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

September 24, 2014

Mr. Ralph Fattore (Sent via e-mail to: rfattore@Downtownautocenter.com)
Classic Investments, LLC
4145 Broadway
Oakland, CA 94611-5111

Mr. Norman Alberts
Patterson Ranch Inc.
321 Hartz Avenue, Suite 200
Danville, CA 94526-3336

Subject: Case Closure for Fuel Leak Case No. RO0000509 and GeoTracker Global ID T0600102227, Downtown Toyota, 4145 Broadway, Oakland, CA 94611

Gentlemen:

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 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. 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 Alameda County Environmental Health website (http://www.acgov.org/aceh/index.htm).

If you have any questions, please call Karel Detterman at (510) 567-6708. Thank you.

Sincerely,

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

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

cc with Enclosures:

Patrick Zimski, 5767 Broadway, Suite 102, Oakland, CA 94618 (*Sent via E-mail to: patrick@patrickzimski.com*)

Paul H. King, RGA Environmental, Inc. 1466 66th St., Emeryville, CA 94608 (*Sent via E-mail to: pdking0000@aol.com*)

Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 (*Sent via E-mail to: lgriffin@oaklandnet.com*)

Karel Detterman (sent via electronic mail to: karel.detterman@acgov.org
eFile, GeoTracker

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6777
FAX (510) 337-9135

REMEDIAL ACTION COMPLETION CERTIFICATION

September 24, 2014

Mr. Ralph Fattore
Classic Investments, LLC
4145 Broadway
Oakland, CA 94611-5111
(Sent via e-mail to: rfattore@Downtownautocenter.com)

Mr. Norman Alberts
Patterson Ranch Inc.
321 Hartz Avenue, Suite 200
Danville, CA 94526-3336

Subject: Case Closure for Fuel Leak Case No. RO0000509 and GeoTracker Global ID T0600102227, Downtown Toyota, 4145 Broadway, Oakland, CA 94611

Gentlemen:

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,

Ariu Levi
Director

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

I. AGENCY INFORMATION

Date: September 24 2014

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6708
Responsible Staff Person: Karel Detterman	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Downtown Toyota		
Site Facility Address: 4145 Broadway, Oakland, CA, 94611		
RB Case No.: 01-2418	Previous Case STiD No.: 1149	LOP Case No.: RO0000509
GeoTracker ID: T0600102227		APN: 12-1001-14-2
Current Land Use: Commercial, Active Auto Dealership and Maintenance Facility		

Responsible Parties	Addresses	Phone Numbers
Ralph Fattore Classic Investments, LLC	4145 Broadway, Oakland, CA, 94611	(510) 547-4635
Norman Albert Patterson Ranch Inc.	321 Hartz Avenue, Suite 200, Danville, CA, 94526-3336	----

This Case Closure Summary along with the Case Closure Transmittal letter and the Remedial Action Completion Certification provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Environmental Health (ACEH) website (http://www.acgov.org/aceh/lop/ust.htm) or the State of California Water Resources Control Board GeoTracker website (http://geotracker.waterboards.ca.gov). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACEH website.

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Release from Former Waste Oil Underground Storage Tank (UST).		
Number of monitoring wells installed: 0	Number of monitoring wells destroyed: 0	Number of monitoring wells remaining: 0
Highest Groundwater Depth Below Ground Surface 25.0 feet bgs (Borehole B7) :	Lowest Depth: 8.7 feet bgs (Borehole B1)	Flow Direction: Southwest
Most Sensitive Current Groundwater Use: Potential drinking water source		

Summary of Production Wells in Vicinity:

Two irrigation wells were identified within 2,000 feet of subject site at locations cross gradient to the plume. One irrigation well was identified approximately 890 feet northwest of the site, and the second located approximately 1,525 feet southeast of the site. Based on the extent and decreasing size of the plume, the irrigation wells are not expected to be receptors for the site. No other water supply wells were identified within 2,000 feet of the site.

Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest Surface Water Name: Glen Echo Creek (Broadway Branch) is located approximately 2,200 feet to the southeast of the subject site (cross gradient).

LTCP GROUNDWATER SPECIFIC CRITERIA						
LTCP Groundwater Specific Scenario under which case was closed: Scenario 1						
Site Data			LTCP Scenario 1 Criteria (ppb)	LTCP Scenario 2 Criteria (ppb)	LTCP Scenario 3 Criteria (ppb)	LTCP Scenario 4 Criteria (ppb)
Plume Length	50 feet		<100 feet	<250 feet	<250 feet	<1,000 feet
Free Product	No free product		No free product	No free product	Removed to maximum extent practicable	No free product
Plume Stable or Decreasing	Stable		Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 Years	Stable or decreasing
Distance to Nearest Water Supply Well	> 250 feet		>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Distance to Nearest Surface Water and Direction	2,200 feet cross gradient		>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Property Owner Willing to Accept a Land Use Restriction?	----		Not applicable	Not applicable	Yes	Not applicable
GROUNDWATER CONCENTRATIONS						
Constituent	Historic Site Maximum (ppb)	Current Site Maximum (ppb)	LTCP Scenario 1 Criteria (ppb)	LTCP Scenario 2 Criteria (ppb)	LTCP Scenario 3 Criteria (ppb)	LTCP Scenario 4 Criteria (ppb)
Benzene	1.6	ND <0.5	No criteria	3,000	No criteria	1,000
MTBE	7.8	ND <0.5	No criteria	1,000	No criteria	1,000
Scenario 5: If the site does not meet scenarios 1 through 4, has a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame?			----			

LTCP VAPOR SPECIFIC CRITERIA							
LTCP Vapor Specific Scenario under which case was closed: 3A*							
Active Fueling Station	Active as of ----						
Site Data		LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	LTCP Scenario 3A Criteria	LTCP Scenario 3B Criteria	LTCP Scenario 3C Criteria	LTCP Scenario 4 Criteria
Unweathered NAPL	No NAPL	LNAPL in groundwater	LNAPL in soil	No NAPL	No NAPL	No NAPL	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	≥5 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	≥5 feet
Total TPH in Bioattenuation Zone	<100 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm	<100 ppm
Maximum Current Benzene Concentration in Groundwater	<0.5 ppb	No criteria	No criteria	<100 ppb	≥100 and <1,000 ppb	<1,000 ppb	No criteria
Oxygen Data within Bioattenuation Zone	No oxygen data	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4% at lower end of zone	≥4% at lower end of zone
Depth of soil vapor measurement beneath foundation	N/A	No criteria	No criteria	No criteria	No criteria	No criteria	≥5 feet

SCENARIO 4 DIRECT MEASUREMENT OF SOIL VAPOR CONCENTRATIONS						
Site Soil Vapor Data			No Bioattenuation Zone		Bioattenuation Zone	
Constituent	Historic Maximum ($\mu g/m^3$)	Current Maximum ($\mu g/m^3$)	Residential	Commercial	Residential	Commercial
Benzene	----	----	<85	<280	<85,000	<280,000
Ethylbenzene	----	----	<1,100	<3,600	<1,100,000	<3,600,000
Naphthalene	----	----	<93	<310	<93,000	<310,000
If the site does not meet scenarios 1 through 4, does a site-specific risk assessment for the vapor intrusion pathway demonstrate that human health is protected?				----		
If the site does not meet scenarios 1 through 4, has a determination been made that petroleum vapors from soil or groundwater will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?				----		

*In addition to the three criteria contaminants, benzene, ethylbenzene and naphthalene, no other VOCs associated with the waste oil UST were detected in soil and groundwater.

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA						
LTCP Direct Contact and Outdoor Air Exposure Specific Scenario under which case was closed: Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below.						
Are maximum concentrations less than those in Table 1 below?		Yes				
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (ppm)	Volatilization to outdoor air (5 to 10 feet bgs) ppm	0 to 5 feet bgs (ppm)	Volatilization to outdoor air (5 to 10 feet bgs) ppm	0 to 10 feet bgs (ppm)
Site Maximum	Benzene	<0.005	<0.005	<0.005	<0.005	<0.005
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	0.015	0.012	0.015	0.012	0.012
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	<0.005	<0.005	<0.005	<0.005	<0.005
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	<0.01	0.016	<0.01	0.016	0.026
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5
If maximum concentrations are greater than those in Table 1, are they less than levels from a site-specific risk assessment?		----				
If maximum concentrations are greater than those in Table 1, has a determination been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?		----				

IV. CLOSURE

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, closure of this site appears to be consistent with the policies established by the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy which became effective on August 17, 2012.

Site Management Requirements:

1) NO RESTRICTIONS

Site Management Requirements: This fuel leak case has been evaluated for closure consistent with the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Based on this evaluation, no site management requirements appear to be necessary. However, 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.

If a change in land use to any residential, commercial other than as an active fueling station, or conservative land use, or if any redevelopment occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2.

This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.

V. ADDITIONAL COMMENTS AND CONCLUSION

Additional Comments:

NO RESTRICTIONS

Alameda County Environmental Health staff believe that the site meets the conditions for case closure under the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy. 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.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Karel Detterman, P.G.	Title: Hazardous Materials Specialist
Signature: Karel Detterman	Date: 9/24/2014
Approved by: Dilan Roe, P.E.	Title: LOP and SCP Program Manager
Signature: Dilan Roe	Date: 9/24/2014

VII. REGIONAL BOARD AND PUBLIC NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
Regional Board Notification Date: 04/25/2014	
Public Notification Date: 06/27/2014	

VIII. MONITORING WELL DESTRUCTION

Date Requested by ACEH: ----	Date of Well Destruction Report: ----	
All Monitoring Wells Destroyed: ----	Number Destroyed: ----	Number Retained: ----
Reason Wells Retained: ----		
Additional requirements for submittal of groundwater data from retained wells: ----		
ACEH Concurrence - Signature: ----		Date: ----

Attachments:

1. Site Vicinity Map and Aerial Photo (2 pp)
2. Site Plan (2 pp)
3. Groundwater Contour, Chemical Concentration Maps, and Well Survey (5 pp)
4. Surface Water (1 pp)
5. Soil Analytical Data (3 pp)
6. Groundwater Analytical Data (3 pp)
7. Cross Sections (3 pp)

ATTACHMENT 1

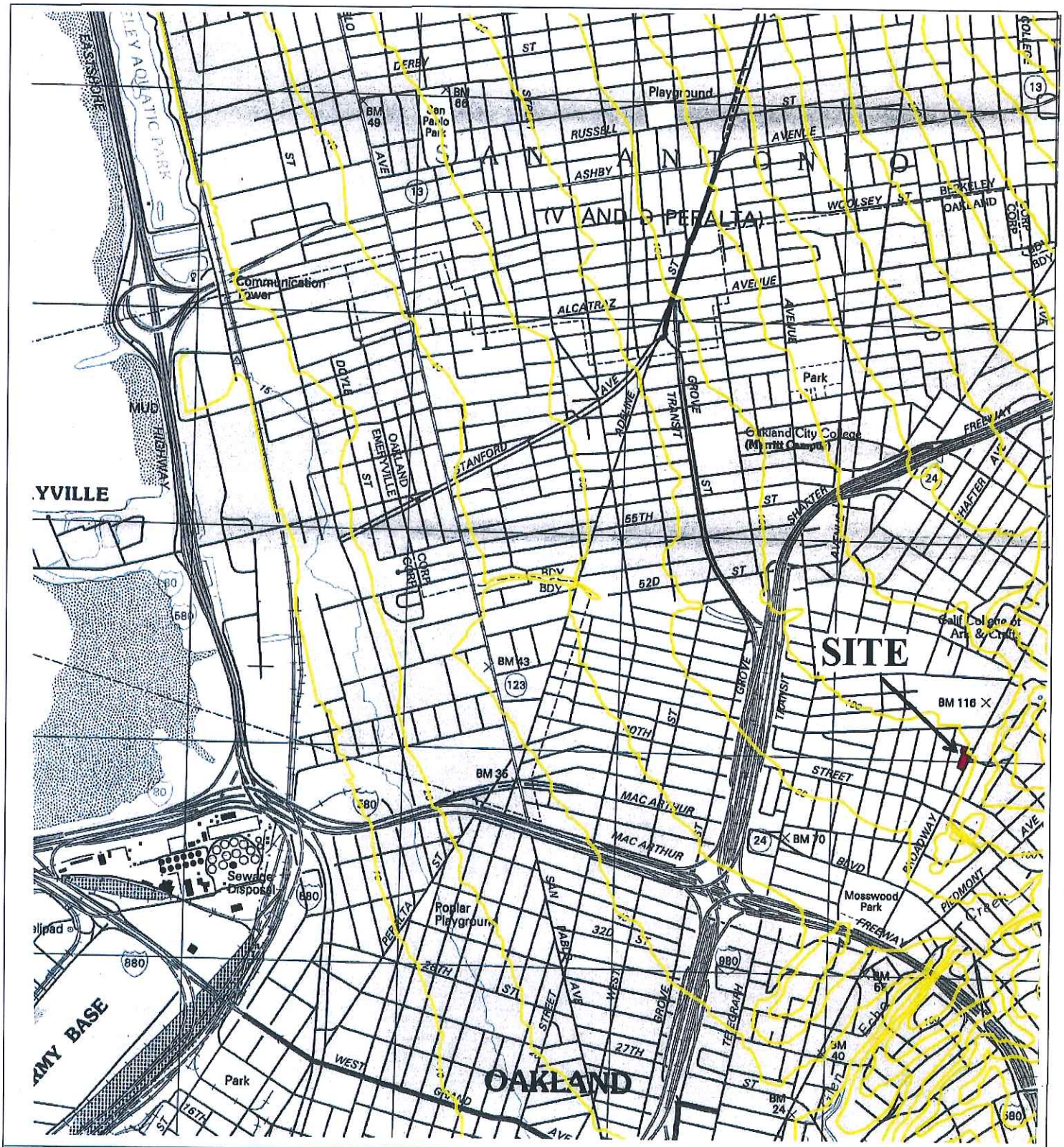


Figure 1
Site Location Map
Downtown Toyota
4145 Broadway
Oakland, California

N

Base Map From:
U.S. Geological Survey Oakland West, California 7.5-minute Quadrangle
Photorevised 1993

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 1,000 2,000
Approximate Scale in Feet

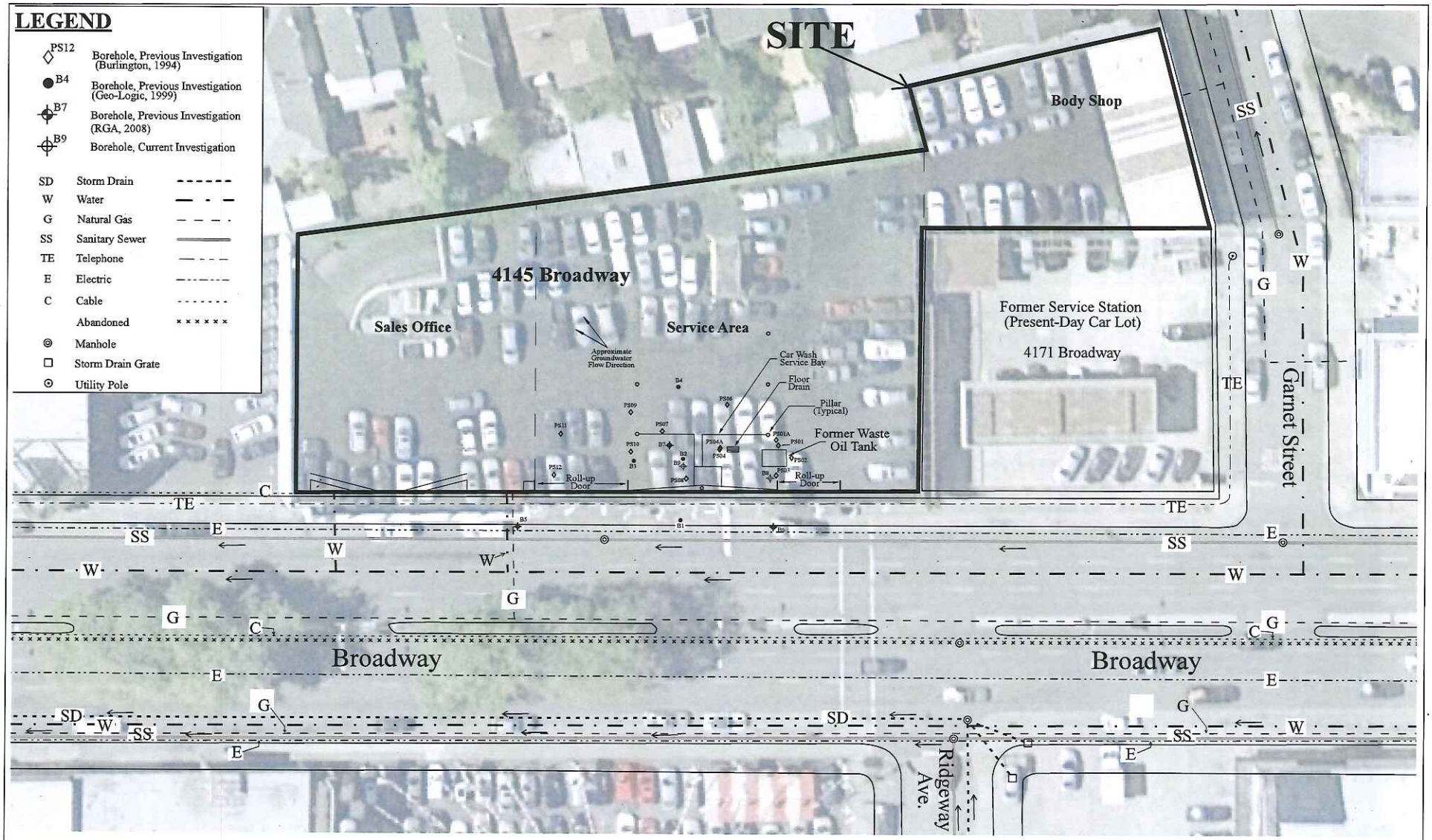


Figure 2
Site Vicinity Map
Downtown Toyota
4145 Broadway
Oakland, California

N

Base Map from:
Andrew P. Anderson, Architect
Doten Pontiac Site Plan
June 1966, and Google Earth October 2009

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 25 50
Approximate Scale in Feet

ATTACHMENT 2

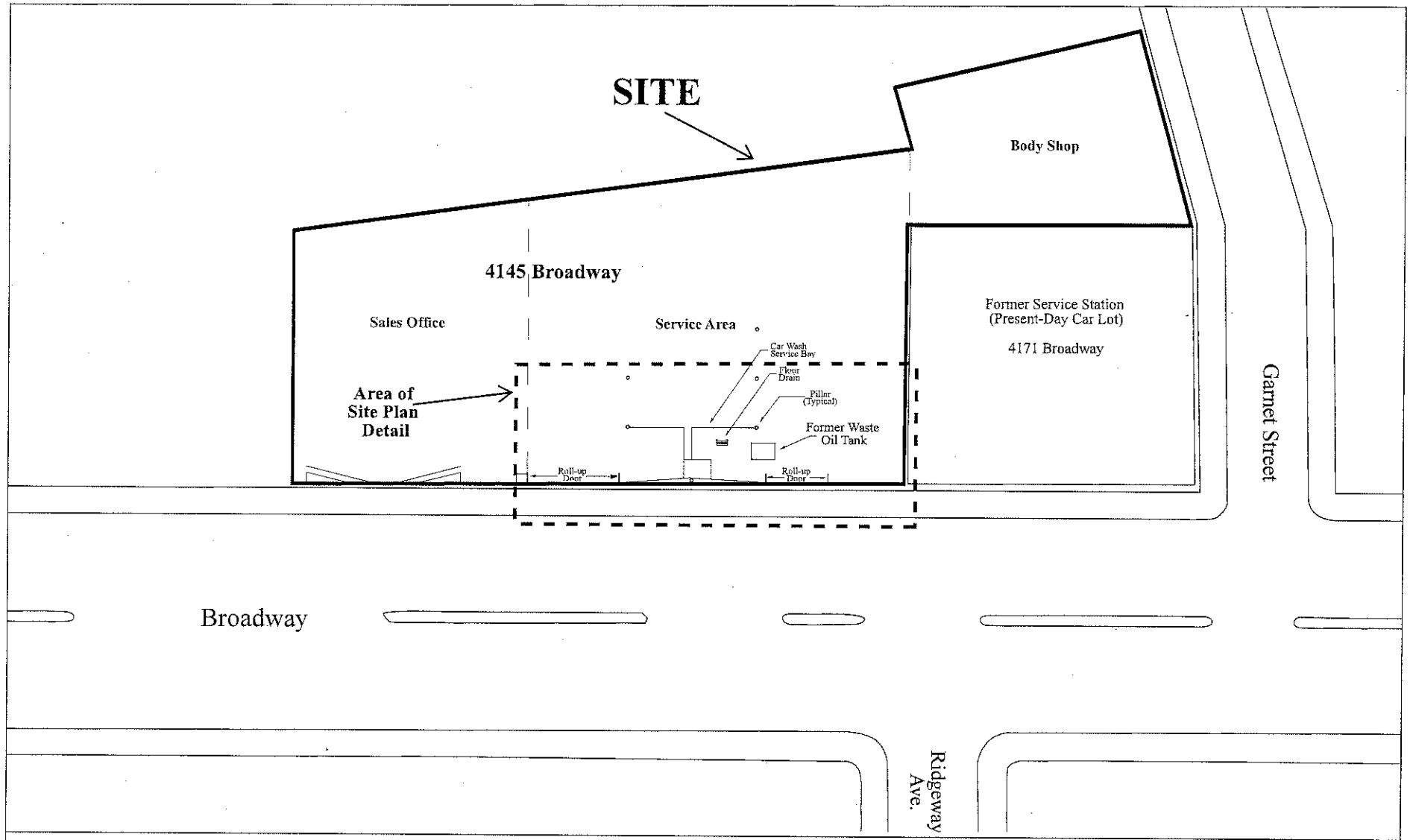


Figure 1
Site Vicinity Map
Downtown Toyota
4145 Broadway
Oakland, California

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 25 50
Approximate Scale in Feet

N

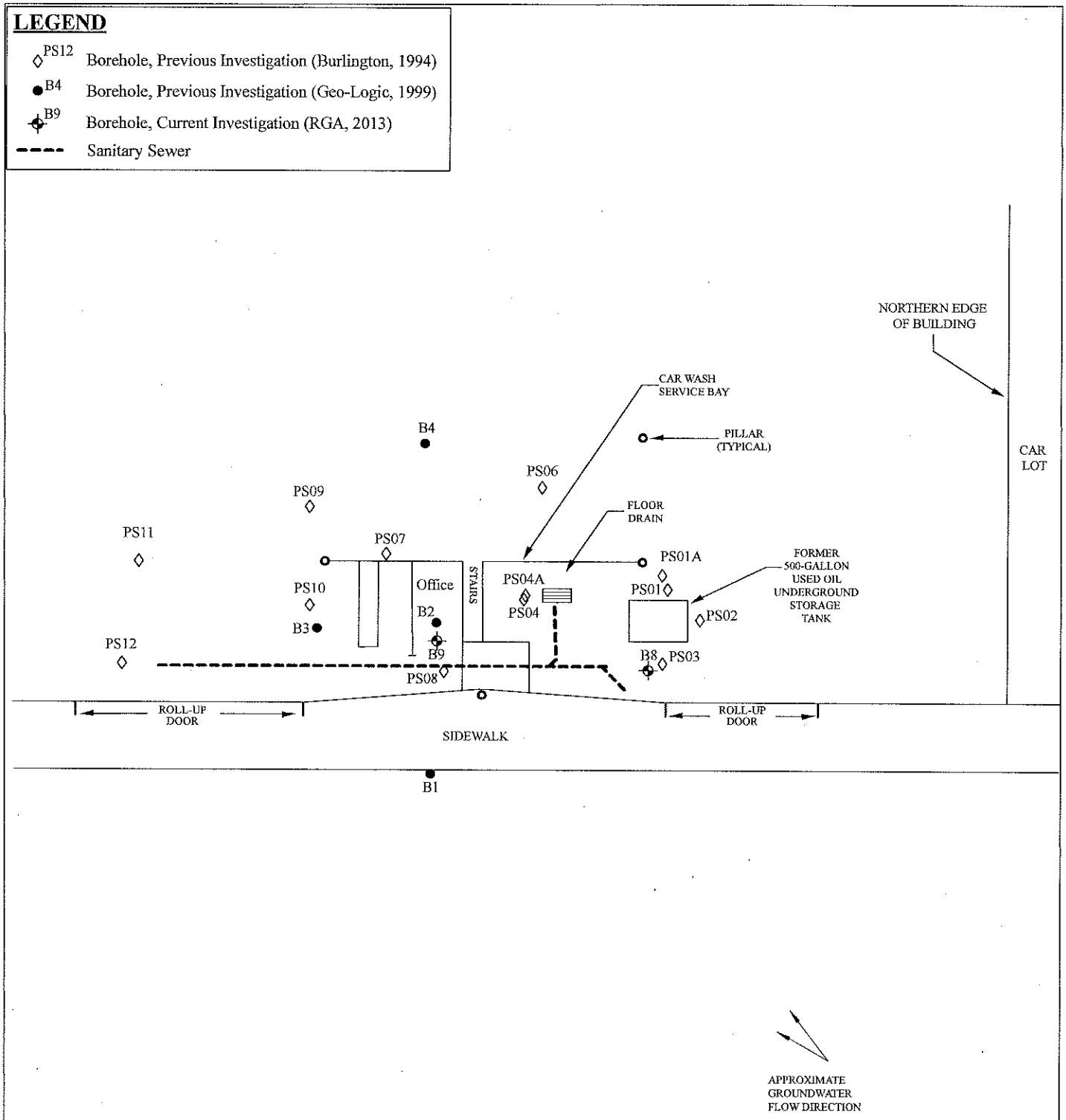


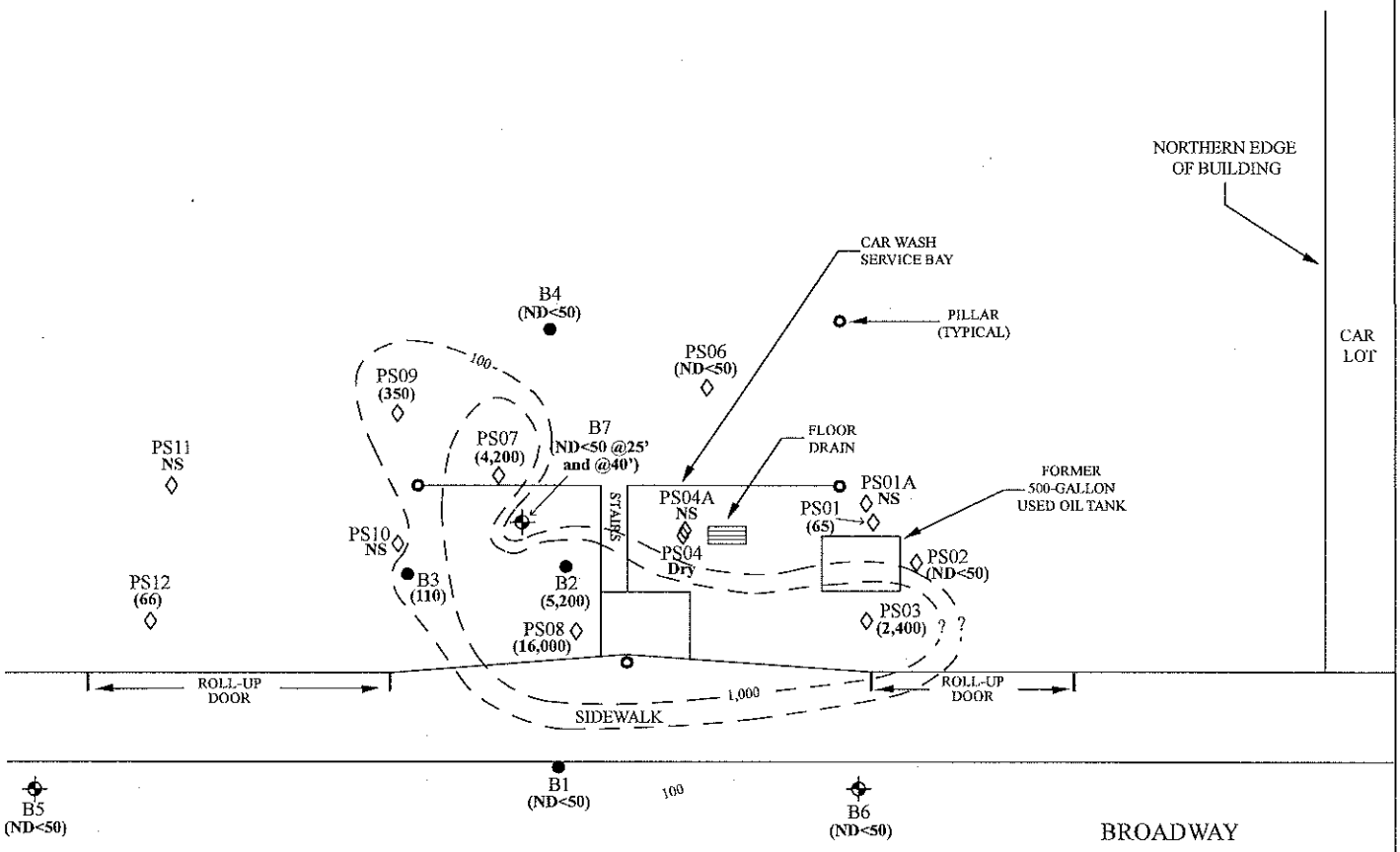
Figure 3
Site Plan Detail
Downtown Toyota
4145 Broadway
Oakland, California

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 10 20
Approximate Scale in Feet

N

ATTACHMENT 3



LEGEND

(16,000) TPH-G in Groundwater (ug/L)

— — — TPH-G Isoconcentration Contour (ug/L)

(ND<50) Not Detected, Showing Detection Limit

NS Not Sampled

◇PS12 Borehole, Previous Investigation (Burlington, 1994)

●B4 Borehole, Previous Investigation (Geo-Logic, 1999)

⌖B7 Borehole, Current Investigation

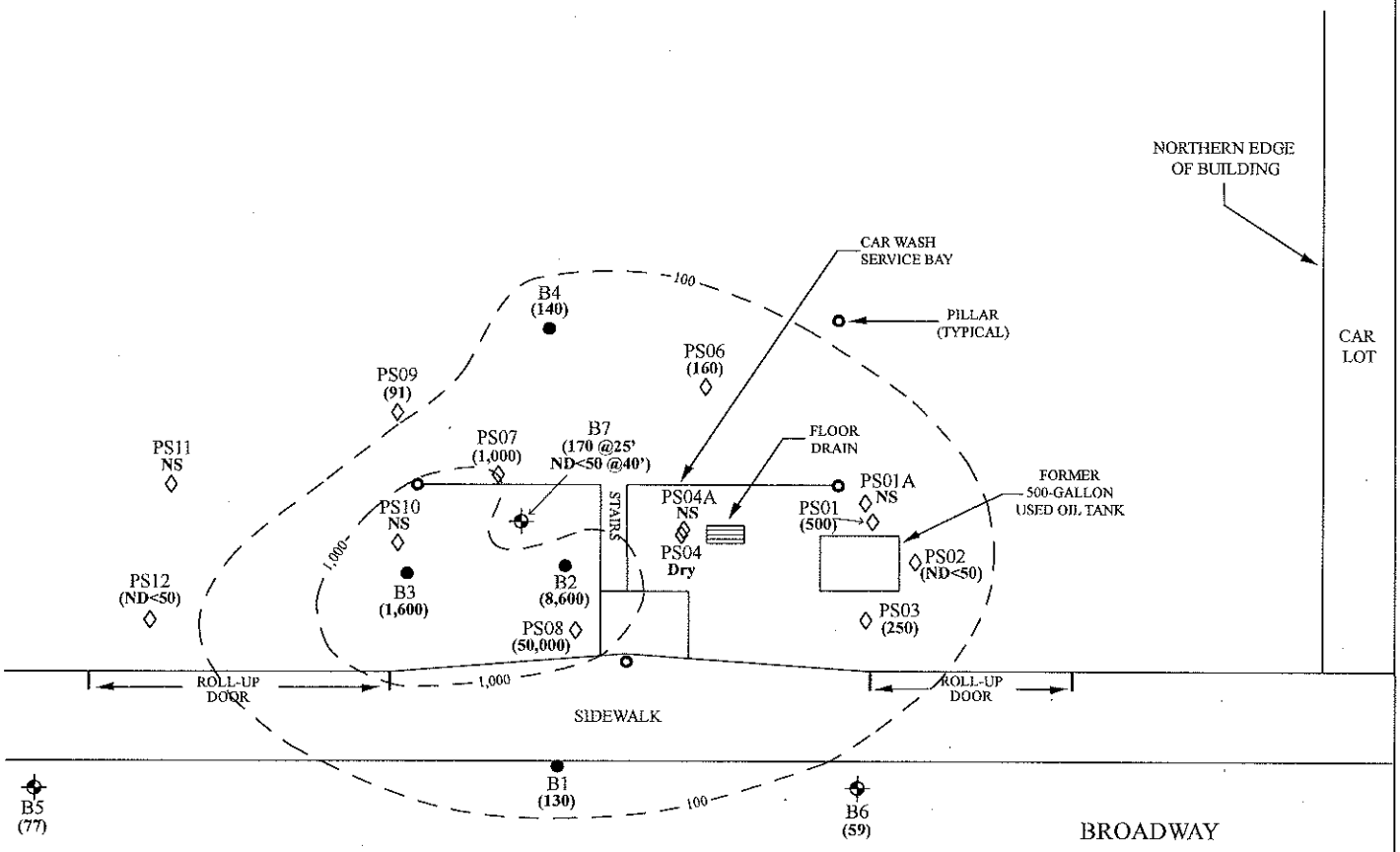
APPROXIMATE
GROUNDWATER
FLOW DIRECTION

Figure 4
Site Plan Detail Showing TPH-G Concentrations in Groundwater
Downtown Toyota
4145 Broadway
Oakland, California

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 10 20
Approximate Scale in Feet

N



LEGEND

(50,000)	TPH-D in Groundwater (ug/L)
— —	TPH-D Isoconcentration Contour (ug/L)
(ND<50)	Not Detected, Showing Detection Limit
NS	Not Sampled
◇PS12	Borehole, Previous Investigation (Burlington, 1994)
●B4	Borehole, Previous Investigation (Geo-Logic, 1999)
⌖B7	Borehole, Current Investigation

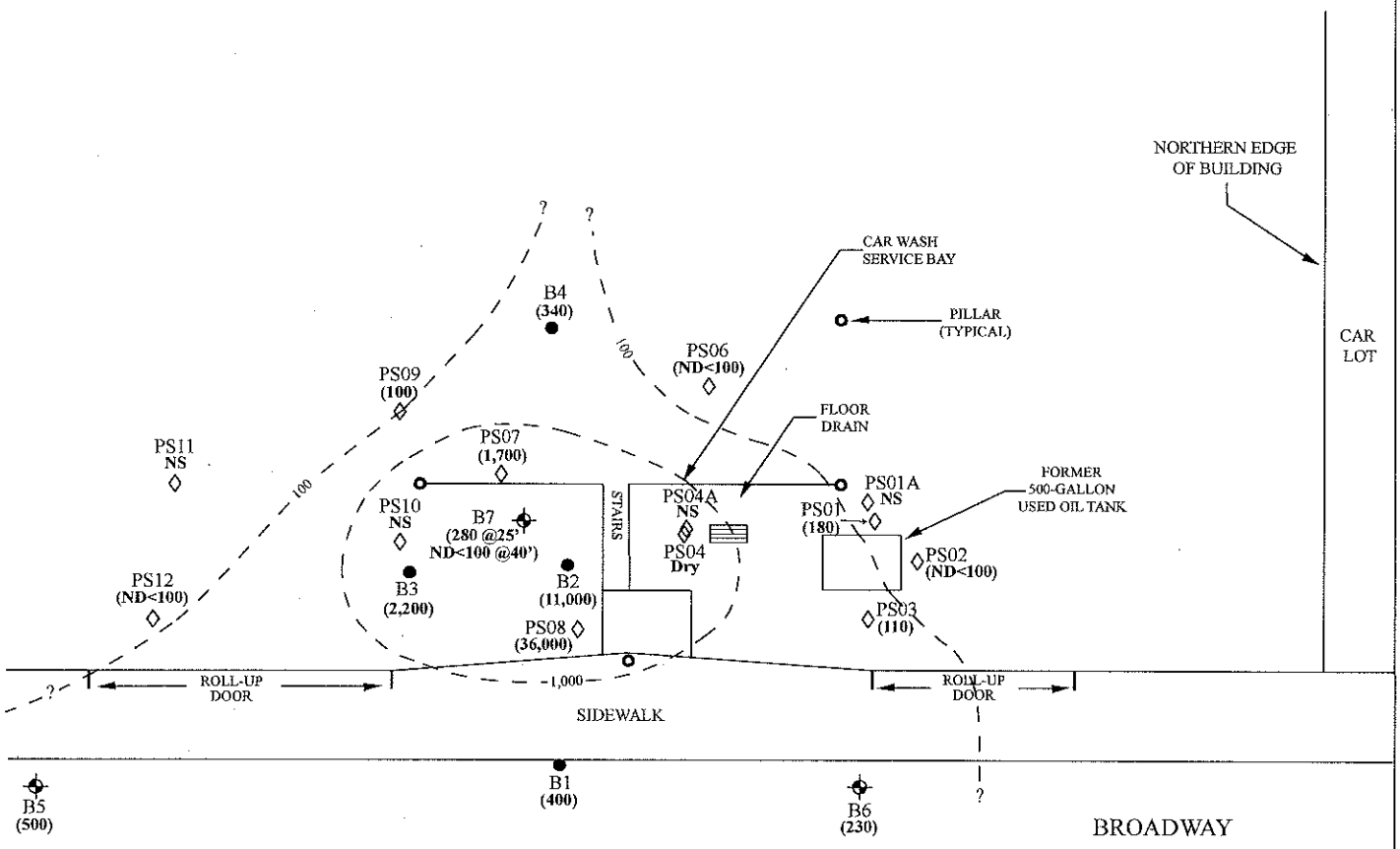
APPROXIMATE
GROUNDWATER
FLOW DIRECTION

Figure 5
Site Plan Detail Showing TPH-D Concentrations in Groundwater
DowntownToyota
4145 Broadway
Oakland, California

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 10 20
Approximate Scale in Feet

N



LEGEND

(36,000)	TPH-MO in Groundwater (ug/L)
— —	TPH-MO Isoconcentration Contour (ug/L)
(ND<100)	Not Detected, Showing Detection Limit
NS	Not Sampled
◇PS12	Borehole, Previous Investigation (Burlington, 1994)
●B4	Borehole, Previous Investigation (Geo-Logic, 1999)
⊕B7	Borehole, Current Investigation

APPROXIMATE
GROUNDWATER
FLOW DIRECTION

Note: TPH-BO results are for B5, B6, and B7.
All other results are TPH-MO.

Figure 6
Site Plan Detail Showing TPH-MO/BO Concentrations in Groundwater
Downtown Toyota
4145 Broadway
Oakland, California

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 10 20
Approximate Scale in Feet

N

Figure 1
Site Location Map
Downtown Toyota
4145 Broadway
Oakland, California

N

Base Map from:
US Geological Survey
Oakland West and Oakland East, California
7.5 Minute Quadrangles
Photorevised 1993

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 1,000 2,000
Scale in Feet

Table 3
Non-Groundwater Monitoring Well Summary Information

	Township / Range	Section, Tract, and Well Number	Address	City	Owner	Total Depth	Water Depth	Casing Diameter (Inches)	Drill Date	Use	Database	Distance From Subject Site (Feet)
1	1S/4W	24D1	Webster St. & 45th St.	Oakland	EBMUD	53	25	0	5/75	CAT	ACPWA	1,850
2	1S/4W	24E1	360 42nd Street	Oakland	ies Relief Soc	65	9	12	?	IRR	ACPWA	890
3	1S/4W	24E2	Manila & 42nd St.	Oakland	EBMUD	50	0	0	5/75	CAT	ACPWA	660
4	1S/4W	24E3	42nd St. & Webster St.	Oakland	EBMUD	50	0	0	5/75	CAT	ACPWA	1,400
5	1S/4W	24E9	42nd St.& Manila Ave	Oakland	EBMUD	130	0	5	1/89	CAT	ACPWA	660
6	1S/4W	24E11	42nd St. & Webster St.	Oakland	EBMUD	130	0	5	12/97	CAT	ACPWA	1,400
7	1S/4W	24L1	4082 Piedmont Ave.	Oakland	John Bond	198	21	8	?/79	IRR	BOTH	1,525

Notes: All well locations are shown on Figure 1.
DWR = Department of Water Resources
ACPWA = Alameda County Public Works Department
Both = DWR and ACPWA

ATTACHMENT 4

Figure 9
Site Vicinity Map Showing Creek Locations
4212-4220 Piedmont Avenue
Oakland, California

Base Map From:
Creek and Watershed Map of
Oakland and Berkeley
Oakland Museum of California, 2010

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 500 1,000
Approximate Scale in Feet

N

ATTACHMENT 5

Table 2
Summary of Borehole Soil Sample Analytical Results

Soil Boring	Sample Depth (ft)	Date Sampled	Sample ID	TPH-G	TEH-D or TPH-D	TEH-MO	TPH-BO	TRPH	MTBE	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Fuel Oxygenates and Lead Scavengers
PS01	4 - 5	2/2/1994	PS01-04	ND<0.50	ND<10	ND<10	NA	ND<30	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA
PS02	4 - 5	2/2/1994	PS02-04	ND<0.50	ND<10	ND<10	NA	ND<30	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA
PS03	4 - 5	2/2/1994	PS03-04	ND<0.50	ND<10	ND<10	NA	ND<30	NA	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA
PS04	4 - 5	2/2/1994	PS04-04	32, a	ND<10	ND<10	NA	ND<30	NA	ND<0.0050	0.0065	0.015	0.14	NA
PS04	9 - 10	2/2/1994	PS04-09	11, a	NA	NA	NA	NA	NA	ND<0.0050	0.0074	ND<0.0050	0.0096	NA
B-1	7	10/25/1999	B-1	ND<1.0	ND<1.0	ND<5.0	NA	NA	ND<0.05	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA, except MTBE by EPA 8020
B-2	9	10/25/1999	B-2	58	33	48	NA	NA	ND<0.05	ND<0.0050	0.081	0.012	ND<0.0050	NA, except MTBE by EPA 8020
B-3	8.5	10/25/1999	B-3	ND<1.0	ND<1.0	ND<5.0	NA	NA	ND<0.05	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA, except MTBE by EPA 8020
B-4	12.5	10/25/1999	B-4	ND<1.0	ND<1.0	ND<5.0	NA	NA	ND<0.05	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA, except MTBE by EPA 8020
B7	10	10/1/2008	B7-10	11, b	1.2, c, d	NA	4.0	NA	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	All ND
ESL [1]				*500*	*110*	*500*	*500*	*No Value*	*0.023*	*0.044*	*2.9*	*3.3*	*2.3*	Various
ESL [2]				*770*	*110*	*1,000*	*1,000*	*No Value*	*0.023*	*0.044*	*2.9*	*3.3*	*2.3*	Various

NOTES:

TPH-G = Total Petroleum Hydrocarbons as Gasoline.
TEH-D = Total Extractable Hydrocarbons as Diesel.
TEH-D = Total Petroleum Hydrocarbons as Diesel.
TEH-MO = Total Extractable Hydrocarbons as Motor Oil.
TPH-BO = Total Petroleum Hydrocarbons as Bunker Oil.
TRPH = Total Recoverable Petroleum Hydrocarbons.
MTBE = tert-Butyl Methyl Ether
ND = Not Detected.
NA = Not Analyzed.
NR = Not Reported.
a = Laboratory Analytical Reporting Note: not typical gasoline.
b = Laboratory Analytical Reporting Note: strongly aged gasoline or diesel-range compounds are significant in the TPH-G chromatogram.
c = Laboratory Analytical Reporting Note: diesel-range compounds are significant; no recognizable pattern.
d = Laboratory Analytical Reporting Note: Stoddard solvent/ mineral spirits
Fuel oxygenates and lead scavengers include tert-Amyl methyl ether (TAME), tert-Butyl alcohol (TBA), 1,2-Dibromomethane (EDB), 1,2-Dichloroethane (1,2-DCA), Diisopropyl ether (DIPE), Ethyl tert-butyl ether (ETBE), and Methyl tertiary-butyl ether (MTBE) by EPA Method 8260.
ESL [1] = Environmental Screening Level, by San Francisco Bay – Regional Water Quality Control Board updated December 2013, from Table A-2 – Shallow Soil Screening Levels, Groundwater is a current or potential source of drinking water. Commercial/ Industrial Land Use.
ESL [2] = Environmental Screening Level, by San Francisco Bay – Regional Water Quality Control Board, updated December 2013, from Table C-2 – Deep Soil Screening Levels, Groundwater is a current or potential source of drinking water. Commercial/ Industrial Land Use.
Results and ESLs are in mg/Kg (milligrams per kilogram), unless otherwise indicated.

Table 1
Summary of Former UST Pit Soil Sample Analytical Results

Sample ID	Sample Date	Sample Depth (Feet)	TPH-D	TPH-MO	TOG	TPH-G	Benzene	Toluene	Ethylbenzene	Total Xylenes	Other VOCs by EPA Method 8240	Fuel Oxygenates and Lead Scavengers
1BF*	2/7/1992	8	ND<50	**900**	630	130, a	ND<0.05	ND<0.05	ND<0.05	ND<0.5	ND except, Ethylbenzene = 0.042, m,p-Xylenes = 0.15, o-Xylene = 0.080	NA
SS-1A-DT	4/15/1992	9	ND<10	ND<10	NA	ND<0.50	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	NA	NA
ESL			*110*	*500*	*No Value*	*500*	*0.044*	*2.9*	*3.3*	*2.3*	*Ethylbenzene = 3.3, Total Xylenes = 2.3*	*Various*

NOTES:
TPH-D = Total Petroleum Hydrocarbons as Diesel.
TPH-MO = Total Petroleum Hydrocarbons as Motor Oil.
TOG = Total Oil and Grease.
TPH-G = Total Petroleum Hydrocarbons as Gasoline.
VOCs =Volatile Organic Compounds.
ND = Not Detected.
NA = Not Analyzed.
a = TPH-G results identified as Stoddard solvent.
Fuel oxygenates and lead scavengers include tert-Amyl methyl ether (TAME), tert-Butyl alcohol (TBA), 1,2-Dibromomethane (EDB), 1,2-Dichloroethane (1,2-DCA), Diisopropyl ether (DIPE), Ethyl tert-butyl ether (ETBE), and Methyl tertiary-butyl ether (MTBE) by EPA Method 8260.
* = Lead, nickel, and zinc were detected at concentrations of 20, 81, and 37 milligrams per kilogram (mg/kg), respectively.

ESL = Environmental Screening Level, by San Francisco Bay - Regional Water Quality Control Board, updated December 2013, from Table A-2 – Shallow Soil Screening Levels, Groundwater is a current or potential source of drinking water. Commercial/Industrial Land Use.

Values in bold indicate concentrations that exceed their respective ESL values.
Results and ESLs are in mg/kg, unless otherwise noted.

Table 2
Summary of Borehole Soil Sample Analytical Results

Sample ID	Sample Date	Sample Depth (Ft bgs)	PAHs by EPA Method 8270C	Naphthalene	VOCs by EPA Method 8260B
B8-2.5	10/3/2013	2.5	All ND	ND<0.0050	All ND
B8-7.5	10/3/2013	7.5	All ND	ND<0.0050	All ND
B9-2.5	10/3/2013	2.5	All ND	ND<0.0050	All ND
B9-9.0	10/3/2013	9.0	All ND, except chrysene = 0.016, pyrene = 0.026	ND<0.0050	All ND
LTCP[1]		0 to 5	PAH = 0.063	9.7	Benzene = 1.9, Ethylbenzene = 21
		5 to 10	PAH = NA	9.7	Benzene = 2.8, Ethylbenzene = 32
LTCP[2]		0 to 5	PAH = 0.68	45	Benzene = 8.2, Ethylbenzene = 89
		5 to 10	PAH = NA	45	Benzene = 12, Ethylbenzene = 134
LTCP[3]		0 to 10	PAH = 4.5	219	Benzene = 14, Ethylbenzene = 314
ESL [1]		0 to 9.9	*chrysene = 3.8,* *pyrene = 85*	*1.2*	*Various* *Various*
ESL [2]		0 to 9.9	*chrysene = 13,* *pyrene = 85*	*1.2*	*Various* *Various*

NOTES
Ft bgs = Feet Below Ground Surface.
PAHs = Polynuclear Aromatic Hydrocarbons
VOCs = Volatile Organic Compounds.
ND = Not Detected.

LTCP[1] = Low Threat Closure Policy by State Water Resources Control Board August 17, 2012 Table 1 - Concentrations of Petroleum Constituents in Soil That Will Have No Significant Risk of Adversely Affecting Human Health - Residential Exposure Scenario.

LTCP[2] = Low Threat Closure Policy by State Water Resources Control Board August 17, 2012 Table 1 - Concentrations of Petroleum Constituents in Soil That Will Have No Significant Risk of Adversely Affecting Human Health - Commercial/Industrial Exposure Scenario.

LTCP[3] = Low Threat Closure Policy by State Water Resources Control Board August 17, 2012 Table 1 - Concentrations of Petroleum Constituents in Soil That Will Have No Significant Risk of Adversely Affecting Human Health - Utility Worker Exposure Scenario.

ESL [1] = Environmental Screening Level, by San Francisco Bay – Regional Water Quality Control Board, updated December 2013, from Table A-1 – Shallow Soil Screening Levels, Groundwater is a current or potential drinking water resource. Residential Land Use.

ESL [2] = Environmental Screening Level, by San Francisco Bay – Regional Water Quality Control Board, updated May 2013, from Table A-2 – Shallow Soil Screening Levels, Groundwater is a current or potential drinking water resource. Commercial/Industrial Land Use.

Results, LTCP values and ESLs reported in milligrams per kilogram (mg/kg) unless otherwise indicated.

ATTACHMENT 6

Table 3

Summary of Former UST Pit Groundwater Sample Analytical Results

Sample ID	Sample Date	Sample Depth (Feet)	TPH-D	TPH-MO	TOG	TPH-G	Benzene	Toluene	Ethylbenzene	Total Xylenes	Other VOCs by EPA Method 8240	Fuel Oxygenates and Lead Scavengers
WS-1-DT	4/15/1992	10.0	NA	NA	NA	**180**	0.87	ND<0.50	0.55	4.2	NA	NA
ESL			*100*	*100*	*None*	*100*	*1.0*	*40*	*30*	*20*	*Various*	*Various*

NOTES:

TPH-D = Total Petroleum Hydrocarbons as Diesel.

TPH-MO = Total Petroleum Hydrocarbons as Motor Oil.

TOG = Total Oil and Grease.

TPH-G = Total Petroleum Hydrocarbons as Gasoline.

VOCs =Volatile Organic Compounds.

ND = Not Detected.

NA = Not Analyzed.

Fuel oxygenates and lead scavengers include tert-Amyl methyl ether (TAME), tert-Butyl alcohol (TBA), 1,2-Dibromomethane (EDB), 1,2-Dichloroethane (1,2-DCA), Diisopropyl ether (DIPE), Ethyl tert-butyl ether (ETBE), and Methyl tertiary-butyl ether (MTBE) by EPA Method 8260.

ESL = Environmental Screening Level, by San Francisco Bay - Regional Water Quality Control Board, updated December 2013, from Table F-1a – Groundwater Screening Levels, Groundwater is a current or potential source of drinking water.

Values in bold indicate concentrations that exceed their respective ESL values.

Results and ESLs are in micrograms per Liter (ug/L), unless otherwise noted.

Table 4
Summary of Historical Borehole Groundwater Sample Analytical Results

Soil Boring	Sample Depth	Sampling Date	Sample ID	TPH-G	TEH-D or TPH-D	TEH-MO	TPH-BO	TRPH	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	Fuel Oxygenates and Lead Scavengers
PS01	13	2/2/1994	PW01-020294	65	**500**	**180 , c**	NA	ND<**1,000**	NA	ND<0.30	ND<0.30	ND<0.30	1.0	NA
PS02	15	2/2/1994	PW02-020294	ND<50	ND<50	ND<100	NA	ND<**1,000**	NA	ND<0.30	0.37	0.30	1.2	NA
PS03	13	2/2/1994	PW03-020294	**2,400, a**	**250, b**	**110, c**	NA	ND<1,000	NA	0.57	0.89	1.4	3.0	NA
PS04	NR	2/2/1994	Not Sampled-Dry Borehole	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PS05	NR	2/2/1994	PW05-020294	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PS06	NR	2/2/1994	PW06-020294	ND<50	**160**	ND<100	NA	ND<1,000	NA	0.49	0.57	ND<0.30	1.5	NA
PS07	NR	2/2/1994	PW07-020294	**4,200, a**	**1,000, b**	**1,700**	NA	**2,900**	NA	**1.6**	5.6	ND<1.5	18	NA
PS08	NR	2/2/1994	PW08-020294	**16,000, a**	**50,000, b**	**36,000**	NA	**520,000**	NA	ND<**15**	**45**	ND<1.5	**130**	NA
PS09	NR	2/2/1994	PW09-020294	**350, a**	91, b	**100**	NA	ND<1,000	NA	ND<0.30	ND<0.30	0.66	3.2	NA
PS10	NR	2/2/1994	Not Sampled-Dry Borehole	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PS11	NR	2/2/1994	Not Drilled	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PS12	NR	2/2/1994	PW12-020294	66, a	ND<50	ND<100	NA	ND<1,000	NA	0.62	ND<0.30	ND<0.30	2.2	NA
B-1	8.7	10/25/1999	B-1	ND<50	**130**	**400**	NA	NA	**7.8**	ND<0.5	ND<0.5	ND<0.5	ND<0.5	NA, except MTBE by EPA 8020
B-2	9.5	10/25/1999	B-2	**5,200**	**8,600**	**11,000**	NA	NA	ND<5.0	ND<0.5	ND<0.5	ND<0.5	9.6	NA, except MTBE by EPA 8020
B-3	8.9	10/25/1999	B-3	**110**	**1,600**	**2,200**	NA	NA	ND<5.0	ND<0.5	0.76	ND<0.5	ND<0.5	NA, except MTBE by EPA 8020
B-4	12.8	10/25/1999	B-4	ND<50	**140**	**340**	NA	NA	ND<5.0	ND<0.5	0.6	ND<0.5	ND<0.5	NA, except MTBE by EPA 8020
B5	10	9/30/2008	B5W	ND<50	77, d, e	NA	**500**	NA	ND<0.5	ND<0.5	0.67	ND<0.5	ND<0.5	All ND<0.5, except TBA ND<2.0
B6	13	9/30/2008	B6W	ND<50	59, d	NA	**230**	NA	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	All ND<0.5, except TBA ND<2.0
B7	25	10/1/2008	B7-25W	ND<50	**170, d**	NA	**280**	NA	ND<0.5	ND<0.5	0.80	ND<0.5	ND<0.5	All ND<0.5, except TBA ND<2.0
B7	40	10/1/2008	B7-40W	ND<50	ND<50	NA	ND<100	NA	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	All ND<0.5, except TBA ND<2.0
ESL				*100*	*100*	*100*	*100*	*No Value*	*5.0*	*1.0*	*40*	*30*	*20*	Variable

NOTES:
TPH-G = Total Petroleum Hydrocarbons as Gasoline.
TEH-D = Total Extractable Hydrocarbons as Diesel.
TPH-D = Total Petroleum Hydrocarbons as Diesel.
TEH-MO = Total Extractable Hydrocarbons as Motor Oil.
TPH-BO = Total Petroleum Hydrocarbons as Bunker Oil.
TRPH = Total Recoverable Petroleum Hydrocarbons.
MTBE = tert-Butyl Methyl Ether
ND = Not Detected.
NA = Not Analyzed.
NR = Not Reported.
a = Laboratory Analytical Reporting Note: not typical gasoline.
b = Laboratory Analytical Reporting Note: not typical diesel.
c = Laboratory Analytical Reporting Note: oil-range product similar to synthetic motor oil.
d = Laboratory Analytical Reporting Note: diesel-range compounds are significant; no recognizable pattern.
e = Laboratory Analytical Reporting Note: oil-range compounds are significant.
Fuel oxygenates and lead scavengers include tert-Amyl methyl ether (TAME), tert-Butyl alcohol (TBA), 1,2-Dibromoethane (EDB), 1,2-Dichloroethane (1,2-DCA), Diisopropyl ether (DIPE), Ethyl tert-butyl ether (ETBE), and Methyl tertiary-butyl ether (MTBE) by EPA Method 8260.
ESL = Environmental Screening Level, by San Francisco Bay – Regional Water Quality Control Board, updated December 2013, from Table F-1a – Groundwater Screening Levels. Groundwater is a current or potential source of drinking water.
BOLD = Concentration in excess of applicable ESL value.
Results and ESLs are in µg/L (micrograms per Liter), unless otherwise indicated.

Table 4
Summary of Borehole Groundwater Sample Analytical Results

Sample ID	Sample Date	TPH-G	TPH-D	TPH-BO	MTBE	Benzene	Toluene	Ethylbenzene	Total Xylenes
B8-W	10/7/2013	ND<50	ND<50	ND<100	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
B9-W	10/4/2013	ND<50	ND<50	ND<100	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
ESL		*100*	*100*	*100*	*5.0*	*1.0*	*40*	*30*	*20*

NOTES:
TPH-G = Total Petroleum Hydrocarbons as Gasoline.
TPH-D = Total Petroleum Hydrocarbons as Diesel.
TPH-BO = Total Petroleum Hydrocarbons as Bunker oil.
MTBE = Methyl-tert-Butyl Ether.
ND = Not Detected.
ESL =Environmental Screening Level, by San Francisco Bay – Regional Water Quality Control Board, updated December 2013, from Table F-1a – Groundwater Screening Levels, groundwater is a current or potential drinking water resource.
Results and ESLs reported in micrograms per liter (µg/L) unless otherwise indicated.

ATTACHMENT 7

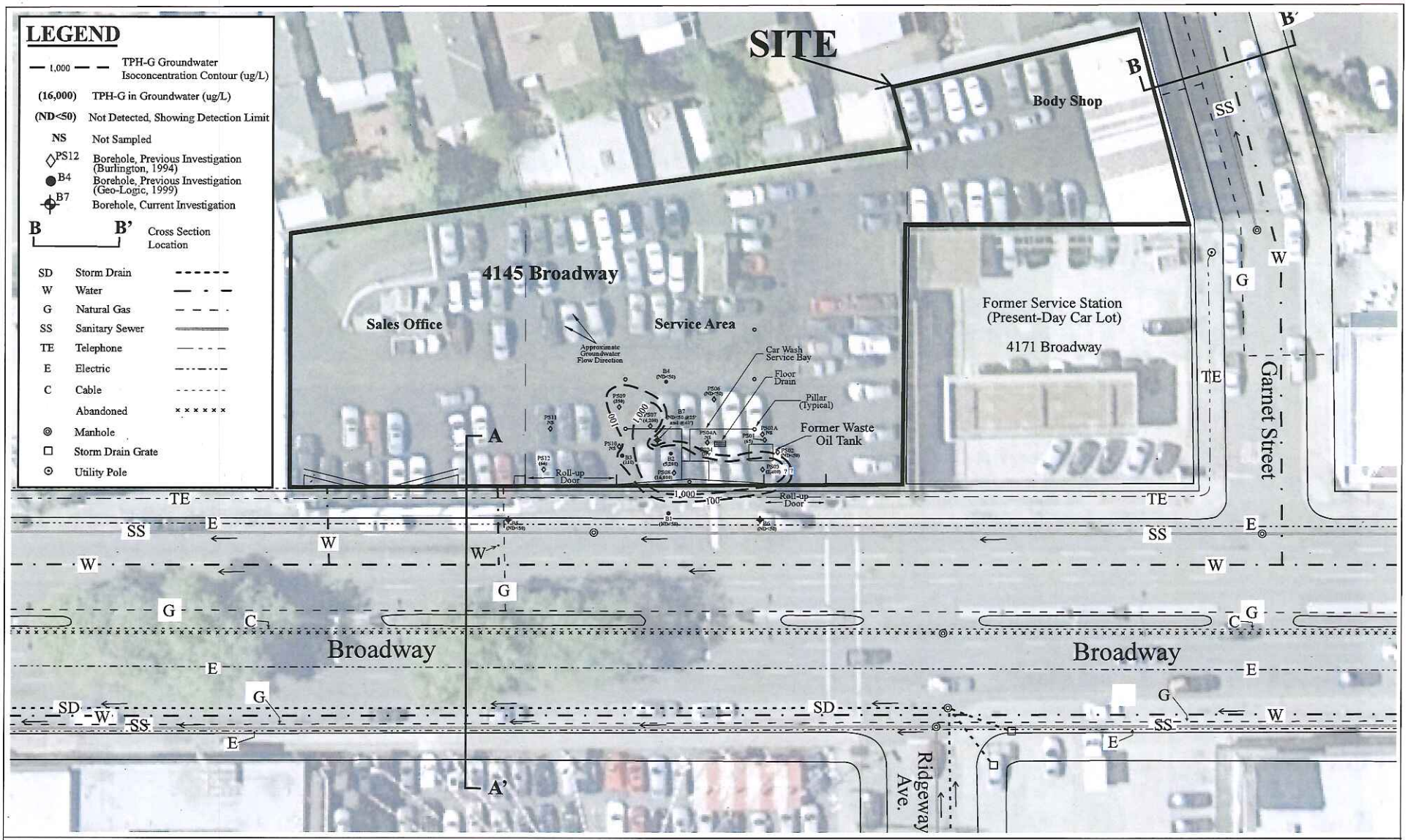


Figure 7
Site Vicinity Map Showing Underground Utilities and Utility Cross Section Locations
Downtown Toyota
4145 Broadway
Oakland, California

Base Map from: Andrew P. Anderson, Architect Doten Pontiac Site Plan June 1966, and Google Earth October 2009	RGA Environmental, Inc. 1466 66th Street Emeryville, CA 94608	0 25 50 Approximate Scale in Feet N

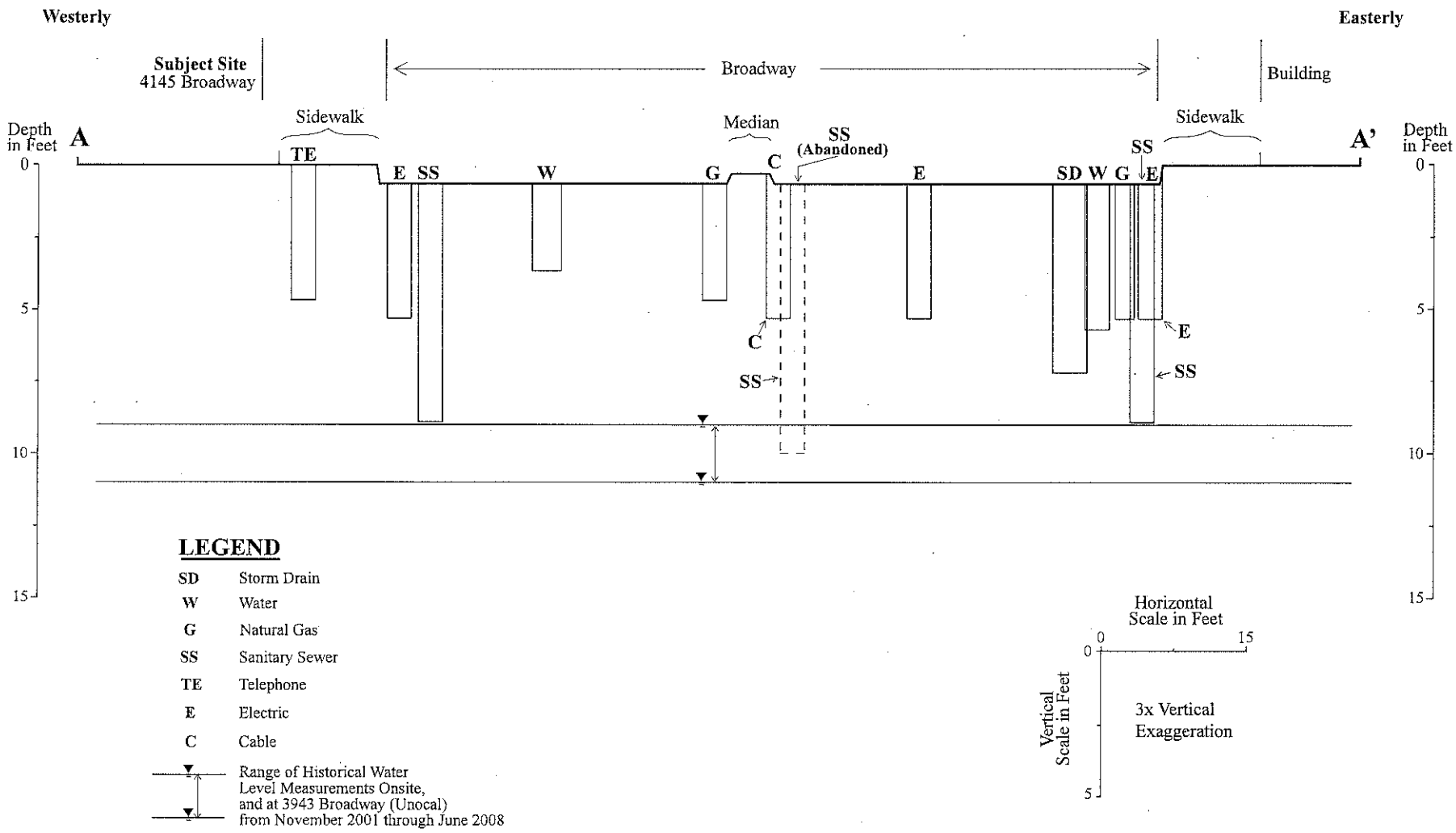


Figure 8
Cross Section A-A' Showing Utility Trench Locations and Depths
Downtown Toyota
4145 Broadway
Oakland, California

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

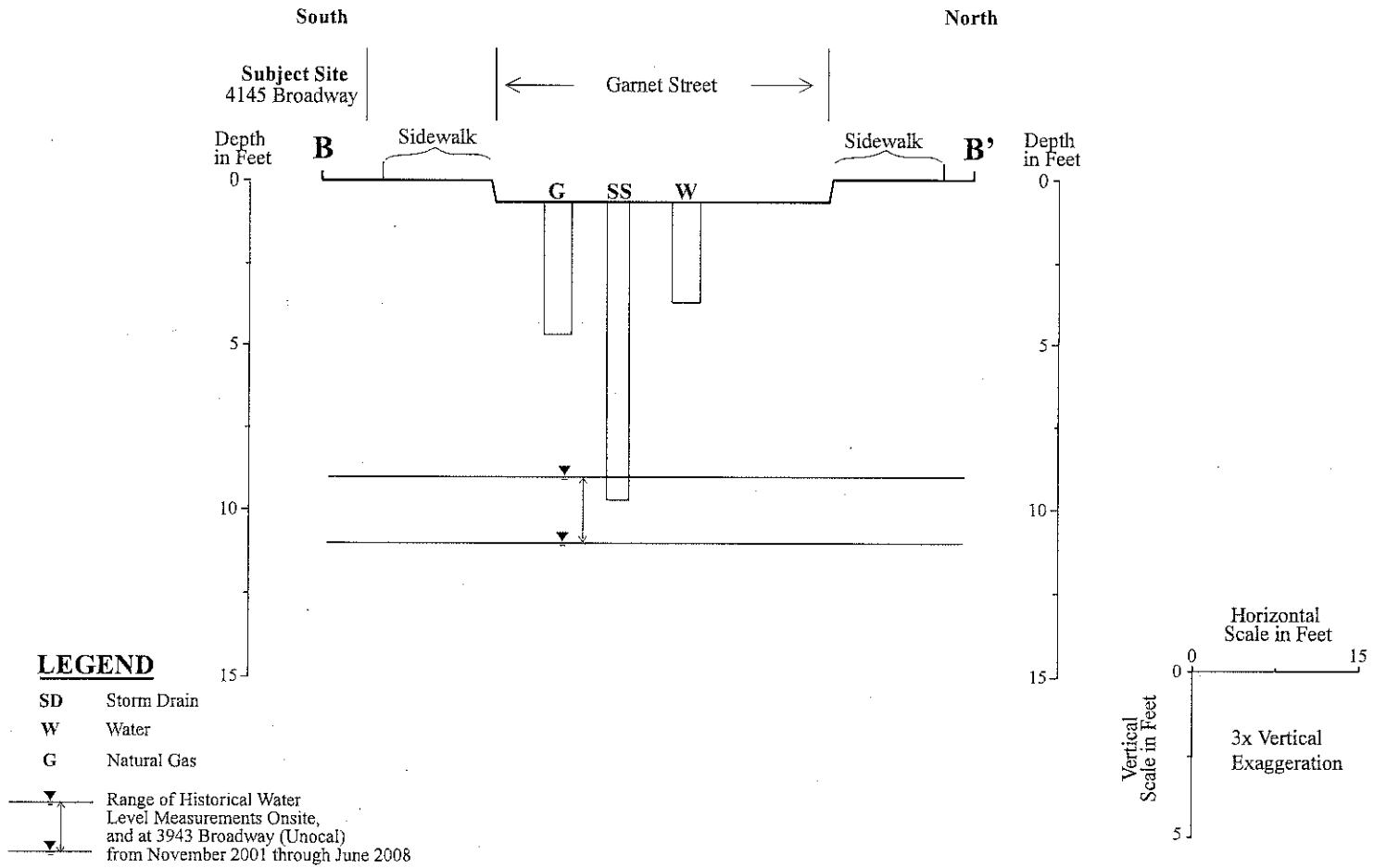


Figure 9
Cross Section B-B' Showing Utility Trench Locations and Depths
Downtown Toyota
4145 Broadway
Oakland, California

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608