

March 7, 2017

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By Alameda County Environmental Health 8:46 am, Mar 15, 2017

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

I, John Murray, hereby authorize ERAS Environmental, Inc. to submit the Site Management Plan for 3037-3115 Adeline Street in Oakland, California, dated March 1, 2017 to the Alameda County Health Care Services Agency.

"I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the SWRCB's GeoTracker website."

A handwritten signature in black ink that reads "John Murray". The signature is written in a cursive style with a large, sweeping initial "J".

Signature:

Printed Name: John Murray

Mr. John Murray
John Murray Productions
510.594.2080 x 16
johnm@johnmurray.com

ERAS

Environmental, Inc.

1533 B Street

Hayward, CA 94541

(510) 247-9885 Facsimile: (510) 886-5399

info@eras.biz

**SITE MANAGEMENT PLAN
3037-3115 Adeline Street
Oakland, California
ERAS Project Number 14-002**

Prepared for:

**Mr. John Murray
John Murray Productions
1196 32nd Street
Oakland, CA 94608**

Prepared by:

**ERAS Environmental, Inc.
March 1, 2017**

ERAS

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Hayward, CA 94541

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March 1, 2017

Mr. John Murray
John Murray Productions
1196 32nd Street
Oakland, CA 94608

**Subject: Site Management Plan
3037-3115 Adeline Street, Oakland, California
ERAS Project Number 14-002**

Dear Mr. Murray:

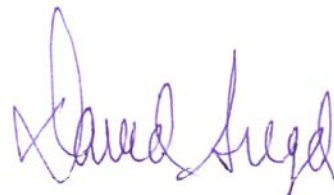
ERAS Environmental, Inc. (ERAS) is pleased to present the Site Management Plan for the management of residual subsurface contamination during future potential construction projects at 3037-3115 Adeline Street in Oakland, California (the "Property").

Concentrations of petroleum hydrocarbon compounds and lead were found in a small area of soil underlying the Property. In addition, methane gas is present in the subsurface near the southwest corner of the building and a Vapor Mitigation System (VMS) was installed. The attached plan provides procedures to utilize at the Property during future construction activities and to ensure the residual contamination is not disturbed during normal business activities. Please call if you have any questions regarding the information presented in this plan.

Respectfully,
ERAS Environmental, Inc.



Curtis Payton
California Registered Professional Geologist 5608



David Siegel
Senior Program Manager

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1.0 INTRODUCTION

This site management plan (SMP) has been developed as part of an Environmental Covenant and Deed Restriction which has been placed on the Property to address and manage the risks posed by residual pollutants that remain on the Property in a manner which is protective of human health and the environment. All use of the Property must remain in compliance with this SMP and the associated deed restriction described above. All owners and occupants are responsible for this continued compliance. A copy of this SMP must accompany all lease and sale agreements and must be provided to any contractors penetrating through the slab of the existing building or the parking lot pavement in the designated area.

The Alameda County Health Care Services Agency (ACHCSA) is the lead agency which has overseen environmental investigations/cleanup of the property and is the beneficiary of the Deed Restriction. Non-compliance with the Deed Restriction and SMP will allow the ACHCSA to take enforcement actions against the owners or parties who have violated the terms set forth in those documents. Additional environmental documents are available electronically on the ACHCSA website at <http://www.acgov.org/aceh/lop/ust.htm> and at California State Water Resource Control Board's Geotracker website at:

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000006053

A limited area of soil on the Property in the area of a former furnace is known to contain petroleum hydrocarbons, including but not limited to: total petroleum hydrocarbons quantified as diesel range organics (TPH-dro), oil range organics (TPH-oro), 2-methylnaphthalene, copper and lead. This area of the Property has also been found to contain elevated concentrations of methane gas. A Vapor Mitigation System (VMS) was installed in this area to mitigate potential hazards of the methane.

The known contamination is located at the northwest corner of the outside parking lot and under the southwestern corner of the existing building. The contamination does not pose a threat to occupants of the building if the existing pavement is not removed or damaged and the VMS is maintained in working condition.

¹ TPH-gro, TPH-dro, and TPH-oro are methods that compare analytical results to standards for gasoline, diesel and motor oil, respectively. Therefore, analytical results are estimates of quantities based on what would be expected for the range of hydrocarbon results for the standard. Gasoline range organics (gro) are those hydrocarbon compounds that are in the range of C6 to C10, diesel range organics (dro) are those hydrocarbon compounds that are in the range of C10 to C23, and oil range organics (oro) are those hydrocarbon compounds that are in the range of C18 to C36. There can be overlap in reporting methods as well as identification of compounds that fall within the standard that may not necessarily be derived from gasoline, diesel, or oil.

New construction of structures on the Property will require special soil handling procedures as they are performed. If any structure is constructed on the site, mitigation measures must be implemented unless the ACHCSA approves less work based on additional subsurface investigation at that time. Site mitigation would involve maintenance of pavement. The engineering design must be submitted to the ACHCSA for approval and final approved construction inspection reports must be submitted to verify that the approved mitigation measures were implemented.

The location of the Property is shown on **Figure 1** and the layout of the Property is shown on **Figure 2**. **Figure 2** also shows the location of borings that have been drilled on the Property.

2.0 OBJECTIVES

The SMP presents information and instructions to be used during future construction and subsurface activities at the Property. The purpose of the SMP is to protect Property occupants, workers, nearby residents and the surrounding area from potential chemical release to air from soil containing petroleum hydrocarbons and naphthalene and soil vapor containing methane. Procedures to follow for new construction, soil excavation and waste disposal are included in this plan. The primary health concern at this property is direct contact with contaminated soil during construction activities.

The SMP details procedures for the 1) inspection of all visible components of the vapor mitigation system and the paving in the area of the mitigation system, 2) procedures for reporting of inspections, 3) procedures for disturbance of pavement and soil in the affected area, and 4) procedures for handling and disposal of contaminated soil when it is disturbed.

3.0 BACKGROUND

Based on historical research, a bronze foundry operated on part of the Property (3037 and 3101 Adeline Street) from at least 1928 to 1963. Machine shops operated at 3101 and 3115 Adeline Street from at least 1951 until 1959. It is believed the contamination found at the Property was associated with a furnace used by the former foundry that was in what is now the parking lot (see **Figure 2**).

4.0 LOCATION AND EXTENT OF CONTAMINATION

Phase 2 subsurface investigations were performed by (a) Partner Engineering and Science, Inc. in 2013; (b) ERAS Environmental, Inc. in 2014; and (c) SVC Environmental in 2015 and 2016. The investigations determined groundwater is located at a depth of approximately 17.5 to 19.5 feet below ground surface. No concentrations of the contaminants of concern were detected above method detection limits in groundwater samples collected. The concentrations of contaminants found in soil and soil vapor during the investigations are summarized in **Tables 1 and 2**.

The investigations indicated that soil contamination was present near the northwest corner of the parking lot. Contaminants of concern (COC) included TPH-dro, TPH-oro, naphthalene and lead. Although TPH-dro, TPH-oro and naphthalene were detected in soil in Boring PES-B2, groundwater from that boring was not found to be impacted by COC.

The only contaminants that have been detected in soil above the ESL for direct contact are TPH-dro (ESL 1,100 mg/Kg) and lead (ESL 320 mg/Kg). A map showing the estimated distribution of TPH-dro in soil above the commercial/industrial direct contact ESL is shown as **Figure 2**. The only location of lead above the ESL was in E-11 located on the building side of the VMS trench.

Soil from borings PES-B2, B-2 and B-6 along with excavation samples E-1, E-2, E-3, E-4, E-6, E-8, E-9, and E-11 contained concentrations of TPH-dro above the industrial/commercial direct contact ESL of 1,100 mg/Kg. The approximate vertical extent is limited to the upper 10 feet in the

vicinity of PES-B2 and B-2 and the upper 2 feet in boring B-6.

Soil from boring B-2 and excavation samples E-4 and E-11 yielded concentrations of lead above the industrial/commercial direct contact ESL of 320 mg/Kg. The lead detected in boring B-2 and excavation sample E-4 were removed however the lead detected in E-11 remains under the building. The approximate vertical extent is limited to the upper 3 feet.

The 2-methylnaphthalene concentrations found in soil were below the direct contact ESL but above the ESL to protect drinking water. To ensure this contaminant does not have the potential for migration to groundwater as a result of water induced percolation in the future, the existing building and adjacent pavement must be maintained as described below in the next section.

No concentrations of the contaminants of concern have been detected in the groundwater samples collected on the Property above their respective ESLs.

SVC Environmental performed soil gas and sub-slab vapor sampling at the site on October 23, 2015 and again on November 16, 2016. The results are presented on **Table 2**. Note that naphthalene was analyzed by both EPA Method TO-15 and TO-17.

The results of the sampling indicated detectable vapor concentrations of naphthalene in the soil vapor from the boring outside the building, VP-1, at 60 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), by TO-17 which is below the Regional Water Quality Control Board Environmental Screening Level of $360 \mu\text{g}/\text{m}^3$. The concentration of naphthalene under the building in sub-slab boring SS-1 was not reported above the reporting limit (RL; $<5 \mu\text{g}/\text{m}^3$) by TO-17 on October 23, 2015 or above the RL of $6.6 \mu\text{g}/\text{m}^3$ by TO-15 on November 16, 2016. The results indicated that the naphthalene concentration beneath the building on two separate occasions was less than the ESL of $7.2 \mu\text{g}/\text{m}^3$.

A concentration of methane was detected in the sample from VP-1 at a concentration of 9% which is above the lower explosive limit (LEL) of 5% for methane. SVC concluded that the presence of the methane at the measured concentration represents degradation of the heavy hydrocarbons in soil and represents a future hazard to structures or to occupants of that area of the Property just outside the building. Resampling of the sub-slab soil vapor on November 16,

2016 indicated no detectable concentration of methane remained.

Due to the presence of previously detected methane, the VMS system was installed to vent methane gas buildup. Samples collected on November 16, 2016 at sample ports on the riser at 4 feet and 11 feet above the ground surface did not contain detectable concentrations of BTEX, naphthalene or methane.

5.0 MAINTENANCE OF EXISTING BUILDING (BUILDING PRESENT AS OF 2017) AND PAVEMENT

A portion of the contamination is beneath the southwestern corner of the building near PES-B2 and B-6. The existing building in its current condition appears to be effective in sealing this contamination from contact with the surface or precipitation. A portion of the contamination is located below the northwest corner of the parking lot.

To remain effective the existing slab of the building and the pavement in the area of that corner of the parking lot must remain intact. Any breaching of the existing building slab or pavement in that area must be repaired to its current condition. Particular attention should be paid to penetrations through the slab, such as piping, conduits, footings, etc.

As previously noted, non-compliance with this Risk Management Plan will lead to enforcement by the ACHCSA. Non-compliance, when discovered, must be reported to the ACHCSA within 10 days. If non-compliant activities are discovered, the owner must take immediate steps to document the non-compliance and document what steps were taken to correct these activities.

6.0 SYSTEM OPERATION AND MAINTENANCE

The inspection measures described in the following sections will be performed to ensure the vapor mitigation system (VMS) is functioning as intended.

A VMS has been installed at the Property to vent methane gas from an area along the southwest side of the building foundation adjacent to the current parking area. The VMS is designed to

mitigate the potential for soil vapor in the area of concern that could contribute to potentially unacceptable risk to indoor air. The VMS system must be maintained in working condition to mitigate the possibility of methane gas exposure or collection of methane vapors.

The system is a passive system that consists of a horizontal slotted PVC pipe that is located in a pea gravel filled trench that runs along the outside of the southwest edge of the building office area. The piping is connected to a 12 foot PVC riser mounted on the western corner of the building. The top of the pipe is outfitted with a passive wind turbine to assist in evacuation of vapors that may collect in the piping. Details of the construction are shown on **Figure 3**.

6.1 Personnel and Project Management

The owner of the Property or a qualified representative of the owner will retain qualified workers and contractors to ensure the pavement remains in good condition and the VMS system is in good condition and operating properly.

As of the date of this report, the Property Owner's contact, responsible for site access and overall adherence to this plan is:

Name: Scenic Properties, LLC
Address: 1196 32nd Street
Oakland, CA 94608
Telephone: (510) 594-2080 x16
E-mail: johnm@johnmurray.com

6.2 Health and Safety

Methane, the primary contaminant of concern, is a colorless and odorless gas. As a gas, it is non-toxic, but is flammable over a concentration range of 4.4 percent to 17 percent (methane was detected at a concentration of 9 percent in a soil gas sample in the impacted area). Methane may also be an asphyxiant, as it can displace oxygen in confined spaces. All contractors and personnel who may perform work in this area will conduct operations with adequate ventilation and in accordance with applicable regulatory guidelines and statutes.

6.3 Inspection and Monitoring

The owner of the Property or a qualified representative of the owner should perform visual inspection on a monthly basis to ensure that the pavement in the area near the VMS system is undamaged, the VMS piping is intact and that the fan is operating. A VMS Inspection Form is provided in **Appendix 1**. Any damage to the pavement or to the VMS will be noted.

Semi-annual written documentation shall be provided to the ACHCSA. The documentation shall include written documentation of the inspections and the actions taken to maintain the system and pavement in good working order.

6.4 Maintenance and Repair

If damage is noted to the pavement or the VMS, proper repairs shall be performed promptly to restore the condition. If necessary, properly qualified contractors will be employed to perform the repair work.

7.0 New Construction

New construction of buildings must incorporate pavements into the design that are sufficient to seal the area of contamination from the surface and precipitation. For all activities that will disturb the area of contamination, a health and safety plan (HASP) shall be prepared. The HASP describes the proposed activities, the requirements for worker protection and procedures to use for exposures and emergencies.

7.1 Utility Repair Procedures

If utility line repair will disturb the area of residual contamination, all work must be performed under the requirements of a HASP and the requirements for worker personal protection, soil handling and disposal as summarized in this SMP.

7.2 Construction Design Submittals to ACHCSA

Building design plans which describe in full the building design must be submitted in electronic form and uploaded to the ACHCSA and the Geotracker sites for this case (file no. T00000006053). These plans will also contain a narrative of the mitigation details and be signed and stamped by a Professional Engineer licensed in California. This design plan should be submitted at least 60-days prior to any construction in order to obtain approval prior to construction.

7.3 Construction Completion Report

Following the construction of new buildings on the Property, a completion report documenting the appropriate construction, inspection and documentation of installation of the mitigation system must be submitted to the ACHCSA within 90-days of completion. This report shall be signed and stamped by a Professional Engineer licensed in California and uploaded to Geotracker as described in 7.2 above.

8.0 VARIANCE TO MITIGATION REQUIREMENT

The owner may apply to the ACHCSA for a variance of the requirements for mitigation on new structures. The request for a variance will require a detailed technical rationale and newly generated data that supports the case that mitigation may be modified or is not needed. This request must be submitted by a Professional Geologist or Engineer licensed in California. Any variance must be approved in writing by the ACHCSA.

9.0 FIELD PRACTICES

The field practices detailed below are designed to protect workers, nearby residents and the surrounding nearby area. In addition, work practices to follow for waste disposal are described.

All excavation work that affects the area of contamination will be overseen in the field by a professional environmental consultant trained as a supervisor in hazardous waste operations.

9.1 Worker Protection

The soil underlying the area of the Property could contain petroleum hydrocarbons and metals (copper and lead). Should excavation be performed in this area, workers suitably trained in hazardous waste operations (HAZWOPER) shall be contracted to perform the excavation. Moreover, workers shall be notified in advance of work on site of the hazards associated with the identified contaminants.

Soil excavated from the area shall be stored and covered at the completion of each workday in accordance with local regulations governing soil storage and air quality management. Excavated soil shall be subject to engineering controls at all times to prevent fugitive dust from escaping the site. Engineering controls may include, but are not limited to, wetting, covering, or other appropriate means that comply with local regulatory guidelines.

9.2 Nearby Area Protection

During excavation activities in the area, the area shall be secured so that residents and passersby cannot easily access the excavation area.

The boundary of the Property along Adeline Street shall be contained with absorbent socks or other suitable barriers to prevent run-off into the sidewalk, street and storm drainage system. Excavated soil shall be subject to Engineering Controls as described for worker protection above.

9.3 Soil Disposal

Excavated soil will be appropriately stored and covered at the completion of each workday in accordance with local regulations governing soil storage and air quality management. Soil samples will be collected from the stockpile for laboratory analysis. Composite or discrete sampling will be performed in accordance with the waste soil profiling requirements of the disposal facility and all analyses shall be performed by a state-certified laboratory. Analyses performed shall be in accordance with the waste disposal facility permit requirements and shall

include the contaminants of concern at this Property. After the soil is accepted by an appropriate disposal facility, the soil will be loaded, transported, and (if necessary) manifested by a suitable licensed carrier to the disposal facility. The soil will be covered appropriately for transport. The soil will be moistened during loading to minimize release of dust.

Equipment used for excavation activities and for waste hauling will be decontaminated on site prior to leaving the Property. The decontamination will consist of washing down the equipment and vehicles with water. The wastewater will be contained and properly disposed under signed manifests. Vehicles leaving the Property will be cleaned to avoid tracking mud and dirt onto the adjacent roadways. Mud and dirt that is spilled onto the sidewalk or roadway will be promptly cleaned.

10.0 LIMITATIONS

This report has been prepared by ERAS according to the State and local agency suggested guidance documents for these investigations and in general accordance with the accepted standard of practice that exists in Northern California at the time the investigation was performed. The interpretations, conclusions and recommendations made herein are based upon the data and analysis for the soil and water samples collected on-site. ERAS is not responsible for errors in laboratory analysis and reporting, or for information withheld during the course of the study. The purpose of this plan is to provide objectives for management of the Property in the future. As such, the evaluation of the geologic and environmental conditions on this site is made with very limited data and cannot predict all future contingencies. Judgments leading to conclusions are generally made with an incomplete knowledge of the conditions present. Additional conditions and materials at the site could exist that were not encountered during this investigation. No warranty or guarantee is expressed or implied therein.

FIGURES

TABLES

APPENDIX 1
VMS INSPECTION FORM

VMS INSPECTION FORM

DATE:

BUILDING: 3037 Adeline Street, Oakland

INSPECTOR:

STATUS		
Pavement OK?	Piping OK?	Exhaust Fan OK?
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO

COMMENTS:

ACTION TAKEN:

ACTION APPROVED BY: _____ DATE:

FIGURES

TABLES

APPENDIX 1
VMS INSPECTION FORM

VMS INSPECTION FORM

DATE:

BUILDING: 3037 Adeline Street, Oakland

INSPECTOR:

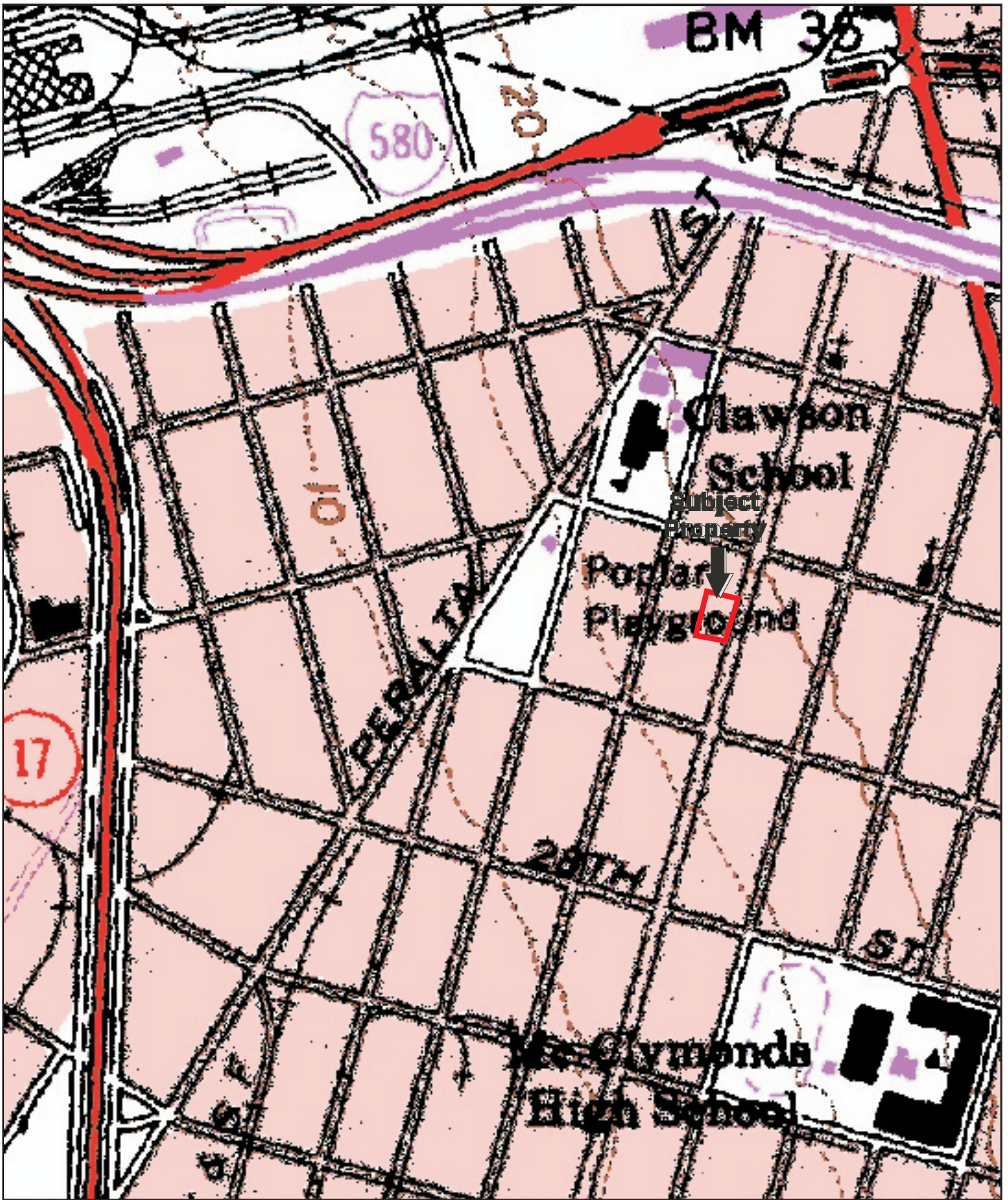
STATUS		
Pavement OK?	Piping OK?	Exhaust Fan OK?
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO

COMMENTS:

ACTION TAKEN:

ACTION APPROVED BY: _____ DATE:

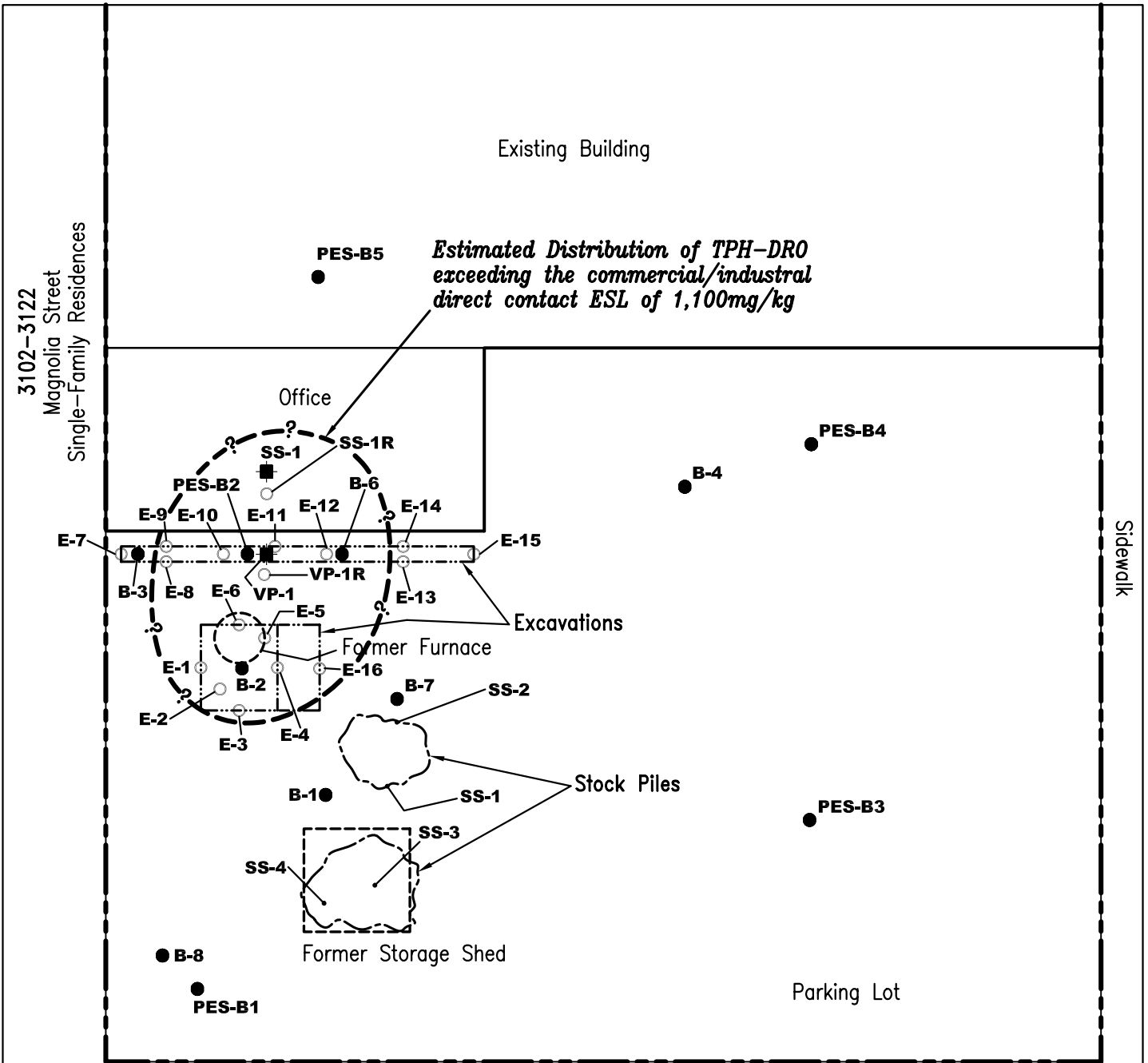
FIGURES



USGS Oakland West Quadrangle
Version: 1980

Site Vicinity Map

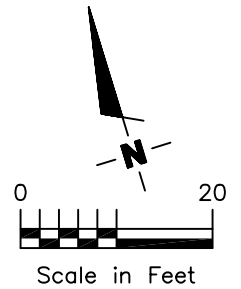
Figure	
1	
3037, 3101 & 3115 Adeline Street Oakland, California 94608	



EXPLANATION

- PES- Previous boring location (Partner 2013)
 - B- Boring locations (ERAS 2014)
 - Vapor boring locations (SVC 10/23/15)
 - Excavation sample
 - SS- Stock Pile sample
- } Samples Collected 9/14-9/16

3031
Adeline Street
Vacant Commercial Building



EXCAVATION AND SAMPLING MAP

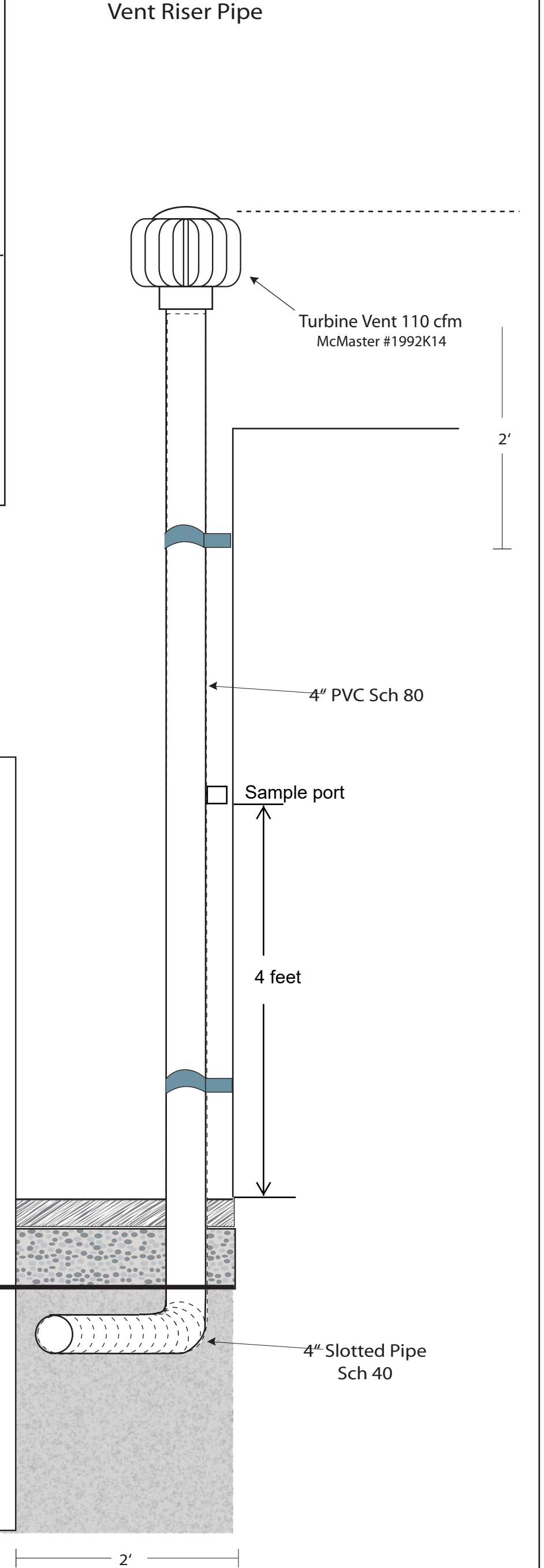
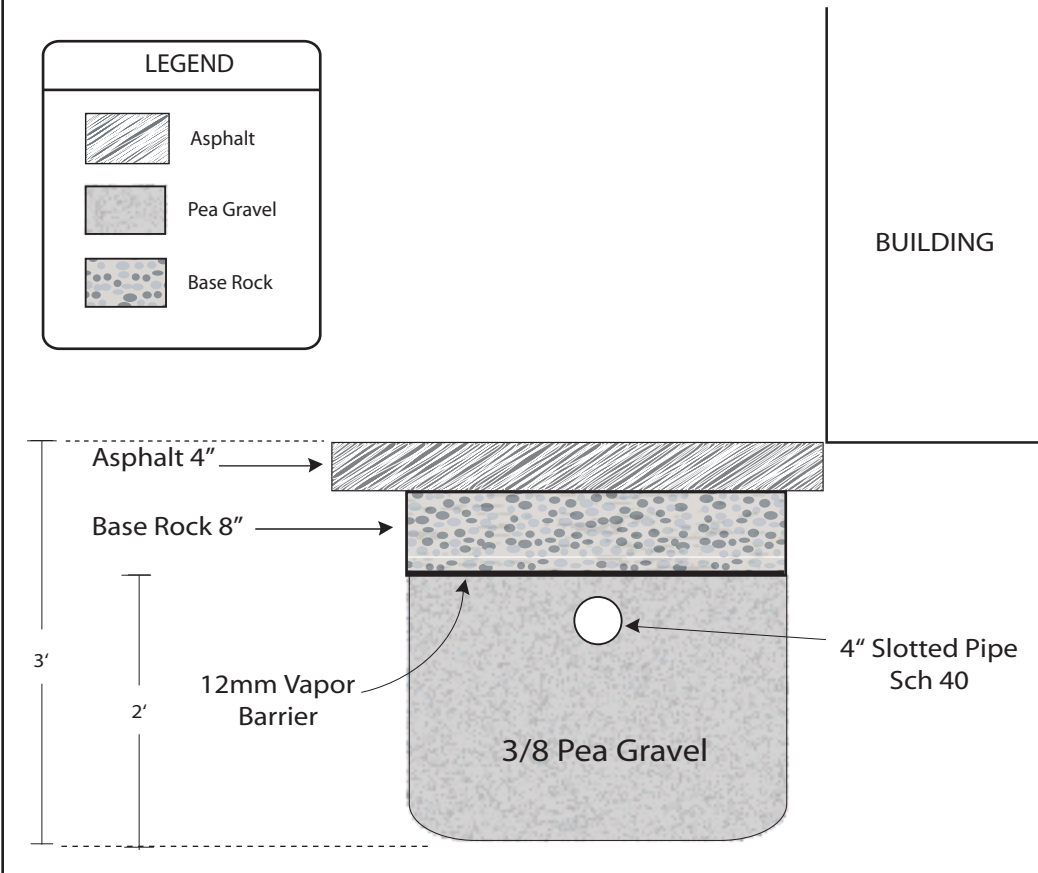
DATE
10/2016
REVIEWED BY
AS & DS

3037-3115 Adeline Street
Oakland, California

JOB NUMBER
14-002-003
FIGURE
2

3 Detail A
A Cross Section of Subslab Venting System

3 Detail B
B Side View and Cross Section of Vent Riser Pipe



Sustainable Technologies

ERAS Environmental Inc.

Subslab Venting System

Adeline Foundry
 3037, 3101 & 3115 Adeline Street
 Oakland, California

DATE
 2/08/16
 JOB NUMBER
 R00003142

FIGURE

3

TABLES

TABLE 1. ANALYTICAL RESULTS - SOIL
3037-3115 Adeline Street, Oakland

Sample ID	Date	TPH-gro	TPH-dro	TPH-dro*	TPH-oro	TPH-oro*	Copper	Lead	Tin	Napthalene
		(mg/Kg)								
PES-B1-3	1-May-13	NA	NA	NA	NA	NA	160	43	NA	NA
PES-B2-3	1-May-13	46	1,200	NA	950	NA	1,200	140	NA	5.30
PES-B2-7	1-May-13	NA	1,600	NA	860	NA	15	<3.0	NA	NA
PES-B2-12	1-May-13	NA	<10	NA	<10	NA	11	8	NA	NA
PES-B2-18	1-May-13	NA	<10	NA	<10	NA	17	<3.0	NA	NA
PES-B3-3	1-May-13	<10	<10	NA	<10	NA	17	<3.0	NA	<4.3
PES-B4-3	1-May-13	NA	NA	NA	NA	NA	11	<3.0	NA	NA
PES-B4-11	1-May-13	<10	<10	NA	<10	NA	NA	NA	NA	<5
PES-B5-3	1-May-13	NA	NA	NA	NA	NA	18	44	NA	NA
PES-B5-7	1-May-13	<10	<10	NA	<10	NA	NA	NA	NA	<3.8
B-1, 1.5-2	21-Oct-14	<1	<1.0	NA	<5.0	NA	210	25	<5.0	NA
B-1, 3-3.5	21-Oct-14	NA	NA	NA	NA	NA	22	6.7	<5.0	NA
B-1, 9-9.5	21-Oct-14	<1	11	NA	100	NA	NA	NA	NA	NA
B-1, 10.5-11	21-Oct-14	<1	<1.0	NA	<5.0	NA	NA	NA	NA	NA
B-2, 2-2.5	21-Oct-14	540	17,000	20,000	8,700	11,000	1,200	650	78	NA
B-2, 3-3.5	21-Oct-14	190	270	NA	<250	NA	24	7.8	<5	NA
B-2, 7.5-8	21-Oct-14	200	2,700	NA	1,700	NA	NA	NA	NA	NA
B-2, 15.5-16	21-Oct-14	4.1	49	NA	38	NA	NA	NA	NA	NA
B-3, 2-2.5	21-Oct-14	<1	480	NA	430	NA	31	7.0	<5	NA
B-3, 3-3.5	21-Oct-14	150	370	NA	<250	NA	22	8.8	<5	NA
B-3, 7.5-8	21-Oct-14	<1	120	NA	100	NA	NA	NA	NA	NA
B-3, 11.5-12	21-Oct-14	<1	<5.0	NA	<5.0	NA	NA	NA	NA	NA
B-4, 3-3.5	21-Oct-14	NA	NA	NA	NA	NA	18	5.8	<5	NA
B-4, 7.5-8	21-Oct-14	<1	<5.0	NA	<5.0	NA	NA	NA	NA	NA
B-4, 9.5-10	21-Oct-14	<1	1.2	NA	<5.0	NA	NA	NA	NA	NA
B-6, 1.5-2	21-Oct-14	55	1,400	NA	1,200	NA	380	120	20	NA
B-6, 2.5-3	21-Oct-14	180	670	NA	280	NA	22	7.1	<5	NA
B-6, 7.5-8	21-Oct-14	40	480	NA	280	NA	NA	NA	NA	NA
B-6, 15.5-16	21-Oct-14	<1	<1.0	NA	<5.0	NA	NA	NA	NA	NA
B-7, 2-2.5	21-Oct-14	<1	<1.0	NA	<5.0	NA	87	18	<5	NA
B-7, 3-3.5	21-Oct-14	NA	NA	NA	NA	NA	18	7.1	<5	NA
B-7, 7.5-8	21-Oct-14	<1	3.1	NA	14	NA	NA	NA	NA	NA
B-7, 11.5-12	21-Oct-14	<1	<1.0	NA	<5.0	NA	NA	NA	NA	NA
B-8, 1.5-2	21-Oct-14	NA	NA	NA	NA	NA	23	10	<5	NA
E-1	14-Sep-16	350	NA	3,000	NA	4,100	66	21	<0.50	4.7
E-2	14-Sep-16	260	NA	2,500	NA	4,100	31	9.6	<0.50	3.7
E-3	14-Sep-16	510	NA	2,500	NA	4,300	2,000	140	140	3.6
E-4	14-Sep-16	180	NA	2,200	NA	3,900	4,600	490	250	3.9
E-5	14-Sep-16	160	NA	720	NA	1,210	1,300	130	91	2.9
E-6	14-Sep-16	240	NA	2,200	NA	3,700	25	8.8	<5.0	0.94
E-7	16-Sep-16	<1.0	NA	9.8	NA	47.8	32	9.4	<5.0	<0.10
E-8	16-Sep-16	440	NA	1,800	NA	2,600	47	18	<5.0	<0.10
E-9	16-Sep-16	160	NA	2,400	NA	3,600	480	62	8.6	<0.10
E-10	16-Sep-16	37	NA	180	NA	262	75	21	<5.0	0.38
E-11	16-Sep-16	54	NA	1,800	NA	2,700	5,200	430	120	<0.10
E-12	16-Sep-16	14	NA	140	NA	214	16	6.8	<5.0	<0.10
E-13	16-Sep-16	4.2	NA	7.2	NA	12	52	8.6	<5.0	<0.10
E-14	16-Sep-16	<1.0	NA	10	NA	18	30	8.5	<5.0	<0.10
E-15	16-Sep-16	<1.0	NA	<1.0	NA	<5.0	21	8.9	<5.0	<0.0050
E-16	16-Sep-16	NA	NA	NA	NA	NA	NA	20	NA	NA
ESL ¹		770	570	570	--	--	--	--	--	0.033
ESL ²		3,900	1,100	1,100	14,000	14,000	47,000	320	--	14

TABLE 1. ANALYTICAL RESULTS - SOIL
3037-3115 Adeline Street, Oakland

Notes

NA = Not analyzed

(mg/Kg) = Milligrams per kilogram

TPH-gro = Total petroleum hydrocarbons quantified as gasoline range organics

TPH-dro = Total petroleum hydrocarbons quantified as diesel range organics

TPH-oro = Total petroleum hydrocarbons quantified as oil range organics

TPH-dro* = Total petroleum hydrocarbons quantified as diesel range organics run without silica gel cleanup

TPH-oro* = Total petroleum hydrocarbons quantified as oil range organics run without silica gel cleanup

ESL¹ = Environmental Screening Levels set forth by the RWQCB to protect drinking water, February 2016

ESL² = Environmental Screening Levels for soil exposure: commercial industrial, February 2016

Bold type indicates reported value above the ESL for soil exposure.

TABLE 2. VAPOR ANALYTICAL RESULTS

3037 Adeline Street, Oakland, California

Boring number	Sample Date	benzene	toluene	ethylbenzene	m,p-xylenes	o-xylenes	napthalene#	napthalene*	oxygen	methane	carbon dioxide
		µg/m ³						%			
SS-1 (sub slab)	10/23/2015	<3.9	<4.6	<5.2	<5.2	<5.2	<25	<5.0	13	<0.00024	6.6
VP-1 (soil gas)	10/23/2015	90	90	59	<54	73	<260	60	4.0	9.0	13
SS-1R (sub slab)	11/16/2016	<1.28	<1.51	<1.73	<3.47	<1.73	<6.6	<25	13.9	<0.4	<0.5
Vent-4	11/16/2016	<1.28	<1.51	<1.73	<3.47	<1.73	<6.6	<25	13.7	<0.4	<0.5
Vent-11	11/16/2016	<1.28	<1.51	<1.73	<3.47	<1.73	<6.6	<25	15.3	<0.4	<0.5
ESL IAxAF		8	26,000	98	8,800	8,800	7.2	7.2			
ESL com		420	1,300,000	4,900	440,000	440,000	360	360			

Notes

- napthalene by EPA Method TO-15

* - napthalene by EPA Method TO-17

µg/m³ - micro grams per cubic meter

% - percent

ESL IAxAF - Regional Water Quality Control Board Environmental Screening Levels for Indoor Air at a Commercial Property multiplied by the Department of Toxic Substances Attenuation Factor of 20

ESL com - Regional Water Quality Control Board Environmental Screening Levels for Soil Gas on a Commercial Property

APPENDIX 1
VMS INSPECTION FORM

VMS INSPECTION FORM

DATE:

BUILDING: 3037 Adeline Street, Oakland

INSPECTOR:

STATUS		
Pavement OK?	Piping OK?	Exhaust Fan OK?
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO
YES / NO	YES / NO	YES / NO

COMMENTS:

ACTION TAKEN:

ACTION APPROVED BY: _____ DATE: