ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director

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

April 29, 2011

Mr. Ron Silberman
Fordham Properties, Inc.
5835 Doyle St., #101
Emeryville, CA 94608
(sent via electronic mail to rons51@yahoo.com)

Subject: Closure Transmittal; Fuel Leak Case No. RO0000376 and Geotracker Global ID T0600101903, Fordham Properties, 5515 Doyle Street, Emeryville CA 94608

Dear Mr. Silberman:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Residual petroleum hydrocarbon contamination in soil and groundwater remains in place at this site. Overexcavation of impacted soil at the base of the UST excavation at 8.5 feet bgs was not performed.
- Case closure for this fuel leak site is granted for the current commercial land use and the existing building use only. If a change in land use to any residential or other conservative land use scenario occurs at this site; Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH must also be notified if any construction or excavation activities take place in the vicinity of the former UST location, or the building envelope is modified by expansion into the vicinity of the former UST system (inclusive of pump island) location. ACEH will re-evaluate the case upon receipt of approved development/construction plans.
- Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.
- This site is to be entered into the City of Emeryville Permit Tracking System due to the residual contamination on site.

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

Sincerely,

Donna. Drogos, P.E.
Division Chief

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

cc: Ms. Cherie McCaulou (w/enc.), SF- Regional Water Quality Control Board, 1515 Clay Street, Suite 1400, Oakland, CA 94612, (sent via electronic mail to CMacaulou@waterboards.ca.gov)

Closure Unit (w/enc), State Water Resources Control Board, UST Cleanup Fund, P.O. Box 944212, Sacramento, CA 94244-2120

Markus Niebanck, City of Emeryville, Economic Development & Housing Department, 1333 Park Avenue, Emeryville, CA 94608 (sent via electronic mail to MNiebanck@ci.emeryville.ca.us)

Donna Drogos, (sent via electronic mail to donna.drogos@acgov.org)
Mark Detterman (sent via electronic mail to mark.detterman@acgov.org)
Case File, GeoTracker

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April 26, 2011

Mr. Ron Silberman
Fordham Properties, Inc.
5835 Doyle St., #101
Emeryville, CA 94608
(sent via electronic mail to rons51@yahoo.com)

REMEDIAL ACTION COMPLETION CERTIFICATE

Subject: Fuel Leak Case No. RO0000376 and Geotracker Global ID T0600101903, Fordham Properties, 5515 Doyle Street, Emeryville CA 94608

Dear Mr. Silberman:

This letter confirms the completion of a site investigation and remedial action for the underground storage tank 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.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Ariu Levi
Director
Alameda County Environmental Health

CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM

I. AGENCY INFORMATION

Date: March 2, 2011

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

II. CASE INFORMATION

Site Facility Name: Fordham Properties, Inc.		
Site Facility Address: 5515 Doyle St., Emeryville, CA 94608		
RB Case No.: 01-2071	Local Case No.: STID 2586	LOP Case No.: RO0000376
URF Filing Date: 12/20/1994	Geotracker ID: T0600101903	APN: 49-1041-54

Responsible Parties	Addresses	Phone Numbers
Ronald Silberman	5743 Landregan St, Emeryville, CA 94608	(510) 547-7177
----	----	----
----	----	----

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	750	Gasoline	Removed	10/20/1994
----	----	----	----	----
----	----	----	----	----
----	----	----	----	----
Piping			Unknown; Assumed to remain in-place.	NA

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: UST reported to be very corroded with several holes on the bottom.		
Site characterization complete? Yes	Date Approved By Oversight Agency: March 2, 2011	
Monitoring wells installed? No	Number: 0	Proper screened interval? NA
Highest GW Depth Below Ground Surface: 9 feet (Depths from Geoprobe bores)	Lowest Depth: 13 feet	Flow Direction: West to south-southwest *
Most Sensitive Current Use: Potential drinking water source.		

* Groundwater monitoring wells not installed, gradient from nearby site RO0000067; TOSCO 76 #3737 / Chevron; 1400 Powell St, Emeryville.

Summary of Production Wells in Vicinity: No water supply wells were identified within 2,000 foot of the subject site.	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: San Francisco Bay; 2,700 feet, west southwest
Off-Site Beneficial Use Impacts (Addresses/Locations): NA	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1 – 750 gallons	Disposal; Erikson, Richmond, CA	10/20/1994
Piping	Unknown	Unknown; assumed to remain in-place	-----
Free Product	None Reported	----	----
Soil	~ 90 cubic yards	Forward Landfill; Manteca	Unknown
Groundwater	None Reported	-----	----

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP
(Please see Attachments 1 through 6 for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	5,200	5,200	830	830
TPH (Diesel)	580	580	730	730
TPH (Motor Oil)	NA	NA	NA	NA
Oil and Grease	NA	NA	NA	NA
Benzene	24	24	24	24
Toluene	180	180	1.3	1.3
Ethylbenzene	120	120	48	48
Xylenes	590	590	20	20
Heavy Metals (Cd, Cr, Pb, Ni, Zn)	11^	11^	NA^	NA^
MTBE	NA*	< 10*	< 25*	< 25*
Other (8240/8270)	NA	NA	NA	NA

^ = Lead
* = MTBE only; TAME, ETBE, DIPE, and TBA, and EDB and EDC were not analyzed at site.
NA = Not Analyzed

Site History and Description of Corrective Actions:

A 750-gallon UST was removed in August 1994 and two tank bottom samples were collected. The samples, collected at a depth of 8.5 feet bgs, documented concentrations of 4,200 mg/kg TPHg and 0.22 mg/kg benzene. A work plan for the installation of wells was submitted in January 1995, but does not appear to have been implemented. In April 1995 approximately 90 cubic yards of soil were excavated, and four sidewall samples and an excavation bottom sample were collected. Concentrations of 5,200 mg/kg TPH as gasoline, 580 mg/kg TPH as diesel, and 24 mg/kg benzene were documented in the excavation bottom sample, collected at a depth of 9 feet bgs. Excavated soil was manifested and disposed at Forward Landfill in Manteca, California. Another work plan was submitted in January 1998 and detailed a different scope of work; however, no reports to document the work were submitted. In August 2007 a work plan was submitted, and subsequently approved with modifications in October 2007. In December 2007 a soil and groundwater investigation report was submitted and documented the installation of Geoprobe bores SGW-1 to SGW-6 around the former tank excavation for the purpose of collecting soil and grab groundwater samples. Concentrations up to 1,300 mg/kg TPH as gasoline, 320 mg/kg TPH as diesel, and 0.97 mg/kg benzene were reported in soil, while up to 830 µg/L TPH as gasoline, 730 µg/L TPH as diesel, and 24 µg/L benzene were detected in grab groundwater samples. Soil samples collected beneath the former UST excavation encountered 4.3 ppm TPHg and 2.8 ppm TPHd at a depth of 11.5 feet bgs. No additional work has been conducted.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions.		
Site Management Requirements: Case closure for this fuel leak site is granted for the current commercial land use and the existing building use only. If a change in land use to any residential or other conservative land use scenario occurs at this site; Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH must also be notified if any construction or excavation activities take place in the vicinity of the former UST location, or the building envelope is modified by expansion into the vicinity of the former UST location. ACEH will re-evaluate the case upon receipt of approved development/construction plans. Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities. This site is to be entered into the City of Emeryville Permit Tracking System due to the residual contamination on site.		
Should corrective action be reviewed if land use changes? Yes		
Was a deed restriction or deed notification filed? No		Date Recorded: ----
Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken: NA		
List Enforcement Actions Rescinded: NA		

V. ADDITIONAL COMMENTS, DATA, ETC.

Considerations and/or Variances:

- Residual petroleum hydrocarbon contamination in soil and groundwater remains in place at this site.
- No soil vapor sampling was conducted at the site.
- Except for MTBE, analysis for fuel oxygenates and lead scavengers (TAME, ETBE, DIPE, and TBA, and EDB and EDC, respectively) were not conducted on soil or groundwater samples.
- Removal of UST associated piping is not documented and is thus assumed to remain in place.
- This site is to be entered into the City of Emeryville Permit Tracking System due to the residual contamination on site.

Conclusion:

Alameda County Environmental Health staff believes that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment under the current commercial land use based upon the information available in our files to date. No further investigation or cleanup for the fuel leak case is necessary at this time. However, as specified in the Site Management Requirements, re-evaluation of this case may be required if land uses changes to any residential or other conservative land use scenario; or construction or excavation activities take place or the building structure is otherwise modified. ACEH staff recommends closure for this site.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Mark Detterman, P.G., C.E.G.	Title: Senior Hazardous Materials Specialist
Signature:	Date: 3/23/11
Approved by: Donna L. Drogos, P.E.	Title: Division Chief
Signature:	Date: 03/23/11

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.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
Notification Date:	

VIII. MONITORING WELL DECOMMISSIONING

Date Requested by ACEH: NA	Date of Well Decommissioning Report: NA	
All Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
Reason Wells Retained: No monitoring wells installed.		
Additional requirements for submittal of groundwater data from retained wells: NA		
ACEH Concurrence - Signature:		Date: 3/23/11

Attachments:

1. Site Vicinity Map (1 pg)
2. Site Plans (1 pg)
3. Soil Analytical Data (4 pg)
4. Groundwater Analytical Data (1 pg)
5. Boring Logs (6 pg)

This document and the related CASE CLOSURE LETTER & REMEDIAL ACTION COMPLETION CERTIFICATE shall be retained by the lead agency as part of the official site file.

Detterman, Mark, Env. Health

From: Cherie MCcaulou [CMccaulou@waterboards.ca.gov]
Sent: Thursday, March 24, 2011 11:23 AM
To: Detterman, Mark, Env. Health
Subject: Re: RO0000376; Closure Summary for the Fordham Property

Mark - Thanks for the notification. We have no objection to ACEH's recommendation for case closure of RO0000376, for Fordham Property.

Sincerely,

Cherie McCaulou
Engineering Geologist
San Francisco Bay Regional Water Quality Control Board
cmccaulou@waterboards.ca.gov
510-622-2342

>>> "Detterman, Mark, Env. Health" <Mark.Detterman@acgov.org> 3/23/2011 2:57 PM >>>
Hi Cherie,

Attached is a closure summary for RO0000376; the Fordham Property, located at 5515 Doyle Street in Emeryville in order to comply with the RWQCB's 30-day review period. If no comments from the RWQCB are received within the 30-day review period, ACEH will proceed with case closure.

The site has a somewhat limited history; however, no wells were considered necessary.

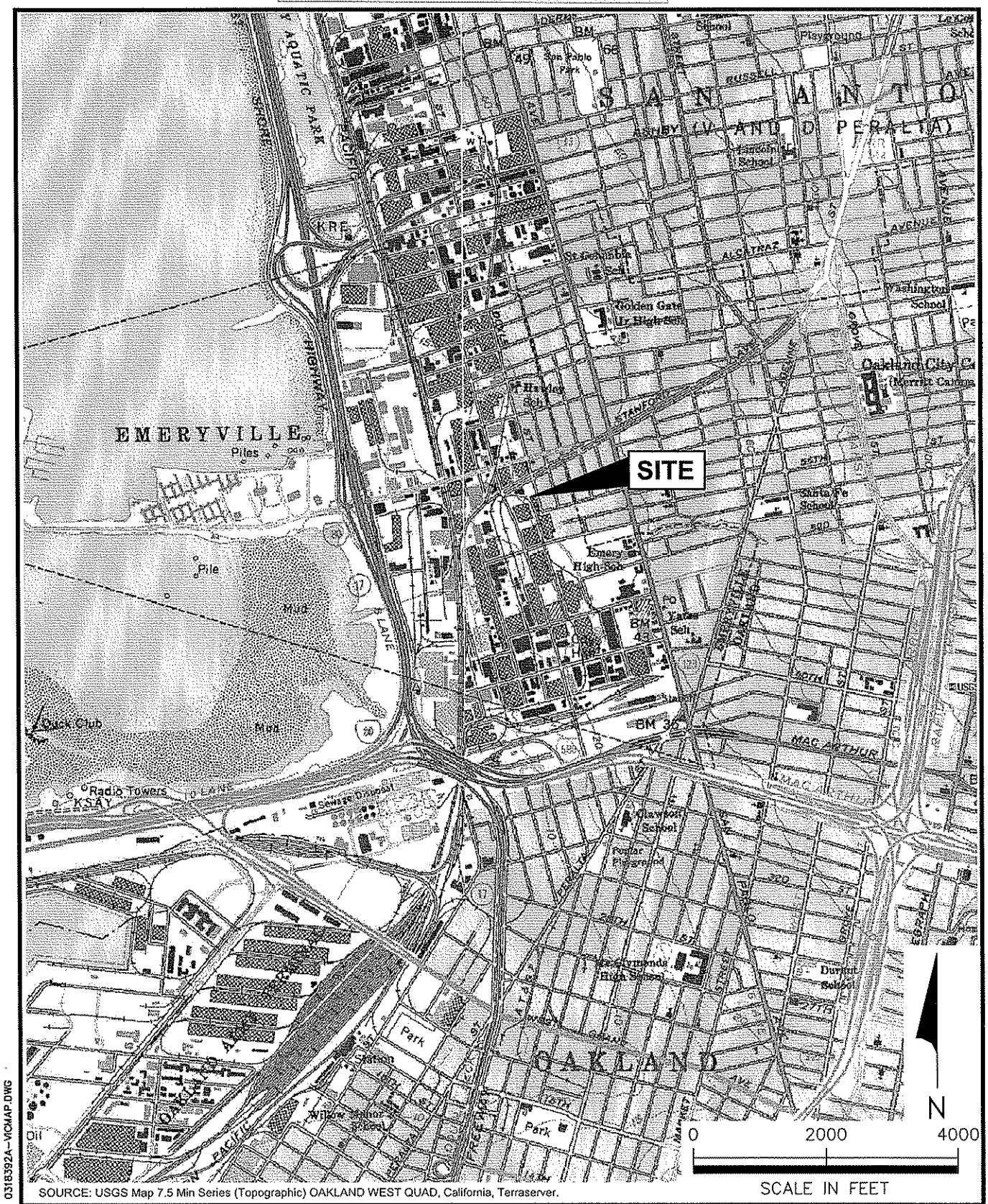
Should you have questions, please let me know.
Regards,

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

http://www.acgov.org/aceh/lop/ust.htm

ATTACHMENT 1



SOURCE: USGS Map 7.5 Min Series (Topographic) OAKLAND WEST QUAD, California, Terraserver.

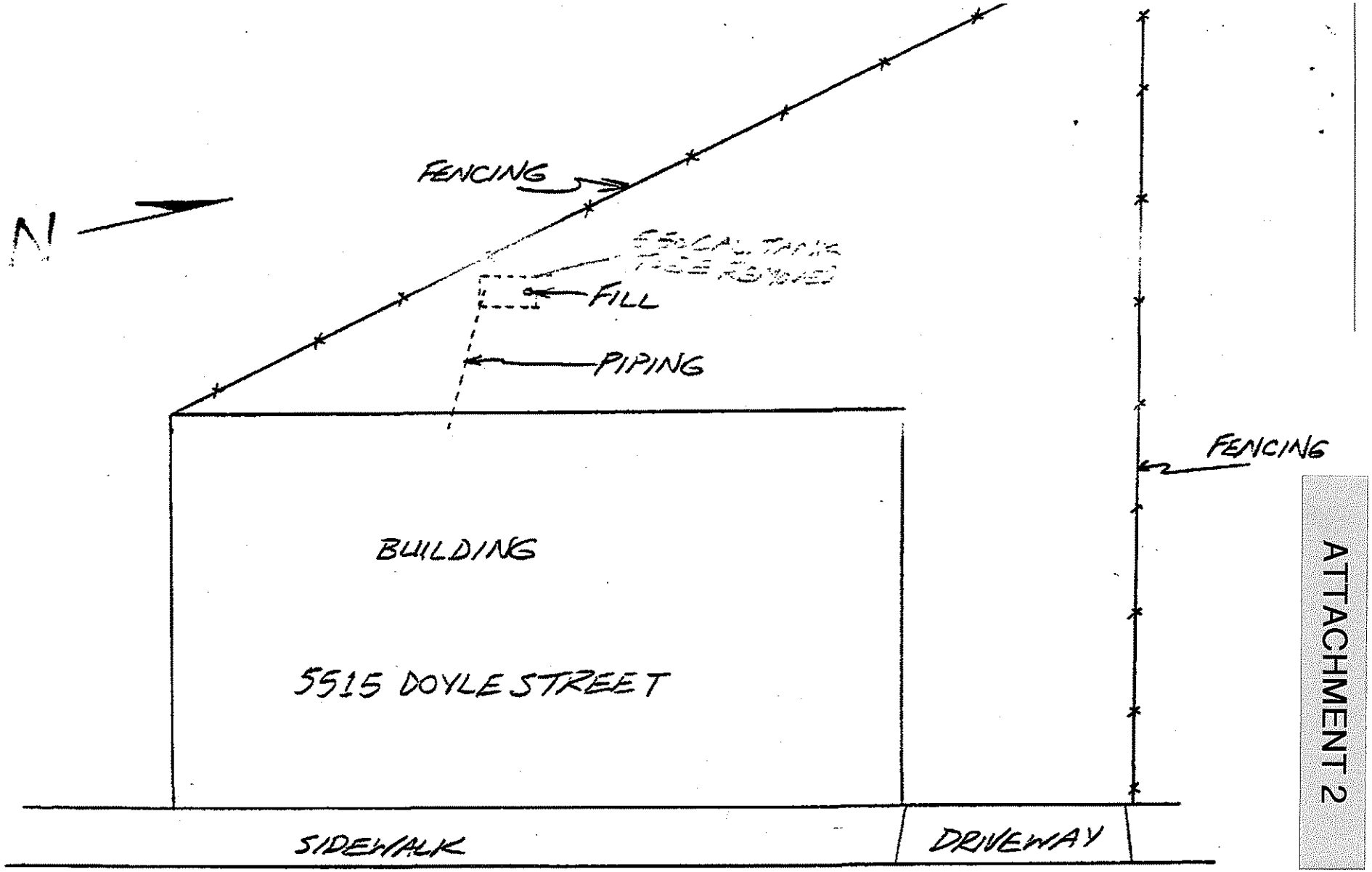
0318392A-VICMAP.DWG

ENVIRON

Site Location
5515 Doyle Street
Emeryville, California

Figure
1

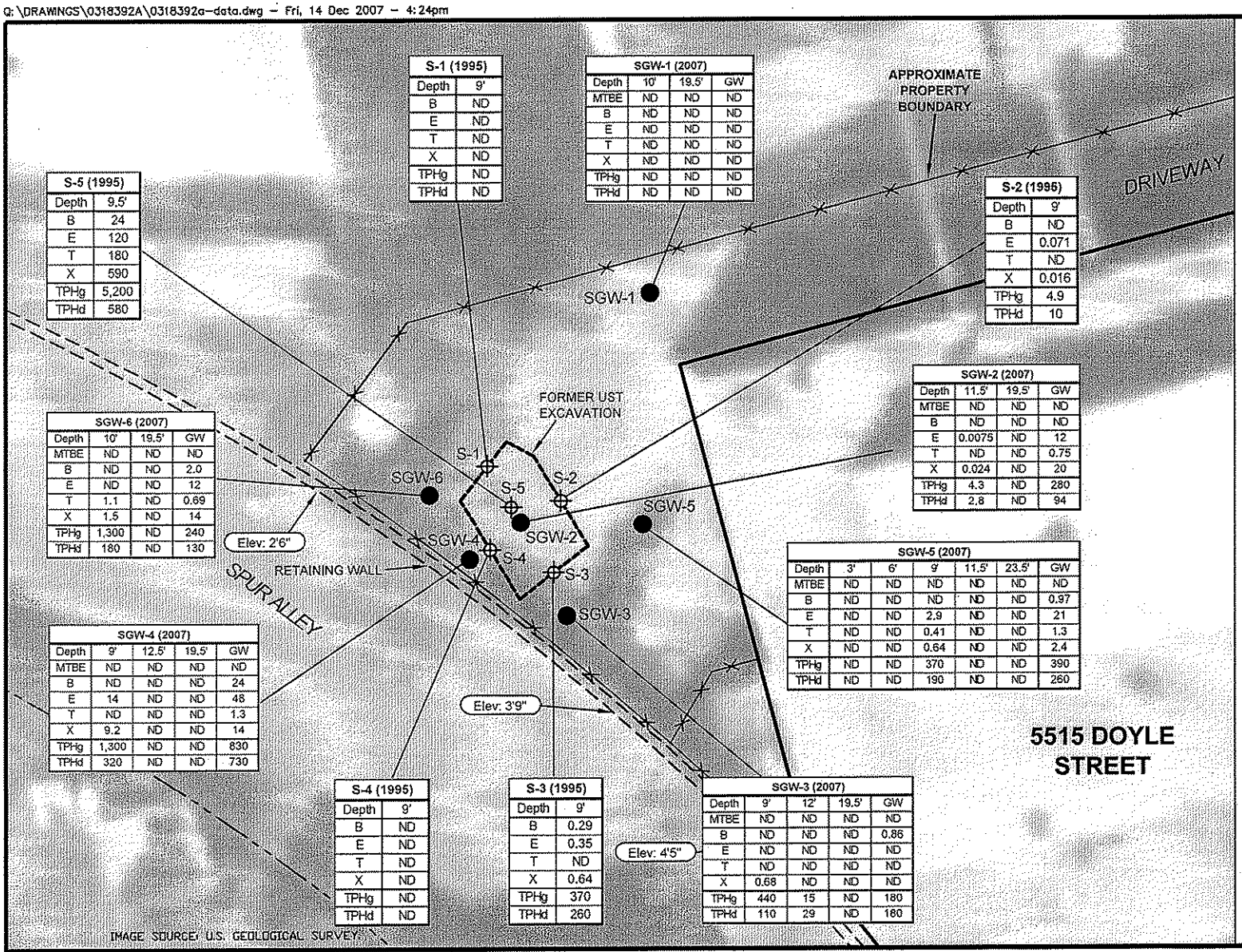
Drafter: RS | Date: 12/12/07 | Contract Number: 03-18392A | Approved: | Revised:



PLOT PLAN: FORDHAM AROPORTIES
5515 DOYLE STREET
EMERYVILLE, CALIFORNIA

ATTACHMENT 2

Q:\DRAWINGS\0318392A\0318392a-data.dwg – Fri, 14 Dec 2007 – 4:24pm



S-1 (1995)	
Depth	9'
B	ND
E	ND
T	ND
X	ND
TPHg	ND
TPHd	ND

SGW-1 (2007)			
Depth	10'	19.5'	GW
MTBE	ND	ND	ND
B	ND	ND	ND
E	ND	ND	ND
T	ND	ND	ND
X	ND	ND	ND
TPHg	ND	ND	ND
TPHd	ND	ND	ND

S-5 (1995)	
Depth	9.5'
B	24
E	120
T	180
X	590
TPHg	5,200
TPHd	580

S-2 (1995)	
Depth	9'
B	ND
E	0.071
T	ND
X	0.016
TPHg	4.9
TPHd	10

SGW-2 (2007)			
Depth	11.5'	19.5'	GW
MTBE	ND	ND	ND
B	ND	ND	ND
E	0.0075	ND	12
T	ND	ND	0.75
X	0.024	ND	20
TPHg	4.3	ND	280
TPHd	2.8	ND	94

SGW-6 (2007)			
Depth	10'	19.5'	GW
MTBE	ND	ND	ND
B	ND	ND	2.0
E	ND	ND	12
T	1.1	ND	0.69
X	1.5	ND	14
TPHg	1,300	ND	240
TPHd	180	ND	130

SGW-5 (2007)						
Depth	3'	6'	9'	11.5'	23.5'	GW
MTBE	ND	ND	ND	ND	ND	ND
B	ND	ND	ND	ND	ND	0.97
E	ND	ND	2.9	ND	ND	21
T	ND	ND	0.41	ND	ND	1.3
X	ND	ND	0.64	ND	ND	2.4
TPHg	ND	ND	370	ND	ND	390
TPHd	ND	ND	190	ND	ND	260

SGW-4 (2007)				
Depth	9'	12.5'	19.5'	GW
MTBE	ND	ND	ND	ND
B	ND	ND	ND	24
E	14	ND	ND	48
T	ND	ND	ND	1.3
X	9.2	ND	ND	14
TPHg	1,300	ND	ND	830
TPHd	320	ND	ND	730

S-4 (1995)	
Depth	9'
B	ND
E	ND
T	ND
X	ND
TPHg	ND
TPHd	ND

S-3 (1995)	
Depth	9'
B	0.29
E	0.35
T	ND
X	0.64
TPHg	370
TPHd	260

SGW-3 (2007)				
Depth	9'	12'	19.5'	GW
MTBE	ND	ND	ND	ND
B	ND	ND	ND	0.86
E	ND	ND	ND	ND
T	ND	ND	ND	ND
X	0.68	ND	ND	ND
TPHg	440	15	ND	180
TPHd	110	29	ND	180

EXPLANATIONS:

- ● 2007 Sample Locations and Results
- ⌖ 1995 Samples Locations and Results
- B Benzene
- T Toluene
- E Ethylbenzene
- X Xylenes
- TPHg,d Total Petroleum Hydrocarbons as gasoline, diesel
- GW Groundwater

NOTES:

1. Groundwater results are in µg/L (micrograms per liter).
2. Soil results are in mg/kg (milligrams per kilogram).

N

0 20

SCALE IN FEET

ENVIRON

Soil and Groundwater Sample Locations and Results
5515 Doyle Street
Emeryville, California

Figure **2**

Drafter: RS Date: 12/12/07 Contract Number: 03-18392A Approved: Revised:

ATTACHMENT 3

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

Cottle Industries P.O. Box 7 Antioch, CA 94509	Client Project ID: Fordham Park	Date Sampled: 10/20/94
		Date Received: 10/20/94
	Client Contact: Roy Pantle	Date Extracted: 10/20/94
	Client P.O:	Date Analyzed: 10/20-10/21/94

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with BTEX*

EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g)+	Benzene	Toluene	Ethylbenzene	Xylenes	% Rec. Surrogate
41744	FP-1	S	760,b	0.22	3.3	14	68	92
41745	FP-2	S	4200,b	ND< 1	87	90	540	87
41746	Comp-FP-1	S	73,b,d	ND< 0.01	0.23	0.34	1.4	110
Detection Limit unless otherwise stated, ND means Not Detected		W	50 ug/L	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.005	0.005	0.005	0.005	

*water samples are reported in ug/L, soil samples in mg/kg, and all TCLP extracts in mg/L

cluttered chromatogram; sample peak co-elutes with surrogate peak

+ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds are significant; no recognizable pattern; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible phase is present.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL

110 2nd AVENUE, # D7
(510) 798-1620 PACHECO, CA 94553 FAX (510) 798-1622

CHAIN OF CUSTODY RECORD

TURN AROUND TIME: ☐ RUSH ☐ 24 HOUR ☐ 48 HOUR ☒ 5 DAY

REPORT TO: Coffle Eng BILL TO:

COMPANY: Coffle Eng

P.O. Box

Antioch CA 94509

TELE: 510-754-9935 FAX #: 510-754-8427

PROJECT NUMBER: PROJECT NAME: Fordham Park

PROJECT LOCATION: 5515 Doyle St Emeryville SAMPLER SIGNATURE:

SAMPLE ID	LOCATION	SAMPLING DATE	SAMPLING TIME	# CONTAINERS	TYPE CONTAINERS	MATRIX: WATER	SOIL	AIR	SLUDGE	OTHER	METHOD PRESERVED: HCL	HNO_3	OTHER	BTEX & TPH as Gasoline (602/8020 & 8015)	TPH as Diesel (8015)	Total Petroleum Oil & Grease (5520 E&F/B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 502/8010	EPA 8021/8020	EPA 608/8080	EPA 608/8080 + PCBs Only	EPA 625/8270	EPA 625/8270/8310	CAM + 17 Metals	EPA + Priority Pollutant Metals	LEAD (7420/7421/239.2/6010)	ORGANIC LEAD	RCI	COMMENTS
FP-1	North End 8'bg	10/20	10:45	1	SLV		X							X															41744
FP-2	South End 8'bg	10/20	10:55	1	SLV		X							X															41745
Comp FP-1	Spoils pile	10/20	11:15	4	SLV		X							X															41746

RELINQUISHED BY:	DATE	TIME	RECEIVED BY:
	10/20	12:25	Erinn Mahoney
RELINQUISHED BY:	DATE	TIME	RECEIVED BY:
RELINQUISHED BY:	DATE	TIME	RECEIVED BY LABORATORY:

REMARKS:

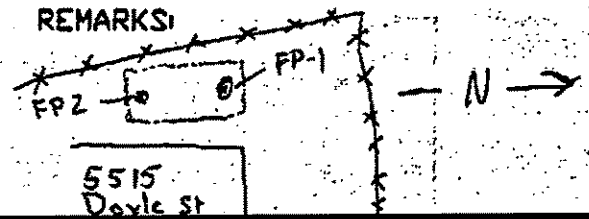


TABLE 1. HISTORICAL SOIL DATA
5515 Doyle Street, Emeryville, California

Sample ID	Sample Date	Location	Depth (ft)	TPHg mg/kg	TPHd mg/kg	Benzene mg/kg	Toluene mg/kg	Ethylbenzene mg/kg	Xylenes mg/kg	Lead mg/kg
UST Removal										
Bottom	8/94	UST Bottom	--	4,200	NA	0.22	87	90	540	NA
Excavation Confirmation Samples (S-1 to S-5)										
S-1	04/03/95	North	9	ND<0.2	ND<1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	5
S-2	04/03/95	East	9	4.9	10	ND<0.005	ND<0.005	0.071	0.016	6
S-3	04/03/95	South	9	370	260	0.29	ND<0.005	0.35	0.64	7
S-4	04/03/95	West	9	ND<0.2	ND<1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	4
S-5	04/03/95	Bottom	9.5	5,200	580	24	180	120	590	11

Notes:
ID = Identification
mg/kg = milligrams per kilogram
NA = Not analyzed
ND<xx = Not detected at listed reporting limit
-- = Not available
TPHg = Total petroleum hydrocarbons as gasoline (C6-C12)
TPHd = Total petroleum hydrocarbons as diesel (C10-C23)
UST = Underground storage tank

TABLE 2. SUMMARY OF ONE-TIME SOIL SAMPLING RESULTS
5515 Doyle Street, Emeryville, California

Compounds	EQL (mg/kg)	SCREENING CRITERIA: USEPA Residential PRGs mg/kg	USEPA Industrial PRGs mg/kg	ESL (1) Residential mg/kg	ESL (2) Commercial/ Industrial mg/kg	SG1-10/ SG7-10 (dup) (10-10.5 ft) 11/14/07 mg/kg	SG1-19.5 (19.5-20 ft) 11/14/07 mg/kg	SG2-11.5 (11.5-12 ft) 11/14/07 mg/kg	SG2-19.5 (19.5-20 ft) 11/14/07 mg/kg	SG3-9 (9-9.5 ft) 11/14/07 mg/kg	SG3-12 (12-12.5 ft) 11/14/07 mg/kg	SG3-19.5 (19.5-20 ft) 11/14/07 mg/kg	SG4-9 (9-9.5 ft) 11/14/07 mg/kg	SG4-12.5/ SG8-12.5 (dup) (12.5-13 ft) 11/14/07 mg/kg	SG4-19.5 (19.5-20 ft) 11/14/07 mg/kg	SG5-3 (3-3.5 ft) 11/14/07 mg/kg	SG5-6 (6-6.5 ft) 11/14/07 mg/kg	SG5-9 (9-9.5 ft) 11/14/07 mg/kg	SG5-11.5 (11.5-12 ft) 11/14/07 mg/kg	SG5-23.5 (23.5-24 ft) 11/14/07 mg/kg	SG6-10 (10-10.5 ft) 11/14/07 mg/kg	SG6-19.5 (19.5-20 ft) 11/14/07 mg/kg
Methyl-tert-Butyl Ether (MTBE)	0.05	32	70	8.4	8.4	ND/ND	ND	ND	ND	ND<1.7	ND<0.10	ND	ND<10	ND/ND	ND	ND	ND	ND<2.5	ND	ND	ND<10	ND
Benzene	0.005	0.64	1.4	0.12	0.26	ND/ND	ND	ND	ND	ND<0.17	ND<0.010	ND	ND<1.0	ND/ND	ND	ND	ND	ND<0.25	ND	ND	ND<1.0	ND
Ethylbenzene	0.005	400	400	33	33	ND/ND	ND	0.0075	ND	ND<0.17	ND<0.010	ND	14	ND/ND	ND	ND	ND	2.9	ND	ND	ND<1.0	ND
Toluene	0.005	520	520	29	29	ND/ND	ND	ND	ND	ND<0.17	ND<0.010	ND	ND<1.0	ND/ND	ND	ND	ND	0.41	ND	ND	1.1	ND
Xylenes (total)	0.005	270	420	31	100	ND/ND	ND	0.024	ND	0.68	ND<0.010	ND	9.2	ND/ND	ND	ND	ND	0.64	ND	ND	1.5	ND
TPH-gasoline (C6-C12)	1.0	--	--	100	450	ND/ND	ND	4.3	ND	440	15	ND	1,300	ND/ND	ND	ND	ND	370	ND	ND	1,300	ND
TPH-diesel (C10-C23)	1.0	--	--	100	150	ND/ND	ND	2.8	ND	110	29	ND	320	ND/ND	ND	ND	ND	190	ND	ND	180	ND

Notes:

PRGs = Preliminary Remediation Goals (PRGs), Direct Contact Exposure Pathways, Residential and Industrial Soil (Source: United States Environmental Protection Agency (USEPA), Region 9 Preliminary Remediation Goals (PRGs), San Francisco, California, October 2004).

dup = quality assurance/quality control duplicate sample

EQL = Laboratory Estimated Quantitation Limit

ESL = Environmental Screening Levels (Source: *Screening For Environmental Concerns At Sites With Contaminated Soil and Groundwater*, Volume 1: Summary Tier 1 Lookup Tables, California Regional Water Quality Control Board, Interim Final - November 2007, Environmental Screening Levels (ESLs). (1) Table B-1: Shallow Soil Screening Levels (≤3 m bgs), Groundwater is not a Current or Potential Source of Drinking Water, Residential Land Use scenario. (2) Table B-2: Shallow Soil Screening Levels (≤3 m bgs), Groundwater is not a Current or Potential Source of Drinking Water, Commercial/Industrial Land Use Scenario.

ft = feet

mg/kg = milligrams per kilogram

TPH = Total Petroleum Hydrocarbons

USEPA = United States Environmental Protection Agency

ND<xx = Not detected at listed reporting limit

-- = Not Available.

Results above residential ESLs for shallow soil in non-drinking water source areas are shown in bold.

TABLE 3. SUMMARY OF ONE-TIME GROUNDWATER SAMPLING RESULTS
5515 Doyle Street, Emeryville, California

Compounds	EQL (µg/l)	SCREENING CRITERIA CA MCL µg/l	USEPA MCL µg/l	ESL(1) µg/l	ESL(2) µg/l	SGW-1/SGW-7 (dup) (10-20 ft) 11/14/07 µg/l	SGW-2 (10-20 ft) 11/14/07 µg/l	SGW-3 (10-20 ft) 11/14/07 µg/l	SGW-4 (10-20 ft) 11/14/07 µg/l	SGW-5 (14-24 ft) 11/14/07 µg/l	SGW-6 (10-20 ft) 11/14/07 µg/l
Methyl-tert-Butyl Ether (MTBE)	5.0	13	5	5	1,800	ND/ND	ND	ND<25	ND	ND	ND
Benzene	0.5	1.0	5.0	1	540	ND/ND	ND	0.86	**24**	0.97	**2.0**
Ethylbenzene	0.5	300	700	30	300	ND/ND	12	ND<0.5	48	21	12
Toluene	0.5	150	1,000	40	400	ND/ND	0.75	ND<0.5	1.3	1.3	0.69
Xylenes (total)	0.5	1,750	10,000	20	5,300	ND/ND	20	ND<0.5	14	2.4	14
TPH-gasoline (C6-C12)	50	--	--	100	5,000	ND/ND	280	180	830	390	240
TPH-diesel (C10-C23)	50	--	--	100	2,500	ND/ND	94	180	730	260	130
pH (pH units)		6-8	--	--	--	7.21	7.19	7.10	7.33	7.19	7.29

Notes:

CA MCL = California Maximum Contaminant Level for drinking water

Dup = Quality assurance / quality control duplicate sample

ESL = Environmental Screening Level

[Source: Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater, Volume 1: Summary Tier 1 Lookup Tables California Regional Water Quality Control Board, San Francisco Bay Region, Interim Final - November 2007.

ESL (1) = Groundwater IS a current or potential drinking water resource (Table F-1a)

ESL (2) = Groundwater IS NOT a current or potential drinking water resource (Table F-1b)

EQL = Laboratory Estimated Quantitation Limit

TPH = Total Petroleum Hydrocarbons

µg/l = micrograms per liter

USEPA MCL = United States Environmental Protection Agency Maximum Contaminant Level for drinking water

-- = Not available

ND<xx = Not detected at listed reporting limit

(10-20 ft) = depth of screened interval of temporary PVC well casings used for groundwater grab sampling. Screen widths are 0.01 inches.

pH measurements collected as field parameters

Results above California MCLs (non-drinking water resource ESLs when MCLs not available) are shown in bold.

ATTACHMENT 4

ATTACHMENT 5

ENVIRON
6001 Shellmound Street, Suite 700, Emeryville, CA 94608

Site ID:	**SGW-1**	Date(s):	**11/14/07**
Location:	**5515 Doyle Street, Emeryville, CA**		
Logged By:	**D. Clark**	Checked By:	**R. Russell**
Contractor:	**RSI**		
Drilling Method:	**Direct Push**	GS Elevation: **n/a**	TOC Elevation: **n/a**
Sampling Method:	**Continuous core**	North: **n/a**	East: **n/a**
Well Construction:		Borehole Dia.: **2.25 inches**	Total Depth: **20.0 feet**
Blank Casing: Temporary PVC	0-10 ft	Project Number: **03-18392A**	
Screen: 0.010 inch	10-20 ft	Project Name: **Fordham Properties**	
Annular Fill: None	N/A	Remarks: **Groundwater sample collected from temporary PVC casing screened 10-20 ft.**	

Depth (ft)	Sample Interval	Sample No.	Time	PID (ppm)	USCS Code	Material Description	Water Level	Well Construction
						No recovery.		
				ND	CL	**CLAY with sand (CL), VERY DARK GRAYISH BROWN (10YR 3/2)**; stiff, damp, low plasticity, low toughness, trace gravel, trace tan mottling (5% gravel, 25% sand, 70% fines).		
						No recovery.		
5				ND	CL	**GRAVELLY CLAY (CL), GRAYISH BROWN (2.5Y 5/2)**; stiff, moist, medium plasticity, medium toughness (20% gravel, 10% sand, 70% fines).		
						At 8 ft: color becomes dark gray (10YR 4/1).		
10		SG1-10 / SG7-10 (dup)	0840 / 0845		CL	**SILTY CLAY (CL), GRAYISH BROWN (10YR 5/2)**; medium stiff, moist to wet, medium plasticity, medium toughness (0% gravel, 0% sand, 100% fines).	▽	
						At 11.5 ft: 2-inch interval of wet gravelly clay with trace dark gray and rusty mottling.		
				ND				
15						At 14.5 ft: becomes moist.		
						At 15 ft: color becomes light yellowish brown (2.5Y 6/4).		
					CL	**SANDY CLAY (CL), LIGHT YELLOWISH BROWN (2.5Y 6/4)**; stiff moist, low plasticity, low toughness, trace gravel (10% gravel, 30% sand, 60% fines).		
20		SG1-19.5	0920	ND		Boring completed at a depth of 20.0 ft below ground surface (bgs) on 11/14/07.		
						Groundwater encountered at a depth of 10 ft bgs on 11/14/07.		
						Measured groundwater parameters: pH: 7.21, conductivity: 0.506 mS/cm, and temperature: 26.4 degrees C		
25						Borehole grouted to surface on 11/14/07.		

Sample Graphics: Core Interval; No Recovery

▽ First encountered ground water

File: 5515 DOYLE STREET.GPJ; 3/27/09

ENVIRON

6001 Shellmound Street, Suite 700, Emeryville, CA 94608

Site ID:	**SGW-2**	Date(s):	**11/14/07**
Location:	**5515 Doyle Street, Emeryville, CA**		
Logged By:	**D. Clark**	Checked By:	**R. Russell**
Contractor:	**RSI**		
Drilling Method:	**Direct Push**	GS Elevation: **n/a**	TOC Elevation: **n/a**
Sampling Method:	**Contiuous core**	North: **n/a**	East: **n/a**
Well Construction:		Borehole Dia.: **2.25 inches**	Total Depth: **20.0 feet**
Blank Casing: Temporary PVC	0-10 ft	Project Number: **03-18392A**	
Screen: 0.010 inch	10-20 ft	Project Name: **Fordham Properties**	
Annular Fill: None	N/A	Remarks: **Former UST pit. Low recovery - debris in fill. Groundwater sample collected from temporary PVC casing screened 10-20 ft.**	

Depth (ft)	Sample Interval	Sample No.	Time	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
							No recovery.		
				ND		GC	**FILL (GC),** sand and clay mixed with gravel, brick, and concrete fragments.		
							No recovery.		
5				ND		GC	**FILL (GC),** sand and clay mixed with gravel, brick, and concrete fragments.		
							No recovery.		
10		SG2-11.5	1415	ND		GC	**FILL (GC),** sand and clay mixed with gravel, brick, and concrete fragments, moist to wet.	▽	
							No recovery.		
15						GC	**FILL (GC),** sand and clay mixed with gravel, brick, and concrete fragments.		
							No recovery.		
				3.5		CL	**SANDY CLAY (CL), GRAYISH BROWN (2.5Y 5/3);** stiff, moist, medium plasticity, very fine sand (0% gravel, 30% sand, 70% fines).		
							No recovery.		
20		SG2-19.5	1430	2.1		CL	**SANDY CLAY (CL), GRAYISH BROWN (2.5Y 5/3);** stiff, moist, medium plasticity, very fine sand, trace gravel (5% gravel, 30% sand, 65% fines). At 19.5 ft: becomes wet..		
							Boring completed at a depth of 20.0 ft below ground surface (bgs) on 11/14/07.		
							Groundwater encountered at a depth of 11 ft bgs on 11/14/07.		
25							Measured groundwater parameters: pH: 7.19, conductivity: 0.585 mS/cm, and temperature: 21.9 degrees C.		
							Borehole grouted to surface on 11/14/07.		

Sample Graphics ▨ Core Interval ▮ No Recovery

▽ First encountered ground water

File: 5515 DOYLE STREET.GPJ; 3/27/09

ENVIRON

6001 Shellmound Street, Suite 700, Emeryville, CA 94608

Site ID:	**SGW-3**	Date(s):	**11/14/07**
Location:	**5515 Doyle Street, Emeryville, CA**		
Logged By:	**D. Clark**	Checked By:	**R. Russell**
Contractor:	**RSI**		
Drilling Method:	**Direct Push**	GS Elevation: **n/a**	TOC Elevation: **n/a**
Sampling Method:	**Continuous core**	North: **n/a**	East: **n/a**
Well Construction:		Borehole Dia.: **2.25 inches**	Total Depth: **20.0 feet**
Blank Casing: Temporary PVC	0-10 ft	Project Number: **03-18392A**	
Screen: 0.010 inch	10-20 ft	Project Name: **Fordham Properties**	
Annular Fill: None	N/A	Remarks: **Groundwater sample collected from temporary PVC casing screened 10-20 ft.**	

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Time	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
								No recovery.		
							CL	**SILTY CLAY (CL), BLACK (10YR 2/1)**; stiff, damp, medium plasticity, trace sand, tan mottling (0% gravel, 10% sand, 90% fines).		
								No recovery.		
	5				ND		CL	**SILTY CLAY (CL), BLACK (10YR 2/1)**; very stiff, damp, medium plasticity, trace sand, tan mottling (0% gravel, 10% sand, 90% fines).		
					653			At 6 ft: trace gravel and sand.		
								At 7 ft: color becomes dark greenish gray (Gley 1 4/1), with dark staining and hydrocarbon odor, stiff.		
			SG3-9	1235	1251					
	10				1376			At 10.5 ft: no staining or hydrocarbon odor, 100% fines.		
			SG3-12	1246	13.2			At 12 ft: color becomes brown (10YR4/3), moist to wet.	▽	
					ND			At 13.5 ft: color becomes grayish brown (2.5Y 5/3), moist.		
	15							At 15.5 ft: trace gravel.		
					ND			At 16 ft: becomes very stiff.		
								At 17.5 ft: increasing fine sand.		
								At 18.5 ft: becomes soft and wet.		
	20		SG3-19.5	1300	ND			Boring completed at a depth of 20.0 ft below ground surface (bgs) on 11/14/07.		
								Groundwater encountered at a depth of 12 ft bgs on 11/14/07.		
								Measured groundwater parameters: pH: 7.10, conductivity: 0.649 mS/cm, and temperature: 22.0 degrees C.		
	25							Borehole grouted to surface on 11/14/07.		

Sample Graphics: Core Interval; No Recovery

▽ First encountered ground water

File: 5515 DOYLE STREET.GPJ; 3/27/09

ENVIRON

6001 Shellmound Street, Suite 700, Emeryville, CA 94608

Site ID:	**SGW-4**	Date(s):	**11/14/07**
Location:	**5515 Doyle Street, Emeryville, CA**		
Logged By:	**D. Clark**	Checked By:	**R. Russell**
Contractor:	**RSI**		
Drilling Method:	**Direct Push**	GS Elevation: **n/a**	TOC Elevation: **n/a**
Sampling Method:	**Continuous core**	North: **n/a**	East: **n/a**
Well Construction:		Borehole Dia.: **2.25 inches**	Total Depth: **20.0 feet**
Blank Casing: Temporary PVC	0-10 ft	Project Number: **03-18392A**	
Screen: 0.010 inch	10-20 ft	Project Name: **Fordham Properties**	
Annular Fill: None	N/A	Remarks: **Groundwater sample collected from temporary PVC casing screened 10-20 ft.**	

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Time	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
								No recovery.		
							CL	**SILTY CLAY (CL), BLACK (10YR 2/1)**; medium stiff, damp, trace sand, tan mottling (0% gravel, 10% sand, 90% fines).		
								No recovery.		
	5						CL	**SILTY CLAY (CL), DARK GREENISH GRAY (5GY 4/1)**; very stiff, damp, medium plasticity, trace sand, hydrocarbon odor, with dark staining (0% gravel, 10% sand, 90% fines).		
					1465			At 7.5 ft: trace gravel.		
	10		SG4-9	1330	1592					
			SG4-12.5					At 11.5 ft: color becomes brown (10YR 4/3).	▽	
			SG8-12.5 (dup)	1340 / 1345	0.6			At 12.5 ft: becomes moist to wet.		
	15							At 13.5 ft: wet.		
								At 15.5 ft: soft.		
					ND			At 16 ft: becomes stiff and moist.		
								At 16.5 ft: color becomes grayish brown (2.5Y 5/3).		
								At 18 ft: damp, trace fine sand.		
								At 18.5 ft: moist.		
	20		SG4-19.5	1400				At 19.5 ft: wet, trace gravel.		
								Boring completed to a depth of 20.0 ft below ground surface (bgs) on 11/14/07.		
								Groundwater encountered at a depth of 12.5 ft bgs on 11/14/07.		
								Measured groundwater parameters: pH: 7.33, conductivity: 0.650 mS/cm, and temperature: 20.8 degrees C.		
	25							Borehole grouted to surface on 11/14/07.		

Sample Graphics: Core Interval; No Recovery

▽ First encountered ground water

File: 5515 DOYLE STREET.GPJ; 3/27/09

ENVIRON

6001 Shellmound Street, Suite 700, Emeryville, CA 94608

Site ID:	**SGW-5**	Date(s):	**11/14/07**
Location:	**5515 Doyle Street, Emeryville, CA**		
Logged By:	**D. Clark**	Checked By:	**R. Russell**
Contractor:	**RSI**		
Drilling Method:	**Direct Push**	GS Elevation: **n/a**	TOC Elevation: **n/a**
Sampling Method:	**Continuous core**	North: **n/a**	East: **n/a**
Well Construction:		Borehole Dia.: **2.25 inches**	Total Depth: **24.0 feet**
Blank Casing: Temporary PVC	0-14 ft	Project Number: **03-18392A**	
Screen: 0.010 inch	14-24 ft	Project Name: **Fordham Properties**	
Annular Fill: None	N/A	Remarks: **Groundwater sample collected from temporary PVC casing screened 14-24 ft.**	

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Time	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
								No recovery.		
			SG5-3	1055	ND		CL	**SILTY CLAY (CL), BLACK (10YR 2/1)**; soft, damp to moist, medium plasticity, trace sand, with brown mottling (0% gravel, 5% sand, 95% fines).		
	5		SG5-6	1100	ND			At 5.5 ft: color becomes brown (10YR 4/3), becomes sandy.		
					344			At 7 ft: color becomes dark greenish gray (Gley 1 4/1) with dark staining, hydrocarbon odor.		
			SG5-9	1130	790			At 8.5 ft: gravelly, moist, strong hydrocarbon odor.		
	10				782					
			SG5-11.5	1135	581			At 11.5 ft: color becomes brown (10YR 4/3), moist to wet.	▽	
					1.4			At 12 ft: wet.		
	15				ND			At 14 ft: color becomes light olive brown (2.5Y 5/3).		
					ND			At 16 ft: very stiff, moist.		
					ND			At 18 ft: medium stiff, trace coarse sand and gravel.		
	20				ND			At 19.5 ft: becomes sandy, wet.		
								At 22 ft: gravelly, damp.		
			SG5-23.5	1205	ND			At 23 ft: soft, wet.		
	25							Boring completed at a depth of 24.0 ft below ground surface (bgs) on 11/14/07.		
								Groundwater encountered at a depth of 11.5 ft bgs on 11/14/07.		
								Measured groundwater parameters: pH: 7.19, conductivity: 0.587 mS/cm, and temperature: 22.2 degrees C.		
								Borehole grouted to surface on 11/14/07.		

Sample Graphics: Core Interval; No Recovery

▽ First encountered ground water

File: 5515 DOYLE STREET.GPJ; 3/27/09

ENVIRON

6001 Shellmound Street, Suite 700, Emeryville, CA 94608

Site ID:	**SGW-6**	Date(s):	**11/14/07**
Location:	**5515 Doyle Street, Emeryville, CA**		
Logged By:	**D. Clark**	Checked By:	**R. Russell**
Contractor:	**RSI**		
Drilling Method:	**Direct Push**	GS Elevation: **n/a**	TOC Elevation: **n/a**
Sampling Method:	**Continuous core**	North: **n/a**	East: **n/a**
Well Construction:		Borehole Dia.: **2.25 inches**	Total Depth: **20.0 feet**
Blank Casing: Temporary PVC	0-10 ft	Project Number: **03-18392A**	
Screen: 0.010 inch	10-20 ft	Project Name: **Fordham Properties**	
Annular Fill: None	N/A	Remarks: **Groundwater sample collected from temporary PVC casing screened 10-20 ft.**	

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Time	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
								No recovery.		
					ND		CL	**SILTY CLAY (CL), BLACK (10YR 2/1)**; soft, damp to moist, medium plasticity, trace sand (0% gravel, 10% sand, 90% fines).		
								At 3 ft: very stiff, damp, low plasticity, trace sand and gravel.		
								No recovery.		
	5				ND		CL	**SILTY CLAY (CL), GRAYISH BROWN (2.5Y 5/2)**; stiff, damp, low plasticity, trace sand and gravel (5% gravel, 10% sand, 85% fines).		
					4.6			At 8 ft: color becomes dark greenish gray (Gley 1 4/1) with dark staining, very stiff to hard, hydrocarbon odor.	▽	
					9.8		GC	**CLAYEY GRAVEL with sand (GC), DARK GREENISH GRAY (5GY 4/1)**; dense, moist to wet, angular gravel to 1/2 inch, dense, dark staining, hydrocarbon odor (55% gravel, 20% sand, 25% fines).		
	10		SG6-10	0955	1046					
					43.5		CL	**CLAY with sand (CL), DARK GREENISH GRAY (5GY 4/1)**; medium stiff, moist to wet, medium plasticity, very fine sand, dark staining, hydrocarbon odor (0% gravel, 15% sand, 85% fines).		
					1.2					
	15				ND					
					ND					
							SC	**CLAYEY SAND with gravel (SC), YELLOWISH BROWN (10YR 5/6)**; medium dense, damp to moist, angular gravel (25% gravel, 60% sand, 15% fines).		
	20		SG6-19.5	1040	ND					
								Boring completed at a depth of 20.0 ft below ground surface (bgs) on 11/14/07.		
								Groundwater encountered at a depth of 9 ft bgs on 11/14/07.		
								Measured groundwater parameters: pH: 7.29, conductivity: 0.671 mS/cm, and temperature: 21.0 degrees C.		
	25									

Sample Graphics: Core Interval; No Recovery

▽ First encountered ground water

File: 5515 DOYLE STREET.GPJ; 3/27/09