ALL ENVIRONMENTAL, INC.
Environmental Engineering & Construction

ENVIRONMENTAL PROTECTION

99 AUG 27 PM 2:03

August 26, 1999

Mr. Barney Chan
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: **Stockpile Soil Sampling** (2nd Sampling)
Foothill Square Shopping Center
10700 MacArthur Boulevard
Oakland, California
Project No. 3067

#875

Dear Mr. Chan:

Enclosed is a copy of the Stockpile Soil Sampling report for the soil at the Foothill Shopping Center. Based on your conversation with Joe Derhake of our office, I believe the calculations in the report will be acceptable.

Please contact me at (925) 283-6000 if you have any questions.

Sincerely,
ALL ENVIRONMENTAL, INC.

Peter McIntyre
Project Geologist

Corporate Headquarters:
901 Moraga Road, Suite C
Lafayette, CA 94549-4567
Phone : (925) 283-6000
Fax: (925) 283-6121

(800) 801-3224
www.all-environmental.com

Los Angeles Office:
2309 Pacific Coast Hwy, Suite 206
Hermosa Beach, CA 90254-2753
Phone: (310) 798-4255
Fax: (310) 798-2841

August 26, 1999

STOCKPILED SOIL SAMPLING SUMMARY

Foothill Shopping Center
10700 MacArthur Boulevard
Oakland, California

Project No. 3061

Prepared For

Jay-Phares Corporation
10700 MacArthur Boulevard, Suite 200
Oakland, CA 94605

Prepared By

All Environmental, Inc.
901 Moraga Road, Suite C
Lafayette, CA 94549
(800) 801-3224

AEI

ALL ENVIRONMENTAL, INC.
Environmental Engineering & Construction

901 Moraga Road, Suite C
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Phone: (925) 283-6000
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August 26, 1999

Jay-Phares Corporation
10700 MacArthur Boulevard, Suite 200
Oakland, CA 94605

Subject: **Stockpiled Soil Sampling**
Foothill Shopping Center
10700 MacArthur Boulevard
Oakland, California
Project No. 3061

Dear Messrs. John Jay and Ken Phares:

All Environmental, Inc. (AEI) has prepared this report to document soil sampling activities performed at the Foothill Shopping Center. This sampling activity was performed at the request of the property owner to asses whether the soil could be considered for off-site use.

I Background

The stockpiled soil was removed from beneath the former location of Young's Cleaners, a dry-cleaning business, that occupied a unit of the Foothill Shopping Center. Between October 1995 and January 1996, AEI removed approximately 2,400 cubic yards of soil from beneath the former dry-cleaners. With the approval of the Bay Area Air Quality Management District, the soil was spread over the southeast corner of the property for aeration. The soil has been tilled several times since it was originally moved to the aeration area.

In February 1996, the soil was sampled to provide a baseline for soil remediation activities. A total of 10 samples were analyzed. The stockpile was found to contain a mean of 110 µg/kg of tetrachloroethene (PCE) and 10 µg/kg of trichloroethene (TCE). Target cleanup levels were established by AEI at two orders of magnitude below Preliminary Remediation Goals set by the EPA. In January 1997, the soil was again sampled to confirm a decrease in the levels of volatile hydrocarbons present in the soil. Through statistical analysis, it was shown by AEI that the concentrations of PCE and TCE had in fact decrease to below the target cleanup levels. In a letter dated April 8, 1997, Mr. Barney Chan of the Alameda County Health Care Services Agency (ACHCSA) concurred with AEI's conclusions that the soil could be reused on site in a limited capacity. Please refer to the Soil Remediation Summary, prepared by AEI, March 7, 1997, for details of the baseline sampling, confirmation sampling, and statistical methods used for characterization of the stockpiled soil.

II Sampling Activities

At the request of the property owner, AEI collected a total of seven soil samples from the stockpile in May 1999. This sampling was requested to characterize the stockpile for possible use off-site. This sampling was performed in accordance with the EPA's Test Methods for Evaluating Solid Waste (SW-846). These samples were collected from random locations on the stockpile from between six inches and three feet below the surface of the soil. Please refer to Figure 1 for the locations of the soil sample collection.

The samples were collected into 6-inch long brass liners and sealed with tephlon tape and caps. The samples were placed over ice and transported to McCampbell Analytical, Inc. of Pacheco, California. The seven samples were analyzed for volatile halocarbons by EPA method 8010/601. Results of the analytical testing are summarized in the follow table.

Sample #	A1W	B2S	C3E	SP-01	SP-02	SP-03	SP-04
PCE (µg/kg)	<5	<5	<5	<8	28	<8	<8

Note: no other analytes by EPA method 8010/601 were not detected above laboratory reporting limits.

PCE was detected in the sample labeled SP-02 at 28 µg/kg. PCE was not detected above the laboratory reporting limit of 5 µg/kg in any of the other samples. No other volatile halocarbon was detected above laboratory reporting limits in any of the other samples. Laboratory results and chain of custody documentation are included in Appendix A.

III Statistical Analysis

The analytical results show that PCE concentrations have appreciable decreased since the confirmation sampling of January 1997. Standard statistical analysis of the PCE concentrations was performed to obtain the standard deviation and confidence interval of the analytical results.

The conditions of SW-846 require statistical analyses of sample data to ensure the 90% confidence interval has been reached. For the purpose of statistical analysis, non-detect values were conservatively treated as one half of the detection limit. The 90% Confidence Interval of the concentrations of PCE was calculated to be 6.786 µg/kg ± 5.107 µg/kg, with an upper limit of 11.89 µg/kg.

An appropriate number of samples was collected to characterize the PCE concentrations in the soil. The appropriate number of samples to be collected as calculated for this stockpile in 1997 was 2 samples, which is much lower than the number of samples actually analyzed during this sampling project.

IV Conclusions

The remediation goal for this stockpile of soil was initially achieved as shown by sampling performed in January 1997. The 2,400 cubic yards of soil were subsequently sampled in May 1999 to show a further decrease of contaminant concentrations. This was performed as part of the required information to release the soil for limited off-site use.

The recent sampling project has shown that the levels of contaminants have decreased significantly since January 1997. Based on the results of this sampling, and the statistical treatment of the analytical data in accordance with EPA SW-846, the stockpiled soil should be considered eligible for limited off-site use.

V Report Limitation

This report presents a summary of work completed by All Environmental, Inc. (AEI). The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the required information, but it cannot be assumed that they are representative of areas not sampled. All conclusions and/or recommendations are based on these analyses and observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document.

These services were performed in accordance with generally accepted practices, in the environmental engineering and construction field, which existed at the time and location of the work.

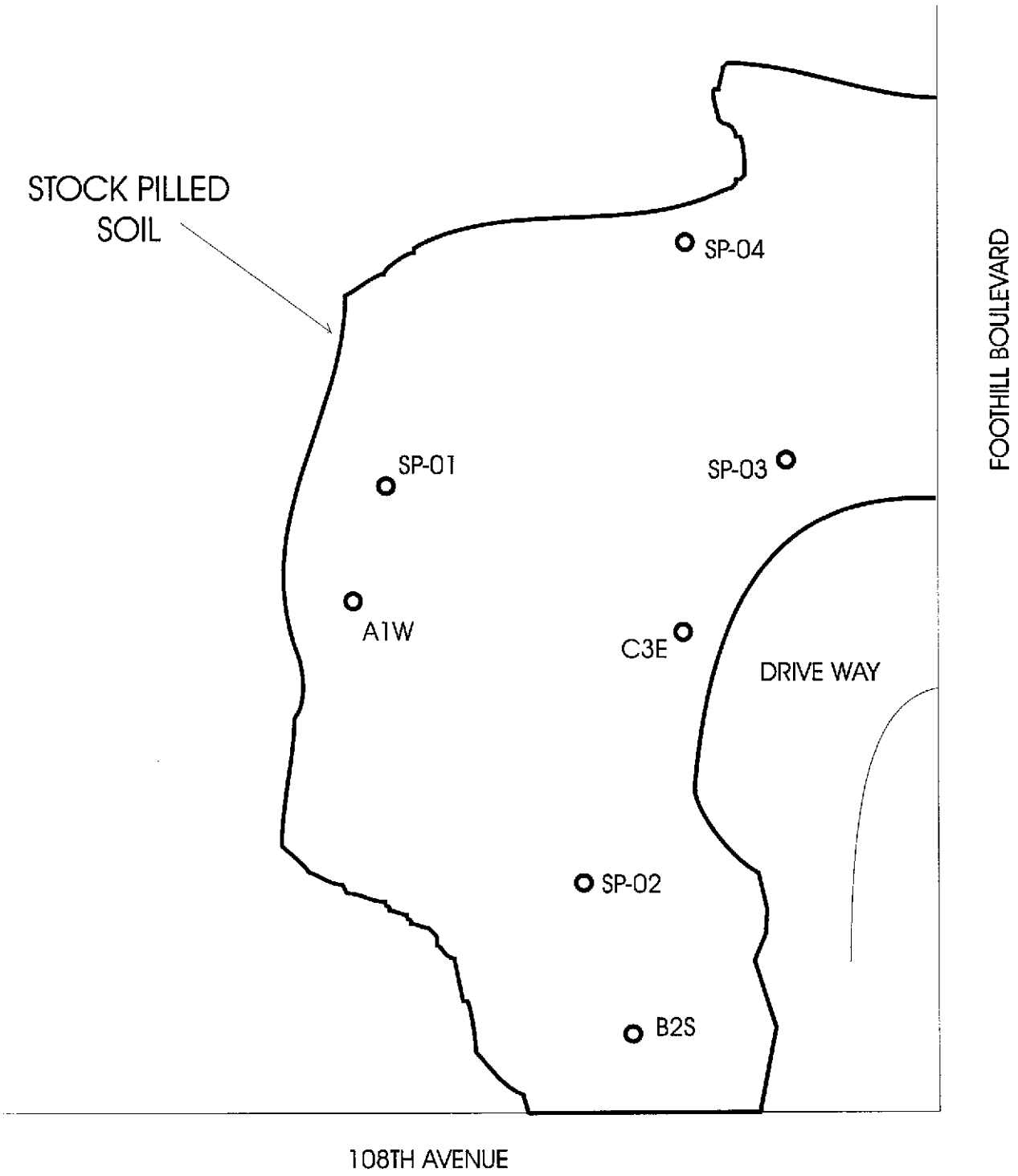
If you have any questions regarding our investigation, please do not hesitate to contact me at (925) 283-6000.

Sincerely,

Peter McIntyre
Project Geologist

Joseph P. Derhake, PE
Principal

Figure 1 Sample Collection Location
Appendix A Sample Analytical Documentation
Appendix B SW 486 Statistical Analysis



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SOIL SAMPLE LOCATIONS AND IDENTIFICATION

ALL ENVIRONMENTAL, INC.
901 MORAGA ROAD, SUITE C, LAFAYETTE, CA

SOIL SAMPLE LOCATIONS

10700 FOOTHILL BOULEVARD
OAKLAND, CALIFORNIA

FIGURE 2

SW-846 CALCULATION

Soil Sampling

Soil samples were collected in May 1999 in accordance with EPA's Test Methods for Evaluating Solid Waste (SW-846). Below is a summary of the equations utilized from SW-846.

Steps 1., 2., and 3.

Steps 1., 2., and 3. outline the procedures for the calculation of the initial number of random samples to be collected. However, the number of samples to be collected was chosen based on the previous calculations performed for this soil in January 1997. A total of seven samples were collected and analyzed, which has been proven to be more than adequate to obtain the required 90% confidence interval.

Step 4.

In May, 1999, on two separate days, soil samples were collected from random locations on the stockpiled soil. The samples were collected from a minimum of six inches below the surface. The samples were submitted to McCampbell Analytical, Inc. of Pacheco, California (State Certification #1644) and analyzed by EPA method 8010/601.

Step 5.

The values of the sample mean (x), variance of sample (s^2), standard deviation of sample (s), and standard error (s_x) are calculated:

x $= (28 + 2.5 + 2.5 + \ldots)/ 7$
$= 6.786$

s^2 $= (28^2 + 2.5^2 + 2.5^2 + \ldots) - (6.786^2/ 7)/ 6$
$= 88.08$

s $= s^{1/2}$
$= 9.38$

s_x $= 9.38/ 7^{1/2}$
$= 3.547$

Step 6.

The Regulatory Threshold (RT) for PCE is the previously determined Target Cleanup Level of 70 µg/kg (ppb). The study is continued with non-transformed data.

Step 7.

The confidence interval (CI) is now calculated using x, the student's "t" value, and s_x.

$\bar{x}$ t $S_{\bar{x}}$

CI $= 6.786 \pm (1.44)\ X\ (3.547)$

$= 6.786 \pm 5.107$

Step 8.

The difference between the RT and x (Δ) as well as the appropriate number of samples to collect from the solid waste (n_2) are now calculated.

$\Delta = 70 - 6.786$

$= 63.214$

$n_2 = ((1.44)^2\ X\ (9.38)^2)/(63.21)^2$

$= 0.045$

Due to the very large difference between the RT and the calculated mean, the calculated number of samples required is impractically low. Clearly the 7 samples analyzed was sufficient.

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

All Environmental, Inc. 901 Moraga Road, Suite C Lafayette, CA 94549	Client Project ID: #9999; Drake	Date Sampled: 05/06/99
		Date Received: 05/07/99
	Client Contact: Peter McIntyre	Date Extracted: 05/07/99
	Client P.O:	Date Analyzed: 05/07/99

05/14/99

Dear Peter:

Enclosed are:

1). the results of **3** samples from your **#9999; Drake** project,

2). a QC report for the above samples

3). a copy of the chain of custody, and

4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits. If you have any questions please contact me. McCampbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Yours truly,

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

All Environmental, Inc.	Client Project ID: #9999; Drake	Date Sampled: 05/06/99
901 Moraga Road, Suite C		Date Received: 05/07/99
Lafayette, CA 94549	Client Contact: Peter McIntyre	Date Extracted: 05/07/99
	Client P.O:	Date Analyzed: 05/07/99

Volatile Halocarbons

EPA method 601 or 8010

Lab ID	10649	10650	10651	
Client ID	A1W	B2S	C3E	
Matrix	S	S	S	
Compound	Concentration*			
Bromodichloromethane	ND	ND	ND	
Bromoform[b]	ND	ND	ND	
Bromomethane	ND	ND	ND	
Carbon Tetrachloride[c]	ND	ND	ND	
Chlorobenzene	ND	ND	ND	
Chloroethane	ND	ND	ND	
2-Chloroethyl Vinyl Ether[d]	ND	ND	ND	
Chloroform[e]	ND	ND	ND	
Chloromethane	ND	ND	ND	
Dibromochloromethane	ND	ND	ND	
1,2-Dichlorobenzene	ND	ND	ND	
1,3-Dichlorobenzene	ND	ND	ND	
1,4-Dichlorobenzene	ND	ND	ND	
Dichlorodifluoromethane	ND	ND	ND	
1,1-Dichloroethane	ND	ND	ND	
1,2-Dichloroethane	ND	ND	ND	
1,1-Dichloroethene	ND	ND	ND	
cis 1,2-Dichloroethene	ND	ND	ND	
trans 1,2-Dichloroethene	ND	ND	ND	
1,2-Dichloropropane	ND	ND	ND	
cis 1,3-Dichloropropene	ND	ND	ND	
trans 1,3-Dichloropropene	ND	ND	ND	
Methylene Chloride[f]	ND	ND	ND	
1,1,2,2-Tetrachloroethane	ND	ND	ND	
Tetrachloroethene	ND	ND	ND	
1,1,1-Trichloroethane	ND	ND	ND	
1,1,2-Trichloroethane	ND	ND	ND	
Trichloroethene	ND	ND	ND	
Trichlorofluoromethane	ND	ND	ND	
Vinyl Chloride[g]	ND	ND	ND	
% Recovery Surrogate	91	92	94	
Comments				

* water and vapor samples and all TCLP & SPLP extracts are reported in ug/L, soil and sludge samples in ug/kg, wipe samples in ug/wipe

Reporting limit unless otherwise stated: water/TCLP/SPLP extracts, ND<0.5ug/L; soils and sludges, ND<5ug/kg; wipes, ND<0.2ug/wipe

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis

(b) tribromomethane; (c) tetrachloromethane; (d) (2-chloroethoxy) ethene; (e) trichloromethane; (f) dichloromethane; (g) chloroethene; (h) a lighter than water immiscible sheen is present; (i) liquid sample that contains greater than ~5 vol. % sediment; (j) sample diluted due to high organic content.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 925-798-1620 Fax: 925-798-1622

QC REPORT FOR EPA 8010/8020/EDB

Date: 05/07/99-05/08/99 Matrix: SOIL

Analyte	Concentration (ug/kg)				% Recovery		
	Sample (#02716)	MS	MSD	Amount Spiked	MS	MSD	RPD
1,1-DCE	0	101	87	100	101	87	14.9
Trichloroethene	0	92	80	100	92	80	14.0
EDB	0	91	83	100	91	83	9.2
Chlorobenzene	0	99	91	100	99	91	8.4
Benzene	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Toluene	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chlorobz (PID)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

% Rec. = (MS - Sample) / amount spiked x 100

RPD = (MS - MSD) / (MS + MSD) x 2 x 100

ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

901 Moraga Road, Suite C
Lafayette, CA 94549
(925) 283-6000 Fax: (925) 283-6121

CHAIN OF CUSTODY

PAGE 1 OF 1

15029 zale21.doc TAT: RUSH / 24 hr / 48 hr / 5 day / other

AEI PROJECT MANAGER Peter McIntyre
PROJECT NAME Onate – 9999
PROJECT NUMBER
TOTAL # OF CONTAINERS 3
RCVD. GOOD CONDITION/COLD ~~X~~ Y ☐ N

SAMPLE ID	DATE	TIME	MATRIX	TPH(g), BTEX, MTBE SOIL: EPA 5030/8015M, 8020 WATER: EPA 5030/8015M, 8020	TPH(d) SOIL: EPA 5030/8015M WATER: EPA 5030/8015M	BTEX, MTBE SOIL: EPA 8020 WATER: EPA 602	TOTAL OIL & GREASE SOIL: EPA 413.1 or STD. 5520 B&F WATER: STD. 5520 B&F	VOLATILE HALOCARBONS SOIL: EPA 8010 WATER: EPA 601	VOCs SOIL: EPA 8240 WATER: EPA 624	SEMI-VOLATILE ORGANICS SOIL: EPA 8270/3550 WATER: EPA 625/3510	TOTAL LEAD (TTLC) SOIL: 6010 (ICP) WATER: 239.2 (AA)	LUFT 5 METALS SOIL: EPA 7130, 7190, 7420, 7520, 7950 WATER:	HOLD	# OF CONTAINERS
A 1 W	5/6		Soil					X					10649	1
B 2 S	↓		↓					X					10650	1
C 3 E	↓		↓					X					10651	1

ICE/T ✓
GOOD CONDITION ✓
HEAD SPACE ABSENT ✓
PRESERVATION APPROPRIATE CONTAINERS ✓

VOAS	O&G	METALS	OTHER

COMMENTS / INSTRUCTIONS

ANALYTICAL LABORATORY
ADDRESS
PHONE ( ) FAX ( )

RELINQUISHED BY	RECEIVED BY	RELINQUISHED BY	RECEIVED BY
SIGNATURE	Elisa Venegas	SIGNATURE	SIGNATURE
PRINTED NAME Pete McIntyre	PRINTED NAME Elisa Venegas	PRINTED NAME	PRINTED NAME
COMPANY AEI	COMPANY MAI	COMPANY	COMPANY
DATE 5/7/99 TIME 3:00	DATE 5/7 TIME 3:00	DATE TIME	DATE TIME

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

All Environmental, Inc. 901 Moraga Road, Suite C Lafayette, CA 94549	Client Project ID: #3067; Drake	Date Sampled: 05/20/99
		Date Received: 05/20/99
	Client Contact: Peter McIntyre	Date Extracted: 05/20/99
	Client P.O:	Date Analyzed: 05/20/99

05/27/99

Dear Peter:

Enclosed are:

1). the results of **4** samples from your **#3067; Drake** project,

2). a QC report for the above samples

3). a copy of the chain of custody, and

4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits. If you have any questions please contact me. McCampbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Yours truly,

for Edward Hamilton, Lab Director

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All Environmental, Inc.	Client Project ID: #3067; Drake	Date Sampled: 05/20/99
901 Moraga Road, Suite C		Date Received: 05/20/99
Lafayette, CA 94549	Client Contact: Peter McIntyre	Date Extracted: 05/20/99
	Client P.O:	Date Analyzed: 05/21/99

Volatile Halocarbons

EPA method 601 or 8010

Lab ID	11594	11595	11596	11597
Client ID	SP-01	SP-02	SP-03	SP-04
Matrix	S	S	S	S
Compound	Concentration*			
Bromodichloromethane	ND	ND	ND	ND
Bromoform[b]	ND	ND	ND	ND
Bromomethane	ND	ND	ND	ND
Carbon Tetrachloride[c]	ND	ND	ND	ND
Chlorobenzene	ND	ND	ND	ND
Chloroethane	ND	ND	ND	ND
2-Chloroethyl Vinyl Ether[d]	ND	ND	ND	ND
Chloroform [e]	ND	ND	ND	ND
Chloromethane	ND	ND	ND	ND
Dibromochloromethane	ND	ND	ND	ND
1,2-Dichlorobenzene	ND	ND	ND	ND
1,3-Dichlorobenzene	ND	ND	ND	ND
1,4-Dichlorobenzene	ND	ND	ND	ND
Dichlorodifluoromethane	ND	ND	ND	ND
1,1-Dichloroethane	ND	ND	ND	ND
1,2-Dichloroethane	ND	ND	ND	ND
1,1-Dichloroethene	ND	ND	ND	ND
cis 1,2-Dichloroethene	ND	ND	ND	ND
trans 1,2-Dichloroethene	ND	ND	ND	ND
1,2-Dichloropropane	ND	ND	ND	ND
cis 1,3-Dichloropropene	ND	ND	ND	ND
trans 1,3-Dichloropropene	ND	ND	ND	ND
Methylene Chloride[f]	ND<8	ND<8	ND<8	ND<8
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND
Tetrachloroethene	ND<8	28	ND<8	ND<8
1,1,1-Trichloroethane	ND	ND	ND	ND
1,1,2-Trichloroethane	ND	ND	ND	ND
Trichloroethene	ND	ND	ND	ND
Trichlorofluoromethane	ND	ND	ND	ND
Vinyl Chloride[g]	ND	ND	ND	ND
% Recovery Surrogate	99	98		
Comments				

* water and vapor samples and all TCLP & SPLP extracts are reported in ug/L, soil and sludge samples in ug/kg, wipe samples in ug/wipe

Reporting limit unless otherwise stated: water/TCLP/SPLP extracts, ND<0.5ug/L; soils and sludges, ND<5ug/kg; wipes, ND<0.2ug/wipe

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis

(b) tribromomethane; (c) tetrachloromethane; (d) (2-chloroethoxy) ethene; (e) trichloromethane; (f) dichloromethane; (g) chloroethene; (h) a lighter than water immiscible sheen is present; (i) liquid sample that contains greater than ~5 vol. % sediment; (j) sample diluted due to high organic content.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 925-798-1620 Fax: 925-798-1622

QC REPORT FOR EPA 8010/8020/EDB

Date: 05/20/99-05/21/99 Matrix: SOIL

Analyte	Concentration (ug/kg) Sample (#02725)	MS	MSD	Amount Spiked	% Recovery MS	MSD	RPD
1,1-DCE	0	106	103	100	106	103	2.9
Trichloroethene	0	93	88	100	93	88	5.5
EDB	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chlorobenzene	0	94	93	100	94	93	1.1
Benzene	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Toluene	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chlorobz (PID)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

% Rec. = (MS - Sample) / amount spiked x 100

RPD = (MS - MSD) / (MS + MSD) x 2 x 100

ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

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Lafayette, CA 94549
(925) 283-6000 Fax: (925) 283-0121

CHAIN OF CUSTODY

15218 2ale29.doc

PAGE 1 OF ____

TAT: RUSH / 24 hr / 48 hr / (5 day) / other ____

AEI PROJECT MANAGER: Peter McIntyre
PROJECT NAME: Drake
PROJECT NUMBER: 3067
TOTAL # OF CONTAINERS: 4
RCVD. GOOD CONDITION/COLD: [X] Y [ ] N

SAMPLE ID	DATE	TIME	MATRIX	VOLATILE HALOCARBONS SOIL: EPA 8010 WATER: EPA 601	VOC's SOIL: EPA 8240 WATER: EPA 624	# OF CONTAINERS
SP-01	5/20		Soil	X	X	1
SP-02	↓		↓	X	X	1
SP-03				X	X	1
SP-04						

[redacted]

ICE/T ✓
GOOD CONDITION ✓
HEAD SPACE ABSENT ✓

PRESERVATION APPROPRIATE ✓
CONTAINERS ✓

VOAS | O&G | METALS | OTHER

COMMENTS / INSTRUCTIONS: McCampbell

ANALYTICAL LABORATORY
ADDRESS
PHONE ( ) FAX ( )

RELINQUISHED BY	RECEIVED BY	RELINQUISHED BY	RECEIVED BY
SIGNATURE: Pete McIntyre	SIGNATURE: Gina A Butler	SIGNATURE	SIGNATURE
PRINTED NAME:	PRINTED NAME: Gina A Butler	PRINTED NAME	PRINTED NAME
COMPANY: AEI	COMPANY: MAI	COMPANY	COMPANY
DATE 5/20 TIME 5:10	DATE 5/20 TIME 5:10	DATE TIME	DATE TIME