ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
Alex Briscoe, Agency Director

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

March 1, 2010

Mr. Sean Svendson
Pacific Shops Inc.
1801 Clement Avenue
Alameda, CA 94501

Subject: Fuel Leak Case No. RO0002951 (Geotracker ID #T0619711981), Pacific Shops Inc, 1815 Clement Avenue, Alameda, CA 64501 - Case Closure

Dear Mr. Svendson:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (http://geotracker.swrcb.ca.gov) and the Alameda County Environmental Health website (http://www.acgov.org/aceh/index.htm).

SITE INVESTIGATION AND CLEANUP SUMMARY

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

- The following petroleum hydrocarbons contamination remain in soil at concentrations up to 320 ppm TPH kerosene, 5.4 ppm TPH diesel and 9.1 ppm TPH bunker oil.

If you have any questions, please call Steven Plunkett 510-383-1767. Thank you.

Sincerely,

Donna L. Drogos, P.E.
Division Chief

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

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March 1, 2010

Mr. Sean Svendson
Pacific Shops Inc.
1801 Clement Avenue
Alameda, CA 94501

Subject: Fuel Leak Case No. RO0002951 (Geotracker ID #T0619711981), Pacific Shops Inc, 1815 Clement Avenue, Alameda, CA 64501 - Case Closure

Dear Mr. Svendson:

REMEDIAL ACTION COMPLETION CERTIFICATE

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

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

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

Sincerely,

Ariu Levi
Director
Alameda County Environmental Health

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

I. AGENCY INFORMATION

Date: February 26, 2010

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 383-1767
Responsible Staff Person: Steven Plunkett	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Pacific Shops, Inc.		
Site Facility Address: 1815 Clement Avenue, Alameda CA 94501		
RB Case No.: NA	Local Case No.: ---	LOP Case No.: RO00002951
URF Filing Date: 3/7/2007	Global ID No.: T0619711981	APN: 71-288-1-2

Responsible Parties	Addresses	Phone Numbers
Sean Svendsen	1801 Clement Street, Alameda, CA 94501	510-521-1133

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
UST #2	1,200-gallon	Bunker Oil	Removed	3/6/2007
UST #3	860-gallon	Diesel	Removed	3/6/2007
UST #4	500-gallon	Bunker Oil	Removed	3/6/2007
Piping			Closed In Place	3/6/2007

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Unknown: USTs appeared intact upon removal.	
Site characterization complete? Yes	Date Approved By Oversight Agency: ---

Monitoring wells installed? No	Number: --	Proper screened interval? --
Highest GW Depth Below Ground Surface: 2.42	Lowest Depth: 3.82	Flow Direction: Northwest
Most Sensitive Current Use: Potential drinking water source.		

Summary of Production Wells in Vicinity: A well survey was completed for a nearby site at 2332 Blanding Avenue. California Department of Water Resources and Alameda County Department of Public Works report no groundwater production wells are located within ½ mile radius of this site.	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: San Francisco Bay is adjacent to the site.
Off-Site Beneficial Use Impacts (Addresses/Locations): None	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tanks	1-1200 gallon 1-860 gallon 1-550 gallon	Chem Waste Management, Kettleman, CA Ecology Control Industries, Richmond, CA Ecology Control Industries, Richmond, CA	3/7/2007
Piping	Not Reported	Not Reported	Not Reported
Free Product	None Reported	---	---
Soil	100 cubic yards	Forward Landfill, 9999 S. Austin Rd, Manteca, CA	3/29/2007
Groundwater	---	---	---

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

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gasoline)	<1.0	<1.0	Not Analyzed	Not Analyzed
TPH (Kerosene)	320	320	28,000	28,000
TPH (Diesel)	330	5.4	33,000	<51
TPH (Bunker Oil)	430	9.1	37,000	<510
TPH (Motor Oil)	Not Analyzed	Not Analyzed	<300	<300
Benzene	Not Analyzed	<0.005	Not Analyzed	Not Analyzed
Toluene	Not Analyzed	<0.005	Not Analyzed	Not Analyzed
Ethylbenzene	Not Analyzed	<0.005	Not Analyzed	Not Analyzed
Xylenes	Not Analyzed	<0.015	Not Analyzed	Not Analyzed
MTBE	Not Analyzed	<0.012[2]	Not Analyzed	<0.5
PCB	<0.12	<0.12	Not Analyzed	<0.5
Heavy Metals[1]	Not Analyzed	Not Analyzed	Not Analyzed	Not Analyzed

(1) Heavy Metals data collected from stockpiled soil: <1.5 mg/kg Cadmium, 44 mg/kg chromium, 82 mg/kg lead, 19 mg/kg nickel, 110 mg/kg zinc
(2) Fuel Oxygenates (Soil): <5 ppb ETBE, <5 ppb EDB, <5 ppb EDC, <5 ppb DIPE, <50 ppb TBA, <5 ppb TAME

Site History and Description of Corrective Actions:

The site has a long history of commercial and industrial activity including warehouse and office complex, naval boatyard and marina. The site is located in an area composed of commercial and light industrial development in the City of Alameda.

During a Phase 1 completed in 2006, Treadwell & Rollo documented the presence of three unknown USTs. Treadwell & Rollo determined that the UST #2 and UST #4 were used as heating oil tanks, were installed in the early 1940's and had not been in use since the 1960's. Treadwell & Rollo also established that UST #3 was used to store diesel fuel and had not been in use since the 1970's. In addition, monitoring wells MW-1 through MW-3 are associated with ACEH spills, leaks investigation and cleanup case (SLIC) ID # RO0002624, and are not considered part of this closure.

March 2007 – Three USTs were removed and approximately 100 yd^3 of contaminated soil was excavated and removed during the UST excavations. Confirmation soil samples collected from UST #3 and UST #4 did not detect hydrocarbon contamination above laboratory reporting limits. Confirmation soil samples from UST #2 detected 330 ppm TPHd, 320 ppm TPH kerosene and 430 ppm TPH boiler oil. However, grab groundwater samples collected from former UST #4 detected 28,000 ppb TPH kerosene, 33,000 TPH diesel and 37,000 TPH boiler oil. Approximately 7 days after the original grab groundwater samples were collected a second grab groundwater sample was collected from the open UST #4 tank pit. During the second sampling event, no petroleum hydrocarbon contamination was detected above laboratory reporting limits.

October 2009 – Three soil borings were advanced near UST #4 and UST #2 to a maximum depth of 15 feet bgs. Results from the investigation detected TPHd in soil at concentration of up to 3 mg/kg, no other hydrocarbon contamination was detected in soil. Grab groundwater samples collected from the borings detected hydrocarbon contamination at <510 ppb. However, the depth of grab groundwater samples collected from the soil borings was not reported.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions.		
Site Management Requirements: Case closure for this fuel leak site is granted for the current industrial land use only. If a change in land use to any residential or other conservative land use scenario occurs at this site, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans.		
Should corrective action be reviewed if land use changes? Yes		
Was a deed restriction or deed notification filed? No		Date Recorded: ---
Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: --		

V. ADDITIONAL COMMENTS, DATA, ETC.

Considerations and/or Variances:

- Analysis for BTEX was not performed on contaminated soil during the UST removal.
- No analysis for BTEX and fuel oxygenates in groundwater other than MTBE were performed.
- Analysis for naphthalene was not performed.
- Depth of grab groundwater samples was not reported.

Conclusion:
Alameda County Environmental Health staff believe that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment under the current industrial land use based upon the information available in our files to date. No further investigation or cleanup for the fuel leak case is necessary at this time. However, as specified re-evaluation of this case may be required if land use changes to any residential or other conservative land use scenario. ACEH staff recommend closure for this site.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Steven Plunkett	Title: Hazardous Materials Specialist
Signature:	Date: 2/26/2010
Approved by: Donna L. Drogos, P.E.	Title: Chief
Signature:	Date: 02/26/10

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
Date Submitted to Regional Board: 2/26/2010	

VIII. MONITORING WELL DECOMMISSIONING

Date Requested by ACEH: NA	Date of Well Decommissioning Report: NA	
All Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
Reason Wells Retained: NA		
Additional requirements for submittal of groundwater data from retained wells: NA		
ACEH Concurrence - Signature:		Date: 3/1/2010

Attachments:
1. Site Vicinity Map
2. Site Plan Map
3. Site Plans Showing Tank Pit Sample Locations with Analytical data (3 pages)
4. Site Plan Showing Soil Boring Locations with Analytical data
5. Soil Analytical Data (4 Pages)
6. Groundwater Analytical Data (2 pages)
7. Soil Boring Logs (3 pages)

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

Plunkett, Steven, Env. Health

From: Cherie MCcaulou [CMccaulou@waterboards.ca.gov]
Sent: Friday, February 26, 2010 4:49 PM
To: Plunkett, Steven, Env. Health
Cc: Drogos, Donna, Env. Health
Subject: RE: Closure RO2951

Steven - I reviewed the case closure packet for Case No. RO2951, and have no objection to your agency's recommendation for case closure. Thank you.

Sincerely,

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

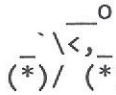
>>> "Plunkett, Steven, Env. Health" <steven.plunkett@acgov.org>
>>> 2/26/2010 12:34 PM >>>
Oops,

Here is the correct closure summary

Regards,
Steven Plunkett
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Phone: (510) 383-1767
Fax: (510) 337-9335
Email: mailto:steven.plunkett@acgov.org

Online case files are available at the website below
http://ehgis.acgov.org/dehpublic/dehpublic.jsp



"The bicycle is a curious invention,
The passenger is also its engine."

-----Original Message-----
From: Cherie MCcaulou [mailto:CMccaulou@waterboards.ca.gov]
Sent: Friday, February 26, 2010 12:12 PM
To: Plunkett, Steven, Env. Health
Subject: Re: Closure RO2951

Steven - you accidentally sent me a work plan for the site. Please resend the case closure package. Thanks

Sincerely,

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

>>> "Plunkett, Steven, Env. Health" <steven.plunkett@acgov.org> 2/26/2010 11:39 AM >>>
Hello Cherie,

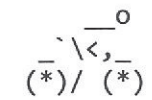
I am submitting a closure for RO0002951. As this site has some special circumstances, anything you can do to help expedite the closure review would be greatly appreciated.

Thank you for your time.

Sincerely,
Steven Plunkett
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Phone: (510) 383-1767
Fax: (510) 337-9335
Email: mailto:steven.plunkett@acgov.org

Online case files are available at the website below
http://ehgis.acgov.org/dehpublic/dehpublic.jsp



"The bicycle is a curious invention,
The passenger is also its engine."

Base map: The Thomas Guide
Alameda County
1999

0 1/4 1/2 Mile

Approximate scale

N

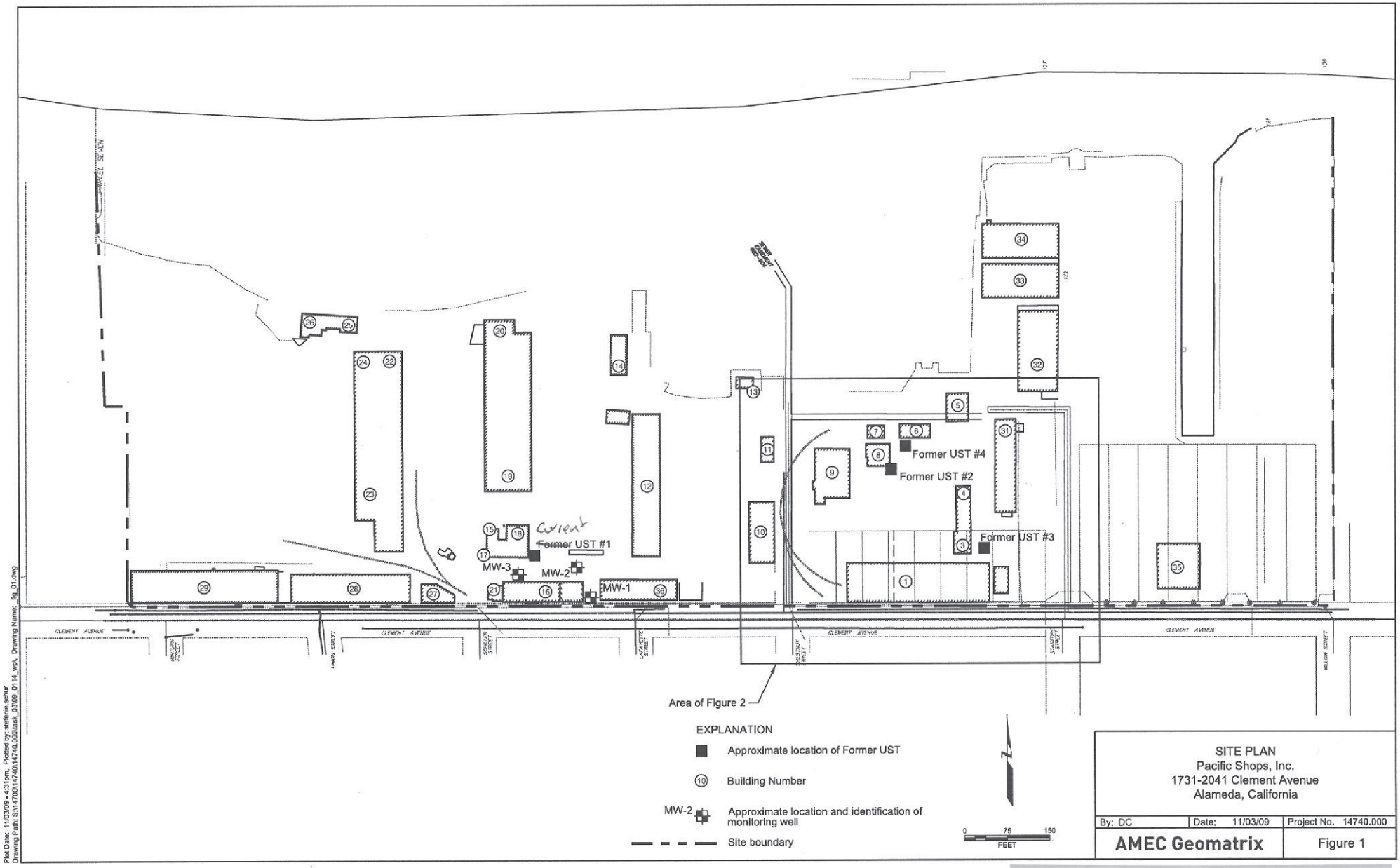
PACIFIC SHOPS
1829 CLEMENT AVENUE
Alameda, California

SITE LOCATION MAP

Treadwell&Rollo

Date 04/27/07	Project No. 4511.01	Figure 1

ATTACHMENT 1

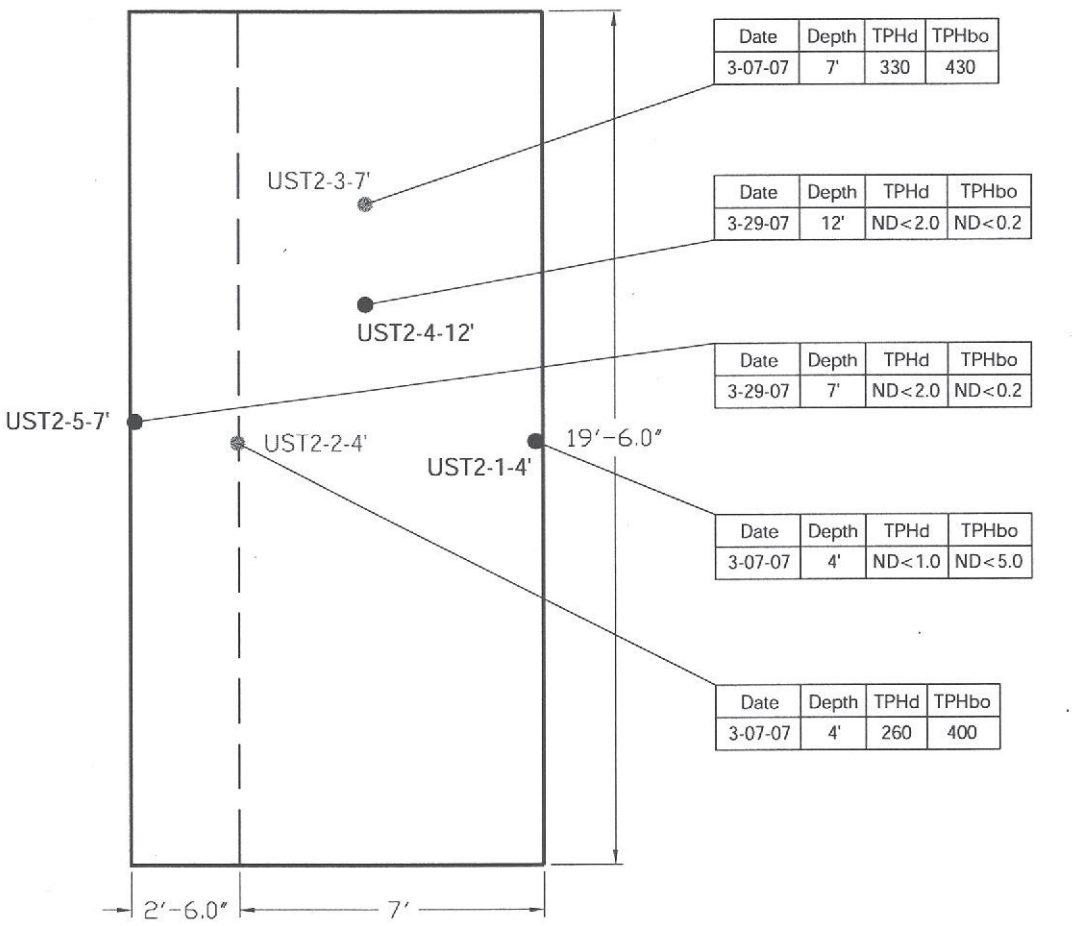


SITE PLAN
Pacific Shops, Inc.
1731-2041 Clement Avenue
Alameda, California

By: DC	Date: 11/03/09	Project No. 14740.000
AMEC Geomatrix		Figure 1

Plot Date: 11/03/09 - 4:31pm, Plotted by: stefanie.schur
Drawing Path: S:\14700\14740\14740.000\task_03\09_0114_wpi, Drawing Name: _fig_01.dwg

ATTACHMENT 2



Date	Depth	TPHd	TPHbo
3-07-07	7'	330	430

Date	Depth	TPHd	TPHbo
3-29-07	12'	ND<2.0	ND<0.2

Date	Depth	TPHd	TPHbo
3-29-07	7'	ND<2.0	ND<0.2

Date	Depth	TPHd	TPHbo
3-07-07	4'	ND<1.0	ND<5.0

Date	Depth	TPHd	TPHbo
3-07-07	4'	260	400

Total Depth:

Initial = 7' bgs
Final = 12' bgs

EXPLANATION

UST2-3-7' ● Approximate location of soil sample collected by Treadwell & Rollo, Inc., March 2007
Gray samples were excavated

Final excavation boundary

All units in mg/kg:

TPHd Total Petroleum hydrocarbons as diesel

TPHbo Total Petroleum hydrocarbons as bunker oil

N

0 4 Feet

Approximate scale

R:\Trgraphics\4500's\4511.01\4511.01 TEST PIT.dwg 5/16/07

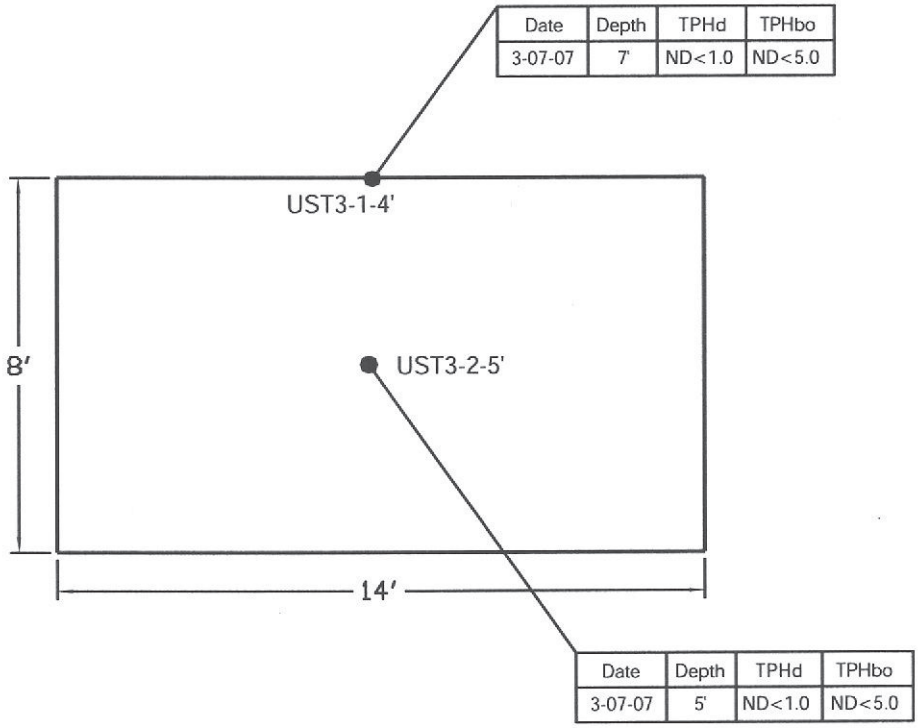
PACIFIC SHOPS
1731 - 2041 CLEMENT STREET
Alameda, California

UST #2 EXCAVATION WITH SAMPLE LOCATIONS

Treadwell&Rollo

Date 04/27/07 | Project No. 4511.01 | Figure 3

ATTACHMENT 3



Total Depth = 5' bgs

EXPLANATION

UST3-1-4' ● Approximate location of soil sample collected by Treadwell & Rollo, Inc., March 2007

——— Final excavation boundary

All units in mg/kg:

TPHd Total Petroleum hydrocarbons as diesel

TPHbo Total Petroleum hydrocarbons as bunker oil

N

0 4 Feet

Approximate scale

PACIFIC SHOPS
1731 - 2041 CLEMENT STREET
Alameda, California

UST #3 EXCAVATION WITH SAMPLE LOCATIONS

Treadwell&Rollo

Date 04/27/07 | Project No. 4511.01 | Figure 4

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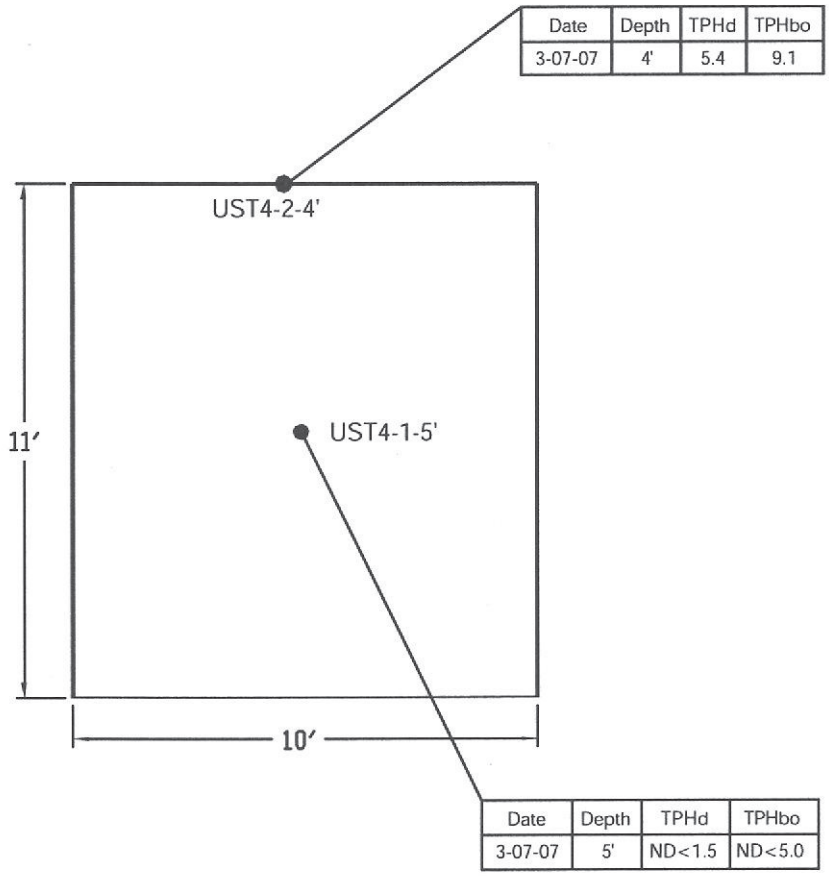


Total Depth = 5' bgs

EXPLANATION

UST4-2-4' ●	Approximate location of soil sample collected by Treadwell & Rollo, Inc., March 2007
———	Final excavation boundary
	All units in mg/kg:
TPHd	Total Petroleum hydrocarbons as diesel
TPHbo	Total Petroleum hydrocarbons as bunker oil

0 4 Feet

Approximate scale

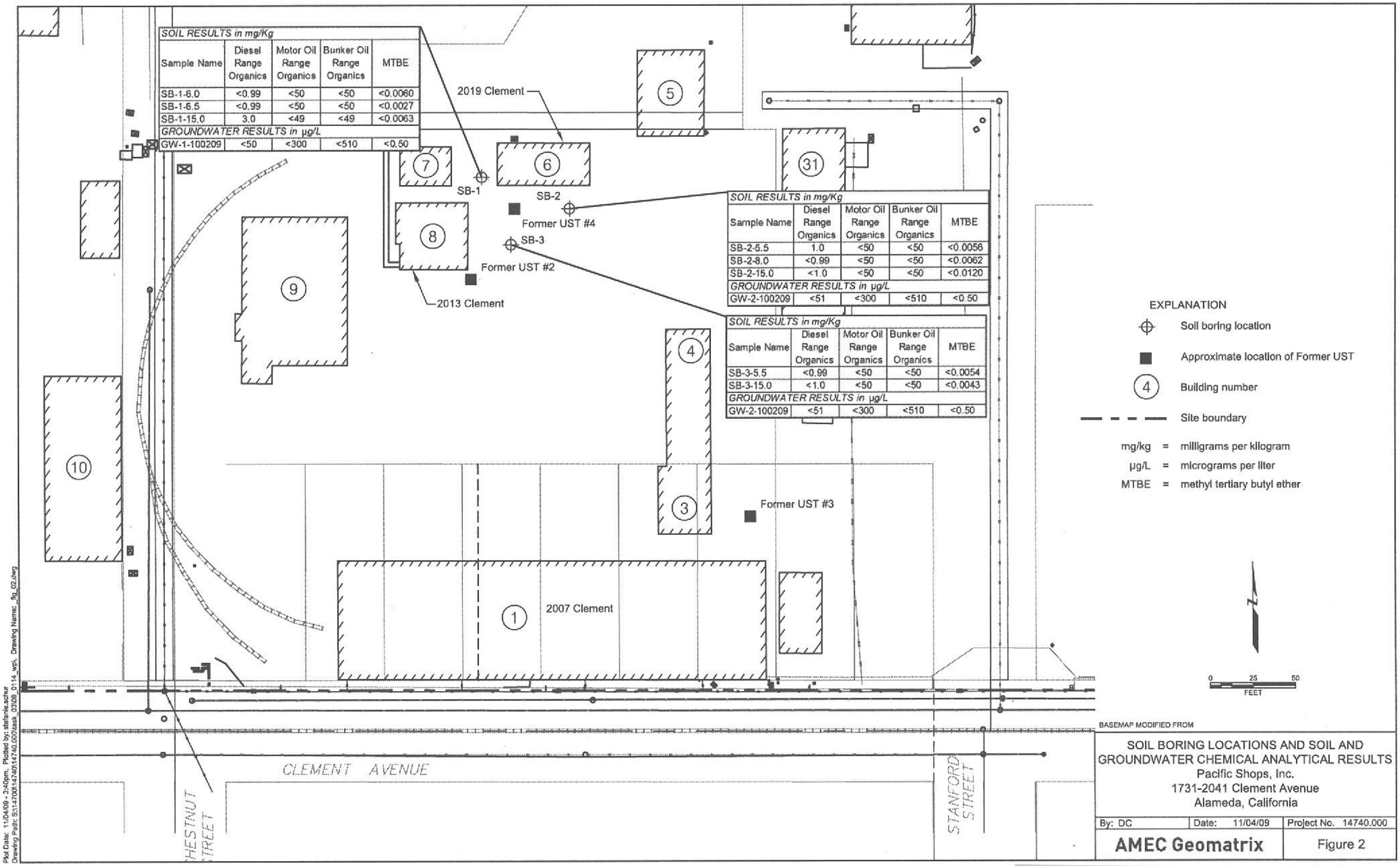
R:\Trgraphics\4500's\4511.01\4511.01 TEST PIT.dwg 5/15/07

PACIFIC SHOPS
1731 - 2041 CLEMENT STREET
Alameda, California

UST #4 EXCAVATION WITH SAMPLE LOCATIONS

Treadwell&Rollo

Date 04/27/07 | Project No. 4511.01 | Figure 5



SOIL RESULTS in mg/Kg				
Sample Name	Diesel Range Organics	Motor Oil Range Organics	Bunker Oil Range Organics	MTBE
SB-1-6.0	<0.99	<50	<50	<0.0060
SB-1-6.5	<0.99	<50	<50	<0.0027
SB-1-15.0	3.0	<49	<49	<0.0063
GROUNDWATER RESULTS in μg/L				
GW-1-100209	<50	<300	<510	<0.50

SOIL RESULTS in mg/Kg				
Sample Name	Diesel Range Organics	Motor Oil Range Organics	Bunker Oil Range Organics	MTBE
SB-2-5.5	1.0	<50	<50	<0.0056
SB-2-8.0	<0.99	<50	<50	<0.0062
SB-2-15.0	<1.0	<50	<50	<0.0120
GROUNDWATER RESULTS in μg/L				
GW-2-100209	<51	<300	<510	<0.50

SOIL RESULTS in mg/Kg				
Sample Name	Diesel Range Organics	Motor Oil Range Organics	Bunker Oil Range Organics	MTBE
SB-3-5.5	<0.99	<50	<50	<0.0054
SB-3-15.0	<1.0	<50	<50	<0.0043
GROUNDWATER RESULTS in μg/L				
GW-2-100209	<51	<300	<510	<0.50

SOIL BORING LOCATIONS AND SOIL AND GROUNDWATER CHEMICAL ANALYTICAL RESULTS
Pacific Shops, Inc.
1731-2041 Clement Avenue
Alameda, California

By: DC | Date: 11/04/09 | Project No. 14740.000

AMEC Geomatrix | Figure 2

ATTACHMENT 4

TABLE 1

SOIL SAMPLE ANALYTICAL RESULTS[1]

Pacific Shops Inc.
1815 Clement Avenue
Alameda, California

Sample ID	Sample Date	Sample Depth (feet bgs)	Diesel Range Organics (mg/Kg)	Motor Oil Range Organics (mg/kg)	Bunker Oil Range Organics (mg/Kg)	MTBE (µg/Kg)
SB-1-6.0	10/2/2009	6.0	<0.99	<50	<50	<6.0
SB-1-6.5	10/2/2009	6.5	<0.99	<50	<50	<2.7
SB-1-15.0	10/2/2009	15.0	**3.0**	<49	<49	<6.3
SB-2-5.5	10/2/2009	5.5	**1.0**	<50	<50	<5.6
SB-2-8.0	10/2/2009	8.0	<0.99	<50	<50	<6.2
SB-2-15.0	10/2/2009	15.0	<1.0	<50	<50	<12
SB-3-5.5	10/2/2009	5.5	<0.99	<50	<50	<5.4
SB-3-15.0	10/2/2009	15.0	<1.0	<50	<50	<4.3

Notes

1. Samples were collected by AMEC Geomatrix on October 2, 2009 and analyzed by TestAmerica, Inc., of Pleasanton, California using U.S. Environmental Protection Agency Methods 8260B and 8015B.
2. Detected concentrations are shown in **bold.**

Abbreviations

bgs = below ground surface
MTBE = methyl-tert-butyl-ether
mg/Kg = milligrams per kilogram
µg/Kg = micrograms per kilogram
"<" indicates constituent was not detected at a concentration equal to or greater than the laboratory reporting limit shown.

Table 1
UST Removal Soil Sample Analytical Results
Pacific Shops
1815 Clement Avenue
Alameda, CA

					TPH As Gasoline C_6-C_{11} mg/kg	TPH As Kerosene C_9-C_{18} mg/kg	TPH As Diesel C_{10}-C_{23} mg/kg	TPH As Bunker Oil C_{18+} mg/kg	Benzene mg/kg	Toluene mg/kg	Ethylbenzene mg/kg	Total Xylenes mg/kg	Cadmium mg/kg	Chromium mg/kg	Lead mg/kg	STLC Lead mg/L	Nickel mg/kg	Zinc mg/kg	PCBs mg/kg	Other Oxygenates[1] mg/kg
				Analytical Method	8260B	8015M[2]	8015M[2]	8015M[2]	8260B	8260B	8260B	8260B	6010	6010	6010	6010	6010	6010	8010	8260
UST Area	Sample Name	Sample Date	Sample Depth (feet)	Location of Sample																
UST #2																				
	UST2-1-4'	3/7/2007	4.0	East Sidewall	--	ND<1.0	ND<1.0	ND<5.0	--	--	--	--	--	--	--	--	--	--	ND<0.025	--
	UST2-2-4'	3/7/2007	4.0	West Sidewall	--	170	260, c, g	400	--	--	--	--	--	--	--	--	--	--	ND<0.12	--
	UST2-3-7'	3/7/2007	7.0	Bottom	--	320	330, l/m	430	--	--	--	--	--	--	--	--	--	--	ND<0.12	--
	UST2-4-12'	3/29/2007	12	Bottom after over-excavation	--	--	ND<2.0	ND<0.2	ND<0.005	ND<0.005	ND<0.005	ND<0.015	--	--	--	--	--	--	ND<0.1	ND
	UST2-5-7'	3/29/2007	7.0	West Sidewall after over-excavation	--	--	ND<2.0	ND<0.2	ND<0.005	ND<0.005	ND<0.005	ND<0.015	--	--	--	--	--	--	ND<0.1	ND
UST #3																				
	UST3-1-4'	3/7/2007	4.0	North Sidewall	ND<1.0	ND<1.0	ND<1.0	ND<5.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	--	--	--	--	--	--	--
	UST3-2-5'	3/7/2007	5.0	Bottom	ND<1.0	ND<1.0	ND<1.0	ND<5.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	--	--	--	--	--	--	--
UST #4																				
	UST4-1-5'	3/7/2007	5.0	Bottom	--	ND<1.0	1.5, e	ND<5.0	--	--	--	--	--	--	--	--	--	--	--	--
	UST4-2-4'	3/7/2007	4.0	North Sidewall	--	4.0	5.4, m	9.1	--	--	--	--	--	--	--	--	--	--	--	--
Stockpile Samples																				
UST #2	Stock-1-1-1-2	3/7/2007	0.5	Stockpile 1 (composite)	--	2,900	2,900, l/m	3,100	--	--	--	--	ND<1.5	44	82	3.7	19	110	ND<0.025	--
UST #2	Stock-1-3-1-4	3/7/2007	0.5	Stockpile 1 (composite)	--	110	150, l/m	240	--	--	--	--	--	--	--	--	--	--	--	--
UST #3 & UST #4	Stock-2-3-2-4	3/7/2007	0.5	Stockpile 2 (composite)	ND<1.0	3.4	24, g, b	210	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	--	--	--	--	--	--	--

Notes
TPH - Total petroleum hydrocarbons
PCBs - Polychlorinated Biphenyls
C_6-C_{12} - Carbon Range C_6 to C_{12}
C_9-C_{18} - Carbon Rance C_9 to C_{18}
C_{10}-C_{23} - Carbon Range C_{10} to C_{23}
C_{18} - Above Carbon Range C_{18}
mg/kg - milligrams per kilogram
mg/L - milligrams per liter
1-Other Oxygenates include: 1,2-Dibromoethane (EDB), 1,2-Dichloroethane (EDC), Ethanol, Ethyl tert-butyl ether (ETBE), Isopropyl ether (DIPE), Methyl tert-butyl ether (MTBE), t-Butyl alcohol (t-Butanol), test-Amyl methyl ether (TAME)
2-using silica gel cleanup
feet - feet below ground surface
-- not analyzed
ND<1.0 - not detected above laboratory reporting limit
Removed through over-excavation

Laboratory Qualifiers
b - diesel range compounds are significant; no recognizable pattern
c - aged diesel? is significant
g - oil range compounds are significant
l - bunker oil
m - fuel oil

TORRENT LABORATORY, INC.

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Visit us at www.torrentlab.com email: analysis@torrentlab.com

Report prepared for: John Murphy
TEC Accutite

Date Received: 3/29/2007
Date Reported: 3/29/2007

Client Sample ID: UST2-4-12'
Sample Location: Pacific Shops
Sample Matrix: SOIL
Date/Time Sampled 3/29/2007 10:50:00 AM

Lab Sample ID: 0703133-001
Date Prepared: 3/29/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Diesel)	SW8015B	3/29/2007	2	1	2.00	ND	mg/Kg	R12270
Surr: Pentacosane	SW8015B	3/29/2007	0	1	53.5-127	101	%REC	R12270
Note: No Bunker Oil present. See case narrative for details.								
Aroclor 1016	SW8082	3/29/2007	0.1	1	0.100	ND	mg/Kg	R12273
Aroclor 1221	SW8082	3/29/2007	0.2	1	0.200	ND	mg/Kg	R12273
Aroclor 1232	SW8082	3/29/2007	0.1	1	0.100	ND	mg/Kg	R12273
Aroclor 1242	SW8082	3/29/2007	0.1	1	0.100	ND	mg/Kg	R12273
Aroclor 1248	SW8082	3/29/2007	0.1	1	0.100	ND	mg/Kg	R12273
Aroclor 1254	SW8082	3/29/2007	0.1	1	0.100	ND	mg/Kg	R12273
Aroclor 1260	SW8082	3/29/2007	0.1	1	0.100	ND	mg/Kg	R12273
Surr: Decachlorobiphenyl	SW8082	3/29/2007	0	1	63.7-126	116	%REC	R12273
Surr: Tetrachloro-m-xylene	SW8082	3/29/2007	0	1	51.7-128	101	%REC	R12273
1,2-Dibromoethane (EDB)	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
1,2-Dichloroethane (EDC)	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Benzene	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Ethanol	SW8260B	3/29/2007	100	1	100	ND	µg/Kg	R12272
Ethyl tert-butyl ether (ETBE)	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Ethylbenzene	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Isopropyl ether (DIPE)	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Methyl tert-butyl ether (MTBE)	SW8260B	3/29/2007	10	1	10	ND	µg/Kg	R12272
t-Butyl alcohol (t-Butanol)	SW8260B	3/29/2007	50	1	50	ND	µg/Kg	R12272
tert-Amyl methyl ether (TAME)	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Toluene	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Xylenes, Total	SW8260B	3/29/2007	15	1	15	ND	µg/Kg	R12272
Surr: 4-Bromofluorobenzene	SW8260B	3/29/2007	0	1	55.8-141	105	%REC	R12272
Surr: Dibromofluoromethane	SW8260B	3/29/2007	0	1	59.8-148	106	%REC	R12272
Surr: Toluene-d8	SW8260B	3/29/2007	0	1	55.2-133	103	%REC	R12272

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: John Murphy
TEC Accutite

Date Received: 3/29/2007
Date Reported: 3/29/2007

Client Sample ID: UST2-5-7'
Sample Location: Pacific Shops
Sample Matrix: SOIL
Date/Time Sampled 3/29/2007 11:05:00 AM

Lab Sample ID: 0703133-002
Date Prepared: 3/29/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Diesel)	SW8015B	3/29/2007	2	1	2.00	ND	mg/Kg	R12270
Surr: Pentacosane	SW8015B	3/29/2007	0	1	53.5-127	92.1	%REC	R12270
Note: No Bunker Oil present. See case narrative for details.								
Aroclor 1016	SW8082	3/29/2007	0.1	1	0.100	ND	mg/Kg	R12273
Aroclor 1221	SW8082	3/29/2007	0.2	1	0.200	ND	mg/Kg	R12273
Aroclor 1232	SW8082	3/29/2007	0.1	1	0.100	ND	mg/Kg	R12273
Aroclor 1242	SW8082	3/29/2007	0.1	1	0.100	ND	mg/Kg	R12273
Aroclor 1248	SW8082	3/29/2007	0.1	1	0.100	ND	mg/Kg	R12273
Aroclor 1254	SW8082	3/29/2007	0.1	1	0.100	ND	mg/Kg	R12273
Aroclor 1260	SW8082	3/29/2007	0.1	1	0.100	ND	mg/Kg	R12273
Surr: Decachlorobiphenyl	SW8082	3/29/2007	0	1	63.7-126	129	%REC	R12273
Surr: Tetrachloro-m-xylene	SW8082	3/29/2007	0	1	51.7-128	111	%REC	R12273
1,2-Dibromoethane (EDB)	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
1,2-Dichloroethane (EDC)	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Benzene	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Ethanol	SW8260B	3/29/2007	100	1	100	ND	µg/Kg	R12272
Ethyl tert-butyl ether (ETBE)	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Ethylbenzene	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Isopropyl ether (DIPE)	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Methyl tert-butyl ether (MTBE)	SW8260B	3/29/2007	10	1	10	ND	µg/Kg	R12272
t-Butyl alcohol (t-Butanol)	SW8260B	3/29/2007	50	1	50	ND	µg/Kg	R12272
tert-Amyl methyl ether (TAME)	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Toluene	SW8260B	3/29/2007	5	1	5.0	ND	µg/Kg	R12272
Xylenes, Total	SW8260B	3/29/2007	15	1	15	ND	µg/Kg	R12272
Surr: 4-Bromofluorobenzene	SW8260B	3/29/2007	0	1	55.8-141	106	%REC	R12272
Surr: Dibromofluoromethane	SW8260B	3/29/2007	0	1	59.8-148	112	%REC	R12272
Surr: Toluene-d8	SW8260B	3/29/2007	0	1	55.2-133	101	%REC	R12272

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Table 2
UST Removal Groundwater Analytical Results
Pacific Shops
1815 Clement Avenue
Alameda, CA
All results reported in micrograms per liter (µg/L)

					TPH as Gasoline C_6-C_{12}	TPH as Kerosene C_9-C_{18}	TPH as Diesel C_{10}-C_{23}	TPH as Bunker Oil C_{18+}	PCBs µg/L
				Analytical Method	8260B	8015M[1]	8015M[1]	8015M[1]	8010
UST Area	Sample Name	Sample Date	Sample Depth (feet)	Location of Sample					
UST #4	UST4-GW	3/7/2007	5.0	Water in Excavation	--	**28,000**	**33,000, a, g, i**	**37,000**	--
UST #4	UST4-GW2	3/14/2007	5.0	Water in Excavation	--	ND<50	ND<50	ND<250	--
UST #2	UST2-W	3/22/2007	7.0	Water in Excavation	--	--	**250, a/m**	**390**	ND<0.5

Notes
TPH - Total petroleum hydrocarbons
PCBs - Polychlorinated Biphenyls
µg/L - micrograms per liter
C_6-C_{12} - Carbon Range C_6 to C_{12}
C_9-C_{18} - Carbon Rance C_9 to C_{18}
C_{10}-C_{23} - Carbon Range C_{10} to C_{23}
C_{18} - Above Carbon Range C_{18}
1-using silica gel cleanup
feet - feet below ground surface

-- not analyzed
ND<50 - not detected above laboratory reporting limit

Laboratory Qualifiers
a - unmodified or weakly modified diesel is significant
g - oil range compounds are significant
i - liquid sample that contains greater than ~1 vol. % sediment
m - fuel oil

ATTACHMENT 6

TABLE 2

GRAB GROUNDWATER SAMPLE ANALYTICAL RESULTS[1]

Pacific Shops Inc.
1815 Clement Avenue
Alameda, California

Results reported in micrograms per liter (µg/L)

Sample ID	Sample Date	Diesel Range Organics	Motor Oil Range Organics	Bunker Oil Range Organics	MTBE
GW-1-100209	10/2/2009	<51	<300	<510	<0.50
GW-2-100209	10/2/2009	<51	<300	<510	<0.50
GW-3-100209	10/2/2009	<51	<300	<510	<0.50

Notes

1. Samples were collected by AMEC Geomatrix on October 2, 2009 and analyzed by TestAmerica, Inc., of Pleasanton, California using U.S. Environmental Protection Agency Methods 8260B and 8015B.

Abbreviations

MTBE = methyl-tert-butyl-ether
µg/L = micrograms per liter
"<" indicates constituent was not detected at a concentration equal to or greater than the laboratory reporting limit shown.

PROJECT: PACIFIC SHOPS INC. Alameda, California	**Log of Boring No. SB-1**
BORING LOCATION: Approx. 8' W, 5' N of SW corner of bldg 6	ELEVATION AND DATUM: Not surveyed; datum is ground surface
DRILLING CONTRACTOR: RSI Drilling, Inc.	DATE STARTED: 10/2/09 / DATE FINISHED: 10/2/09
DRILLING METHOD: Direct push	TOTAL DEPTH (ft.): 15.0 / MEASURING POINT: Ground surface
DRILLING EQUIPMENT: Geoprobe 6620 DT	DEPTH TO WATER (ft.) — FIRST: NA / COMPL.: 7.2
SAMPLING METHOD: Geoprobe DT21 dual-tube sampling system [4' x 1.125"]	LOGGED BY: T. Klitzke
HAMMER WEIGHT: NA / DROP: NA	RESPONSIBLE PROFESSIONAL: D. Croteau / REG. NO.: PG 7495

DEPTH (feet)	SAMPLES: Sample No.	SAMPLES: Sample	SAMPLES: Blows/Foot	OVM READING (ppm)	DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter. Surface Elevation:	REMARKS
0					ASPHALTIC CONCRETE	
1					SANDY LEAN CLAY with GRAVEL (CL): very dark brown (7.5YR 2.5/3), moist, 50% fines, 30% fine sand, 20% fine gravel, medium plasticity [FILL]	OVM = MiniRAE 2000 PID calibrated with 100 ppm isobutylene standard.
2				0.2		Hand augered to 5 feet bgs.
3						
4						
5	SB-1-6.0			0.3 0	contains brick fragments	Grab groundwater sample GW-1-100209 collected through 10 feet of 2-inch OD Sch. 40 PVC screen (0.010-inch slot size) placed in borehole from 5 to 15 feet bgs.
6				0	CLAYEY SAND (SC): greenish black (5GY 2.5/1), wet, 80% fine to medium sand, 20% low plasticity fines	
7	SB-1 6.5				SANDY LEAN CLAY (CL): dark grayish brown (10YR 4/2), moist, 70% fines, 30% fine to medium sand, medium plasticity	
8				0.1		
9						
10				0		
11				0	mottled with dark yellowish brown (10YR 3/6)	
12						
13				0.1 0		
14	SB-1-15.0			0	POORLY-GRADED SAND with CLAY (SP-SC): olive brown (2.5Y 4/3), moist, 90% medium sand, 10% low plasticity fines	Borehole destroyed using Type I-II neat cement grout placed from total depth to ground surface with a tremie pipe.
15				0.1 0	Bottom of boring at 15.0 feet	

OAKBOREV (REV. 6/2008)

PROJECT: PACIFIC SHOPS INC. Alameda, California	**Log of Boring No. SB-3**
BORING LOCATION: Approx. 24' E, 15' N of the SE corner of bldg 8	ELEVATION AND DATUM: Not surveyed; datum is ground surface
DRILLING CONTRACTOR: RSI Drilling, Inc.	DATE STARTED: 10/2/09 / DATE FINISHED: 10/2/09
DRILLING METHOD: Direct push	TOTAL DEPTH (ft.): 15.0 / MEASURING POINT: Ground surface
DRILLING EQUIPMENT: Geoprobe 6620 DT	DEPTH TO WATER (ft.) FIRST: NA / COMPL.: 5.7
SAMPLING METHOD: Geoprobe DT21 dual-tube sampling system [4' x 1.125"]	LOGGED BY: T. Klitzke
HAMMER WEIGHT: NA / DROP: NA	RESPONSIBLE PROFESSIONAL: D. Croteau / REG. NO. PG 7495

DEPTH (feet)	SAMPLES: Sample No.	SAMPLES: Sample	SAMPLES: Blows/Foot	OVM READING (ppm)	DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter. Surface Elevation:	REMARKS
0					ASPHALTIC CONCRETE	OVM = MiniRAE 2000 PID calibrated with 100 ppm isobutylene standard.
1					LEAN CLAY (CL): very dark greenish gray (5GY 3/1), moist, 95% fines, 5% fine to medium sand, medium plasticity	
2				0.5		Hand augered to 5 feet bgs.
3						
4						
5	SB-3-5.5			0.5	CLAYEY SAND (SC): greenish black (5GY 2.5/1), wet, 80% fine to medium sand, 20% low plasticity fines	Grab groundwater sample GW-3-100209 collected through 10 feet of 2-inch OD Sch. 40 PVC screen (0.010-inch slot size) placed in borehole from 5 to 15 feet bgs.
6				0.4	yellowish brown (10YR 5/4), moist	
7				0.3		
8				0		
9						
10				0.1		
11						
12				1.8	mottled with dark yellowish brown (10YR 4/6)	
13					SANDY LEAN CLAY (CL)	Borehole destroyed using Type I-II neat cement grout placed from total depth to ground surface with a tremie pipe.
14	SB-3-15.0			0.9 0.4	POORLY-GRADED SAND with CLAY (SP-SC): olive brown (2.5Y 4/3), moist, 90% medium sand, 10% low plasticity fines Bottom of boring at 15.0 feet	
15						

OAKBOREV (REV. 6/2008)

PROJECT: PACIFIC SHOPS INC. Alameda, California	**Log of Boring No. SB-2**
BORING LOCATION: Approx. 14' S, 11' W of SE corner of bldg 6	ELEVATION AND DATUM: Not surveyed; datum is ground surface
DRILLING CONTRACTOR: RSI Drilling, Inc.	DATE STARTED: 10/2/09 / DATE FINISHED: 10/2/09
DRILLING METHOD: Direct push	TOTAL DEPTH (ft.): 15.0 / MEASURING POINT: Ground surface
DRILLING EQUIPMENT: Geoprobe 6620 DT	DEPTH TO WATER (ft.) FIRST: NA / COMPL.: 5.1
SAMPLING METHOD: Geoprobe DT21 dual-tube sampling system [4' x 1.125"]	LOGGED BY: T. Klitzke
HAMMER WEIGHT: NA / DROP: NA	RESPONSIBLE PROFESSIONAL: D. Croteau / REG. NO. PG 7495

DEPTH (feet)	SAMPLES: Sample No.	SAMPLES: Sample	SAMPLES: Blows/Foot	OVM READING (ppm)	DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter. Surface Elevation:	REMARKS
0					ASPHALTIC CONCRETE	
1				0.1	SANDY LEAN CLAY with GRAVEL (CL): very dark brown (7.5YR 2.5/3), moist, 50% fines, 30% fine to medium sand, 20% fine gravel, medium plasticity	OVM = MiniRAE 2000 PID calibrated with 100 ppm isobutylene standard.
2						
				0.2		Hand augered to 5 feet bgs.
3						
4						
				0.7	CLAYEY SAND (SC): greenish black (5GY 2.5/1), wet, 80% fine to medium sand, 20% low plasticity fines	
5	SB-2-5.5					Grab groundwater sample GW-2-100209 collected through 10 feet of 2-inch OD Sch. 40 PVC screen (0.010-inch slot size) placed in borehole from 5 to 15 feet bgs.
				1		
6						
				0.3		
7						
	SB-2-8.0			0.7	SANDY LEAN CLAY (CL): very dark greenish gray (5GY 3/1), mottled with dark yellowish brown (10YR 3/6), moist, 70% fines, 30% fine to medium sand, medium plasticity	
8						
9						
				0.1		
10						
11				0.1	POORLY-GRADED SAND (SP): dark yellowish brown (10YR 4/6)	
12					light brownish gray (2.5Y 6/2)	
				0.2		
13						
				0.3	POORLY-GRADED SAND with CLAY (SP-SC): dark yellowish brown (10YR 4/6), moist, 90% medium sand, 10% low plasticity fines	Borehole destroyed using Type I-II neat cement grout placed from total depth to ground surface with a tremie pipe.
14	SB-2-15.0					
				0.1		
15					Bottom of boring at 15.0 feet	

OAKBOREV (REV. 6/2008)

ATTACHMENT 7