



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

**REMEDIAL ACTION COMPLETION CERTIFICATION**

January 19, 1999

Mr. Rodney Chen  
Clement Chen and Associates  
831 Montgomery Street  
San Francisco, CA 94133

Mr. Charles Goldman  
Emeryville Days Limited  
5820 W. Irlo Bronson Hwy.  
Kissimmee, Florida 34746

**RE: STID # 5826 Former Days Inn Hotel  
1603 Powell Street, Emeryville, California 94608**

Dear Messrs. Chen and Goldman:

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 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, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Section 2721 (e) of Title 23 of the California Code of Regulations.

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

Sincerely,

  
Mee Ling Tung, Director

- c: Chuck Headlee, San Francisco Bay RWQCB  
Dave Deane, SWRCB, UST Cleanup Fund Program (with enclosure)  
George Warren, Emeryville Fire Department, 2333 Powell Street, Emeryville, CA 94608  
Ignacio Dayrit, Emeryville Redevelopment Agency, 2200 Powell St, 12<sup>th</sup> Floor, Emeryville, CA 94608  
Susan Hugo (2 copies of letter only)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 712

ENVIRONMENTAL HEALTH SERVICES

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San Francisco, CA 94133

Mr. Charles Goldman  
Emeryville Days Limited  
5820 W. Irlo Bronson Hwy.  
Kissimmee, Florida 34746

**RE: Fuel Leak Site Case Closure – Former Days Inn Hotel (STID # 5826)**  
1603 Powell Street, Emeryville, California 94608

Dear Messrs. Chen and Goldman:

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 Services, Local Oversight Program 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:

- Sixty nine parts per million (ppm) Total Petroleum Hydrocarbon (TPH) as Gasoline, 2,868 ppm TPH as Diesel, 1900 ppm TPH as motor oil, 18,996 ppm oil and grease, 18.7 ppm benzene, 24 ppm ethyl benzene, 11.9 ppm toluene and 25.2 ppm xylene remain in the soil at the site.
- Four hundred seventy parts per billion (ppb) TPH diesel and 1,800 ppb TPH motor oil remain in the groundwater beneath the site.
- Prior to any construction activities at the site, a risk management plan must be submitted and approved by this agency.

If you have any questions, please contact me at (510) 567-6780. Thank you.

Sincerely,

Susan L. Hugo, Hazardous Materials Specialist

Enclosures:

1. Case Closure Letter
2. Case Closure Summary

c: George Warren, Emeryville Fire Department, 2333 Powell Street, Emeryville, CA 94608  
Ignacio Dayrit, Emeryville Redevelopment Agency, 2200 Powell St., 12<sup>th</sup> Fl., Emeryville, CA 94608  
SH / files

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**

**I. AGENCY INFORMATION**

Agency Name: Alameda County-HazMat  
 City/State/Zip: Alameda, CA 94502  
 Responsible Staff Person: Susan L. Hugo

Date: June 26, 1998  
 Address: 1131 Harbor Bay Parkway  
 Phone: (510) 567-6700  
 Title: Hazardous Materials Specialist

**II. CASE INFORMATION**

Site Facility Name: Former Days Inn Hotel  
 Site Facility Address: 1603 Powell Street, Emeryville, CA 94608  
 RB LUSTIS Case No: N/A  
 URF Filing Date: 4/15/96

Local Case No./LOP Case No. 5826  
 SWEEPS No.: N/A

<u>Responsible Parties:</u>	<u>Address:</u>	<u>Phone Numbers:</u>
Clement Chen & Associates	831 Montgomery Street	(415) 392-8260
Attn: Mr. Rodney Chen	San Francisco, California 94133	

<u>Tank No:</u>	<u>Size in gal:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
Five USTS	Unknown	Unknown	Reportedly removed prior to construction of hotel	1984

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release: Unknown	Site characterization complete: Yes
Date Approved by oversight agency: 4/2/96	Monitoring wells installed: Yes
Number: Six (6)	Properly screened interval?: Yes
Highest GW depth below ground surface: 6.08 feet	Lowest depth: 9.28 feet
Flow direction: North	Most sensitive current use: Commercial
Are drinking water wells affected: No	Aquifer name: NA
Is surface water affected?: No	Nearest affected SW name: NA
Off-site beneficial use impacts (address /location): Unknown	
Report (s) on file?: Yes	
Where is report (s) filed?: Alameda County, 1131 Harbor Bay Parkway, Alameda, CA 94502	

**Treatment and Disposal of Affected Materials:**

<u>Materials</u>	<u>Amount (Include units)</u>	<u>Action (Treatment /or Disposal with Destination)</u>	<u>Date</u>
Tanks	5 USTs unknown capacity	Unknown	Unknown

<u>Maximum Documented Contaminant Concentrations</u>	<u>-- Before and After Cleanup</u>			
	<u>Soil (ppm)</u>	<u>Water (ppb)</u>		
<u>Contaminant</u>	<u>Before</u>	<u>After*</u>	<u>Before* *</u>	<u>After***</u>
TPH (gasoline)	-	69	9,300	nd
TPH (diesel)	-	2,868	273,600	470
TPH (motor oil)	-	1,900****	8,000*****	1,800
Oil & Grease	-	18,996	*****	-
Benzene	-	18.7	834	nd
Ethyl benzene	-	24	1,495	nd
Toluene	-	11.9	714	nd
Xylene	-	25.2	3,520	nd
MTBE	-	-	-	nd

\*Soil samples collected from boring SB2-8 on 5/4/93.  
 \*\*Water sample collected from boring SB2-8 on 5/4/93.  
 \*\*\*Water sample collected from monitoring wells between 4/24/96 through 6/26/97.  
 \*\*\*\*Soil sample collected from boring SB-5 on 3/18/93.  
 \*\*\*\*\*Grab water sample from boring SB2-14.  
 \*\*\*\*\*Oil & Grease at 7,506,000 ppb detected in grab water sample from boring SB2-1.

ENVIRONMENTAL  
 PROTECTION  
 98 AUG 21 PM 7: 51

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**  
Page 2 of 3

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan?  
**Undetermined**

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?  
**Undetermined**

Does corrective action protect public health for current land use? **Yes**  
Site management requirements: **Risk Management Plan must be submitted and approved by ACDEH prior to any future construction and /or change in land use at the site.**

Should corrective action be reviewed if land use changes? **Yes**

Monitoring wells decommissioned: **No, will close wells after receiving case closure concurrence from the RWQCB.**

Number Decommissioned: **None**                      Number Retained: **Six (6)**

List enforcement actions taken: **None**

List enforcement action rescinded: **NA**

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: Susan L. Hugo                                      Title: Hazardous Materials Specialist

Signature: *Susan L. Hugo*                              Date: *8/3/98*

**Reviewed by:**

Name: Thomas Peacock *Amu Levi*                              Title: Manager, LOP

Signature: *[Signature]*                              Date: *8/12/98*

Name: Larry Seto    Title: Senior Hazardous Materials Specialist

Signature: *[Signature]*                              Date: *8-6-98*

**VI. RWQCB NOTIFICATION**

Date Submitted to RB: *8/18/98*                              RB Response: *8/19/98*

RWQCB Staff Name: Charles Headlee                              Title: ~~Associate Water Resources Control Engineer~~ *Engineering Geologist*

Signature: *Charles Headlee*                              Date: *8/19/98*

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**  
**Page 3 of 3**

**VII. ADDITIONAL COMMENTS**

The subject site, approximately 1.58 acres, is located on the northern edge of the Emeryville industrial area, and about 0.2 miles east of San Francisco Bay. A seven-story hotel built in 1985 occupies the property. General land use of the surrounding area is light-industrial, commercial and retail. Between 1949 until early 1980s, auto freight depot operated at the site.

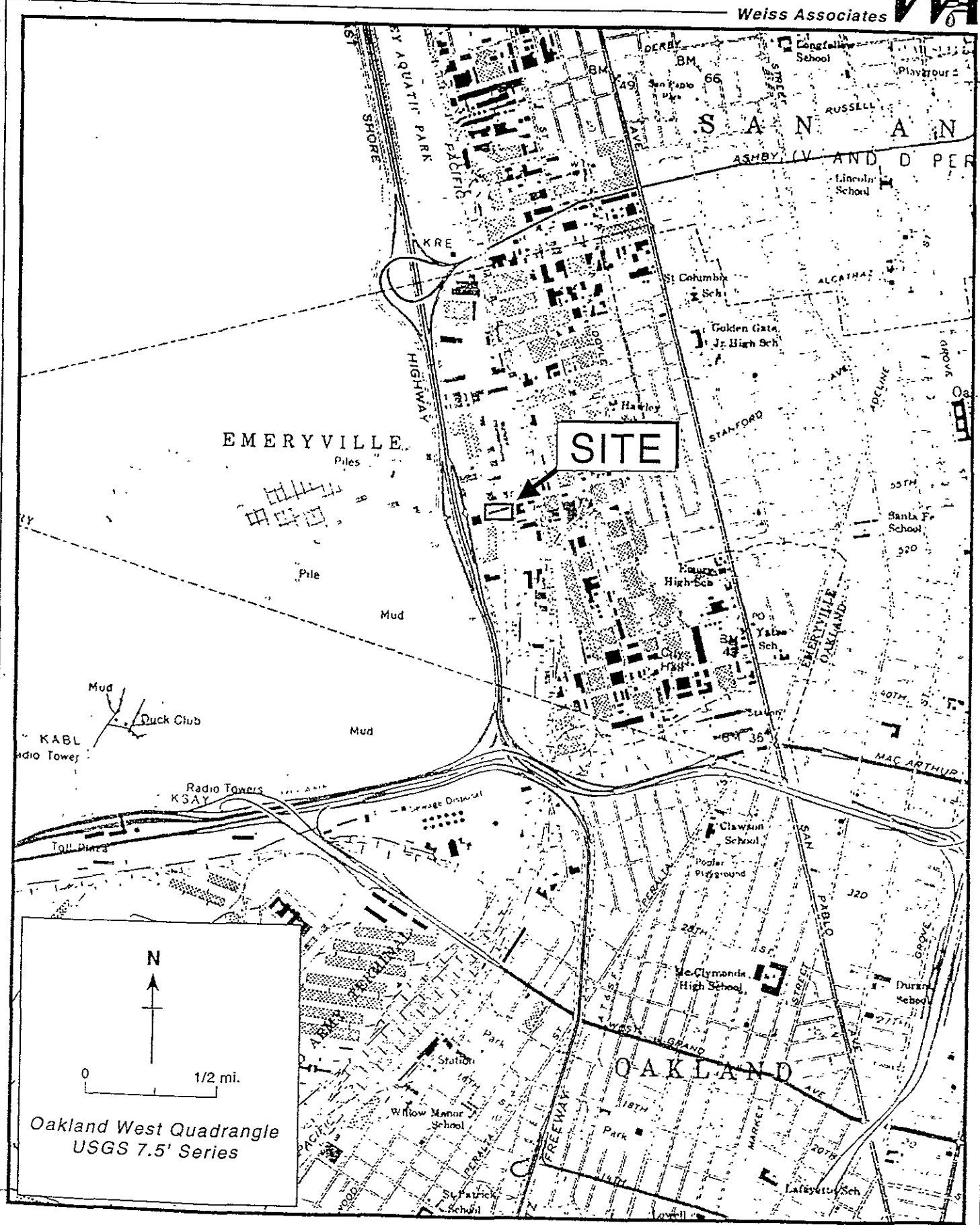
In March 1993, as part of a property transaction, an environmental assessment was performed which included soil and groundwater sampling at the site. Five underground storage tanks (USTs) and two above ground storage tanks were reportedly removed from the southeast corner of the property prior to construction of the hotel building in 1985. Twenty-one soil borings were drilled on-site; four of the borings (SB2-11, SB2-12, SB2-13 & SB2-14) were placed off-site. Fill soils and Bay Muds were identified in the soil borings. Groundwater was encountered at 7 feet below ground surface (bgs). Total petroleum hydrocarbons (TPH) consisting of motor oil, oil and grease, gasoline and/or diesel fuels were detected in soil and groundwater beneath the site.

Further site characterization was conducted on April 1996 and six shallow groundwater-monitoring wells were installed on-site. Soil borings indicated that soils from the ground surface to approximately 10 feet bgs consisted of fill materials such as clay, silt, sand and gravel with pieces of brick and concrete. Bay Muds were encountered at depths greater than 10 to 12 feet bgs. Regional groundwater flow in the area is to the west, towards the San Francisco Bay. However, groundwater beneath the subject property flows in a northerly direction and may be affected by tidal influence. Soil samples collected from the borings at 5 feet to 7 feet bgs showed no detectable concentration of TPH gasoline, TPH diesel, benzene, toluene, ethyl benzene & xylene (BTEX), methyl tertiary butyl ether (MTBE), chlorinated solvents and semi-volatiles. TPH as motor oil at 430 ppm was detected in the soil. Low levels of metals were also detected in the soil (0.4 ppm cadmium, 8.3 ppm arsenic, 35 ppm chromium, 4.6 ppm lead, 45 ppm nickel and 170 ppm zinc). Groundwater samples collected from the wells did not detect TPH gasoline, BTEX, MTBE and chlorinated solvents. TPH as motor oil was found in one well (MW-2) at 300 ppb. TPH diesel (up to 1,600 ppb) was detected in all wells with the exception of MW-4. Low levels of semi-volatiles ( 85 ppb acenaphthene, 15 ppb fluorene, and 34 ppb phenanthrene) were detected in well MW-1. The only metals found in the groundwater was nickel (10 ppb in MW-1 and 20 ppb in MW-3) and arsenic (up to 34 ppb in MW-3).

Four consecutive quarters (4/96 to 6/97) of groundwater monitoring has been conducted at the site. The dissolved petroleum hydrocarbon concentrations are consistently low and the plume appears to be stable. BTEX was not detected in the groundwater with the exception of xylene found at 1.4 ppb in well MW-1 on 6/26/97.

**No further investigations related to the five USTs and two above ground tanks reportedly removed at the site are recommended since the site appears to meet the San Francisco Bay RWQCB's definition of a "low risk" soil and groundwater case:**

- 1) Aggressive source removal has occurred at the site. The tanks have been removed in 1985 prior to construction of the hotel at the subject property.
- 2) The extent of soil and groundwater contamination has been adequately characterized. Although petroleum hydrocarbons in soil remain at the site, it does not appear to be an on going source. Groundwater data collected to date showed that the plume is stable and not migrating.
- 3) Analytical groundwater data collected for the site showed no significant impact to groundwater. Total dissolved solids (TDS) concentrations (1,000 ppm to 7,210 ppm ) in groundwater indicate that water may have limited potential use.
- 4) No water wells, deeper drinking water wells, surface water or other sensitive receptors are likely to be impacted.
- 5) The site does not appear to present a significant risk to human health and the environment. Soil samples showed low levels of BTEX and groundwater samples showed low levels of PNAs (17 ppb acenaphthene), and no detectable level of BTEX and MTBE.
- 6) A risk management plan is required to manage the residual contamination left at the site and will include notifying ACDEH and City Building and Planning Department prior to any construction, redevelopment and /or change in land use.

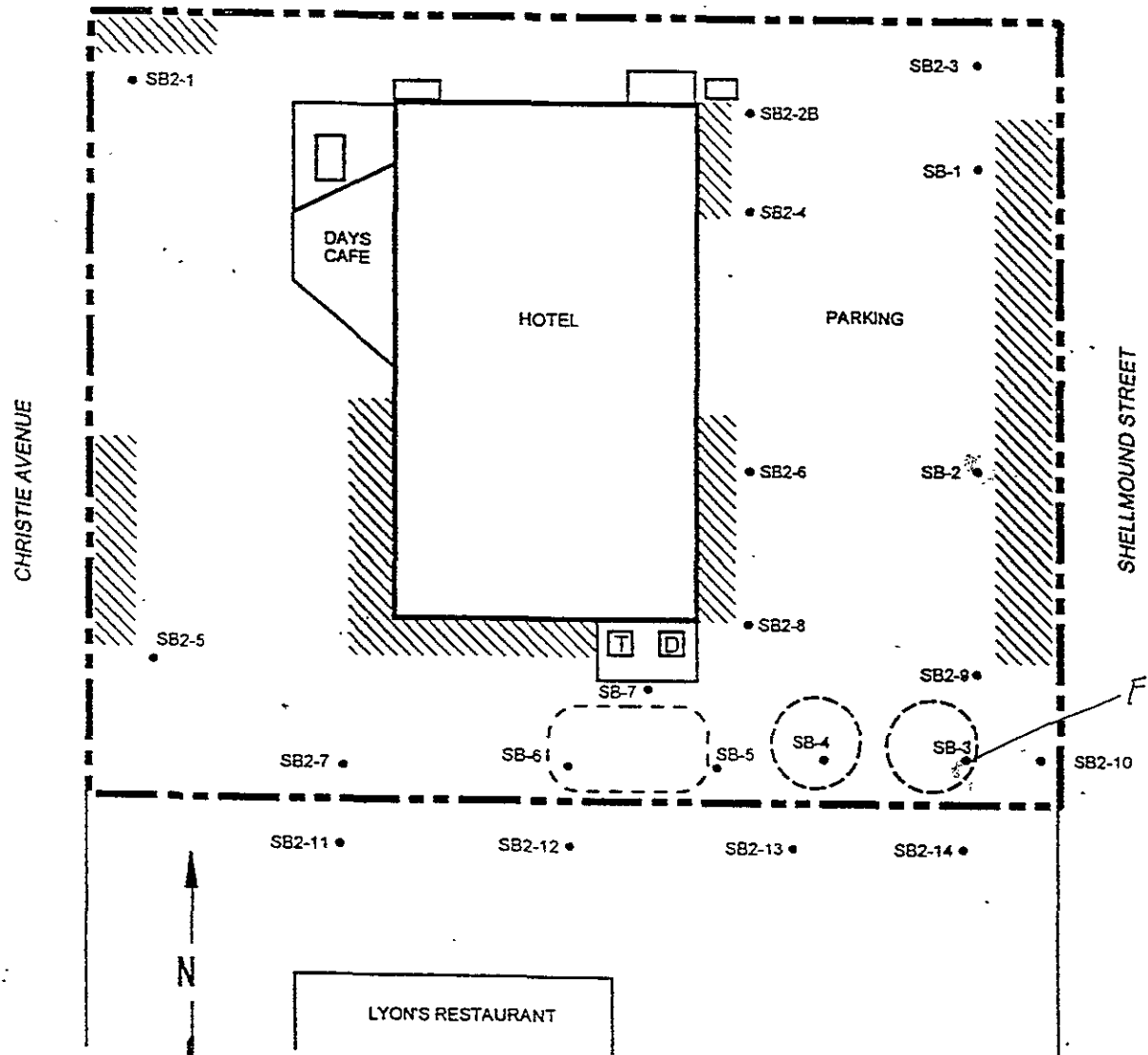


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 0 1/2 mi.  
 Oakland West Quadrangle  
 USGS 7.5' Series

Figure 1. Site Location Map – Days Inn, 1603 Powell Street, Emeryville, California

FIGURE 2  
 SOIL BORING LOCATIONS  
 DAYS INN HOTEL  
 1603 POWELL STREET  
 EMERYVILLE, CALIFORNIA

POWELL STREET



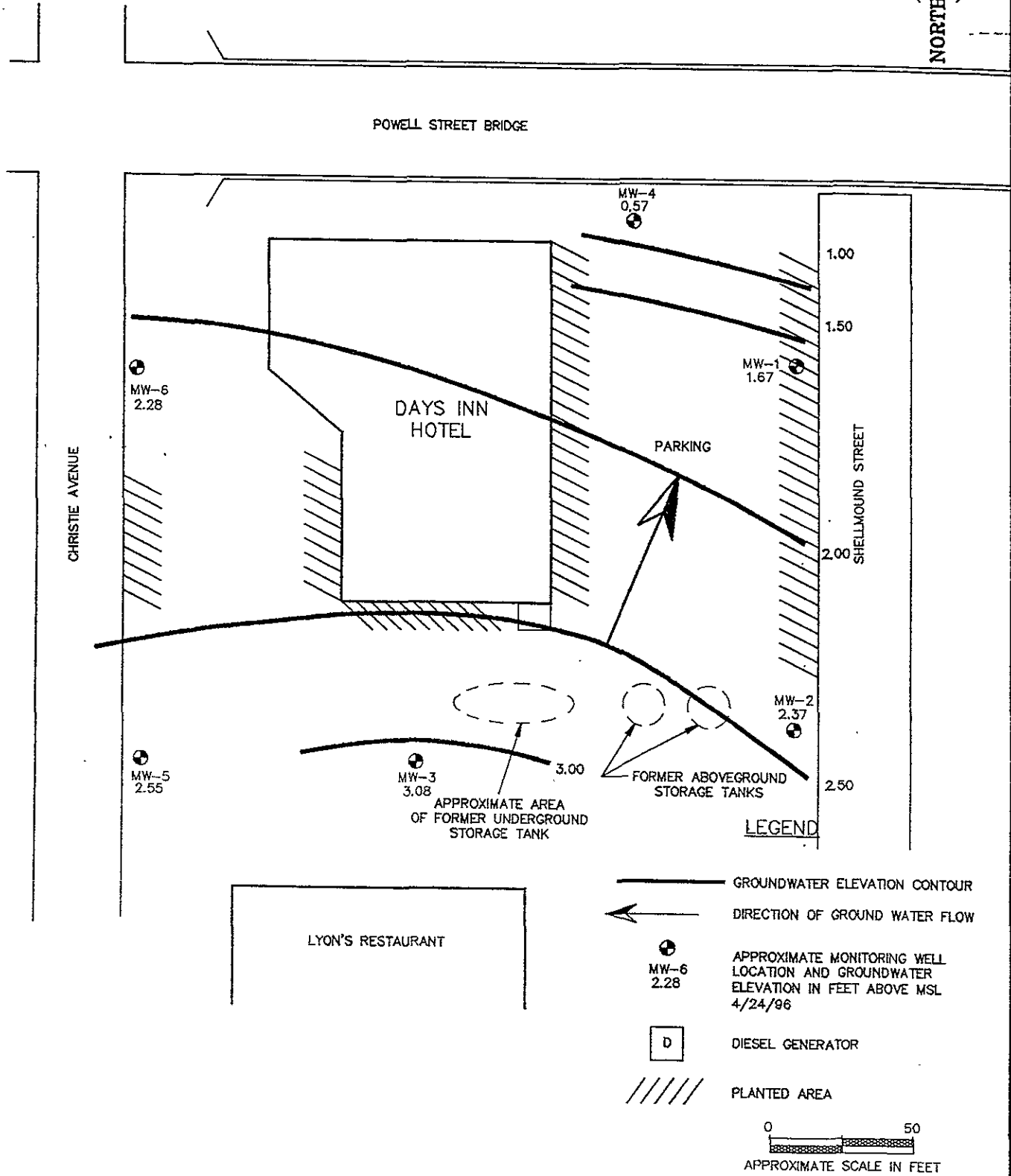
LEGEND

- SITE BOUNDARY
- [T] PAD MOUNTED TRANSFORMER
- [D] DIESEL GENERATOR
- /// VEGETATION
- SOIL BORING LOCATION

REV. 05-25-01  
 JJA-Entry/1/5-03/3



**FIGURE 3**



SOURCE: McLAREN HART REPORT DATED 5/26/83, LAW/CRANDALL FIELD NOTES DATED APRIL 17 AND 18, 1996, AND SURVEY BY DAVID L. CRAMER & ASSOCIATES.

PREPARED/DATE: A.T.M. 5/22/96  
CHECKED/DATE: M.I.M. 5/24/96

EMERYVILLE DAYS  
LIMITED PARTNERSHIP  
KISSIMMEE, FLORIDA



LAW/CRANDALL

SITE PLAN WITH MONITORING  
WELL LOCATIONS AND  
GROUNDWATER ELEVATIONS  
DAYS INN HOTEL  
EMERYVILLE, CALIFORNIA

PROJECT: 70424-6-0004

FIGURE 3

C:\DWG\TOLLMAN\0004F3 M.A.H. 5/29/96



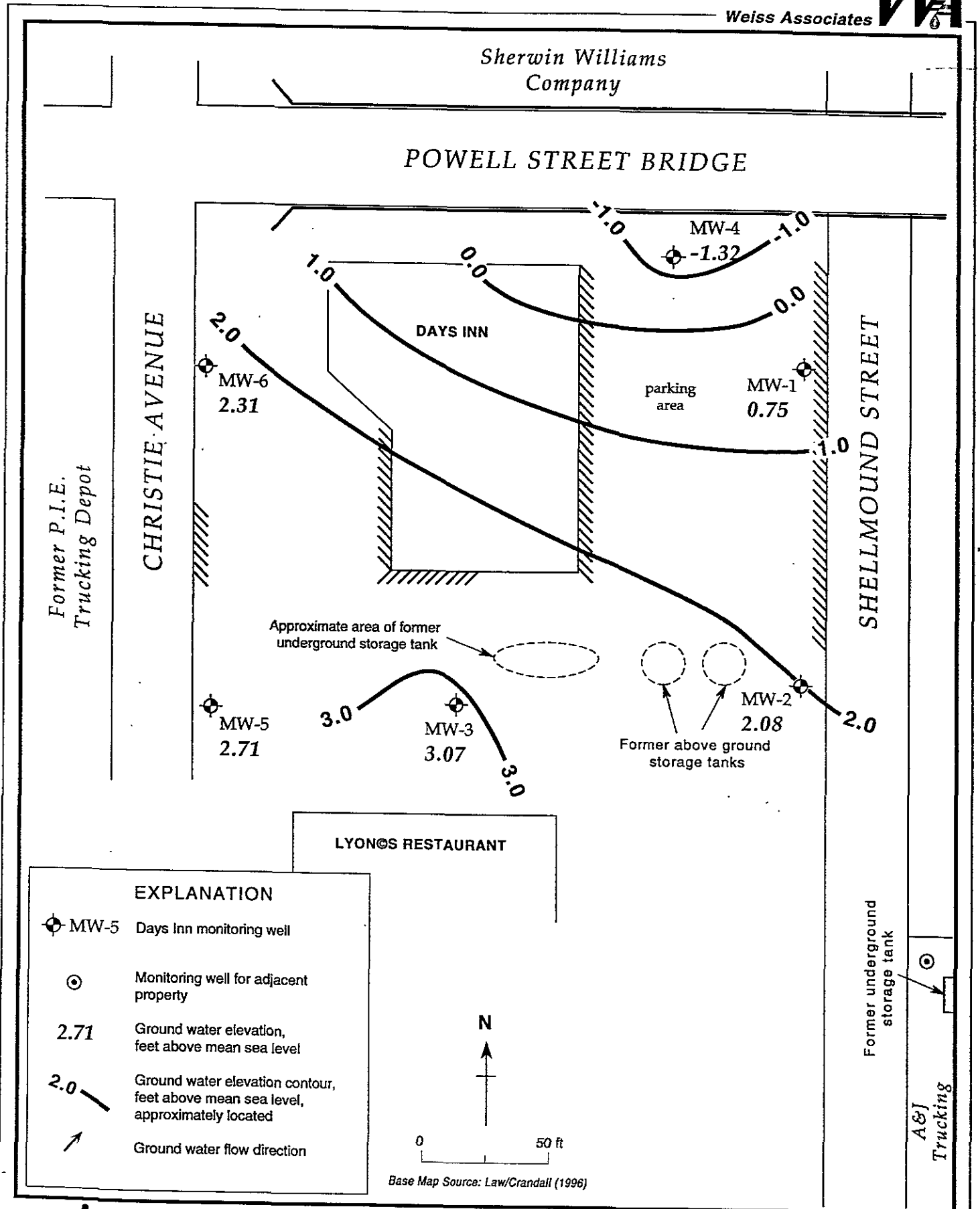


Figure 4 Ground Water Elevations-- June 26, 1997 - Days Inn Hotel, 1603 Powell Street, Emeryville, California

Table 1  
 Soil Analytical Results  
 Days Inn Hotel  
 1603 Powell Street  
 Emeryville, California  
 (All Results are in Parts Per Million)

Boring Number	Sample Depth (Feet)	Date	Total Petroleum Hydrocarbons					Oil and Grease	Benzene	Toluene	Ethyl Benzene	Xylenes	Total Lead
			Gasoline	Diesel	Kerosene	Motor Oil	Jet Fuel						
SB-1	3.0	3/18/93	<50	<50	<50	160	<50	NA	NA	NA	NA	NA	54
SB-1	6.0	3/18/93	<10	<10	<10	<10	<10	NA	NA	NA	NA	NA	NA
SB-2	4.0	3/18/93	<10	<10	<10	<10	<10	NA	NA	NA	NA	NA	31
SB-2	9.0	3/18/93	<100	<100	<100	1,800	<100	NA	NA	NA	NA	NA	NA
SB-2	3.0	3/18/93	<100	120	<100	280	<100	NA	NA	NA	NA	NA	250
SB-3	6.0	3/18/93	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
SB-4	3.0	3/18/93	<10	15	<10	320	<10	NA	NA	NA	NA	NA	39
SB-4	6.0	3/18/93	<10	100	>10	<10	<10	NA	NA	NA	NA	NA	NA
SB-5	3.0	3/18/93	<100	<1000	<100	1,900	<100	NA	NA	NA	NA	NA	26
SB-5	6.0	3/18/93	<10	550	<10	1,200	<10	NA	NA	NA	NA	NA	NA
SB-6	3.0	3/18/93	<10	90	<10	1,300	<10	NA	NA	NA	NA	NA	42
SB-6	6.0	3/18/93	<10	<10	<10	21	<10	NA	NA	NA	NA	NA	NA
SB-7	3.0	3/18/93	<10	<10	<10	31	<10	NA	NA	NA	NA	NA	18
SB-7	6.0	3/18/93	15	<10	<10	17	<10	NA	NA	NA	NA	NA	NA
SB2-1	3.0	5/4/93	NA	<0.05	NA	NA	NA	3	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-1	6.0	5/4/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-2	3.0	5/4/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-2B (Dup)	3.0	5/4/93	<10	<10	<10	<10	<10	NA	NA	NA	NA	NA	NA

Table 1  
Soil Analytical Results  
Days Inn Hotel  
1603 Powell Street  
Emeryville, California  
(All Results are in Parts Per Million)

Boring Number	Sample Depth (Feet)	Date	Total Petroleum Hydrocarbons					5500 F Oil and Grease	Benzene	Toluene	Ethyl Benzene	Xylenes	Total Lead
			Gasoline	Diesel	Kerosene	Motor Oil	Jet Fuel						
SB2-2B	6.0	5/4/93	NA	0.39	NA	NA	NA	4	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-2B (Dup)	6.0	5/4/93	<10	<10	<10	<10	<10	NA	NA	NA	NA	NA	NA
SB2-3	3.0	5/4/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-3	6.0	5/4/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-4	3.0	5/4/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-4	6.0	5/4/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-5	3.0	5/5/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-5 (Dup)	3.0	5/5/93	<10	<10	<10	<10	<10	NA	NA	NA	NA	NA	NA
SB2-5	6.0	5/5/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-5 (Dup)	6.0	5/5/93	<10	<10	<10	<10	<10	NA	NA	NA	NA	NA	NA
SB2-6	3.0	5/5/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-6	6.0	5/5/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-7	3.0	5/5/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-7	6.0	5/5/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-8	3.0	5/4/93	NA	188.91	NA	NA	NA	402	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-8	6.0	5/4/93	69.30	2867.81	NA	NA	NA	18,996	18,717	10,216	23,998	25,234	NA
SB2-9	3.0	5/4/93	NA	<0.05	NA	NA	NA	256	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-9	6.0	5/4/93	NA	<0.05	NA	NA	NA	5	<0.0005	<0.0005	<0.0005	<0.0005	NA

Table 1  
Soil Analytical Results  
Days Inn Hotel  
1603 Powell Street  
Emeryville, California  
(All Results are in Parts Per Million)

Boring Number	Sample Depth (Feet)	Date	Total Petroleum Hydrocarbons					Oil and Grease	Benzene	Toluene	Ethyl Benzene	Xylenes	Total Lead
			Gasoline	Diesel	Kerosene	Motor Oil	Jet Fuel						
SB2-10	3.0	5/4/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-10	6.0	5/4/93	NA	<0.05	NA	NA	NA	142	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-11	3.0	5/5/93	2.03	<0.05	NA	NA	NA	2	0.3957 <sup>†</sup>	0.2916	0.2722	0.8942	NA
SB2-11	6.0	5/5/93	1.78	<0.05	NA	NA	NA	2	0.2033 <sup>†</sup>	0.1066	<0.0005	0.5951	NA
SB2-12 <sup>2</sup>	3.0	5/5/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-12 (Dup)	3.0	5/5/93	<10	<10	<10	68	<10	NA	NA	NA	NA	NA	NA
SB2-12	6.0	5/5/93	2.53	<0.05	NA	NA	NA	4	0.1834 <sup>†</sup>	0.2014	<0.0005	0.2418	NA
SB2-12 (Dup)	6.0	5/5/93	<10	<10	<10	<10	<10	NA	NA	NA	NA	NA	NA
SB2-13	3.0	5/5/93	NA	<0.05	NA	NA	NA	<1	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-13	5.5	5/5/93	NA	206.74	NA	NA	NA	692 <sup>°</sup>	<0.0005	<0.0005	<0.0005	1.1564	NA
SB2-14	3.0	5/5/93	NA	10.46	NA	NA	NA	120	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-14 (Dup)	3.0	5/5/93	<10	<10	<10	<10	<10	NA	NA	NA	NA	NA	NA
SB2-14	6.0	5/5/93	NA	<0.05	NA	NA	NA	4	<0.0005	<0.0005	<0.0005	<0.0005	NA
SB2-14 (Dup)	6.0	5/5/93	<10	<10	<10	<10	<10	NA	NA	NA	NA	NA	NA

< = Compound not detected at or above specified laboratory reporting limit.  
 NA = Not analyzed  
 NR = No sample recovery  
 (Dup) = Duplicate sample for analysis

Table 2  
Groundwater Sample Analytical Results,  
Days Inn Hotel  
1603 Powell Street  
Emeryville, California

Boring Number	Date	LAB	Total Petroleum Hydrocarbons					Oil and Grease (ppm)	Benzene (ppb)	Toluene (ppb)	Ethyl Benzene (ppb)	Xylenes (ppb)
			Gasoline (ppm) <sup>g</sup>	Diesel (ppm) <sup>h</sup>	Kerosene (ppm)	Motor Oil (ppm)	Jet Fuel (ppm)					
SB2-1	5/4/93	GEL	NA	<0.050	NA	NA	NA	2,506 <sup>*</sup>	<0.5	<0.5	<0.5	<0.5
SB2-2B	5/4/93	GEL	NA	9.270 <sup>g</sup>	NA	NA	NA	12 <sup>g</sup>	<0.5	<0.5	<0.5	451 <sup>**</sup>
SB2-2B (Dup)	5/4/93	MBT	<0.500	<0.500	<0.500	7.400	<0.500	NA	NA	NA	NA	NA
SB2-3	5/4/93	GEL	NA	<0.050	NA	NA	NA	<1	<0.5	<0.5	<0.5	<0.5
SB2-4	5/4/93	GEL	NA	<0.050	NA	NA	NA	126 <sup>g</sup>	<0.5	<0.5	<0.5	<0.5
SB2-5	5/5/93	GEL	NA	<0.050	NA	NA	NA	<1	<0.5	<0.5	<0.5	<0.5
SB2-5 (Dup)	5/5/93	MBT	<0.500	<0.500	<0.500	2.500 <sup>g</sup>	<0.500	NA	NA	NA	NA	NA
SB2-6	5/5/93	GEL	<0.050	<50	NA	NA	NA	2	<0.5	<0.5	<0.5	<0.5
SB2-7	5/5/93	GEL	<0.050	<50	NA	NA	NA	<1	<0.5	<0.5	<0.5	<0.5
SB2-8	5/4/93	GEL	9.30 <sup>g</sup>	273.60 <sup>h</sup>	NA	NA	NA	300	834.1	713.7 <sup>g</sup>	1,495.4 <sup>g</sup>	3,520.3
SB2-9	5/4/93	GEL	<0.050	<50	NA	NA	NA	<1	<0.5	<0.5	<0.5	<0.5
SB2-10	5/4/93	GEL	<0.050	<50	NA	NA	NA	46	<0.5	<0.5	<0.5	<0.5
SB2-11	5/5/93	GEL	<0.050	<50	NA	NA	NA	<1	<0.5	<0.5	<0.5	<0.5
SB2-12	5/5/93	GEL	<0.050	<50	NA	NA	NA	<1	<0.5	<0.5	<0.5	<0.5
SB2-12 (Dup)	5/5/93	MBT	<0.500	<0.500	<0.500	2.00 <sup>g</sup>	<0.500	NA	NA	NA	NA	NA
SB2-13	5/5/93	GEL	<0.050	<50	NA	NA	NA	<1	<0.5	<0.5	<0.5	<0.5
SB2-14	5/5/93	GEL	<0.050	<50	NA	NA	NA	<1	<0.5	<0.5	<0.5	<0.5
SB2-14 (Dup)	5/5/93	MBT	<0.500	<0.500	<0.500	8.00 <sup>g</sup>	<0.500	NA	NA	NA	NA	NA

< = Compound not detected at or above laboratory reporting limit  
na = Not analyzed  
(Dup) = Duplicate sample for analysis  
GEL = Geochem Environmental Laboratories  
MBT = MBT Environmental Laboratories  
ppm = Parts per million  
ppb = Parts per billion

Table 3 - Summary of Soil Sample Analytical Results - TPH/G, TPH/D, TPH/O and BTEX

Sample Number	TPH/G	TPH/D	TPH/O	Benzene	Toluene	Ethylbenzene	Xylenes
Laboratory Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
MW-1 @ 5'	ND	ND	ND	ND	ND	ND	ND
MW-2 @ 5'	ND	ND	430	ND	ND	ND	ND
MW-3 @ 7'	ND	ND	23	ND	ND	ND	ND
MW-4 @ 5'	ND	ND	13	ND	ND	ND	ND
MW-5 @ 5'	ND	ND	390	ND	ND	ND	ND
MW-6 @ 5'	ND	ND	82	ND	ND	ND	ND

Note MW-1 @ 5' - Indicates Monitoring Well Boring and Sample Depth  
 mg/kg = milligrams per kilogram  
 ND - Not Detected at or above laboratory detection limits

Table 4 - Summary of Soil Sample Analytical Results - Selected Metals

Sample Number	Arsenic	Cadmium	Chromium	Lead (1)	Nickel	Zinc
Laboratory Units	mg/kg	mg/kg	mg/kg	mg/l	mg/kg	mg/kg
MW-1 @ 5'	2	ND	27	0.1	32	46
MW-2 @ 5'	8.3	0.4	25	2.6	36	170
MW-3 @ 7'	1.6	ND	35	0.9	45	59
MW-4 @ 5'	4.9	ND	29	0.3	35	35
MW-5 @ 5'	1.8	ND	27	2.1	23	46
MW-6 @ 5'	1.4	ND	23	4.6	13	31

Note MW-1 @ 5' - Indicates Monitoring Well Boring and Sample Depth  
 mg/kg = milligrams per kilogram  
 mg/l = milligrams per liter  
 (1) = Analyzed using California WET  
 ND - Not Detected at or above laboratory detection limits

Table 5 Groundwater Elevation Data

Monitoring Well	Well Depth (feet)	Depth to Groundwater (1) (feet)	Well Casing Elevation (2) (feet)	Groundwater Elevation (2) (feet)
MW-1	14.9	6.72	8.39	1.67
MW-2	14.95	6.43	8.8	2.37
MW-3	14.9	6.41	9.49	3.08
MW-4	19.9	7.39	7.96	0.57
MW-5	15	7.49	10.04	2.55
MW-6	20	6.77	9.05	2.28

Table 6 Summary of Groundwater Analytical Results - TPH/G, TPH/D, TPH/O and BTEX

Monitoring Well No.	TPH/G	TPH/D	TPH/O	Benzene	Toluene	Ethylbenzene	Xylenes	
Laboratory Units	mg/L	mg/L	mg/L	ug/l	ug/l	ug/L	ug/L	
MW-1	ND	0.66	ND	ND	ND	ND	ND	ND
MW-2	ND	1.6	0.3	ND	ND	ND	ND	ND
MW-3	ND	0.58	ND	ND	ND	ND	ND	ND
MW-4	ND	ND	ND	ND	ND	ND	ND	ND
MW-5	ND	0.44	ND	ND	ND	ND	ND	ND
MW-6	ND	0.23	ND	ND	ND	ND	ND	ND

*MTB*  
 ND  
 ND  
 ND  
 ND  
 ND  
 ND

Note MW-1 - Indicates Monitoring Well No. 1  
 mg/l = milligrams per liter  
 ug/l = micrograms per liter  
 ND - Not Detected at or above laboratory detection limits

Table 7 Summary of Groundwater Analytical Results - Selected Metals

Monitoring Well No.	Arsenic	Cadmium	Chromium	Lead	Nickel	Zinc
Laboratory Units	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l
MW-1	0.004	ND	ND	ND	0.01	ND
MW-2	ND	ND	ND	ND	ND	ND
MW-3	0.034	ND	ND	ND	0.02	ND
MW-4	0.003	ND	ND	ND	ND	ND
MW-5	0.006	ND	ND	ND	ND	ND
MW-6	0.006	ND	ND	ND	ND	ND

Note MW-1 - Indicates Monitoring Well No. 1  
 mg/l = milligrams per liter  
 ND - Not Detected at or above laboratory detection limits

**Table 8** Ground Water Elevations and Analytic Data - Days Inn, 1603 Powell St, Emeryville, California

Well ID/ TOC Elevation (ft above msl)	Sample Date	Water Depth (ft)	Ground Water Elevation (ft above msl)	parts per billion (µg/L)										PAHs		
				TDS	TPH-MO	TPH-D	TPH-G	B	T	E	X	MTBE				
MW-1 8.39	04/24/96	6.72	1.67	---	<200	660	<50	<0.5	<0.5	<0.5	<2.0	<50	a	A	F	P
	12/19/96	6.88	1.51	7,210,000	1,100 <sup>c</sup>	1,700 <sup>d</sup>	---	<0.5	<0.5	<0.5	<0.5	---	a	-93	12	41
	04/11/97	6.80	1.59	---	---	320 <sup>d</sup>	<50	<0.5	<0.5	<0.5	0.97	<5.0	b	47	6	25
	06/26/97	7.64	0.75	---	---	370 <sup>h</sup>	<50	<0.5	<0.5	<0.5	1.4	---	b	17		
MW-2 8.80	04/24/96	6.43	2.37	---	300	1,600	<50	<0.5	<0.5	<0.5	<2.0	<50	c	ND		
	12/19/96	5.73	3.07	1,000,000	1,800 <sup>c</sup>	1,600 <sup>d</sup>	---	<0.5	<0.5	<0.5	<0.5	---	c			
	04/11/97	6.45	2.35	---	---	370	<50	<0.5	<0.5	<0.5	<0.5	<5.0	---			
	06/26/97	6.72	2.08	---	---	470 <sup>i</sup>	<50	<0.5	<0.5	<0.5	<0.5	---	---			
MW-3 9.49	04/24/96	6.41	3.08	---	<200	580	<50	<0.5	<0.5	<0.5	<2.0	<50	c			
	12/19/96	5.14	4.35	1,870,000	1,300 <sup>c</sup>	1,000 <sup>d</sup>	---	<0.5	<0.5	<0.5	<0.5	---	c			
	04/11/97	6.32	3.17	---	---	330	<50	<0.5	<0.5	<0.5	<0.5	<5.0	---			
	06/26/97	6.43	3.07	---	---	330 <sup>i</sup>	<50	<0.5	<0.5	<0.5	<0.5	---	---			
MW-4 7.96	04/24/96	7.39	0.57	---	<200	ND	<50	<0.5	<0.5	<0.5	<2.0	<50	c			
	12/19/96	6.35	1.61	3,960,000	360 <sup>c</sup>	130 <sup>d</sup>	---	<0.5	<0.5	<0.5	<0.5	---	c			
	04/11/97	6.80	1.16	---	---	<50	<50	<0.5	<0.5	<0.5	<0.5	<5.0	---			
	06/26/97	9.28	-1.32	---	---	<50	<50	<0.5	<0.5	<0.5	0.84	---	---			
MW-5 10.04	04/24/96	7.49	2.55	---	<200	440	<50	<0.5	<0.5	<0.5	<2.0	<50	c			
	12/19/96	6.47	3.57	1,100,000	1,800 <sup>c</sup>	770 <sup>d</sup>	---	<0.5	<0.5	<0.5	<0.5	---	c			
	04/11/97	7.33	2.71	---	---	500 <sup>d</sup>	<50	<0.5	<0.5	<0.5	<0.5	<5.0	---			
	06/26/97	7.33	2.71	---	---	360 <sup>i</sup>	<50	<0.5	<0.5	<0.5	<0.5	---	---			
MW-6 9.05	04/24/96	6.77	2.28	---	<200	230	<50	<0.5	<0.5	<0.5	<2.0	<50	c			
	12/19/96	6.08	2.97	2,080,000	650 <sup>c</sup>	490 <sup>d</sup>	---	<0.5	<0.5	<0.5	<0.5	---	c			
	04/11/97	6.74	2.31	---	---	88 <sup>d</sup>	<50	<0.5	<0.5	<0.5	<0.5	<5.0	---			
	06/26/97	6.74	2.31	---	---	120 <sup>i</sup>	<50	<0.5	<0.5	<0.5	<0.5	<5.0	---			

Weiss Associates





## Table 8

## Ground Water Elevations and Analytic Data - Days Inn, 1603 Powell St, Emeryville, California (continued)

Abbreviations:

TOC = Top-of-well casing  
msl = Mean sea level  
TDS = Total dissolved solids by EPA Method 160.1  
TPH-MO = Total petroleum hydrocarbons as motor oil by modified EPA Method 8015  
TPH-D = Total petroleum hydrocarbons as diesel by modified EPA Method 8015  
TPH-G = Total petroleum hydrocarbons as gasoline by modified EPA Method 8015  
B = Benzene by EPA Method 8020  
T = Toluene by EPA Method 8020  
E = Ethylbenzene by EPA Method 8020  
X = Xylenes by EPA Method 8020  
MTBE = Methyl tertiary-butyl ether by EPA Method 8020  
PAHs = Polynuclear aromatic hydrocarbons by EPA Method 8270  
--- = Not analyzed  
<n = Not detected at laboratory method detection limit of n µg/L

Notes:

a = 93 ppb acenaphthene, 12 ppb fluoranthene, 12 ppb fluorene, 41 ppb phenanthrene, 12 ppb pyrene detected  
b = 47 ppb acenaphthene, 3.8 ppb anthracene, 9.9 ppb fluoranthene, 6.0 ppb fluorene, 2.7 ppb naphthalene, 25 ppb phenanthrene, 8.0 ppb pyrene detected  
c = No PAHs detected above laboratory method detection limits  
d = Laboratory reported that chromatogram does not represent a standard diesel pattern  
e = Laboratory reported that chromatogram does not represent a standard motor oil pattern  
f = 85 ppb acenaphthene, 15 ppb fluorene, 34 ppb phenanthrene detected  
g = 17 ppb acenaphthene  
h = Diesel range compounds are significant; no recognizable pattern  
i = aged diesel is significant

# MW-1 TEST BORING RECORD

DEPTH (FEET)	DESCRIPTION	LITH	S	DIAGRAM	MATERIALS	OVA READINGS ppm
0.0	ASPHALT AND BASEROCK				Watertight vault and locking well cap	
1.0	FILL, GRAVELLY CLAY (CL): Brown, grey to dark grey, 70% moderately plastic fines, 15% fine gravel, 15% fine sand, some brick material, moist, no unusual odors or soil discoloration				Cement/Bentonite Grout	
					2" dia. PVC blank schedule 40 casing bentonite seal	
					#2-12 filter sand	280
10.0	GRAVELLY SILT (ML): Light brown to tan, some grey, 80% moderately plastic fines, 15% fine gravel, 5% fine sand, moist, firm, slight hydrocarbon odor, no soil discoloration				2" dia. PVC slotted schedule 40 casing (0.01 inch slots)	95
15.0	Boring terminated at 15.00 feet			▼	pointed end cap	4.5

**REMARKS:**

- 1) Borings advanced using 8-inch diameter hollow stem augers.
- 2) ☹ = Groundwater encountered at a depth of approximately 7 feet bgs.
- 3) ☹ = Groundwater stabilized at a depth of 6.72 bgs.
- 4) Lith = Soil Lithology
- 5) S = Soil sample collected for analysis

DRILLED BY  
LOGGED BY  
CHECKED BY

BAYLAND  
ATM  
MIM

BORING NUMBER  
DATE STARTED  
DATE COMPLETED  
JOB NUMBER

MW-1  
4/17/96  
4/17/96  
70424-6-0004



# MW-2 TEST BORING RECORD

DEPTH (FEET)	DESCRIPTION	LITH	S	DIAGRAM	MATERIALS	OVA READINGS ppm
0.0	ASPHALT AND BASEROCK				Watertight vault and locking well cap	
1.0	FILL, BASEROCK WITH SANDY SILT (ML): Dark brown, 50% moderately plastic fines, 30% angular gravel, 20% fine to medium sand, slightly moist, no unusual odors or soil discoloration.				Cement/bentonite grout	
4.0	FILL, SANDY CLAY (CL): Dark brown to black, 70% moderately plastic fines, 15% fine sand, 15% gravels and concrete, brick material, moist, slight hydrocarbon odor, no soil discoloration				2" dia. PVC blank schedule 40 casing bentonite seal	1.0
					#2/12 sand	
					2" dia. PVC slotted schedule 40 casing (0.01 inch slots)	200
12.0	SANDY SILT (ML): Light brown, some grey mottling, 90% moderately plastic fines, 10% fine sand, trace gravel, moist, firm, no unusual odors or soil discoloration					
15.0	Boring terminated at 15.00 feet				pointed end cap	3.4

**REMARKS:**

- 1) Borings advanced using 8-inch hollow stem augers.
- 2) ≡ = Groundwater encountered at a depth of approximately 6.5 feet bgs
- 3) ≡ = Groundwater stabilized at a depth of approximately 6.5 feet bgs
- 4) Lith = Soil lithology
- 5) S = Soil sample collected for analysis

DRILLED BY  
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BAYLANDS BORING NUMBER  
ATM DATE STARTED  
MIM DATE COMPLETED  
JOB NUMBER

MW-2  
4/18/96  
4/18/96  
70424-6-0004



# MW-3 TEST BORING RECORD

DEPTH (FEET)	DESCRIPTION	LITH	S	DIAGRAM	MATERIALS	OVA READINGS ppm
0.0	ASPHALT AND BASEROCK				Watertight vault and locking well cap	
1.0	FILL, SANDY CLAY (CL): Dark brown to black, 80% moderately plastic fines, 10% fine sand, 10% coarse gravel and brick fragments, moist, no unusual odors or soil discoloration				Cement/Bentonite Grout	
	NOTE: BRICK FRAGMENTS AND CONCRETE IN FILL SOIL				2" dia. PVC blank schedule 40 casing bentonite seal	110
	NOTE: COLOR CHANGE TO BLACK, SLIGHT ORGANIC ODOR IN SOIL				#2-12 filter sand	
					2" dia. PVC slotted schedule 40 casing (0.01 inch slots)	330
13.0	SANDY SILT (ML): Tan with grey mottling, 90% moderately plastic fines, 10% fine sand, moist, firm, no unusual odors or soil discoloration					
15.0	Boring terminated at 15.00 feet			▼	pointed end cap	16

**REMARKS:**

- 1) Borings advanced using 8-inch diameter hollow stem augers
- 2) ≡ = Groundwater encountered at a depth of approximately 7 feet bgs.
- 3) ≡ = Groundwater stabilized at a depth of 6.4 feet bgs
- 4) Lith = Soil lithology
- 5) S = Soil sample collected for analysis

DRILLED BY	BAYLANDS	BORING NUMBER	MW-3
LOGGED BY	ATM	DATE STARTED	4/18/96
CHECKED BY	MIM	DATE COMPLETED	4/18/96
		JOB NUMBER	70424-6-0004



# MW-4 TEST BORING RECORD

DEPTH (FEET)	DESCRIPTION	LITH	S	DIAGRAM	MATERIALS	OVA READINGS ppm
0.0	ASPHALT AND BASEROCK				Watertight vault and locking well cap	
1.0	FILL, GRAVELLY SILT (ML): Grey brown to dark brown, 85% moderately plastic fines, 15% fine gravel, trace sand, moist, no unusual odors or soil discoloration.				Cement/bentonite grout	
3.5	FILL, SANDY CLAY (CL): Dark grey to black, 80% moderately plastic fines, 10% fine sand, 10% angular gravel, moist, firm, no unusual odors or soil discoloration				2" dia. PVC blank schedule 40 casing bentonite seal	220
					#2-12 filter sand	300
13.0	SANDY SILT (ML): Tan to medium brown, some rust color, 80% moderately plastic fines, 20% fine sand, moist, no unusual odors or soil discoloration				2" dia. PVC slotted schedule 40 casing (0.01 inch slots)	2
16.0	SILTY CLAY (CL): Light grey brown, some rust color, 95% moderately plastic fines, trace fine sand, moist, no unusual odors or soil discoloration					
20.0	Boring terminated at 20.00 feet				pointed end cap	1

**REMARKS:**

- 1) Borings advanced using 8-inch diameter hollow stem augers.
- 2) ≡ = Groundwater encountered at a depth of approximately 6.5 feet bgs.
- 3) ≡ = Groundwater stabilized at a depth of 7.4 feet bgs.
- 4) Lith = Soil lithology
- 5) S = Soil sample collected for analysis

DRILLED BY  
LOGGED BY  
CHECKED BY

BAYLANDS BORING NUMBER  
ATM      DATE STARTED  
MIM      DATE COMPLETED  
            JOB NUMBER

MW-4  
4/17/96  
4/17/96  
70424-6-0004



# MW-5 TEST BORING RECORD

DEPTH (FEET)	DESCRIPTION	LITH	S	DIAGRAM	MATERIALS	OVA READINGS ppm
0.0	ASPHALT AND BASEROCK				watertight vault and locking well cap	
1.0	FILL, SANDY CLAY (CL): Dark grey brown to black, 80% moderately plastic fines, 10% fine sand, 10% gravel, brick fragments, some wood fragments, no unusual odors or soil discoloration.				Cement/Bentonite Grout	
					2" dia. PVC blank schedule 40 casing	
					bentonite seal	
7.0	FILL, SILTY SAND (SM): Dark grey to black, 75% fine to medium sand, 15% silt, 10% gravel with brick and concrete fragments, wet, no unusual odors or soil discoloration				#2-12 filter sand	210
					2" dia. PVC slotted schedule 40 casing (0.01 inch slots)	190
12.0	SANDY SILT (ML): Tan with grey mottling, 90% moderately plastic fines, 10% fine sand, moist, firm, no unusual odors or soil discoloration					
15.0	Boring terminated at 15.00 feet			▼	pointed end cap	31

**REMARKS:**

- 1) Borings advanced using 8-inch diameter hollow stem augers.
- 2) ☼ = Groundwater encountered at a depth of approximately 6.5 feet bgs.
- 3) ≡ = Groundwater stabilized at a depth of 7.49 feet bgs.
- 4) Lith = Soil lithology
- 5) S = Soil sample collected for analysis

DRILLED BY  
LOGGED BY  
CHECKED BY

BAYLANDS BORING NUMBER  
ATM  
MIM  
DATE STARTED  
DATE COMPLETED  
JOB NUMBER

MW-5  
4/18/96  
4/18/96  
70424-6-0004



# MW-6 TEST BORING RECORD

DEPTH (FEET)	DESCRIPTION	LITH	S	DIAGRAM	MATERIALS	OVA READINGS ppm
0.0	ASPHALT AND BASEROCK				Watertight vault and locking well cap Cement/Bentonite Grout 2" dia. PVC blank schedule 40 casing	
1.0	FILL, GRAVELLY SANDY SILT (ML): Medium brown, 80% moderately plastic fines, 15% fine to medium angular gravel, 5% fine sand, some brick fragments, moist, no unusual odors or soil discoloration.				Bentonite Seal	
3.0	FILL, SAND (SP) Brown to grey, fine sand, moist, no unusual odors or soil discoloration.					
4.0	FILL, GRAVELLY SILTY SAND (SW): Medium to dark brown, some grey, some brick, 60% medium sand, 20% angular gravel to 1/2", 20% moderately plastic fines, moist, no unusual odors or soil discoloration				#2-12 filter sand	1.0
9.0	FILL, SANDY CLAY (CL): grey to greenish grey, 80% moderately plastic fines, 15% fine sand, trace to 5% fine gravel, some brick material, wet, no unusual odors or soil discoloration					30
12.0	SANDY SILT (ML): Dark grey to black, 80% low plasticity fines, 20% fine sand, trace fine gravel, wet, slight organic odor, no soil discoloration.				2" dia. PVC slotted schedule 40 casing	
15.0	SILTY CLAY (CL): Greenish grey with light brown, 95% moderately plastic fines, trace to 5% fine sand, moist, firm, no unusual odors or soil discoloration.					20
20.0	Boring terminated at 20.00 feet				pointed end cap	4

**REMARKS:**

- 1) Borings advanced using 8-inch diameter hollow stem augers
- 2) ☼ = Groundwater encountered at a depth of approximately 6 feet bgs.
- 3) ≡ = Groundwater stabilized at a depth of 6.77 feet bgs.
- 4) Lith = Soil lithology
- 5) S = Soil sample collected for analysis

DRILLED BY  
LOGGED BY  
CHECKED BY

BAYLANDS BORING NUMBER  
ATM DATE STARTED  
MIM DATE COMPLETED  
JOB NUMBER

MW-6  
4/17/96  
4/17/96  
70424-6-0004

