

RECEIVED

By Alameda County Environmental Health at 2:04 pm, Apr 16, 2014

Solano Group
P.O. Box 9026
Berkeley, CA 94709

April 15, 2014

Mr. Mark Detterman
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: Albany 1-Hour Cleaners

1187 Solano Avenue
Albany, California
ACEH Case No. 2857

Dear Mr. Detterman:

The Solano Group has retained Pangea Environmental Services, Inc. (Pangea) for environmental consulting services for the project referenced above. On my behalf, Pangea is submitting the attached *Site Management Plan*.

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached report is true and correct to the best of my knowledge.

Sincerely,



J. Anthony Kershaw
General Partner
Solano Group



April 15, 2014

VIA ALAMEDA COUNTY FTP SITE

Mr. Mark Detterman
Alameda County Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Re: **Site Management Plan**
Former Albany 1-Hour Cleaners
1187 Solano Avenue
Albany, CA 94706
ACEH SLIC Case RO0002857

Dear Mr. Detterman:

On behalf of the Solano Group, Pangea Environmental Services, Inc. (Pangea) has prepared this *Site Management Plan* (SMP) for the subject site. This SMP has been prepared to specify proper handling procedures for impacted soil and/or groundwater if encountered during future excavation or construction in the area impacted with residual volatile organic compounds. This SMP includes procedures for maintaining the building slab and subslab passive ventilation system that mitigates potential intrusion of subsurface VOCs into the site buildings.

This SMP accompanies an Operation & Maintenance Plan (O&M Plan). The O&M Plan specifies procedures for inspecting and maintaining the building slab and subslab passive ventilation system during agency oversight *before* case closure. The SMP is designed to safeguard human health from exposure during future redevelopment or construction *after* case closure. If you have any questions or comments, please call me at (510) 435-8664.

Sincerely,
Pangea Environmental Services, Inc.

Bob Clark-Riddell, P.E.
Principal Engineer



Attachment: *Site Management Plan*

cc: Mr. J. Anthony Kershaw, Solano Group, P.O. Box 9026, Berkeley, California 94709
Dr. Romtin Nassiri, Solano Smile Dental (1183 Solano Avenue Tenant)
Jon Guhl, Boss Burger, LLC (1187 Solano Avenue Tenant)
Anne J. Wolfe, USPS Facilities R&A Team West (1191 Solano Avenue Tenant)
SWRCB (Geotracker)

PANGEA Environmental Services, Inc.

1710 Franklin Street, Suite 200, Oakland, CA 94612 Telephone 510.836.3700 Facsimile 510.836.3709 www.pangeaenv.com

1.0 INTRODUCTION

Pangea Environmental Services, Inc. (Pangea) prepared this site management plan (SMP) for the subject site. This SMP is required by Alameda County Environmental Health (ACEH) to help safeguard human health and safety with respect to potential residual volatile organic compounds (VOCs) during future site construction or redevelopment. ACEH, who provides regulatory oversight for this site via SCP Case #RO0002857, understands that limited residual impact is present at the site following site corrective action at this site. This SMP specifies proper handling procedures for impacted soil and/or groundwater if encountered during future excavation or construction in the area impacted with residual VOCs. This SMP also includes procedures for maintaining the building slab and subslab passive ventilation system that mitigates potential intrusion of subsurface VOCs into the site buildings.

This SMP accompanies an Operation & Maintenance Plan (O&M Plan) for inspecting and maintaining the building slab and subslab passive ventilation system during agency oversight before case closure.

2.0 BACKGROUND

Definition of “Impacted Area”

Due to a historical release from the former dry-cleaning operations at Albany 1-Hour Cleaners (Albany Cleaners), the soil and groundwater in the vicinity of the former Albany Cleaners had been impacted by VOCs, particularly tetrachloroethene (PCE) and its breakdown product 1,1,1-trichloroethene (TCE). Between 1986 and 2004, Albany Cleaners operated cleaning equipment that used chlorinated VOCs in the building unit at 1187 Solano Avenue, Albany, California. Hydrocarbon-based VOCs were used by the dry cleaners from 2004 to 2011, but no significant subsurface impact from hydrocarbon use has been identified at this site. The location of the former Albany's Cleaners is shown on Figure 1. Based on historical sampling data, residual contamination remains at the site and may be encountered during excavation and construction activities in the vicinity of the release area, defined herein as the “Impacted Area”.

Objective of SMP

This SMP has been prepared to apply to the excavation and construction activities in the Impacted Area where VOC impacted media may be encountered. This SMP has been prepared at the direction of the regulatory agency (ACEH) to specify the proper handling of impacted soil and/or groundwater should it be encountered or brought to the ground surface during future excavations in the Impacted Area. The areas with potential impact to soil and groundwater are shown on Figure 2.

Site Use

The subject site currently consists of a vacant, one-story commercial unit at 1187 Solano Avenue (Figure 2). The subject site represents one unit of an entire commercial block of single-story units/buildings along Solano Avenue, for which the responsible party (Solano Group) owns the north side of the block. Parcel number 66.2801-22-1 includes 1175 Solano (pizza restaurant), 1181 Solano (medical offices), 1183 Solano (dentist office), and 1185 Solano (vacant and immediately adjacent subject site). Parcel number 66.2801-20 includes 1191 Solano (U.S. Post Office). The commercial parking lot for the site (parcel numbers 66.2801-18 and 66.2801-18) is immediately north of the site, and residential properties are north and northwest of the subject site parking lot. Cornell Elementary School is present about 150 ft southeast (upgradient) of the subject site.

Tenant Improvement Plans

Current redevelopment activity at 1187 Solano Avenue involves limited subsurface tenant improvements for a cafe/restaurant. The planned improvements include installation of the following: a shallow drain line for the sanitary sewer, a 3-ft deep grease trap, and a concrete slab. (Slab installation at much of 1187 Solano has been delayed pending completion of tenant subsurface improvements.) No subsurface work is currently planned at 1185 Solano, where existing subgrade improvements include plumbing and electrical conduits located beneath and within the passive subslab ventilation system. Drawings showing planned redevelopment will be provided separately to ACEH upon completion. Plans showing the proposed restaurant layout at 1187 Solano Avenue are included in Appendix A. This SMP is also applicable to any future redevelopment at nearby units or properties located within the Impacted Area.

3.0 SUMMARY OF INVESTIGATION AND CLEANUP ACTIVITY

Environmental investigation commenced at the site in 2004 to evaluate potential cleaning solvent impact to the site subsurface. To date, environmental assessment activities have included soil sampling from nearly 60 borings; groundwater sampling within 7 monitoring wells and several borings; soil gas sampling from over 20 probes, and subslab and indoor air sampling in the tenant spaces of 1183, 1185, 1187, and 1191 Solano Avenue. Prior to cleanup, VOCs (primarily PCE) had been detected in soil, groundwater and soil vapor at the site at concentrations greater than applicable regulatory agency screening levels. Figures showing sampling locations, sampling results, and a cross-section illustration are described below and included in Appendix A.

The Solano Group worked with ACEH to implement corrective action at the site in conjunction with cleanup activities and site use/tenant improvements. The corrective actions identified feasible alternatives to remediate soil, soil gas, and groundwater impacts and to mitigate potential vapor intrusion risks to future site occupants.

Due to elevated VOC impact and the potential for vapor intrusion into the building, source removal was performed as an interim remedial action measure under most of the former dry cleaning unit at 1187 Solano, under most of the adjacent unit at 1185 Solano, and also underneath a portion the adjacent unit at 1191 Solano. Where shown on Figure 3, all identified soil that exceeded residential screening levels was removed and disposed of at an offsite permitted facility. This removal involved the excavation and disposal of approximately 501 tons of soil.

The excavation cavity was primarily backfilled with cement slurry to help mitigate vapor intrusion from any residual VOC impact in soil, subslab gas, and groundwater. A passive ventilation system consisting of a gravel layer, slotted piping, and riser piping was installed under the cement slurry slab area to keep soil vapor containing VOCs from moving into indoor air by blocking vapors from entering buildings and allowing vapors under the building to passively vent to the atmosphere at the rooftop. This primary passive ventilation system was installed beneath 1185 and 1187 Solano Avenue as shown on Figure 4. Additional passive ventilation is provided by subslab slotted piping installed beneath portions of 1183 and 1191 Solano Avenue.

4.0 CURRENT SITE CONDITIONS

VOCs, primarily tetrachloroethene (PCE) and trichloroethene (TCE), had been historically detected in soil, soil gas, and subslab gas primarily beneath the northern portion of the subject site and beneath the northern portion of the adjacent commercial unit at 1185 Solano Avenue (Figure 2). The highest concentrations of PCE were found immediately surrounding the old dry cleaning equipment. Current conditions in soil, soil gas/subslab gas, groundwater and indoor air are summarized below.

Soil: During extensive soil removal, all identified soil that exceeded residential screening levels was removed and disposed of at an offsite permitted facility. These screening levels include consideration of human direct contact to soil. Despite this extensive remediation, VOCs remain in site soil beyond the limits of excavation. Soil excavation was conducted to a maximum depth of approximately 11 ft below grade surface, with first groundwater encountered approximately 9 ft below grade surface (bgs). The excavation area included most of the former dry cleaning unit at 1187 Solano, most of the adjacent unit at 1185 Solano, and the western portion the adjacent unit at 1191 Solano. Analytical results for PCE concentrations in residual soil beyond the excavation limits are shown on Figure 5 and in Appendix A (two figures showing excavation compliance sampling results). VOC concentrations in residual soil are also summarized on Table 1.

Soil Gas: Soil gas refers to the air that is present in the open spaces between soil particles between the ground surface and the water table. It includes air (primarily oxygen and nitrogen, like aboveground air), water vapor, and occasionally pollutants. With groundwater present about 9 ft bgs, soil gas is present within the upper 9 ft of the site subsurface. All soil gas sampling locations, which were collected approximately 5 ft bgs, were excavated during cleanup action except for location SG-1 located in the parking lot just north of the 1187 Solano. VOC concentrations in soil gas at SG-1 prior to excavation were well below applicable environmental screening levels. VOC concentrations in residual soil gas and screening levels for soil gas are summarized on Table 2.

Subslab Gas: Subslab gas refers to the air (soil gas) that is present in the open spaces between soil particles and backfill material *immediately* beneath a building slab. As a soil gas, subsllab gas includes air, water vapor, and occasionally pollutants. Excavation activities removed source soil material that was contributing to VOC concentrations in subsllab gas. VOC concentrations in residual subsllab gas are summarized on Figure 6 and Table 2. Recent subsllab gas data indicates that all subsllab gas concentrations are below applicable commercial and residential environmental screening levels, except for two isolated locations described herein. Concentrations in probe SG-1187S (1187 Solano) slightly exceeded commercial screening levels, but this location is mitigated by the passive ventilation system and expected to attenuate with time. Concentrations in SSPO-4 (1191 Solano) also slightly exceeded commercial screening levels, and this location is partially mitigated by the passive ventilation system and expected to attenuate with time. (VOCs concentrations from indoor air testing are below screening levels, indicating that subsurface and subsllab VOCs do not currently pose a significant vapor intrusion risk).

Groundwater: VOCs have impacted shallow groundwater (at a depth of ten ft bgs) in the vicinity of the site but not deeper groundwater (found and sampled at 30 ft bgs). Data indicates that the shallow groundwater impacts extend west from the subject site to 1181 Solano Avenue and toward Stannage Avenue. As shown on Figure 7, the extent of offsite shallow groundwater contamination was recently delineated by additional grab sampling and the installation of three additional groundwater monitoring wells. A total of seven monitoring wells are used to regularly evaluate shallow groundwater quality.

Summary: For the purposes of this SMP, shallow soil is anything less than 7 feet bgs, the estimated maximum depth of future utility line modification or subsurface work. The expected limits of the Impacted Area, shown on Figure 2, are expected to be a conservative estimate of where VOCs may be encountered. Figure 20 in Appendix A is a cross-sectional illustration of conditions in soil and groundwater and the slab passive ventilation system. This SMP was developed to address handling of VOC impacted soil or groundwater for any excavation activities to occur within this defined Impacted Area.

5.0 SUMMARY OF HUMAN HEALTH RISKS

VOCs are organic liquids, including many common solvents that readily evaporate at temperatures normally found at ground surface and at shallow depths. Many VOCs are known human carcinogens. Examples of VOC usage include dry cleaning solvent, carburetor cleaner, brake cleaner, and paint solvents. VOCs are able to move in the environment, from soil to groundwater, from groundwater to soil, and from groundwater or soil to air. Of particular interest is the potential for movement of VOCs into the inside of buildings where people could be exposed to contaminated air. This process is called vapor intrusion into indoor air. The presence of these chemicals at concentrations exceeding regulatory screening levels does not indicate that adverse impacts to human health or the environment are necessarily occurring, but rather indicates that a potential for adverse risk may exist. No sensitive receptors such as schools, day care centers or hospitals were identified within 100 feet of the subject property structure.

Exposure to the VOCs which may be present in the soil and/or groundwater, if encountered, can be through direct contact and absorption into the body through the eyes, skin, or nose. In addition, these solvents are volatile meaning that they can volatilize into the air and enter the body through inhalation. Therefore, direct contact with any of the potentially impacted soil should be avoided. Direct contact can be avoided by wearing nitrile gloves, or similar, the proper personal protective equipment (PPE), and limiting the amount of exposed skin. Should any impacted soil touch the skin, the area should be immediately washed. Exposure to the vapors of many chlorinated organic compounds such as vinyl chloride (VC), PCE, 1,1,1-trichloroethane, trichloroethene (TCE), and 1,2-dichloroethene above their respective permissible exposure limits (PELs) could result in irritation of the eyes, nose and throat. Liquids containing VOCs, such as groundwater or decon water, if splashed in the eyes, may cause burning irritation and damage. Repeated or prolonged skin contact with the liquid may cause dermatitis. Acute overexposure to chlorinated organic compounds depresses the central nervous system exhibiting such symptoms as drowsiness, dizziness, headache, blurred vision, incoordination, mental confusion, flushed skin, tremors, nausea, vomiting, fatigue and cardiac arrhythmia. Alcohol may make symptoms of overexposure worse. If alcohol has been consumed, the overexposed worker may become flushed. Some of these compounds are considered to be potential human carcinogens. Exposure to VC is regulated by a comprehensive OSHA standard (29 CFR 1910.1017).

A detailed evaluation for PELs and protective clothing should be contained in a site specific health and safety plan (HASP). The HASP should be onsite during all subsurface activities within the Impacted Area and available and discussed with all personnel who may work in the Impacted Area.

Note that soil analytical results for soil beyond the excavation limit are below screening levels protective of direct contact, which could occur during subsurface work.

6.0 REQUIREMENTS FOR EXCAVATING IN IMPACTED AREA

The following requirements are special requirements due to the potential presence of VOCs in soil and groundwater in the Impacted Area, and do not replace any requirements that would normally apply to the excavation work (e.g., dust control, geotechnical issues, backfill requirements, etc.). During excavation activities, only OSHA 40-hour trained personnel should be allowed within the exclusion zone as defined by a site specific HASP. In addition, special care should be taken to keep the general public out of the exclusion zone. A detailed log of all personnel entering and exiting the exclusion zone should be maintained. The contractor should also have a general knowledge of VOC contaminated soil and groundwater handling, or have a qualified environmental professional available or onsite during all excavation activities within the Impacted Area.

6.1 Agency Notification

Prior to beginning any excavation activities, adequate notification should be given to the ACEH. The work shall not begin until approval from the ACEH has been obtained. Contact information for the ACEH is included at the end of this SMP.

6.2 Health and Safety Plan

The excavation contractor shall provide its own HASP as per California OSHA requirements. The HASP shall incorporate the fact that the soil may contain residual VOCs. The HASP shall provide that onsite personnel shall be briefed on the hazards of encountering VOC impacted soil and groundwater as well as the proper protective equipment to be worn and what to do if exposed to VOCs.

6.3 Stockpile Potentially Impacted Soil Separately

Any soil that is excavated within the Impacted Area shall be stockpiled separately from soil excavated outside of the Impacted Area. If warranted, soil within the Impacted Area can be subdivided into separate stockpiles based on (a) elevated photo-ionization detector (PID) readings; (b) visual observation; or (c) odors. All soil excavated within the impacted area shall be stockpiled on plastic sheeting and covered with plastic sheeting or containerized (e.g., in roll-off bins) until the soil is profiled (tested) for classification. The soil must be covered at all times and aeration of the impacted soil is not allowed. Soil is to be tested in the field by an environmental professional in accordance with standard soil sampling procedures.

6.4 Contain Groundwater/Sheen Removed from the Impacted Area

The depth to water at this site is approximately 9 ft bgs, so groundwater is not expected to be encountered during the utility excavation activities. If water is produced during the excavation activities, it shall be containerized (e.g., tanks, drums, etc.) until the liquids are profiled.

6.5 Sample Potentially Impacted Soil and Liquids for Profiling

Representative samples of impacted soil and impacted liquids shall be collected and analyzed as per the testing and profiling requirements of the selected disposal or recycling facility and applicable laws. Sampling should be performed by a qualified professional familiar with VOC impacted soil and groundwater disposal procedures.

6.6 Dispose/Recycle Impacted Soil and Liquids at Approved Off-Site Facility

After the testing and profiling is complete and the impacted soil or liquids have been accepted for offsite disposal/recycling, they shall be off-hauled and disposed of/recycled in accordance with all applicable laws and regulations and under any required waste manifests.

6.7 Soil Screening and Air Monitoring

During excavation activities, soil should be periodically screened using a PID, equipped with a 10.6eV lamp, to assist in field decisions. While all soil within the impacted zone needs to be separately stockpiled, the PID can be used to separate soil that may likely be “clean” prior to receiving laboratory confirmation results. Specific soil screening procedures should be outlined in the HASP prior to mobilizing to the site.

In addition, air monitoring will be performed during work within the Impacted Area and confirmation air monitoring will be performed outside of the Impacted Area in the downwind direction within 100 feet of the Impacted Area. The air monitoring provides real time data to verify that ambient air readings do not exceed the PEL of 100 ppm within the Impacted Area, or 10 ppm outside of the Impacted Area. A PEL of 100 ppm has been chosen based on the California Occupational Safety and Health Program short-term exposure limit (defined as 15 minutes) for PCE and TCE. Air monitoring should be performed from heights which are representative of the breathing zone for onsite workers. Procedures to stop work or change conditions will be established if the PID readings exceed 100 ppm within the Impacted Area, or 10 ppm from the confirmation air monitoring. The air monitoring will take place during initial excavation activities for all areas within the Impacted Area. Continued air monitoring of open trenches will not be necessary, provided the PEL has not been exceeded during the initial screening.

6.8 Dust and Stormwater Control

Dust and stormwater emissions should be managed using all standard construction requirements that would normally apply to the excavation work, however at a minimum, the following is expected. Fugitive dust control measures will be implemented at the Site to mitigate off-site dust migration and possible exposure risks to site workers and neighboring properties. Factors considered in providing fugitive dust control measures include wind direction and speed monitoring, and action being performed. To mitigate off-site dust migration, watering of the soil actively being handled will be conducted throughout the removal action in accordance with standard dust control practices.

During excavation activities, personnel and equipment will be available to perform dust control measures as needed during operations. Dust suppression will be performed by lightly spraying or misting the work areas with water. Water mist may also be used during temporary stockpiling of excavated soils and during loading such soils into trucks. The temporary stockpiles of excavated soils will be situated in areas to minimize exposure to the wind and covered with plastic. Efforts will be made to minimize the soil drop height from the front-end loader's bucket into the trucks. After the soil is loaded into the truck, the soil will be covered with tarps to prevent soil from spilling out of the truck or dust from being generated during off-site transport to the appropriate disposal facility. While on site, all vehicles will maintain slow speeds (i.e., less than 5 miles per hour) for safety and to control dust.

In the event that rain does occur during outside excavation activities, straw wattles will be placed around the excavation activities in order to minimize any surface water runoff containing soil. Straw wattles and other protection shall be provided for stormwater drains. If any stockpile is left outside overnight, the stockpile will be placed on and covered with visqueen in the event that rain could occur overnight.

6.9 Equipment Decontamination

In order to minimize the spread of contamination outside of the work area, all equipment will be decontaminated prior to moving into and out of the impact zone work area. All disposable PPE (gloves, etc.) will be removed and containerized after each use. Personnel will be instructed to visually inspect clothing, including boots, to ensure that contamination is not spread outside of the work area. An adequate supply of disposable PPE will be maintained.

6.10 Utility Repair

This SMP applies to all subsurface work which may take place within the defined Impacted Area. Should future construction activities require utility repair work that requires additional trenching within an area of previously not excavated soil, the procedures outlined in this SMP should be followed. Existing utilities are shown on Figure 24 in Appendix A.

6.11 Reporting

Following the completion of excavation activities at the site, a report will be submitted to the ACEH for review. The report should contain a description of the excavation and sampling activities, and should document the volume of soil excavated, sampling procedures, conditions encountered, screening and sampling results, and contain documentation of proper soil disposal.

7.0 REQUIREMENTS FOR MAINTAINING BUILDING SLAB AND VENTILATION SYSTEM

This section pertains to units at 1185 and 1187 Solano Avenue. If excavation activities are to occur within the subslab passive ventilation system in 1185 and 1187 Solano Avenue (shown on Figure 4), notify ACEH and obtain any applicable permits from the City of Albany. Contact information for the ACEH is included at the end of this SMP. Any disruption to the building slab or subslab passive ventilation system shall be repaired or reconstructed to maintain integrity of the building slab and ventilation system. The subslab passive ventilation system beneath the slab consists of cement slurry (about 6 inches thick), underlain by 10 mil plastic sheeting, followed by a gravel layer and piping from approximately 6 to 18 inches in thickness. Two vent riser pipes are present in the wall south of the ramp entrance to both units. PVC ventilation piping is also routed through the wall east of the access ramp and accessible via panels in the hallway of 1185 Solano. This piping is manifolded together within the ceiling and routed to a roof turbine fan. The construction of the subslab passive ventilation system is described further in the associated Operation & Maintenance Plan.

8.0 CONTINGENCY PLAN

If during the course of excavation activities any unknown features of environmental concerns are discovered, actions need to be taken to ensure that the features are properly addressed. Unknown features could include, but are not limited to, discolored soil, anomalous PID readings, unknown odor, underground storage tank(s), or questionable conditions in which personnel are not confident how to proceed. In these circumstances, work should stop and the environmental professional should be notified of the discovery. Work should only proceed once the condition has been approved and deemed safe by the environmental professional.

9.0 CONTACT INFORMATION FOR THIS SMP

Solano Group
c/o J. Anthony Kershaw
P.O. Box 9026
Berkeley, California 94709
510.524-8122
tkershaw@kershawinvestments.com

Pangea Environmental Services, Inc.
Bob Clark-Riddell, P.E.
1710 Franklin Street, Suite 200
Oakland, CA 94612
510.836.3700
briddell@pangeaenv.com

ACEH Case Worker
Mark Detterman
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502
510.567-6876
Mark.detterman@acgov.org

ATTACHMENTS

Figure 1 - Vicinity Map
Figure 2 - Site Plan and Potential Impact Areas
Figure 3 - Final Interim Excavation Extent and Depth
Figure 4 - Subslab Passive Ventilation System & Post-Excavation Site Map
Figure 5 - PCE in Soil Beyond Excavation Limit
Figure 6 - PCE in Subslab Gas, March 2014
Figure 7 - PCE in Groundwater, March 2014

Table 1 - Soil Analytical Data Beyond Excavation Limit
Table 2- Soil Gas and Subslab Gas Analytical Data After Excavation
Table 3 - Groundwater Analytical Data

Appendix A – Other Figures

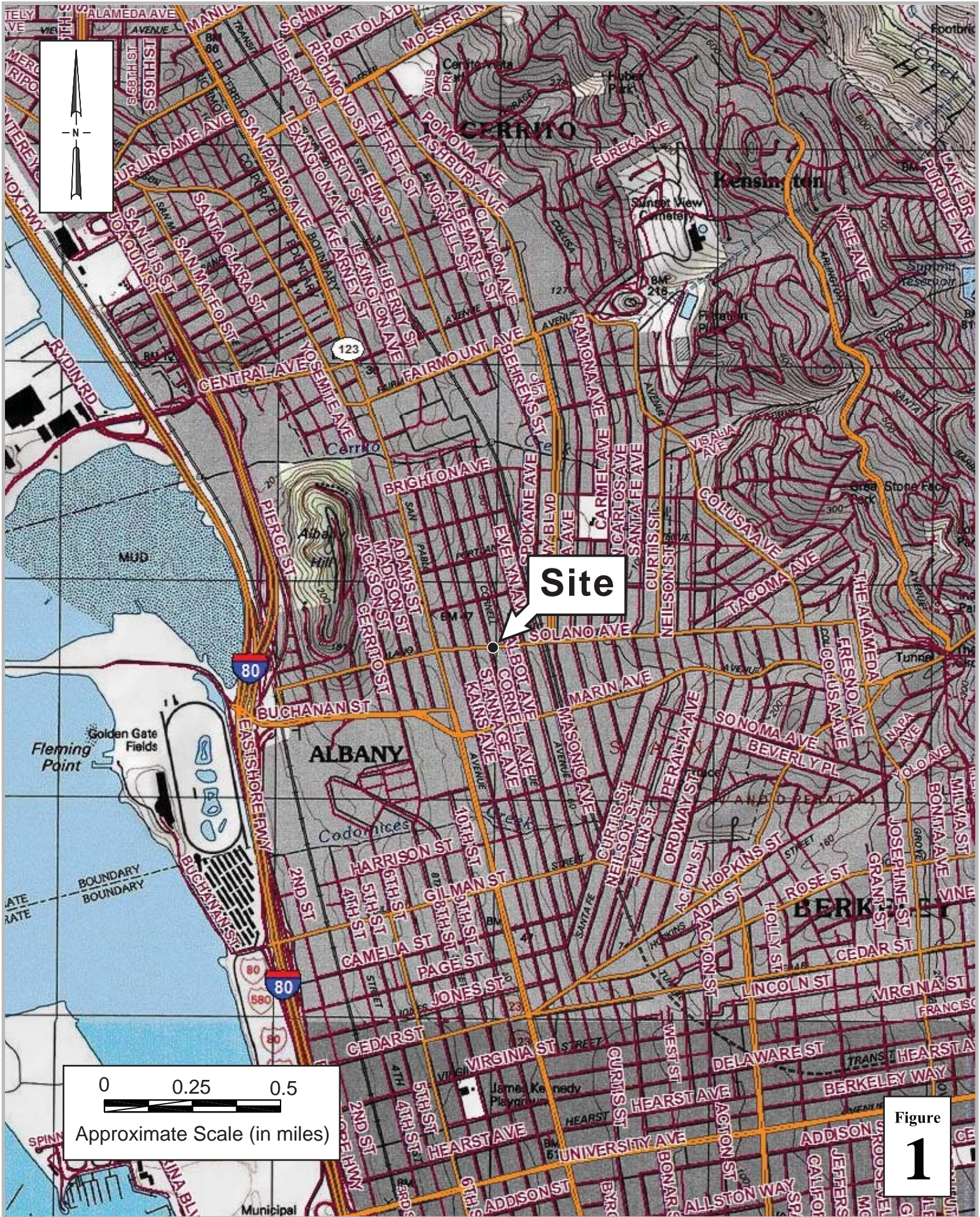


Figure
1

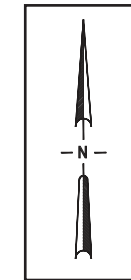
Solano Group
1187 Solano Avenue
Albany, California



Vicinity Map

EXPLANATION

- MW-1 Groundwater Monitoring Well
- (9-14') Screen interval, feet bgs
- B-21 Boring Location
- SS-19 Outdoor Subslab Gas Probe
- Potential VOC Impact Area in Shallow Soil
- Potential VOC Impact Area in Shallow Groundwater



Estimated Groundwater Flow Direction

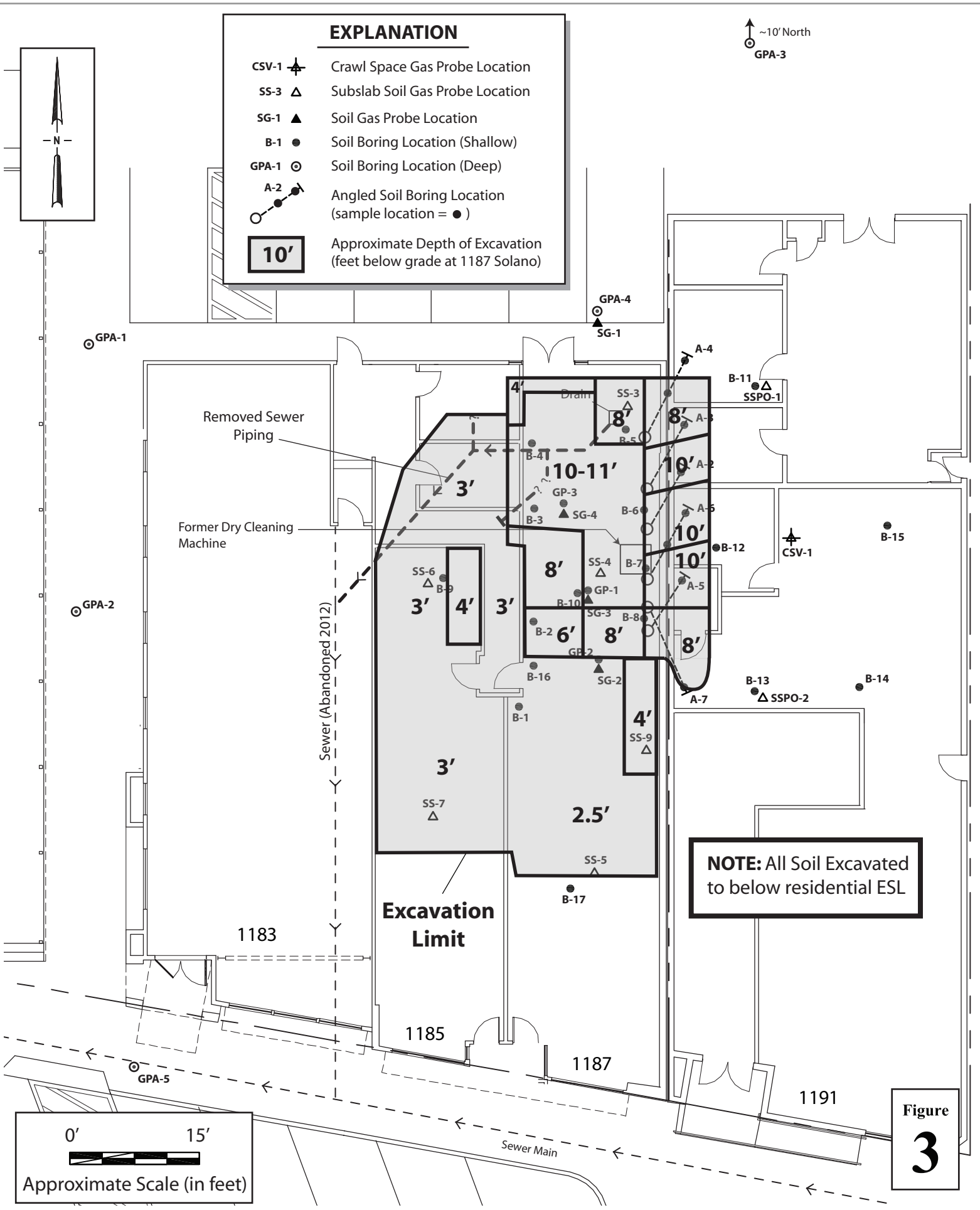


Solano Group
1187 Solano Avenue
Albany, California








Site Map & Potential Impact Areas

Figure 2



EXPLANATION

-  Passive Vent Piping (4" Ø Slotted PVC)
-  Active or Passive Vent Piping
-  SG Soil Gas Probes (1" Ø Slotted PVC)
-  SS-8 Subslab Gas Probe
-  MW-1 Groundwater Monitoring Well

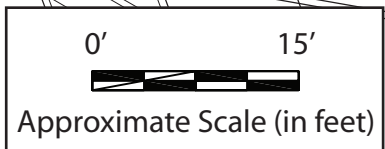
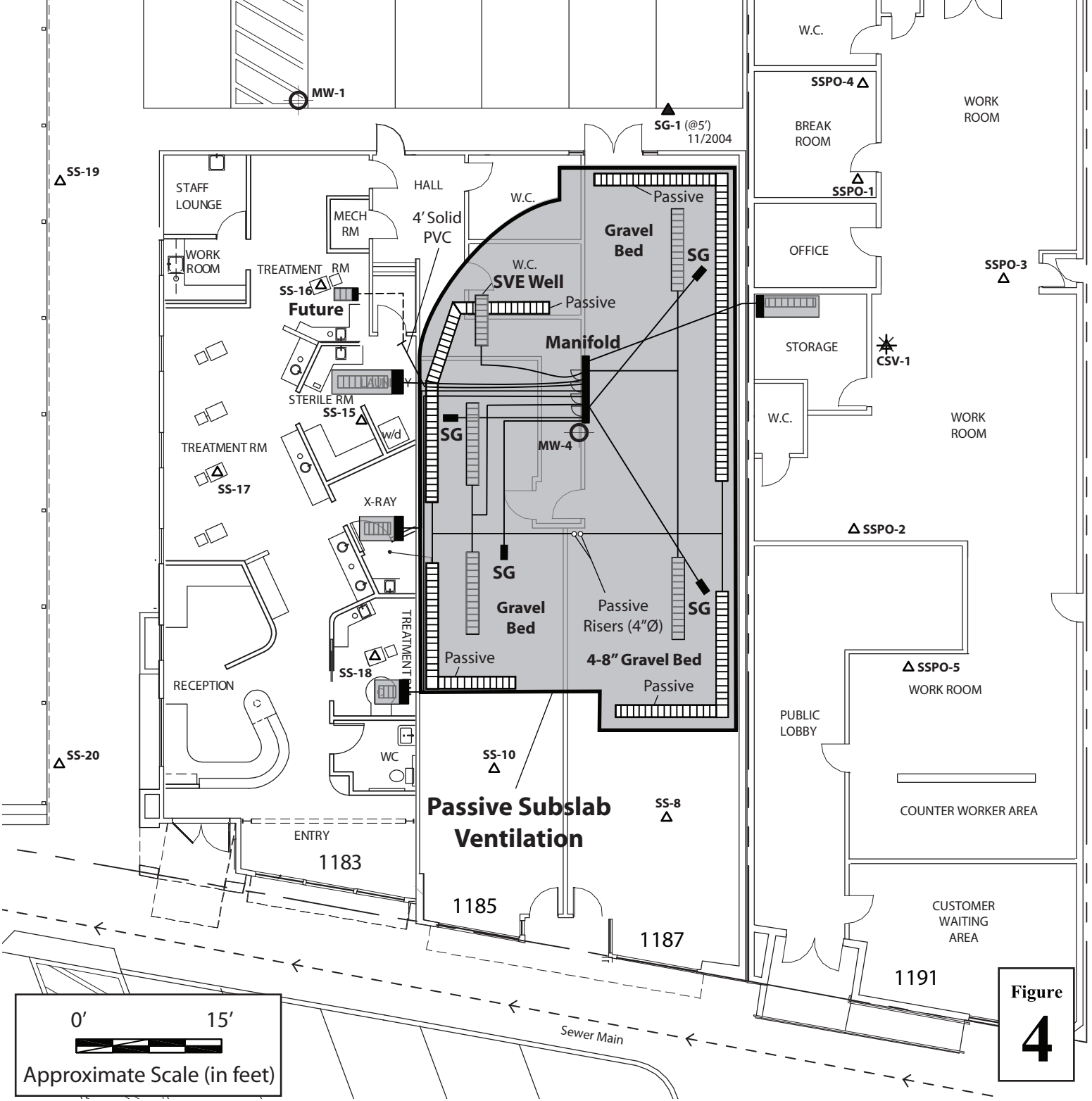
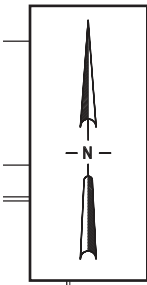


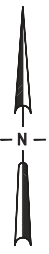
Figure 4

EXPLANATION

- B-1 ● Soil Boring Location (Shallow)
- GPA-1 ○ Soil Boring Location (Deep)
- A-2 ↗ Angled Soil Boring Location (sample location = ●)
- 0.190 PCE Concentration in Soil, mg/kg
- 5' Sample depth, feet

~10' North

GPA-3	
10'	ND
20'	ND
30'	ND



GPA-4	
10'	0.310
20'	ND
30'	ND

B-11	
8'+	<0.005
12'+	<0.005

B-23	
4.5'	<0.005
8.5'	<0.005

A-4	
5.5'	0.011

GPA-1	
10'	0.0071
20'	ND
30'	ND

B-22	
5'	<0.005

B-32	
1'	0.084
3'	ND
5'	ND

A-8	
2'	0.0093

B-31	
1'	ND
3'	ND
5'	ND

B-12	
4'+	<0.005
8'+	0.011
12'+	<0.005

B-24	
4.5'	<0.005

GPA-2	
10'	0.0066
20'	ND
30'	ND

B-21	
5'	<0.005

B-34	
1'	0.011
3'	ND
5'	ND

B-14	
8'+	<0.005

Sewer (Abandoned 2012)

B-19	
5'	0.013

B-1	
3.5'	0.011
5'	0.034

B-13	
8'+	<0.005
12'+	<0.005

B-25	
5'	0.0066

B-26	
5'	0.0050

B-20	
5'	0.0085

B-27	
3'	<0.005
5'	<0.005

B-28	
2.5'	<0.005
5'	<0.005

Excavation Extent

B-30	
5'	<0.005

1183

GPA-5	
10'	0.012
20'	ND
30'	ND

1185

1187

1191



Approximate Scale (in feet)

Sewer Main

Figure

5

EXPLANATION

- Active or Passive Vent Piping
- Passive Vent Piping (4" Ø Slotted PVC)
- Soil Gas Probes (1" Ø Slotted PVC)
- Subslab Gas Probe
- Groundwater Monitoring Well
- Sanitary Sewer Underground Piping
- Electrical Underground Piping
- Sanitary Sewer Cleanout
- Sealed Plumbing Penetration

850

PCE Concentration in Subslab Gas ($\mu\text{g}/\text{m}^3$), March 13, 2014 (unless otherwise noted)

NOTE: All subslab gas concentrations are below the RWQCB environmental screening level for commercial site use of 2,100 $\mu\text{g}/\text{m}^3$, except SSPO-4 and SG 1187S.

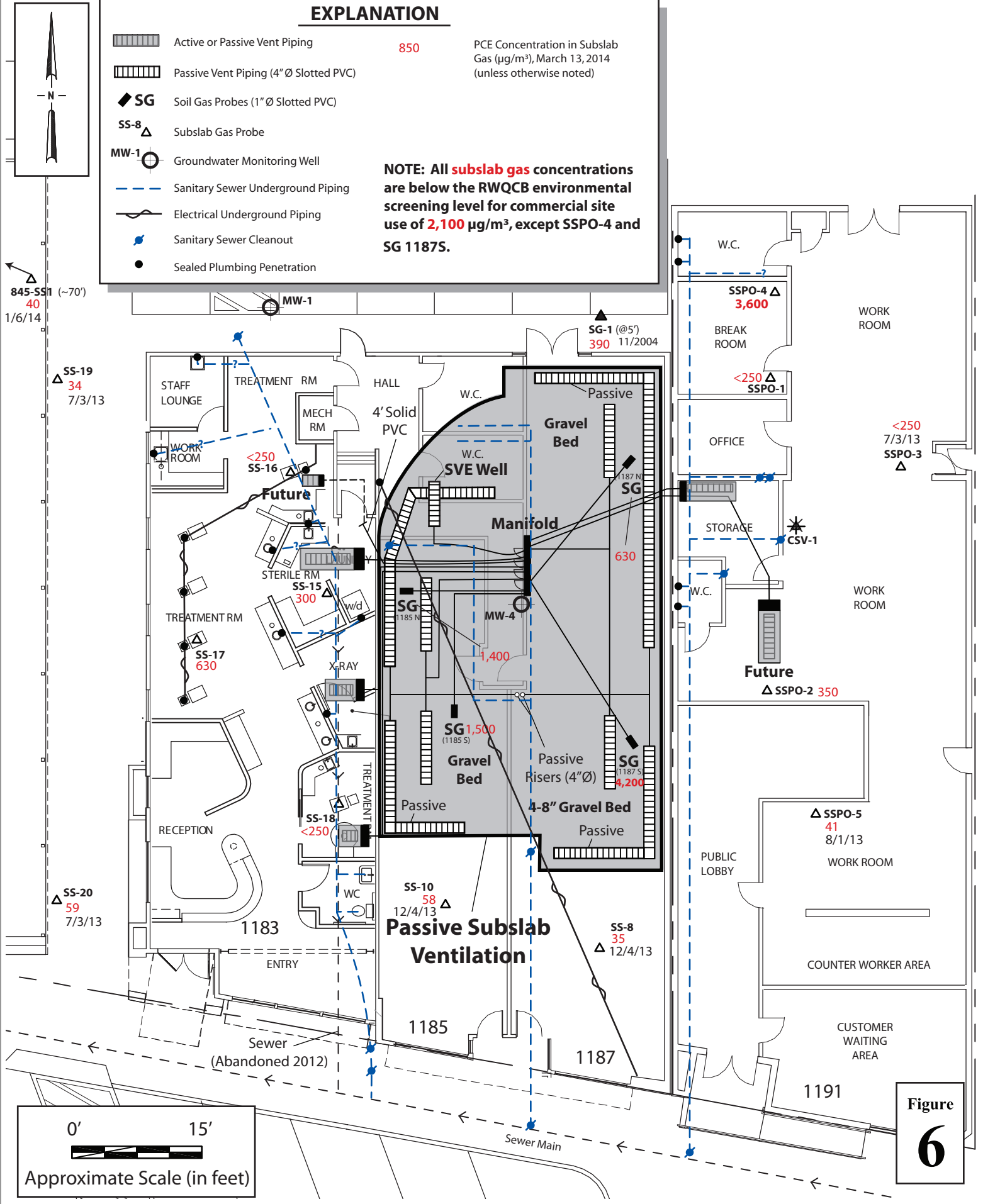
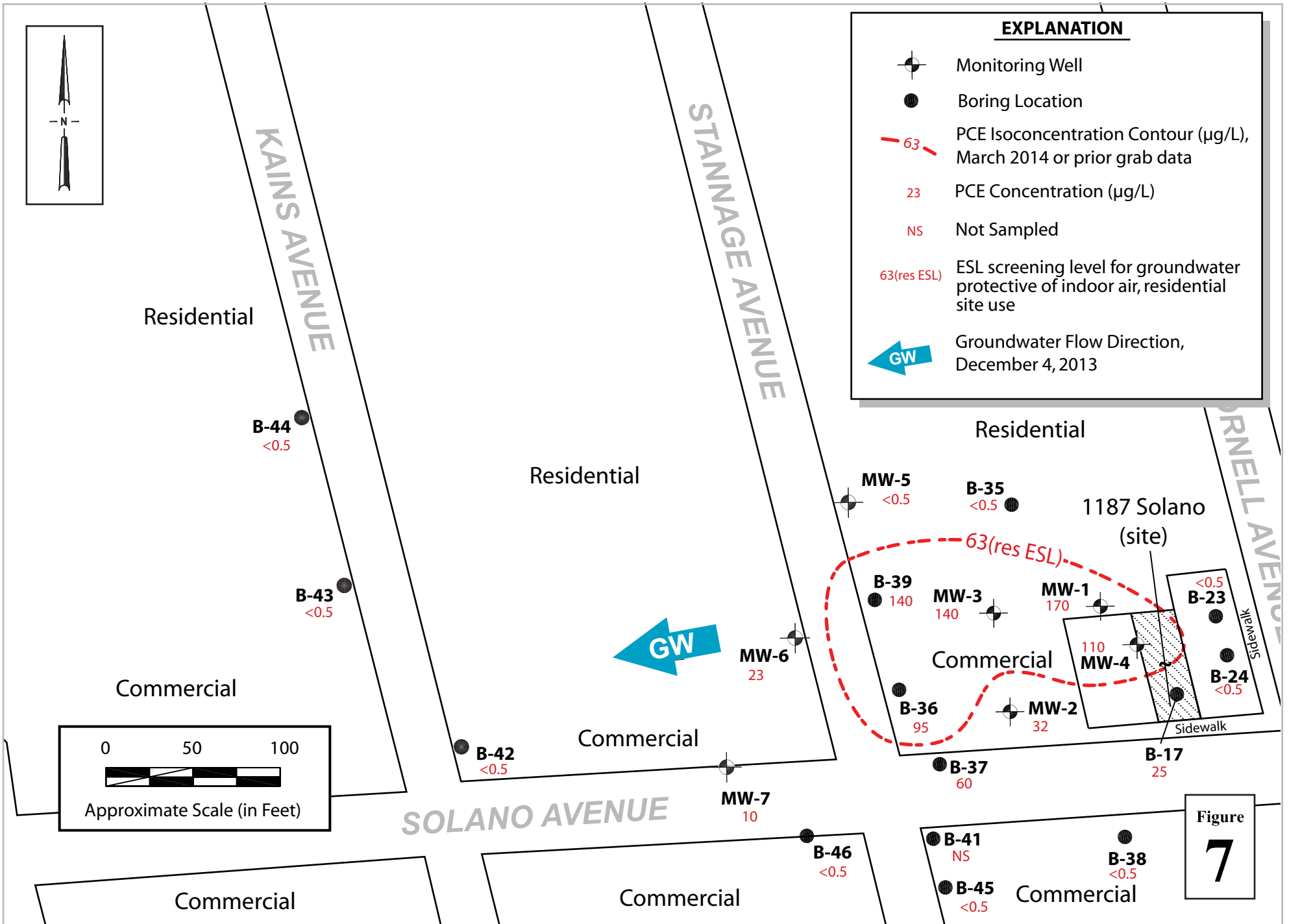


Figure 6



Pangea

Table 1. Soil Analytical Data After Excavation - 1187 Solano Ave, Albany, California

			PCE	TCE	cis-1,2-DCE	BTEX	Other VOCs	Comments
<i>Residential</i> ESL shallow soil dw (<3 m bgs) Final ESL:			0.55	0.46	0.19		Varies	
<i>Commercial</i> ESL shallow soil dw (<3 m bgs) Final ESL:			0.7	0.46	0.19		Varies	
Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	← mg/Kg →					
2004 and 2005 Borings								
GP-1-15'	11/2/2004	15.0	0.0084	ND	ND	---	ND	
GP-2-5'	11/2/2004	5.0	0.190	0.0022	ND	---	ND	
GP-2-10'	11/2/2004	10.0	0.026	ND	ND	---	ND	
GP-2-15'	11/2/2004	15.0	ND	ND	ND	---	ND	
GP-2-20'	11/2/2004	20.0	ND	ND	ND	---	ND	
GP-3-15'	11/2/2004	15.0	ND	ND	ND	---	ND	
GP-3-20'	11/2/2004	20.0	ND	ND	ND	---	ND	
GPA-1-10'	4/20/2005	10.0	0.0071	ND	ND	---	ND	
GPA-1-20'	4/20/2005	20.0	ND	ND	ND	---	ND	
GPA-1-30'	4/20/2005	30.0	ND	ND	ND	---	ND	
GPA-2-10'	4/20/2005	10.0	0.0066	ND	ND	---	ND	
GPA-2-20'	4/20/2005	20.0	ND	ND	ND	---	ND	
GPA-2-30'	4/20/2005	30.0	ND	ND	ND	---	ND	
GPA-3-10'	4/20/2005	10.0	ND	ND	ND	---	ND	
GPA-3-20'	4/20/2005	20.0	ND	ND	ND	---	ND	
GPA-3-30'	4/20/2005	30.0	ND	ND	ND	---	ND	
GPA-4-10'	4/20/2005	10.0	0.310	ND	ND	---	ND	
GPA-4-20'	4/20/2005	20.0	ND	ND	ND	---	ND	
GPA-4-30'	4/20/2005	30.0	ND	ND	ND	---	ND	
GPA-5-10'	4/20/2005	10.0	0.012	ND	ND	---	ND	
GPA-5-20'	4/20/2005	20.0	ND	ND	ND	---	ND	
GPA-5-30'	4/20/2005	30.0	ND	ND	ND	---	ND	
January 2013 Borings								
B-1-3.5	1/10/2013	3.5-4.0	0.011	<0.005	<0.005	---	ND	
B-1-5.5	1/10/2013	5.0-5.5	0.034	0.0051	<0.005	---	ND	
B-6-12*	1/18/2013	11.5-12.0	0.0062	<0.005	<0.005	---	ND	
B-7-12	1/18/2013	11.5-12.0	0.0061	<0.005	<0.005	---	ND	
B-9-3	1/10/2013	2.5-3.0	0.086	<0.005	<0.005	---	ND	1185 Solano
B-11-8	1/18/2013	7.5-8.0 ⁺	<0.005	<0.005	<0.005	---	ND	1191 Solano
B-11-12	1/18/2013	11.5-12.0 ⁺	<0.005	<0.005	<0.005	---	ND	1191 Solano
B-12-4	1/18/2013	3.5-4.0 ⁺	<0.005	<0.005	<0.005	---	ND	1191 Solano
B-12-8	1/18/2013	7.5-8.0 ⁺	0.011	<0.005	<0.005	---	ND	1191 Solano
B-12-12	1/18/2013	11.5-12.0 ⁺	<0.005	<0.005	<0.005	---	ND	1191 Solano
B-13-8	1/18/2013	7.5-8.0 ⁺	<0.005	<0.005	<0.005	---	ND	1191 Solano
B-13-12	1/18/2013	11.5-12.0 ⁺	<0.005	<0.005	<0.005	---	ND	1191 Solano
B-14-8	1/18/2013	7.5-8.0 ⁺	<0.005	<0.005	<0.005	---	ND	1191 Solano
B-15-8	1/18/2013	7.5-8.0 ⁺	<0.005	<0.005	<0.005	---	ND	1191 Solano
February 2013 Borings (Angled Under Wall onto 1191 Solano property)								
A-4-9*	2/8/2013	5.5	0.011	0.005	<0.005	---	ND	
February and March 2013 Excavation Boundary								
EX-SE-5	2/15/2013	5.0	0.012	<0.005	<0.005	---	ND	
EX-SE2-6	2/18/2013	6.0	<0.005	<0.005	<0.005	---	ND	
EX-E-7	2/18/2013	7.0	0.055	<0.005	<0.005	---	ND	
EX-N-8	2/22/2013	8.0	<0.005	<0.005	<0.005	---	ND	
EX-F1-11	3/5/2013	11.0	0.083	<0.005	<0.005	---	ND	
EX-F2-7	3/5/2013	7.0	0.025	<0.005	<0.005	---	ND	
SW-1-4	3/5/2013	4.0	0.021	<0.005	<0.005	---	ND	
EX-F3-8	3/12/2013	8.0	0.36	<0.005	<0.005	---	ND	
EX-F4-6	3/6/2013	6.0	0.20	<0.005	<0.005	---	ND	
EX-F5-9	3/7/2013	9.0	0.0077	<0.005	<0.005	---	ND	
EX-F6-12	3/7/2013	12.0	0.0066	<0.005	<0.005	---	ND	
EX-F7-4	3/8/2013	4.0	0.15	<0.005	<0.005	---	ND	
SW-2-4	3/11/2013	4.0	0.16	<0.005	<0.005	---	ND	
SW-3-4	3/11/2013	4.0	0.10	<0.005	<0.005	---	ND	
EX-F8-11	3/13/2013	11.0	0.059	<0.005	<0.005	---	ND	
EX-F9-11	3/14/2013	11.0	0.026	<0.005	<0.005	---	ND	
SW-4-5	3/14/2013	5.0	0.016	<0.005	<0.005	---	ND	
SW-5-2	3/14/2013	2.0	0.12	<0.005	<0.005	---	ND	
SW-6-2	3/14/2013	2.0	0.12	<0.005	<0.005	---	ND	
SW-7-5	3/14/2013	5.0	0.047	<0.005	<0.005	---	ND	
SW-8-1	3/16/2013	1.0	0.12	<0.005	<0.005	---	ND	
SW-9-1	3/16/2013	1.0	0.096	<0.005	<0.005	---	ND	
Sewer-1-1	3/16/2013	1.0	0.34	<0.005	<0.005	---	ND	
Sewer-2-1	3/16/2013	1.0	0.34	<0.005	<0.005	---	ND	

Pangea

Table 1. Soil Analytical Data After Excavation - 1187 Solano Ave, Albany, California

			PCE	TCE	cis-1,2-DCE	BTEX	Other VOCs	Comments
<i>Residential</i> ESL shallow soil dw (<3 m bgs) Final ESL:			0.55	0.46	0.19			Varies
<i>Commercial</i> ESL shallow soil dw (<3 m bgs) Final ESL:			0.7	0.46	0.19			Varies
Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	← mg/Kg →					
March and April Borings 2013								
B-19-5	3/20/2013	4.5-5.0	0.013	<0.005	<0.005	---		ND
B-20-5	3/20/2013	4.5-5.0	0.0085	<0.005	<0.005	---		ND
B-21-5	4/25/2013	4.5-5.0	<0.005	<0.005	<0.005	---		ND
B-22-5	4/25/2013	4.5-5.0	<0.005	<0.005	<0.005	---		ND
B-23-4.5	4/25/2013	4.0-4.5	<0.005	<0.005	<0.005	---		ND
B-23-8.5	4/25/2013	8.0-8.5	<0.005	<0.005	<0.005	---		ND
B-25-2.5	4/25/2013	2.0-2.5	0.0071	<0.005	<0.005	---		ND
B-25-5	4/25/2013	4.5-5.0	0.0066	<0.005	<0.005	---		ND
B-26-2.5	4/25/2013	2.0-2.5	0.018	<0.005	<0.005	---		ND
B-26-5	4/25/2013	4.5-5.0	0.0050	<0.005	<0.005	---		ND
B-27-3	4/25/2013	2.5-3.0	<0.005	<0.005	<0.005	---		ND
B-27-5	4/25/2013	4.5-5.0	<0.005	<0.005	<0.005	---		ND
B-28-2.5	4/25/2013	2.0-2.5	<0.005	<0.005	<0.005	---		ND
B-28-5	4/25/2013	4.5-5.0	<0.005	<0.005	<0.005	---		ND
B-29-2.5	4/25/2013	2.0-2.5	<0.005	<0.005	<0.005	---		ND
B-29-5	4/25/2013	4.5-5.0	<0.005	<0.005	<0.005	---		ND
B-30-5	4/25/2013	4.5-5.0	<0.005	<0.005	<0.005	---		ND
May 2013 Boring (Angled Under Bathroom at 1185 Solano)								
A-8-5	5/24/2013	2.0	0.0093	<0.005	<0.005	---		ND
July 2013 Vertical Boring (1185 Solano)								
B-31-5	7/2/2013	4.5-5.0	<0.005	<0.005	<0.005	<0.005		ND
B-32-5	7/2/2013	4.5-5.0	<0.005	<0.005	<0.005	<0.005		ND
B-34-5	7/2/2013	4.5-5.0	<0.005	<0.005	<0.005	<0.005		ND
July 2013 Boring (Angled Under Wall onto 1185 Solano)								
A-9-12	7/2/2013	4.5	<0.005	<0.005	<0.005	<0.005		ND
A-11-8	7/3/2013	5.5	<0.005	<0.005	<0.005	---		ND
A-12-8	7/3/2013	4.0	<0.005	<0.005	<0.005	---		ND
A-13-8	7/3/2013	4.0	<0.005	<0.005	<0.005	---		ND
August and September 2013 Excavation Boundary								
F-1-2	8/7/2013	2.0	0.0075	<0.005	<0.005	---		ND
F-2-2.5	8/7/2013	2.5	0.014	<0.005	<0.005	---		ND
SW-N1-2	8/15/2013	2.0	0.016	<0.005	<0.005	---		ND
SW-N2-1	8/15/2013	1.0	0.017	<0.005	<0.005	---		ND
SW-W-1	8/15/2013	1.0	0.015	<0.005	<0.005	---		ND
F-3-3	8/15/2013	3.0	<0.005	<0.005	<0.005	---		ND
F-4-3	8/15/2013	3.0	<0.005	<0.005	<0.005	---		ND
F-5-2.5	8/19/2013	2.5	<0.005	<0.005	<0.005	---		ND
SW-W2-1	8/21/2013	1.0	<0.005	<0.005	<0.005	---		ND
F-5-3	8/21/2013	3.0	0.015	<0.005	<0.005	---		ND
F-6-3	8/21/2013	3.0	0.036	<0.005	<0.005	---		ND
F-7-2.5	8/29/2013	2.5	<0.005	<0.005	<0.005	---		ND
F-8-4	8/29/2013	4.0	<0.005	<0.005	<0.005	---		ND
SW-SW-2.5	8/29/2013	2.5	<0.005	<0.005	<0.005	---		ND
SW-W-2.5	8/29/2013	2.5	<0.005	<0.005	<0.005	---		ND
SW-NW-2.5	8/29/2013	2.5	<0.005	<0.005	<0.005	---		ND
F-9-3	9/5/2013	3.0	<0.005	<0.005	<0.005	<0.005		ND
F-10-3	9/5/2013	3.0	0.023	<0.005	<0.005	<0.005		ND
F-11-2	9/5/2013	2.0	<0.005	<0.005	<0.005	<0.005		ND
F-12-2.5	9/5/2013	2.5	<0.005	<0.005	<0.005	<0.005		ND
F-13-2.5	9/5/2013	2.5	<0.005	<0.005	<0.005	<0.005		ND
F-14-2.5	9/5/2013	2.5	<0.005	<0.005	<0.005	<0.005		ND
F-15-2.5	9/5/2013	2.5	<0.005	<0.005	<0.005	<0.005		ND
SW-S1-3	9/5/2013	3.0	<0.005	<0.005	<0.005	<0.005		ND
SW-S2-3	9/5/2013	3.0	<0.005	<0.005	<0.005	<0.005		ND
SW-E-4	9/5/2013	4.0	0.31	<0.020	<0.020	<0.005		ND

Pangea

Table 1. Soil Analytical Data After Excavation - 1187 Solano Ave, Albany, California

	PCE	TCE	cis-1,2-DCE	BTEX	Other VOCs	Comments
Residential ESL shallow soil dw (<3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Commercial ESL shallow soil dw (<3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	← mg/Kg →			
August and September 2013 Borings						
HA-1-3	8/29/2013	3.0	<0.005	<0.005	<0.005	---
HA-1-5	8/29/2013	5.0	<0.005	<0.005	<0.005	---
HA-2-3	8/29/2013	3.0	<0.005	<0.005	<0.005	---
HA-2-5	8/29/2013	5.0	<0.005	<0.005	<0.005	---
HA-3-NW-3	8/29/2013	3.0	<0.005	<0.005	<0.005	---
SS-1183-1	8/29/2013	1.0	<0.005	<0.005	<0.005	---
HA-2D-1ss	8/30/2013	1.0	<0.005	<0.005	<0.005	---
1183 North-2	9/2/2013	2.0	<0.005	<0.005	<0.005	---
1183 Cental N-4	9/2/2013	4.0	<0.005	<0.005	<0.005	---
1183 Cental N-6	9/2/2013	6.0	<0.005	<0.005	<0.005	---
January 2014 Borings						
B-36-5	1/16/2014	5.0	<0.005	<0.005	<0.005	---
B-39-6	1/17/2014	6.0	<0.005	<0.005	<0.005	---
March 2014 Borings						
B-45-7	3/11/2014	7.0	<0.020	<0.020	<0.020	<0.020 a
MW-5-5	3/11/2014	5.0	<0.005	<0.005	<0.005	---
MW-6-5	3/11/2014	5.0	<0.005	<0.005	<0.005	---

Explanation:

mg/Kg = milligrams per Kilogram

ft bgs = Depth below ground surface (bgs) in feet.

< n = Chemical not present at a concentration in excess of detection limit shown.

* = Sample location overexcavated.

* = Slab elevation is about 2.5 ft higher in Post Office building than adjacent units at 1185 and 1187 Solano.

-- = Not analyzed or not available.

ESL = Environmental Screening Level for Shallow/Deep Soil with Residential and Commercial/Industrial Land Use, Groundwater is/is not a current or potential source of drinking water. (Table A/Table B/Table C/Table D/Table K-1/Table K-2).

ESL established by the SFBRWQCB, Interim Final - November 2007 and amended in May 2013.

non-dw = groundwater is not a current or potential source of drinking water.

dw = groundwater is a current or potential source of drinking water.

Other VOCs = Volatile Organic Compounds besides PCE, TCE and cis-1,2-DCA by EPA Method 8260 (Report list Method 8010).

BTEX = Benzene, toluene, ethylbenzene, and xylenes by EPA Method 8260.

TCE = Trichloroethane by EPA Method 8010.

PCE = Tetrachloroethene by EPA Method 8010.

cis-1,2-DCE = cis-1,2 - Dichloroethene

Bold concentrations exceed **residential** ESL where groundwater *is* a current or potential source of drinking water.

ND = Not Detected above laboratory reporting limits.

Notes:

a: 0.17 n-butyl benzene, 0.072 sec-butyl benzene, 0.023 tert-butyl benzene, 0.089 isopropyl benzene, 0.062 4-isopropyl toluene, 0.23 n-propyl benzene

Table 2. Soil Gas and Subslab Gas Analytical Data - 1187 Solano Avenue, Albany, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	ug/m ³								Helium	Notes
			Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Benzene	TEX	Other VOCs	%		
Residential ESL for soil gas/subslab gas:			210	300	---	31,000	42	Varies	Varies	NA		
Commercial ESL for soil gas/subslab gas:			2,100	3,000	---	260,000	420	Varies	Varies	NA		

SOIL GAS (About 5 feet deep into site soil)

1187 Solano Avenue (Parking Lot Outside Unit)

SG-1	11/02/04	5.0	390	ND	ND	ND	<100	(R)	misc	---	Outside Unit
------	----------	-----	-----	----	----	----	------	-----	------	-----	--------------

SUBSLAB GAS (Immediately Under Concrete Slab)

1183 Solano Avenue

SS-15	07/02/13	0.5	340	<250	<250	<250	<500	<500	<250	---	
	12/04/13	0.5	340	870	<2.0	<2.0	8.4	(a)	(a)	---	
	03/13/14	0.5	300	<250	<250	<250	---	---	ND	---	
SS-16	07/02/13	0.5	<250	<250	<250	<250	<500	<500	<250	---	
	08/01/13	0.5	1,400	<11	<8.1	<8.1	<6.5	<27*	(Q)	---	
	10/11/13	0.5	<250	<250	<250	<250	<250	<250	ND	---	
	12/04/13	0.5	260	660	<2.0	<2.0	7.8	(b)	(b)	---	130 ethanol
	03/13/14	0.5	<250	<250	<250	<250	---	---	ND	---	
SS-17	07/03/13	0.5	670	<11	<8.1	<8.1	<6.5	<27*	(L)	---	
	10/11/13	0.5	1,200	<250	<250	<250	<250	<250	ND	---	
	12/04/13	0.5	880	690	<2.0	<2.0	6.4	(c)	(c)	---	
	03/13/14	0.5	630	<250	<250	<250	---	---	ND	---	
SS-18	07/03/13	0.5	270	<11	<8.1	<8.1	<6.5	<27*	(M)	---	
	03/13/14	0.5	<250	<250	<250	<250	---	---	ND	---	

1185 Solano Avenue

SS-10	04/25/13	0.5	<250	<250	<250	<250	---	---	<250	---	7 days after vent test end
	07/03/13	0.5	110	<11	<8.1	<8.1	<6.5	<27*	(J)	---	
	12/04/13	0.5	58	1100	<2.0	<2.0	7.8	(Z)	(Z)	---	Probe south of excavation extent
SG-1185N	10/10/13	1.5	940	<250	<250	<250	<500	<500	ND	---	Within Passive Subslab Vent Area
	12/04/13	1.5	170	530	2.4	<2.0	9.8	(V)	(V)	---	Within Passive Subslab Vent Area
	03/13/14	1.5	1,400	<250	<250	<250	---	---	ND	---	Within Passive Subslab Vent Area
SG-1185S	03/13/14	1.5	1,500	<250	<250	<250	---	---	ND	---	Within Passive Subslab Vent Area

1187 Solano Avenue

SS-8	07/03/13	0.5	56	<11	<8.1	<8.1	<6.5	<27*	(K)	0.21	7 days after vent test end
	12/04/13	0.5	35	620	<2.0	<2.0	14	(Y)	(Y)	--	Probe south of excavation extent
SG-1187N	10/10/13	1.5	290	<250	<250	<250	<500	<500	ND	---	Within Passive Subslab Vent Area
	12/04/13	1.5	220	310	2.4	<2.0	4.8	(X)	(X)	---	Within Passive Subslab Vent Area
	03/13/14	1.5	630	<250	<250	<250	---	---	ND	---	Within Passive Subslab Vent Area
SG-1187S	12/04/13	1.5	940	530	<2.0	<2.0	5.5	(W)	(W)	---	Within Passive Subslab Vent Area
	03/13/14	1.5	4,200	<250	<250	<250	---	---	ND	---	Within Passive Subslab Vent Area

1191 Solano Avenue

SS-PO-1	01/17/13	0.5	1,100	110	18	90	<6.5	<27*	(E)	---	Before excavation and venting
	04/25/13	0.5	860	<250	<250	<250	---	---	<250	---	7 days after vent test end
	07/02/13	0.5	730	<250	<250	<250	<500	<500	<250	---	
	12/04/13	0.5	850	620	<2.0	<2.0	11	(d)	(d)	---	
	03/13/14	0.5	<250	<250	<250	<250	---	---	ND	---	
SS-PO-2	01/17/13	0.5	760	35	<8.1	28	<6.5	<27*	(F)	---	Before excavation and venting
	04/25/13	0.5	<250	<250	<250	<250	---	---	<250	---	7 days after vent test end
	07/03/13	0.5	450	<11	<8.1	<8.1	<6.5	<27*	(N)	---	
	12/04/13	0.5	680	760	<2.0	<2.0	11	(e)	(e)	---	
	03/13/14	0.5	350	<250	<250	<250	---	---	ND	---	
SS-PO-3	07/03/13	0.5	140	<11	<8.1	<8.1	<6.5	<27*	(O)	---	
	03/13/14	0.5	<250	<250	<250	<250	---	---	ND	---	

Table 2. Soil Gas and Subslab Gas Analytical Data - 1187 Solano Avenue, Albany, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	ug/m ³							%		Notes
			Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Benzene	TEX	Other VOCs	Helium		
Residential ESL for soil gas/subslab gas:			210	300	---	31,000	42	Varies	Varies	NA		
Commercial ESL for soil gas/subslab gas:			2,100	3,000	---	260,000	420	Varies	Varies	NA		
SS-PO-4	07/03/13	0.5	1,800	<11	<8.1	<8.1	<6.5	<27*	(P)	---	Air 0.40 ug/m3 PCE <2.1 ug/m3 ESL	
	12/04/13	0.5	3,600	500	<2.0	<2.0	7.2	(f)	(f)	---	Air 0.39 ug/m3 PCE <2.1 ug/m3 ESL	
	02/12/14	0.5	3,500	<250	<250	<250	---	---	ND	---		
	03/13/14	0.5	3,600	<250	<250	<250	---	---	ND	---	Air 0.16 ug/m3 PCE <2.1 ug/m3 ESL	
SS-PO-5	08/01/13	0.5	41	<11	<8.1	<8.1	<6.5	<27*	ND	---		
CSV-1	01/17/13	0.2	<14	<11	<8.1	<8.1	<6.5	19 (G)	(G)	---	Crawl Space	
<i>Courtyard West of 1191 Solano Avenue</i>												
SS-19	07/03/13	0.5	34	<11	<8.1	<8.1	<6.5	15 (I)	(I)	---	Courtyard	
SS-20	07/03/13	0.5	59	<11	<8.1	<8.1	<6.5	<27*	(H)	---	Courtyard	
<i>845 Stannage Avenue</i>												
845-SS1	01/16/14	0.5	40	<2.8	<2.0	<2.0	<1.6	3.1 (g)	(g)	---	Near apt w/crawlspace, nw of site	

Abbreviations:

Tetrachloroethene, Trichloroethene, cis-1,2-Dichloroethene, trans-1,2-Dichloroethene, and Helium analyzed by Method TO-15 or EPA Method 8260 (sometimes 8010 report list).

Benzene by Method TO-15 or EPA Method 8260.

TEX = Toluene, ethylbenzene, and xylenes by Method TO-15 or EPA Method 8260.

Other VOCs = Volatile Organic Compounds except for Tetrachloroethene, Trichloroethene, cis-1,2-Dichloroethene, trans-1,2-Dichloroethene and Helium analyzed by Method TO-15 or EPA Method 8260 (sometimes only 8010 list).

ug/m³ = Micrograms per cubic meter of air.

ft bgs = Depth interval below ground surface (bgs) in feet.

NA= not applicable

ND = not detected above laboratory reporting limits.

< n = Chemical not present at a concentration in excess of detection limit shown.

ESL = Environmental Screening Level for Shallow Soil Gas for Evaluation of Potential Vapor Intrusion (Table E-2). Established by the SFBRWQCB, Interim Final - November 2007 (Revised May 2013).

Tetrachloroethene also referred to as Perchloroethene, PCE or Perc.

Bold concentrations exceed **commercial** CHHSL.

*TEX detection limits for TO-15 = toluene 8.8 ug/m³, ethylbenzene 8.8 ug/m³, and xylenes 27 ug/m³. Highest detection limit shown above.

Note E: 8.1 ug/m³ tetrahydrofuran and 9.1 ug/m³ vinyl chloride

Note F: 210 ug/m³ ethanol and 14 ug/m³ tetrahydrofuran

Note J: 390 ug/m³ acetone, 13 ug/m³ styrene, and 38 ug/m³ tetrahydrofuran

Note K: 320 ug/m³ acetone and 61 ug/m³ tetrahydrofuran

Note M: 200 ug/m³ acetone, 9.0 ug/m³ carbon disulfide, and 22 ug/m³ tetrahydrofuran

Note Q: 350 ug/m³ ethyl acetate and 26,000 ug/m³ ethanol

Note R: 650 ug/m³ toluene, 170 ug/m³ ethylbenzene, and 980 ug/m³ xylenes

Note V: 46 ethylbenzene, 3.7 toluene, 230 xylenes, 220 acetone, 300 2-butanone, 2,200 tetrahydrofuran (glue?), 12 chloroform, 210 ethanol (see report for additional)

Note W: 57 ethylbenzene, 5.5 toluene, 300 xylenes, 190 acetone, 310 2-butanone, 2,200 tetrahydrofuran (glue?), 18 chloroform, 470 ethanol (see report for additional)

Note X: 62 ethylbenzene, 3.7 toluene, 350 xylenes, 160 acetone, 160 2-butanone, 2,200 tetrahydrofuran (glue?), 7.1 chloroform (see report for additional)

Note Y: 4.0 toluene, 11 xylenes, 120 acetone, 160 2-butanone, 36 tetrahydrofuran (glue?) (see report for additional)

Note Z: 3.5 ethylbenzene, 6.6 toluene, 17 xylenes, 77 acetone (see report for additional)

Note a: 13 ethylbenzene, 6.0 toluene, 93 xylenes, 62 acetone, 3.5 carbon disulfide, 52 tetrahydrofuran (glue?) (see report for additional)

Note b: 6.5 ethylbenzene, 4.3 toluene, 48 xylenes, 8.7 carbon disulfide, 24 tetrahydrofuran (glue?), 130 ethanol (see report for additional)

Note c: 8.2 ethylbenzene, 4.2 toluene, 60 xylenes, 2.6 carbon disulfide, 18 tetrahydrofuran (glue?) (see report for additional)

Note d: 4.7 ethylbenzene, 4.1 toluene, 33 xylenes (see report for additional)

Note e: 5.3 ethylbenzene, 4.8 toluene, 37 xylenes, 94 acetone, 11 carbon disulfide, 9.2 tetrahydrofuran (glue?) (see report for additional)

Note f: 3.5 ethylbenzene, 3.7 toluene, 23 xylenes, 260 acetone, 2.5 carbon disulfide, 6.0 tetrahydrofuran (glue?) (see report for additional)

Pangea

Table 3. Groundwater Analytical Data - 1187 Solano Ave, Albany, California

					PCE	TCE	cis-1,2-DCE	BTEX	Other VOCs	Comments
<i>Final</i> ESL for groundwater, dw :					5.0	5.0	6.0	Varies	Varies	
<i>Final</i> ESL for groundwater, non-dw :					63	130	590	Varies	Varies	
<i>Residential</i> ESL GW to Indoor Air:					63	130	---	--	--	
<i>Commercial</i> ESL GW to Indoor Air (fine - coarse):					640	1,300	--	--	--	
Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	Depth to Water (ft bgs)	GWE (ft)	← μg/L →					
<i>TOC</i>										
Monitoring Wells										
MW-1	6/10/2013	9-14	13.6	---	200	42	<10	---	ND	Little water
56.54	12/4/2013	9-14	10.8	45.74	340	50	<10	<10	ND	
	3/22/2014	9-14	10.81	45.73	170	37	<10	---	ND	
MW-2	5/22/2013	10-15	14.0	---	48	<1.2	<1.2	---	<1.2	Little water
55.89	12/4/2013	10-15	9.5	46.39	55	1.5	<1.0	<1.0	ND	
	3/22/2014	10-15	9.51	46.38	32	0.98	<0.5	---	ND	
MW-3	5/24/2013	9-14	12.9	---	92	2.9	<2.5	---	<2.5	Little water
55.85	12/4/2013	9-14	9.4	46.45	170	6.3	<5.0	<5.0	ND	Near office.
	3/22/2014	9-14	7.93	47.92	140	<5.0	<5.0	---	ND	
MW-4	9/27/2013	9-14*	12 (est)	---	110	<5.0	<5.0	<5.0	a	a=Acetone (610), MEK (230)
59.59	12/4/2013	9-14*	11.55	48.04	86	1.9	<1.7	<1.7	b	b=Acetone (54), MEK (110)
	3/22/2014	9-14*	11.71	47.88	110	<5.0	<5.0	<5.0	ND	
MW-5	3/22/2014	6-11	5.67	TBD	<0.5	<0.5	<0.5	---	ND	Near residence with crawl space.
MW-6	3/22/2014	5.5-8.5	5.64	TBD	23	2.7	8.0	---	e	Near residence. e=2.1 chloroform
MW-7	3/22/2014	10-15	7.75	TBD	10	5.9	13	---	f	f=4.8 chloroform, 0.72 carbon tet
2004 and 2005 Borings Grab Sampling										
GPA-1	4/20/2005	---	---	---	ND (<1.0?)	ND	ND	---	ND	
GPA-2	4/20/2005	---	---	---	ND (<1.0?)	ND	ND	---	ND	
GPA-3	4/20/2005	---	---	---	ND (<1.0?)	ND	ND	---	ND	
GPA-4	4/20/2005	---	---	---	ND (<1.0?)	ND	ND	---	ND	
GPA-5	4/21/2005	---	---	---	ND (<1.0)	ND	ND	---	ND	
Pangea 2013 Grab Sampling										
EX-SE	2/18/2013	9.0	9.0	---	93	<2.5	<2.5	---	ND	
EX-N-GW	2/25/2013	9.0	9.0	---	8.3	1.4	0.71	---	ND	
EX-E-GW	2/25/2013	9.0	9.0	---	750	<25	<25	---	ND	Excavated area. Grab sample
B-16	3/8/2013	8.5	8.5	---	520	<0.5	<0.5	---	ND	
B-17	3/8/2013	9.0	9.0	---	25	<0.5	<0.5	---	ND	
B-18	3/20/2013	9.0	9.0	---	620	<50	<50	---	ND	
B-19	3/20/2013	9.0	9.0	---	440	<50	<50	---	ND	
B-20	3/20/2013	9.4	9.4	---	190	7.0	<0.5	---	ND	
DB-1	3/20/2013	30-40	32.0	---	<0.5	<0.5	<0.5	---	ND	
B-21	4/25/2013	10.0	10.0	---	85	<2.5	<2.5	---	ND	
B-22	4/25/2013	10.0	10.0	---	820	<50	<50	---	ND	Boring grab sample
B-23	4/25/2013	12.0	12.0	---	<0.5	<0.5	<0.5	---	ND	
B-24	4/25/2013	12.0	12.0	---	<0.5	<0.5	<0.5	---	ND	
B-30	4/25/2013	10.0	10.0	---	290	<10	<10	---	ND	
Pangea Offsite 2014 Grab Sampling										
B-35	1/17/2014	9.0	9.0	---	<0.5	<0.5	<0.5	---	ND	Near residence.
B-36	1/16/2014	8.0	7.0	---	95	7.1	3.3	---	ND	
B-37	1/16/2014	15.0	15.0	---	60	<1.7	<1.7	---	ND	
B-38	1/16/2014	15.0	11.8	---	<0.5	<0.5	<0.5	---	ND	
B-39	1/16/2014	8.5	8.0	---	140	4.2	<0.5	---	c	Near residence with crawl space. c=Chloroform (7.2)
B-42	3/11/2014	2-3	2.0	---	<0.5	<0.5	<0.5	---	ND	
B-43	3/11/2014	2-2.5	2.0	---	<0.5	<0.5	<0.5	---	ND	
B-44	3/13/2014	7.5	7.5	---	<0.5	<0.5	<0.5	---	ND	
B-45	3/12/2014	12.4	12.4	---	<0.5	<0.5	<0.5	---	d	d=1,2 dca (14). Former gas station.
B-46	3/12/2014	3-4.5	3.0	---	<0.5	<0.5	<0.5	---	ND	

Explanation:

µg/L = Micrograms per Liter

ft bgs = Depth below ground surface (bgs) in feet.

TOC = Top of casing elevation. Wells surveyed using NAVD 88 datum.

GWE = Groundwater elevation

* = Due to angle of well, listed depth to water value is 0.4 ft less than measured depth to water to yield estimated vertical depth to water at well location.

< n = Chemical not present at a concentration in excess of detection limit shown.

-- = Not analyzed or not available.

ESL = Environmental Screening Level for Groundwater, groundwater is a current or potential source of drinking water. (Table F-1a).

ESL = Environmental Screening Level for groundwater, groundwater is not a current or potential source of drinking water. (Table F-1b).

ESL = Environmental Screening Level for groundwater to indoor air for residential/commercial land use. (Table E-1).

ESL established by the SFBRWQCB, Interim Final - November 2007 and amended in May 2013.

non-dw = groundwater is not a current or potential source of drinking water.

dw = groundwater is a current or potential source of drinking water.

Other VOCs = Volatile Organic Compounds besides PCE, TCE and cis-1,2-DCA by EPA Method 8010 or 8260.

TCE = Trichloroethane by EPA Method 8010 or 8260.

PCE = Tetrachloroethene by EPA Method 8010 or 8260.

cis-1,2-DCE = cis-1,2 - Dichloroethene by EPA Method 8010 or 8260.

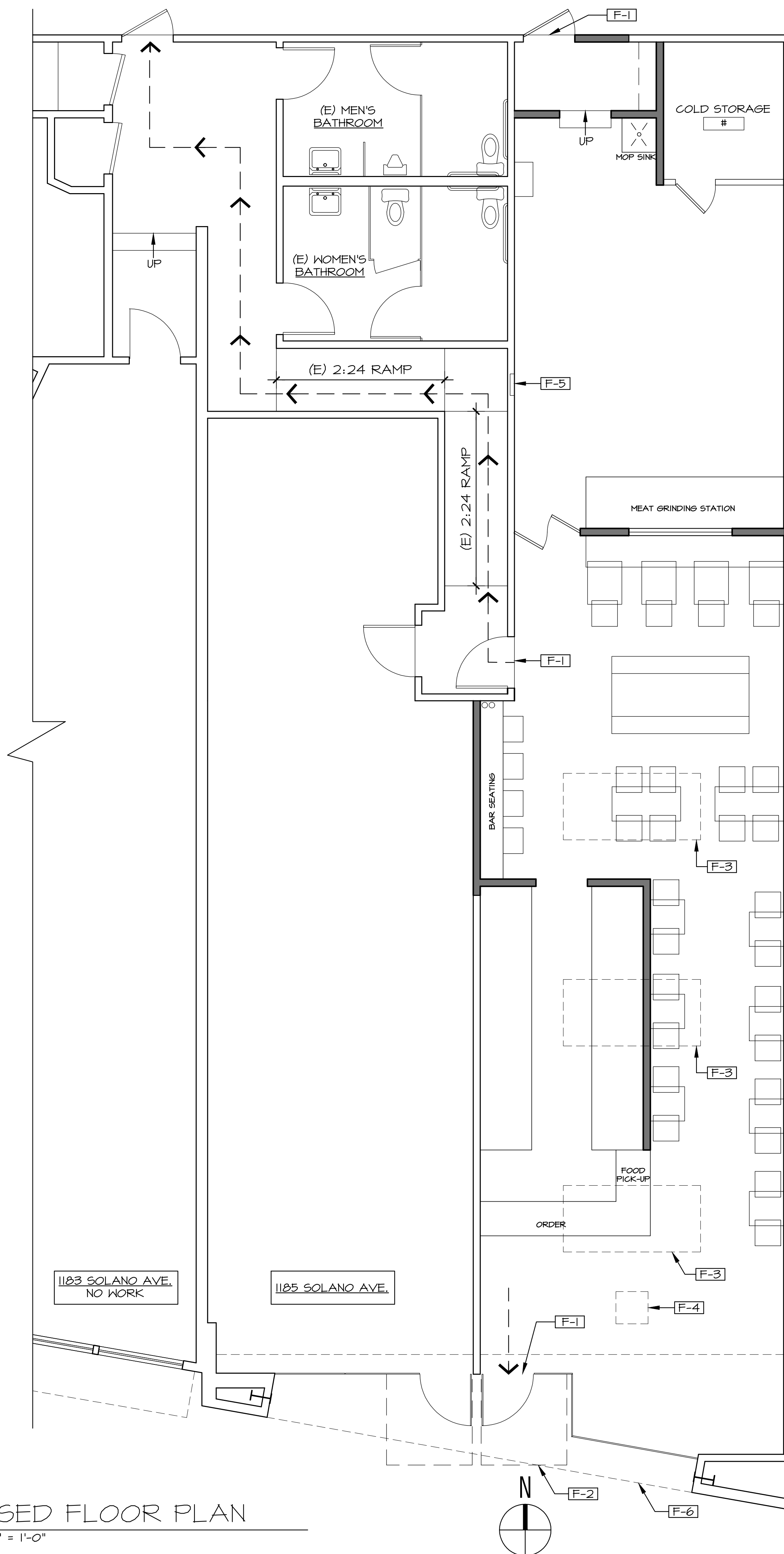
BTEX = Benzene, toluene, ethylbenzene, and xylenes by EPA Method 8260.

Bold concentrations exceed ESL protective of indoor air (commercial or residential), based on proximity to current site use.

ND = Not Detected above laboratory reporting limits.

APPENDIX A

Other Figures



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- ===== (E) WALL TO REMAIN
- ===== (N) WALL
- ===== (N) LOW WALL
- >--->--- EXITING

FLOOR PLAN NOTES:

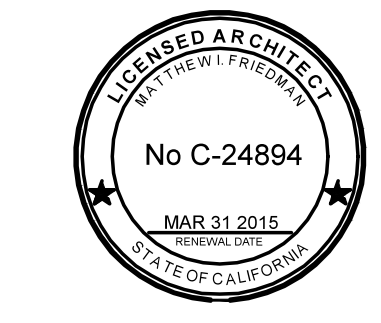
- [F-1] PROVIDE 1/2" MAX. THRESHOLD (ABOVE FLOOR & LANDING BOTH SIDES) AT ENTRANCE (ALL DOORS, FOR CHANGES BETWEEN 1/4" AND 1/2" BEVEL WITH SLOPE NO GREATER THAN 1 IN 2. (CBC 1133B.2.4.1)
- [F-2] PROVIDE LEVEL AREA @ EXTERIOR DOOR OPENING. SURFACE SLOPE OF EXTERIOR PAVING NOT TO EXCEED 1/4" PER FOOT. (2%) UP TO DOOR'S THRESHOLD FOR A MINIMUM DISTANCE OF 5'-0" OUT FROM EXTERIOR OPENING. (CBC 1102B, 113B.2.4.2.3)
- [F-3] EXISTING SKYLIGHT ABOVE
- [F-4] EXISTING ATTIC ACCESS
- [F-5] EXISTING ELECTRICAL PANEL CLEAR SPACE IN FRONT OF PANEL SHALL BE 30"WIDE BY 36"DEEP
- [F-6] LINE OF STUCCO SOFFIT ABOVE

SHEET NOTES:

1. SIGNAGE INFORMING PATRONS ABOUT THE REAR PARKING LOT WILL BE PLACED ON THE FRONT FACADE.
2. PANIC HARDWARE IS REQUIRED AT ALL EMERGENCY EXITS. (CBC, SEC. 1008.1.9)
3. MAXIMUM ROOM OCCUPANCY LOAD SIGNS SHALL BE PLACED NEAR THE MAIN EXITS. (CBC SEC. 1004.3)
4. ACCESSIBLE ENTRANCE SIGNAGE AT FRONT ENTRANCE SHALL BE PROVIDED.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Stamp



Rev. No.	Revision	Date
	PERMIT SUBMITTAL	04.20.2014

Project Title
BOSS BURGER
1187 SOLANO AVE
ALBANY, CA 94706

Job Number
14.04

Sheet Title
PROPOSED FLOOR
PLAN

Scale
1/4" = 1'-0"

**friedman
brueggemeyer**
924 Carleton Street
Berkeley, CA 94710
t. 510.848.3390
f. 510.848.3335

Drawn: KH
Checked: LS
A2.1

EXPLANATION
All Single Story Units

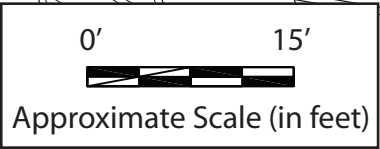
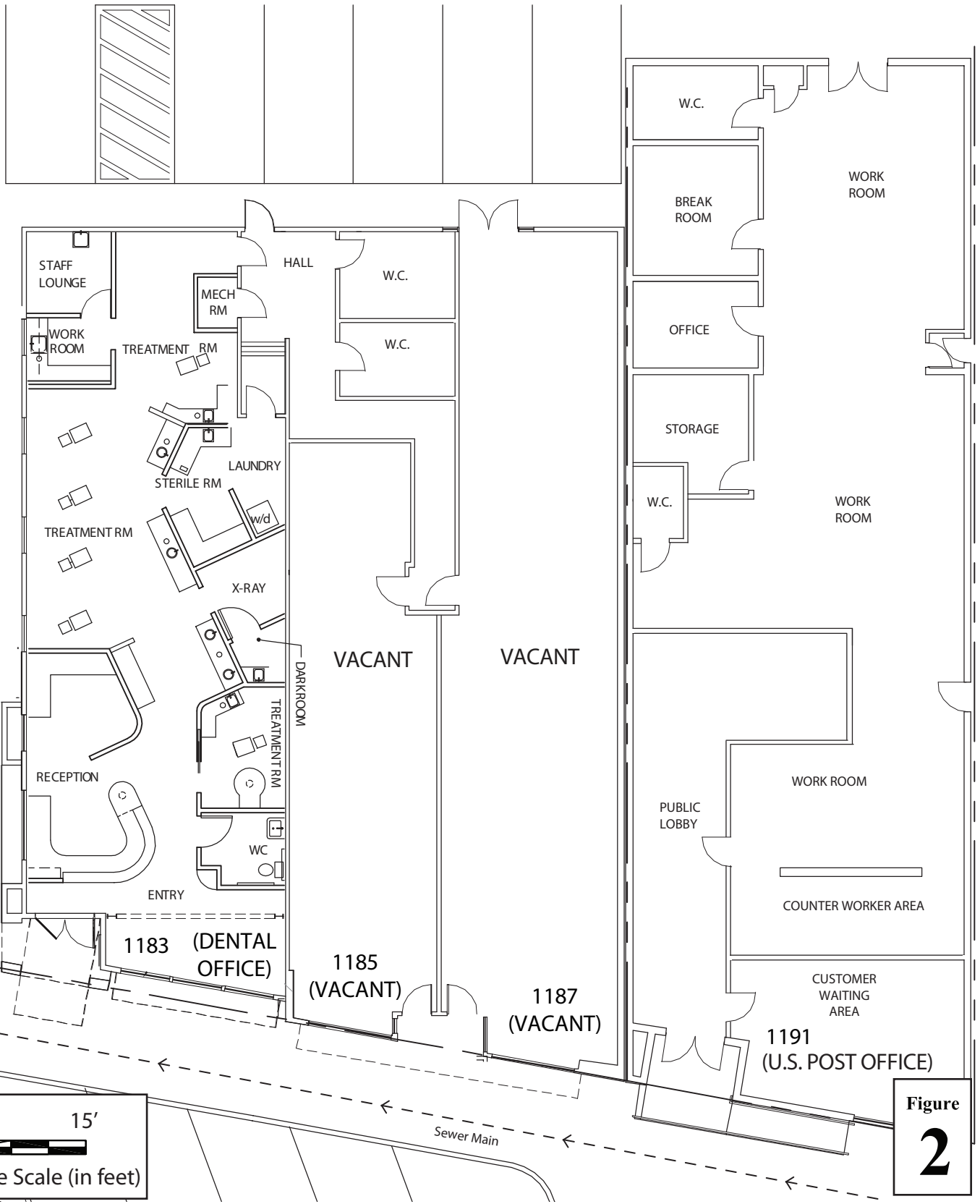
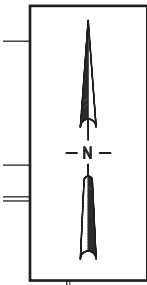
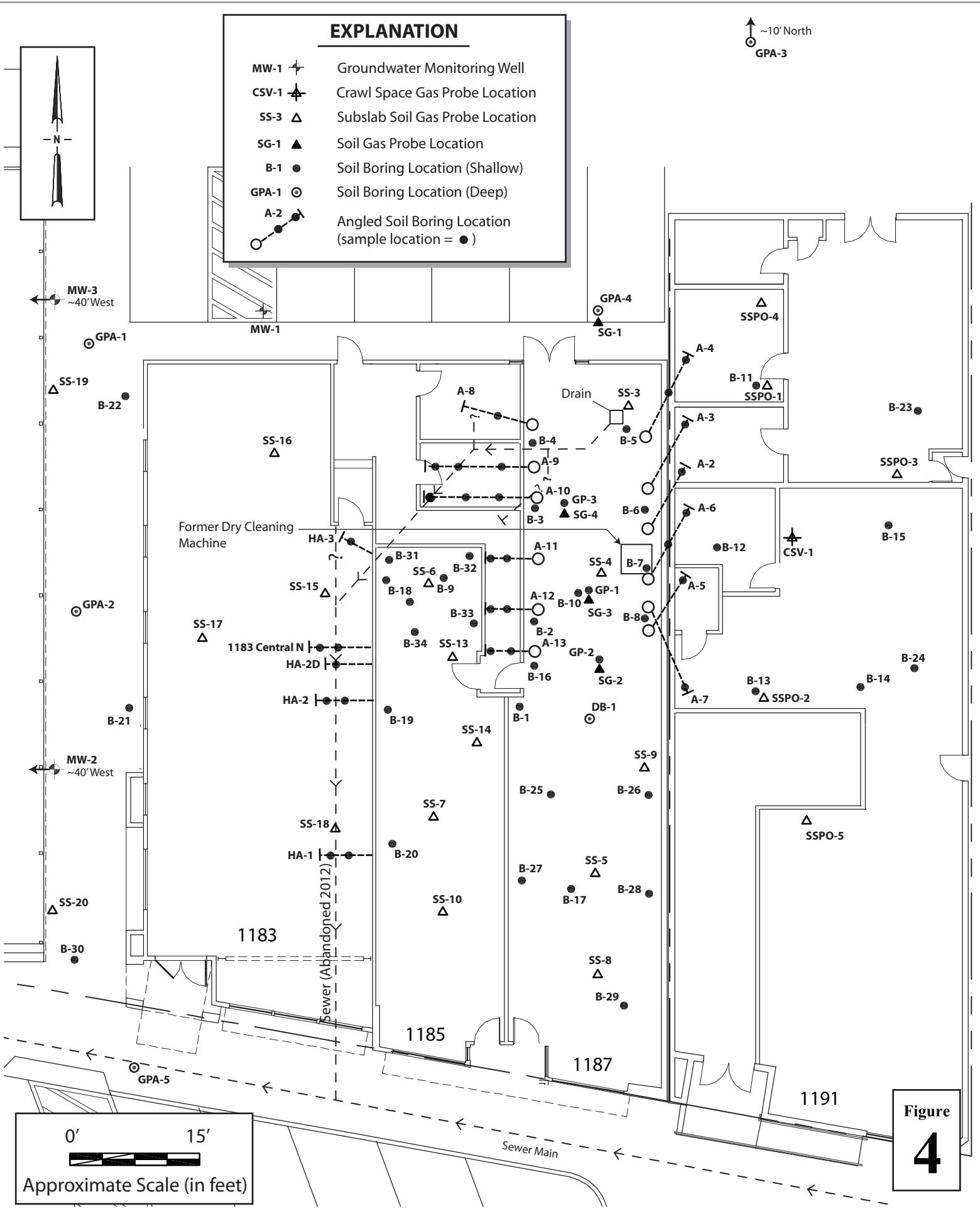












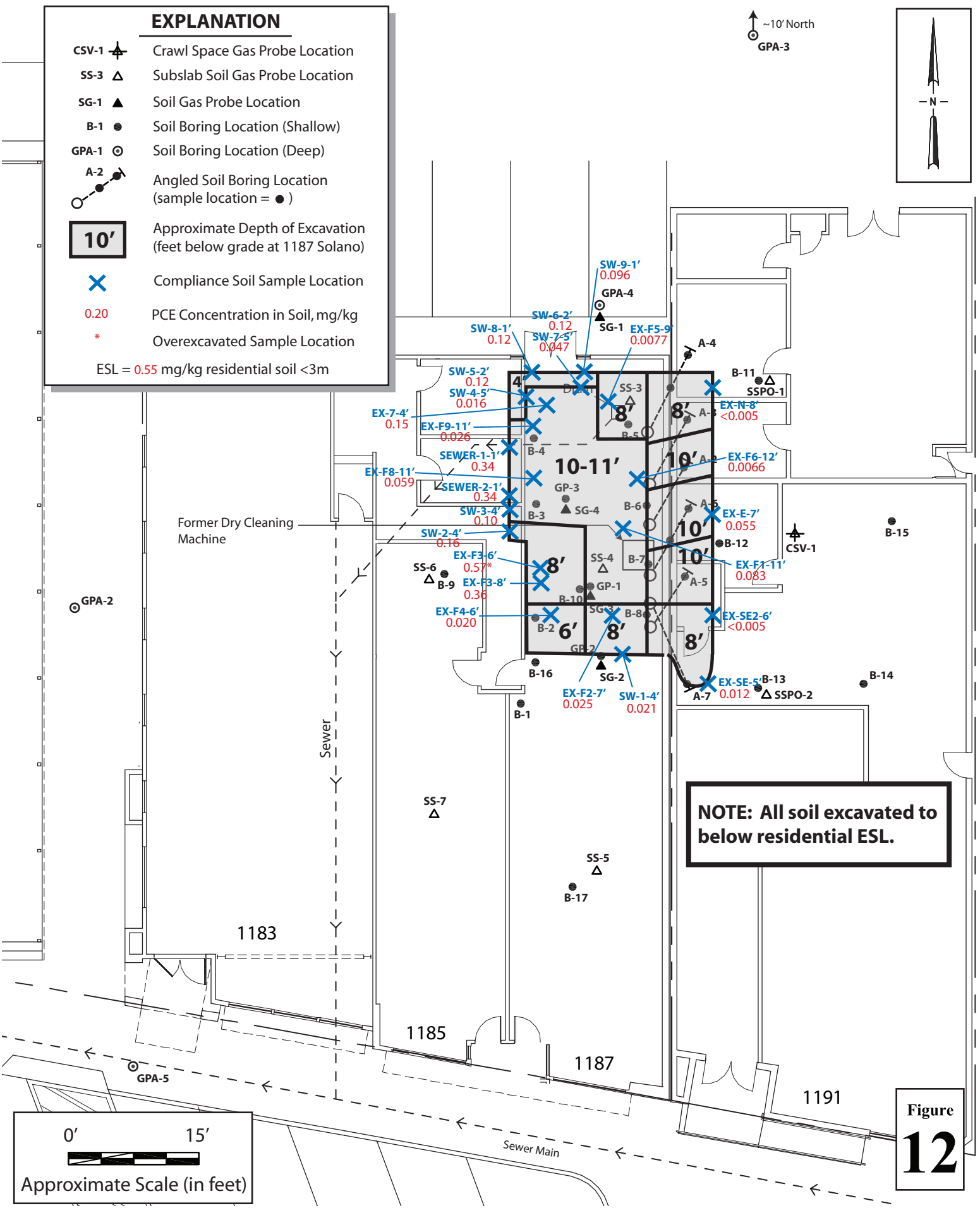
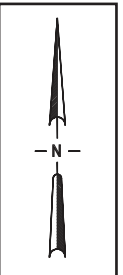
Figure 2



EXPLANATION

- CSV-1  Crawl Space Gas Probe Location
- SS-3  Subslab Soil Gas Probe Location
- SG-1  Soil Gas Probe Location
- B-1  Soil Boring Location (Shallow)
- GPA-1  Soil Boring Location (Deep)
- A-2  Angled Soil Boring Location (sample location = ●)
- 10'**  Approximate Depth of Excavation (feet below grade at 1187 Solano)
-  Compliance Soil Sample Location
- 0.20  PCE Concentration in Soil, mg/kg
- *  Overexcavated Sample Location
- ESL = 0.55 mg/kg residential soil <3m

~10' North
GPA-3



NOTE: All soil excavated to below residential ESL.

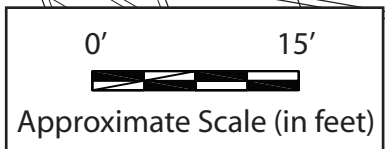


Figure
12

EXPLANATION

10'

Approximate Depth of Excavation
(feet below grade at 1187 Solano)



Compliance Soil Sample Location



Horizontal Boring Location
(Sample Location = ●)

0.016

PCE Concentration Detected in Soil, mg/kg

<0.005

Non-Detect PCE Concentration, mg/kg

NOTE: All detections are below 0.55 mg/kg residential soil ESA

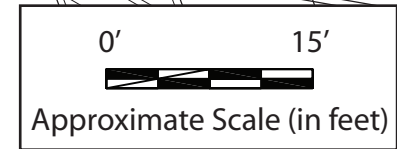
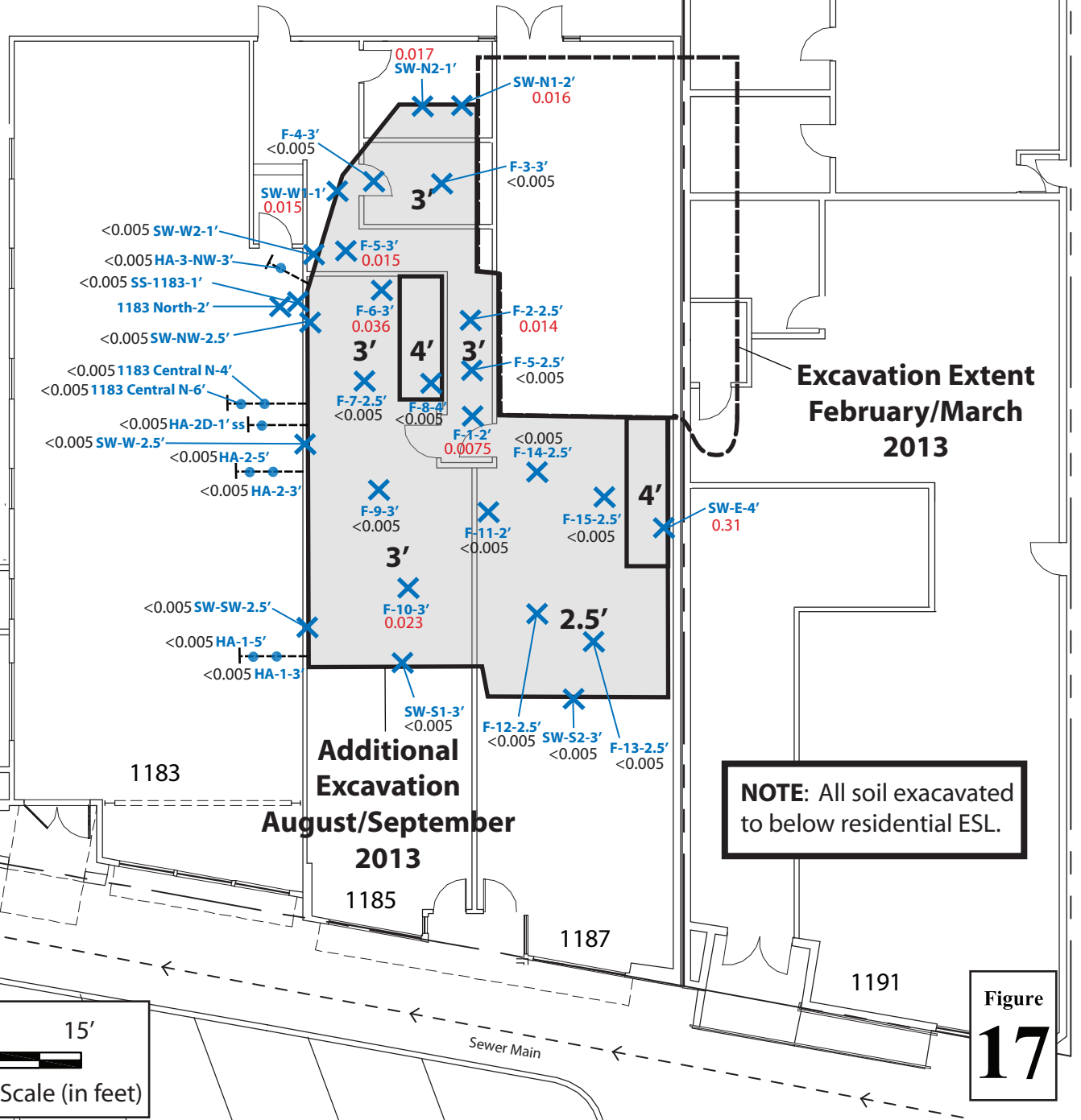
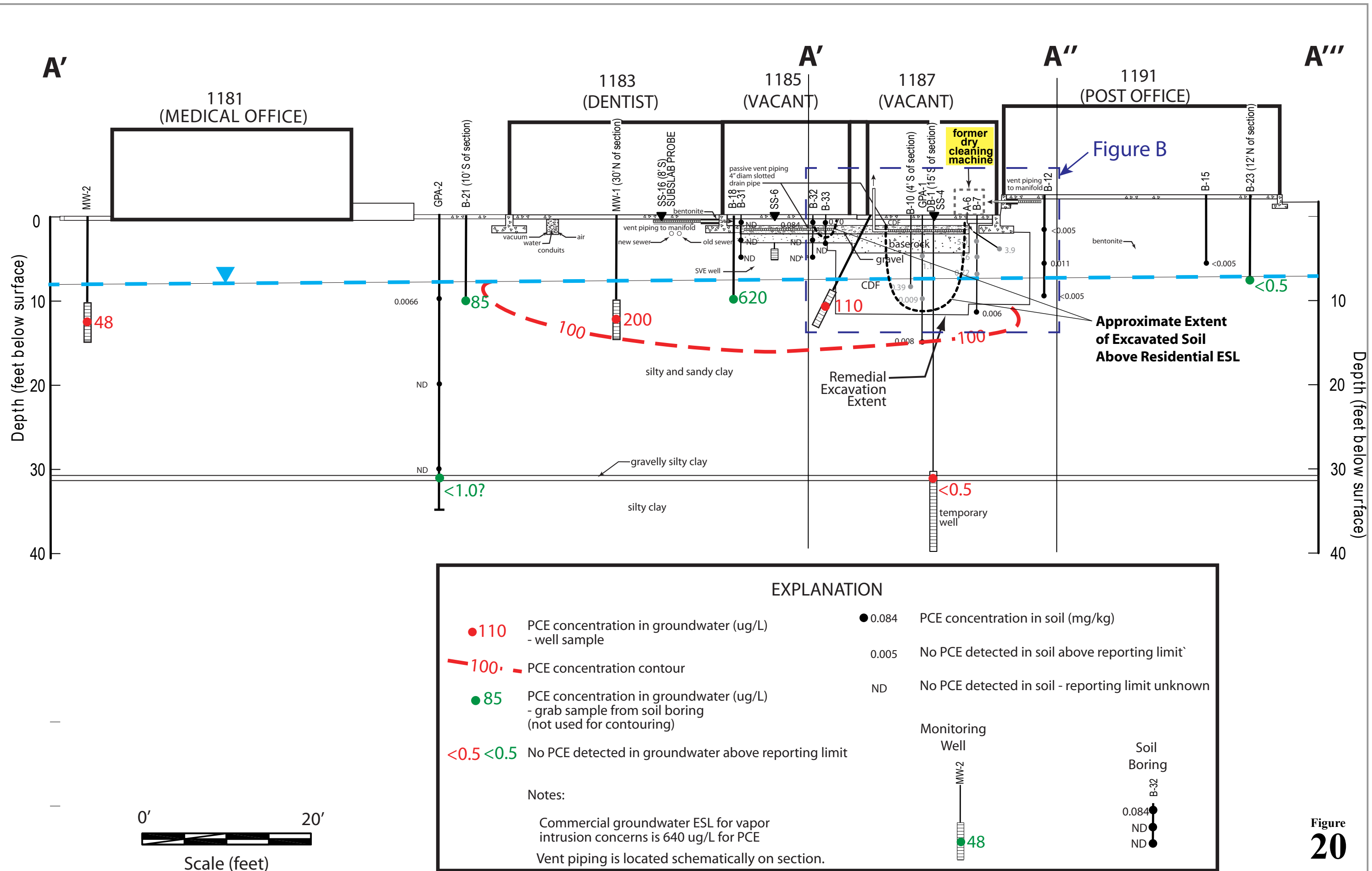


Figure
17



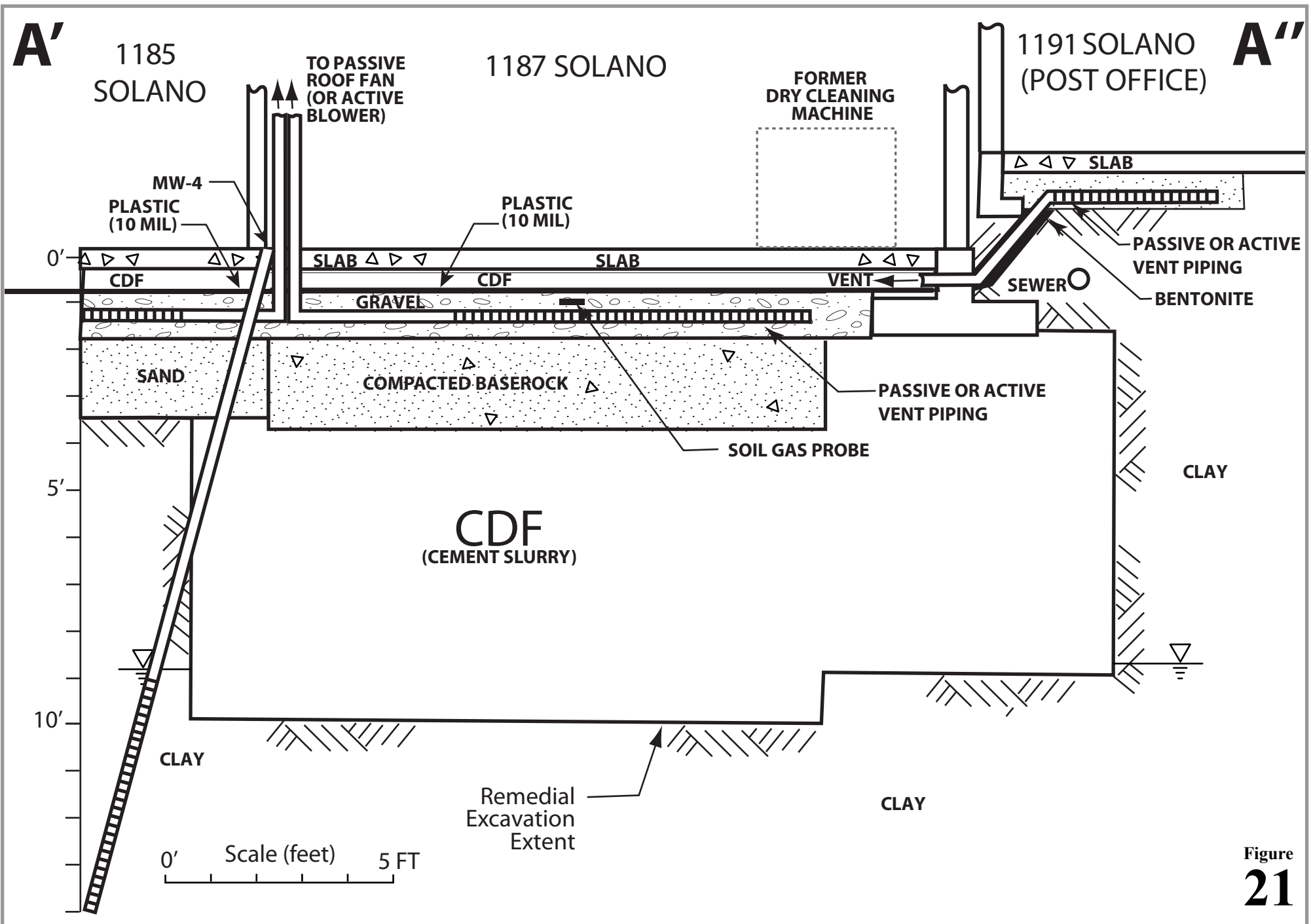











Figure 21

EXPLANATION

-  Active or Passive Vent Piping
-  Passive Vent Piping (4" Ø Slotted PVC)
-  SG Soil Gas Probes (1" Ø Slotted PVC)
-  SS-8 Subslab Gas Probe
-  MW-1 Groundwater Monitoring Well
-  Sanitary Sewer Underground Piping
-  Electrical Underground Piping
-  Sanitary Sewer Cleanout
-  Sealed Plumbing Penetration

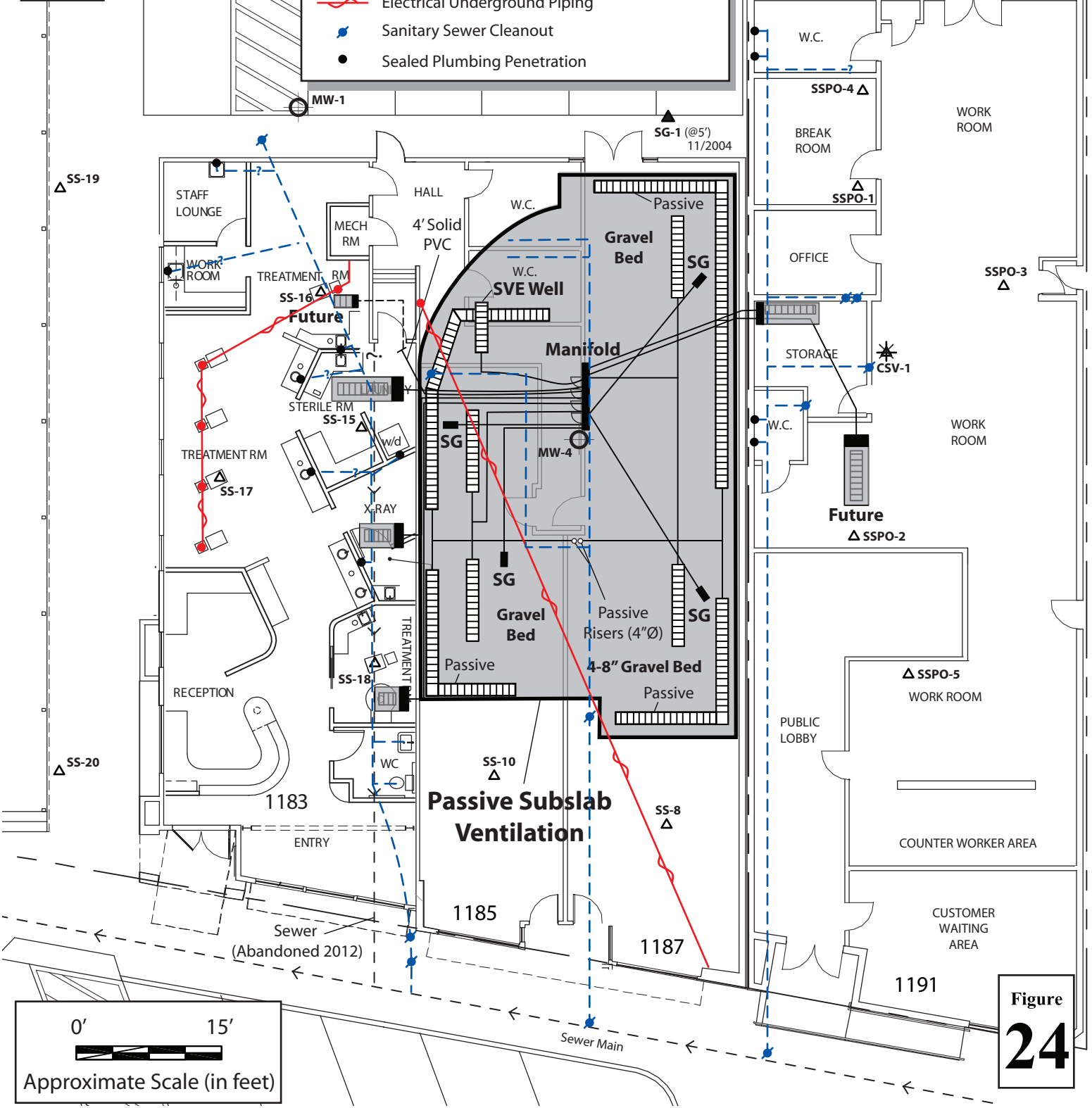
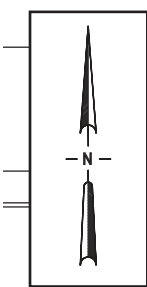


Figure
24