005	–
SB-18-16.5	7/26/2010	16.5	–	<0.5	<0.005	<0.005	<0.005	<0.010	–	–
MW-5	1/24/2012	13	–	<0.50	<0.005	<0.005	0.0076	0.0364	–	–
MW-6	1/24/2012	10	–	3,600	0.59	0.56	77	361	–	–
	1/24/2012	13	–	2,000	0.19	0.5	40	170	–	–
SB-19-3	10/7/2013	3	–	1.0	<0.005	0.0095	<0.010	<0.015	–	<0.005
SB-19-5	10/7/2013	5	–	0.69	<0.005	0.0067	<0.005	<0.015	–	<0.005
SB-19-10	10/7/2013	10	–	0.66	<0.005	<0.005	<0.005	<0.015	–	<0.005
SB-20-3	10/7/2013	3	–	10	0.097	0.053	0.52	1.64	–	0.048
SB-20-5	10/7/2013	5	–	14	0.056	<0.005	0.53	0.166	–	1.4
SB-20-7	10/7/2013	7	–	550	0.12	<0.005	7.3	11.036	–	6.8
SB-20-10	10/7/2013	10	–	3500	0.35	0.15	51	129	–	29
SB-21-3	10/7/2013	3	–	<0.5	<0.005	0.027	<0.005	<0.015	–	<0.005
SB-21-5	10/7/2013	5	–	<0.5	<0.005	0.05	<0.005	<0.015	–	<0.005
SB-21-10	10/7/2013	10	–	<0.5	<0.005	<0.005	<0.005	<0.015	–	<0.005
SB-22-3	10/7/2013	3	–	1.6	<0.005	<0.005	0.036	0.012	–	<0.005
SB-22-5	10/7/2013	5	–	73	0.016	<0.005	1.2	1.91	–	3.7
SB-22-7	10/7/2013	7	–	8	<0.005	<0.005	0.089	0.2	–	0.28
SB-22-10	10/7/2013	10	–	1.6	<0.005	<0.005	0.017	<0.015	–	0.41
F-1-16	5/18/2015	16	ND<10	ND<0.50	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0150	–	ND<0.0050
F-2-16	5/19/2015	16	14	ND<0.50	ND<0.0050	0.060	ND<0.0050	0.0668	–	ND<0.0050
F-3-16	5/20/2015	16	150	3100	0.13	0.39	42	163	–	ND<0.0050
F-4-16	5/21/2015	16	ND<10	0.90	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0150	–	ND<0.0050
F-5-16		16	190	740	ND<0.0050	3.0	0.0081	11.1	–	ND<0.0050
F-6-16		16	ND<10	ND<0.50	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0150	–	ND<0.0050
W-1-12	5/18/2015	12	ND<10	ND<0.50	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0150	–	ND<0.0050
W-2-12	5/20/2015	12	ND<10	ND<0.50	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0150	–	ND<0.0050

Acronyms and Abbreviations:

< = Not detected at or above specified laboratory reporting limit
B = benzene
bgs = below ground surface
E = ethylbenzene
mg/kg = milligrams per kilogram (parts per million [ppm])
T = toluene
TPHg/GRP = total petroleum hydrocarbons as gasoline/Gasoline Range Organics (C6-C12)
X = total xylenes

ATTACHMENT 12

Table 2
Soil Vapor Analytical Data
Former Palace Garage
14336 Washington Blvd.
San Leandro, CA

Sample ID	Date Sampled	Sample Depth (feet bgs)	TPHg (ug/m^3)	Benzene (ug/m^3)	Toluene (ug/m^3)	Ethyl-benzene (ug/m^3)	Total Xylenes (ug/m^3)	Naphthalene (ug/m3)
SV-1	07/26/10	5	85,000	880	<190	8,900	6,200	--
SV-2	07/26/10	5	<7,200	15	58	9.0	32	--
SV-2 DUP	07/26/10	5	<7,200	15	55	8.8	30	--
SV-3	07/26/10	5	13,000	23	87	7.7	41	--
Outdoor Air	07/26/10	--	<7,200	<3.3	6.2	<4.4	<13.2	--
SV-4	10/11/13	5	34,000,000	66,000	4,200	270,000	560,000	8,400
SV-4D	10/11/13	5	33,000,000	73,000	6,800	300,000	604,000	6,600
SV-5	10/11/13	5	4,900	<3.4	4.7	7.9	22.8	8.3
SV-6	10/11/13	5	2,200,000	<700	1,500	<960	<1,920	33
Slab-1	03/17/16	1.5	4,800	4.5	83	8.6	46	<2.5
Slab-2	03/17/19	1.5	<470	<3.7	<4.3	<5.0	<10	<2.5
Slab-2 Dup	03/17/16	1.5	<470	<3.7	<4.3	<5.0	<10	<2.5
ESLs for Shallow Soil Gas (C/I)[1]			29,000	280	180,000	3,300	58,000	240

SUSPECT DATA

Sample ID	Date Sampled	Sample Depth (feet bgs)	2-Propanol (ug/m^3)	Methane (%)	Carbon Dioxide (%)	Oxygen (%)	Nitrogen (%)	Helium (%)
SV-1	07/26/10	5	<130	6,500	<0.18	20.2	82.7	--
SV-2	07/26/10	5	<13	<3,300	<0.19	20.1	81.3	--
SV-2 DUP	07/26/10	5	<13	<3,300	<0.18	19.7	80.7	--
SV-3	07/26/10	5	<13	<3,300	<0.19	20.5	83.5	--
Outdoor Air	07/26/10	--	<13	<3,300	<0.19	19.6	79.9	--
SV-4	10/11/13	5	--	5.4	13	2.2	79	<0.12
SV-4D	10/11/13	5	--	5.5	14	1.8	78	0.17
SV-5	10/11/13	5	--	0.00059	6.6	5.0	88	<0.11
SV-6	10/11/13	5	--	2.0	12	2.2	84	<0.11
Slab-1	03/17/16	1.5	--	0.00028	<0.023	17	83	<0.12
Slab-2	03/17/19	1.5	--	<0.00024	0.21	14	86	<0.12
Slab-2 Dup	03/17/16	1.5	--	<0.00024	0.21	14	86	<0.12
ESLs for Shallow Soil Gas (C/I)[1]			NE	NE	NE	NE	NE	NE

SUSPECT DATA

Table 2
Soil Vapor Analytical Data
Former Palace Garage
14336 Washington Blvd.
San Leandro, CA

Abbreviations:

–	=	Not Samples/ Not Analyzed
TPHg	=	Total Petroleum Hydrocarbons as gasoline
ug/m^3	=	micrograms per cubic meter
NE	=	not established
Bold	=	detection above ESLs
1	=	commercial/industrial land use from the 2007 Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater- Interim Final by the California Regional Water Quality Control Board, San Francisco Bay Region, November 2007, revised May 2008, Table E

Notes:
All sample containers were 1-Liter Summa Canisters
TPHg, benzene, toluene, ethylbenzene, and total xylenes were analyzed by EPA Method TO-15
Naphthanlene analyzed by TO-17
Carbon dioxide, oxygen, methane, nitrogen and helium were analyzed by EPA Method ASTM D-1946

TABLE 1
METEOROLOGICAL DATA

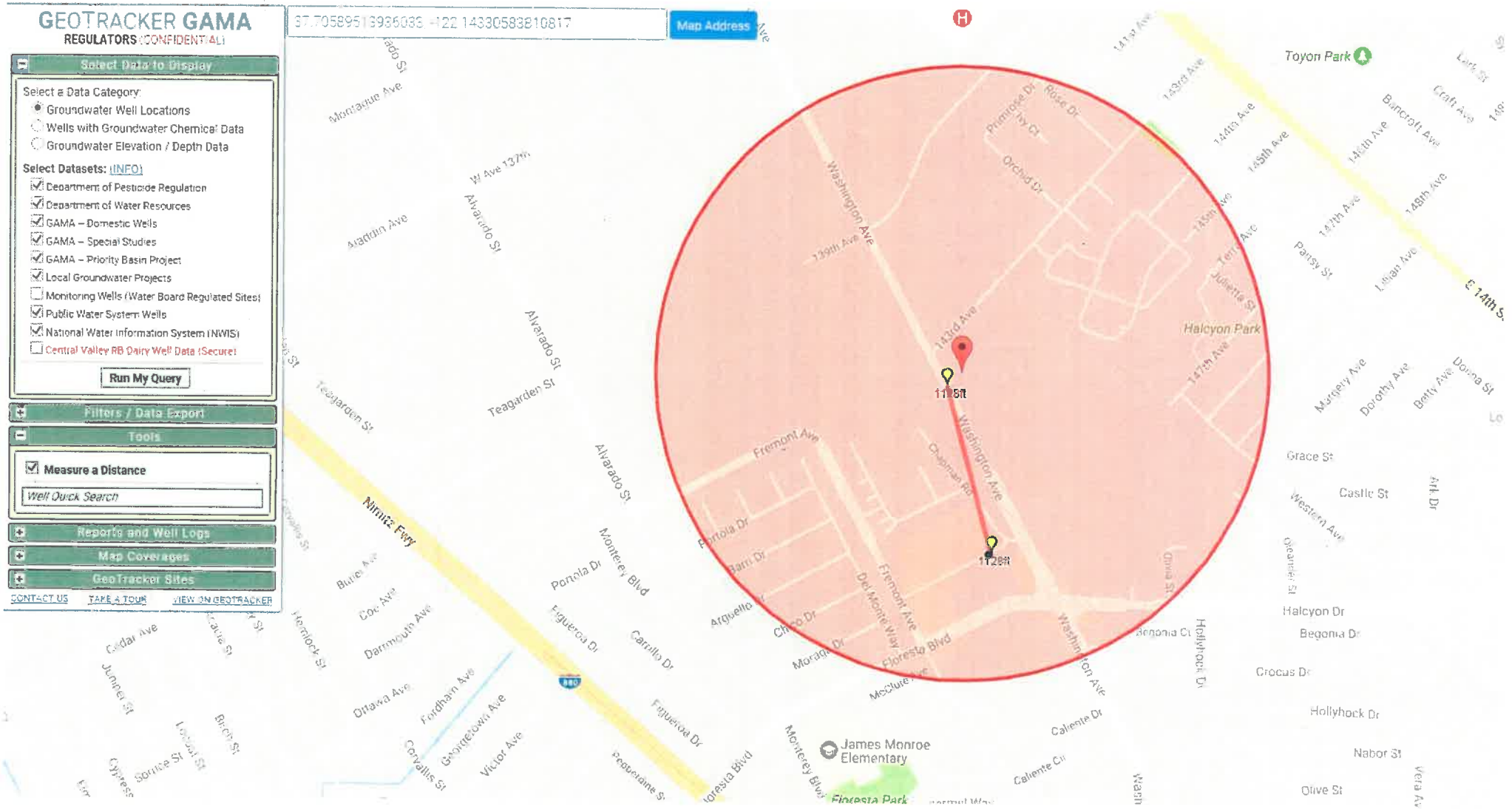
Former Palace Garage
14336 Washington Ave.
San Leandro, California

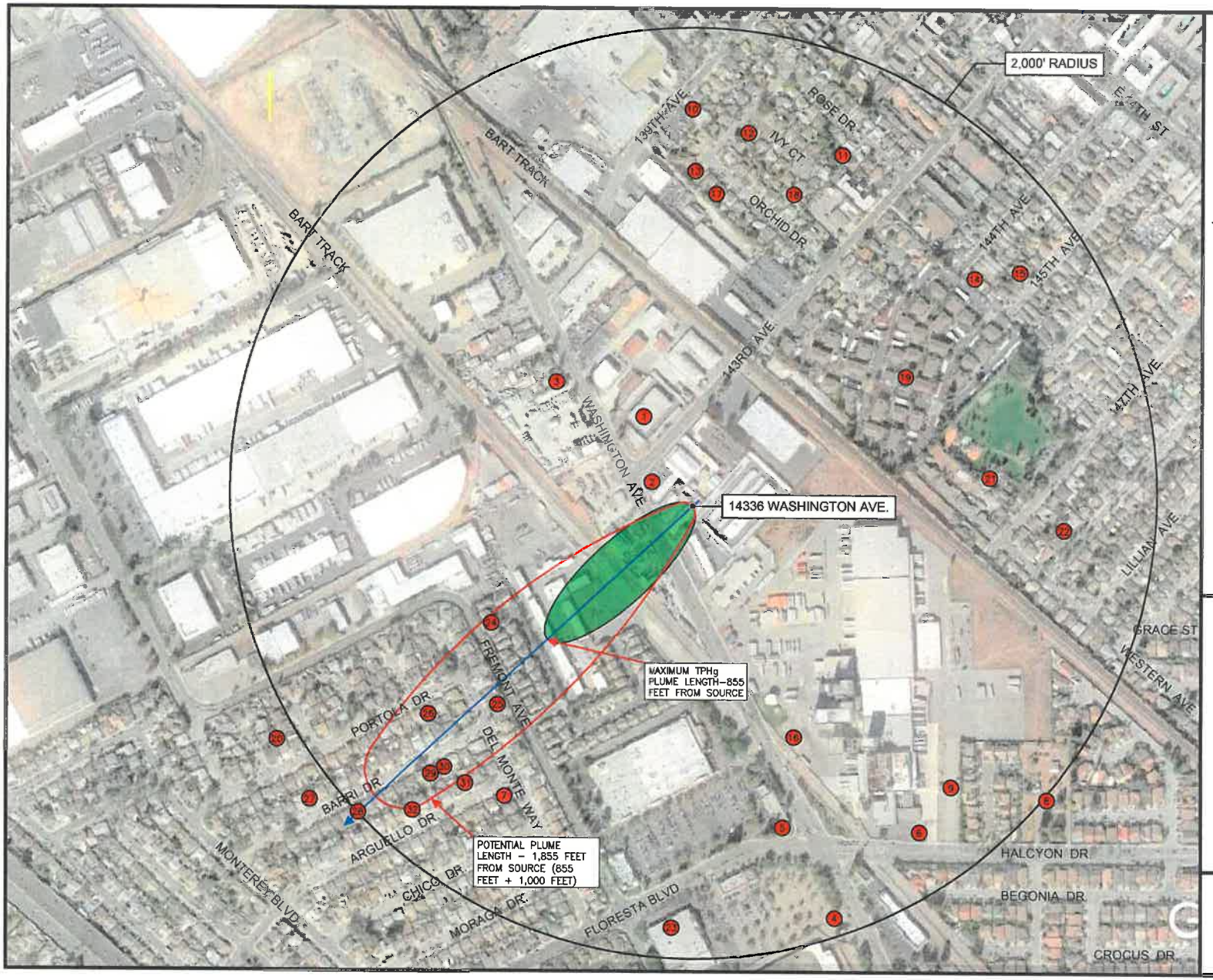
Date Sampled	Temperature (^{0}F)	Relative Humidity (%)	Wind Speed (mph)	Precipitation (inches)	Barometric Pressure (in)
10/8/2013	71	76	5WNW	0.00	29.84
10/9/2013	67	73	6S	0.00	29.69
10/10/2013	68	78	5NW	0.00	29.91
3/14/2016	57	58	7NNW	0.000	29.77
3/15/2016	52	60	2NNE	0.000	29.83
3/16/2016	52	72	1NE	0.000	30.02

Acronyms and Abbreviations:

%	=	percent
E	=	east
°F	=	degrees Farenheit
in	=	inches (at sea level)
mph	=	miles per hour
N	=	north
S	=	south
W	=	west

ATTACHMENT 13


GEOTRACKER GAMA
REGULATORS (CONFIDENTIAL)
Select Data to Display
Select a Data Category:
Groundwater Well Locations
Wells with Groundwater Chemical Data
Groundwater Elevation / Depth Data
Select Datasets: (INFO)
Department of Pesticide Regulation
Department of Water Resources
GAMA – Domestic Wells
GAMA – Special Studies
GAMA – Priority Basin Project
Local Groundwater Projects
Monitoring Wells (Water Board Regulated Sites)
Public Water System Wells
National Water Information System (NWIS)
Central Valley RB Dairy Well Data (Secure)
Run My Query
Filters / Data Export
Tools
Measure a Distance
Well Quick Search
Reports and Well Logs
Map Coverages
GeoTracker Sites
CONTACT US
TAKE A TOUR
VIEW ON GEOTRACKER
37.705895139366033, -122.14330583810817
Map Address
Toyon Park
Halcyon Park
James Monroe Elementary
Floresta Park
Nimitz Fwy
Washington Ave
Monterey Blvd
Fremont Ave
Floresta Blvd
Alvarado St
Teagarden St
Grace St
Castle St
Halcyon Dr
Begonia Dr
Crocus Dr
Hollyhock Dr
Nabor St
Olive St



APPROXIMATE SCALE IN FEET

0 400 800

LEGEND:

- PROPERTIES WITH WELLS, TABLE 1. (SOURCES: DWR, ACPWD, MAIL SURVEY)
- PREDOMINATE GROUNDWATER FLOW DIRECTION

FIGURE 5

WELL & SENSITIVE RECEPTOR SURVEY RESULTS

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

INNOVEX
ENVIRONMENTAL MANAGEMENT, INC.
2300 Clayton Road • Suite 1435
Concord • California • 94520
Phone: (800) 988-7880

Table 1

Water Supply Wells on Map

14336 Washington Avenue
San Leandro, CA

Map Symbol	Address	City	Owner/Site Name	Total Depth (feet)	Water Depth (feet)	Diameter (inches)	Use	Approximate Distance/Direction From Site	Source
1	501 143 Avenue	San Leandro	H. Mello	64	0	8	IRR	500 NNW	ACPWA
2	14300 Washington Avenue	San Leandro	Stefanovic Milivoje	100	0	10	IND	450 WNW	ACPWA & DWR
2	14300 Washington Avenue	San Leandro	Rhodes & Jamieson	253	20	12	IND	450 WNW	ACPWA
3	14143 Washington Avenue	San Leandro	Earl Bolton	65	0	6	IRR	1,000 NW	ACPWA
4	14441 Washington Avenue	San Leandro	Avansino Mortensen Nursery	135	38	8	IRR	1,700 NW	ACPWA & DWR
4	14441 Washington Avenue	San Leandro	Avansino Mortensen Nursery	235	0	12	IRR	1,700 NW	ACPWA
4	14441 Washington Avenue	San Leandro	Avansino Mortensen Nursery	254	0	12	IRR	1,700 NW	ACPWA
4	14441 Washington Avenue	San Leandro	Avansino Mortensen Nursery	215	35	12	IRR	1,700 NW	ACPWA
4	14441 Washington Avenue	San Leandro	Avansino Mortensen Nursery	235	0	12	IRR	1,700 NW	ACPWA
5	Washington/ Floresta	San Leandro	Pacific Development Gp	185	65	6	IRR	1,600 SSE	ACPWA
6	291 Halcyon Drive	San Leandro	Thomas Cambron	0	0	0	IRR	2,000 SE	ACPWA
7	3607 Del Monte Way	San Leandro	George Ervin	35	15	4	IRR	1,400 SW	ACPWA & DWR
8	2824 Halcyon Drive	San Leandro	Malcom Storm	125	0	6	IRR	1,900 SE	ACPWA
9	2780 Halcyon Drive	San Leandro	Robert Hauskins	96	0	0	DOM	1,500 SE	ACPWA
10	1124 139th Avenue	San Leandro	Bill McMahon	80	25	8	IND	1,700 N	ACPWA & DWR
11	14245 Rose Drive	San Leandro	Edwin Menze	43	15	4	IRR	1,700 NNE	ACPWA & DWR
12	13221 Ivy Court	San Leandro	Ferris Griffin	62	0	6	DOM	1,600 N	ACPWA
13	14201 Orchid Drive	San Leandro	Mrs. Williams	72	22	6	IRR	1,500 N	ACPWA & DWR
14	1200 144th Avenue	San Leandro	Merchora Lamas	58	18	6	IRR	1,500 NE	ACPWA & DWR
15	1245 145th Avenue	San Leandro	Robert Matthews	61	21	6	IRR	1,800 NE	ACPWA & DWR
15	1236 145th Avenue	San Leandro	Sam Alcantara	53	20.5	6	IRR	1,800 NE	DWR
16	Washington Avenue	San Leandro	E. F. Winter	152	21	8	IRR	1,000 SSE	ACPWA
17	14221 Orchid Drive	San Leandro	Yren Steblina	60	26	0	IRR	1,500 N	ACPWA & DWR
18	14252 Orchid Drive	San Leandro	C.L. Smith	35	12	4	IRR	1,500 N	ACPWA & DWR
19	906 143rd Avenue	San Leandro	Nakashima Nursery	152	14	8	IRR	1,000 NE	ACPWA & DWR
19	906 143rd Avenue	San Leandro	Nakashima Nursery	289	0	12	IRR	800 NE	ACPWA
20	3420 Del Mar Circle	San Leandro	Edward Hunt	23	11	6	DOM	2,150 SW	ACPWA & DWR
20	3410 Del Mar Circle	San Leandro	John B. Harrison	28.5	11.5	4	IRR	2,150 SW	ACPWA & DWR
20	3404 Del Mar Circle	San Leandro	Mike Sanchez	25	0	4	IRR	2,150 SW	ACPWA
21	1211 147th Street	San Leandro	Justino	65	0	8	IRR	1,400 E	ACPWA
22	1227 148th Avenue	San Leandro	John Tenente	61	0	0	IRR	1,800 E	ACPWA
23	300 Floresta Boulevard	San Leandro	Ole's Home Centers	700	0	0	IRR	2,000 S	ACPWA
24	3411 Monogram St	San Leandro	Mun H. Yee	Unk	Unk	Unk	DOM	1,030 SW	Mail Survey
25	3548 Del Monte Way	San Leandro	Alfredo & Maria Cardoso	Unk	Unk	Unk	IRR	1,230 SW	Mail Survey
26	724 Portola Dr	San Leandro	Joe A. Kozel	Unk	Unk	Unk	IRR	1,540 SW	Mail Survey
27	851 Barri Dr	San Leandro	Manuel & Veronica Silveira	Unk	Unk	Unk	IRR	2,120 SW	Mail Survey
28	826 Barri Dr	San Leandro	D. Steele	Unk	Unk	Unk	IRR	2,050 SW	Mail Survey
29	730 Barri Dr	San Leandro	Blair & Janet Phillips	Unk	Unk	Unk	IRR	1,700 SW	Mail Survey
30	724 Barri Dr	San Leandro	Bo Kuang	Unk	Unk	Unk	IRR	1,650 SW	Mail Survey
31	727 Arguello Dr	San Leandro	Lester & Jean Kling	Unk	Unk	Unk	IRR	1,580 SW	Mail Survey
32	785 Arguello Dr	San Leandro	Trung Chau	Unk	Unk	Unk	IRR	1,880 SW	Mail Survey

LEGEND:

IRR = Irrigational Well
IND = Industrial Well
DOM = Domestic Well
ACPWA = Alameda County Public Works Agency
DWR = Department of Water Resources