

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

ALEX BRISCOE, Director



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

December 4, 2014

Hung Revocable Trust  
c/o Robert Hung, Trustee  
2423 Ashby Avenue  
Berkeley, CA 94705-2001

Subject: Case Closure for Fuel Leak Case No. RO0003146 and GeoTracker Global ID T1000006202, Adeline UST, 2823 Adeline Street, Oakland, CA 94608

Dear Mr. Hung:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25296.10[g]). 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>).

If you have any questions, please call Jerry Wickham at (510) 567-6791. Thank you.

Sincerely,

Dilan Roe, P.E.  
LOP and SCP Program Manager

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

Responsible Parties

RO0003146

December 4, 2014

Page 2

Cc w/enc.:

Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA 94612-2032 (Sent via E-mail to: [lgriffin@oaklandnet.com](mailto:lgriffin@oaklandnet.com))

Thompson Owen Maria Troy Trust, c/o Thompson Owen and Maria Troy, Trustees, 1115 21<sup>st</sup> Street, Oakland, CA 94607

Steve Bittman, Stellar Environmental Solutions, Inc., 2198 Sixth Street, Suite 201, Berkeley, CA 94710 (Sent via E-mail to: [sbittman@stellar-environmental.com](mailto:sbittman@stellar-environmental.com))

Richard Makdisi, Stellar Environmental Solutions, Inc., 2198 Sixth Street, Suite 201, Berkeley, CA 94710 (Sent via E-mail to: [rmakdisi@stellar-environmental.com](mailto:rmakdisi@stellar-environmental.com))

Jerry Wickham, ACEH (Sent via E-mail to: [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org))

GeoTracker, File

ALAMEDA COUNTY  
**HEALTH CARE SERVICES  
AGENCY**

ALEX BRISCOE, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
OFFICE OF THE DIRECTOR  
1131 HARBOR BAY PARKWAY  
ALAMEDA, CA 94502  
(510) 567-6777  
FAX (510) 337-9135

**REMEDIAL ACTION COMPLETION CERTIFICATION**

December 4, 2014

Hung Revocable Trust  
c/o Robert Hung, Trustee  
2423 Ashby Avenue  
Berkeley, CA 94705-2001

Subject: Case Closure for Fuel Leak Case No. RO0003146 and GeoTracker Global ID T1000006202, Adeline UST, 2823 Adeline Street, Oakland, CA 94608

Dear Mr. Hung:

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 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

Please be aware that claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

  
Ariu Levi  
Director

# UST Case Closure Summary Form

**Agency Information**

Date: October 20, 2014

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: 510-567-6791
Staff Person: Jerry Wickham	Title: Senior Hazardous Materials Specialist

**Case Information**

Facility Name: Adeline UST		
Facility Address: 2823 Adeline Street, Oakland, CA 94608		
RB LUSTIS Case No.: ----	Local Case No.: ----	LOP Case No.: RO0003146
URF Filing Date: ----	GeoTracker Global ID: T10000006202	
APN: 5-547-20	Current Land Use: Commercial	
Responsible Party(s):	Address:	Phone:
Hung Revocable Trust c/o Robert Hung, Trustee	2423 Ashby Avenue Berkeley, CA 94705-2001	No phone number

**Tank Information**

Tank No.	Size (gal)	Contents	Closed in-Place/ Removed/Active	Date
----	1,000 gallons	Gasoline	Closed in Place	07/15/2014

**Conceptual Site Model (Attachment 1, 1 page)**

**Closure Criteria Met (Attachment 2, 1 page)**

**LTCP Groundwater Specific Criteria (Attachment 3, 1 page)**

**LTCP Vapor Specific Criteria (Attachment 4, 1 page)**

**LTCP Direct Contact and Outdoor Air Exposure Criteria (Attachment 5, 1 page)**

**Optional Site map(s) (Attachment 6, 4 pages)**

**Analytical Data (Attachment 7, 3 pages)**

# UST Case Closure Summary Form

## Additional Information:

Site Management Requirements: This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Based on this evaluation, no site management requirements appear to be necessary.

## RWQCB Notification

Notification Date: October 2, 2014

RWQCB Staff Name: Cherie McCaulou	Title: Engineering Geologist
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## Local Agency Representative

Prepared by: Jerry Wickham	Title: Senior Hazardous Materials Specialist
Signature: 	Date: 11/25/2014
Approved by: Dilan Roe	Title: LOP and SCP Program Manager
Signature: 	Date: 11/25/2014

This Case Closure Summary along with the Case Closure Transmittal letter and the Remedial Action Completion Certification provides documentation of the case closure. 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. The Conceptual Site Model may not contain all available data. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Environmental Health (ACEH) website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACEH website.

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# ATTACHMENT 1

CSM Report

[GEOTRACKER HOME](#) | [MANAGE PROJECTS](#) | [REPORTS](#) | [SEARCH](#) | [LOGOUT](#)

**ADELINE UST (T10000006202) - [MAP THIS SITE](#)**

OPEN - ELIGIBLE FOR CLOSURE

2823 ADELINE STREET  
OAKLAND, CA 94608  
ALAMEDA COUNTY

[ACTIVITIES REPORT](#)

[PUBLIC WEBPAGE](#)

[VIEW PRINTABLE CASE SUMMARY FOR THIS SITE](#)

**CLEANUP OVERSIGHT AGENCIES**

ALAMEDA COUNTY LOP (LEAD) - CASE #: RO0003146

CASEWORKER: [Jerry Wickham](#) - SUPERVISOR: DILAN ROE

SAN FRANCISCO BAY RWQCB (REGION 2)

CASEWORKER: [Cherie McCaulou](#) - SUPERVISOR: Cheryl L. Prowell

THIS PROJECT WAS LAST MODIFIED BY [JERRY WICKHAM](#) ON 10/2/2014 11:50:15 AM - [HISTORY](#)

**CSM REPORT - [VIEW PUBLIC NOTICING VERSION OF THIS REPORT](#)**

**UST CLEANUP FUND CLAIM INFORMATION (DATA PULLED FROM SCUFIS)**

CLAIM NO	PRIORITY	CLAIMANT	SITE ADDRESS	AMT REIMB TO DATE	AGE OF LOC	IMPACTED WELLS?	REVIEW NUM	REVIEWER	FIVE YEAR REVIEW INFORMATION		
									FUND RECOMMENDATION	TO OVERSIGHT DATE	TO CLAIMANT DATE

**PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)**

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
ADELINE UST (Global ID: T10000006202) 2823 ADELINE STREET OAKLAND, CA 94608	Open - Eligible for Closure	10/2/2014	7/11/2014	0	ALAMEDA COUNTY LOP (LEAD) - CASE #: RO0003146 CASEWORKER: <a href="#">Jerry Wickham</a> - SUPERVISOR: DILAN ROE SAN FRANCISCO BAY RWQCB (REGION 2) CASEWORKER: <a href="#">Cherie McCaulou</a> - SUPERVISOR: Cheryl L. Prowell

**STAFF NOTES (INTERNAL)**

<NO STAFF NOTES ENTERED>

**SITE HISTORY**

An underground storage tank (UST) was closed in place beneath the sidewalk in front of the building on Adeline Street. Soil samples collected during the tank closure did not contain petroleum hydrocarbons or fuel oxygenates at concentrations above Environmental Screening Levels (San Francisco Bay Regional Water Quality Control Board, December 2013). A groundwater sample collected from the tank pit contained 2,000 micrograms per liter of total petroleum hydrocarbons as gasoline and 97 micrograms per liter of benzene. Following the tank closure, three soil samples were advanced in the area downgradient from the UST. Petroleum hydrocarbons and fuel oxygenates were not detected at concentrations above reporting limits in four soil samples collected from the soil borings. With the exception of tert butyl alcohol (TBA), petroleum hydrocarbons and fuel oxygenates were not detected at concentrations above reporting limits in groundwater samples collected from the three soil borings. TBA was detected in one of three groundwater samples at a concentration of 14 micrograms per liter.

**RESPONSIBLE PARTIES**

NAME	ORGANIZATION	ADDRESS	CITY	EMAIL
ROBERT HUNG	HUNG REVOCABLE TRUST	2423 ASHBY AVENUE	BERKELEY	

**CLEANUP ACTION INFO**

NO CLEANUP ACTIONS HAVE BEEN REPORTED

**RISK INFORMATION**

[VIEW LTCP CHECKLIST](#)

[VIEW PATH TO CLOSURE PLAN](#)

[VIEW CASE REVIEWS](#)

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline	Commercial	GW - Municipal and Domestic Supply	Tank	7/11/2014	Close and Fill Tank in Place	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
NO	NO	EBMUD	10/2/2014				<a href="#">9/16/2014</a>

**CDPH WELLS WITHIN 1500 FEET OF THIS SITE**

NONE

**CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)**

APN	GW BASIN NAME	WATERSHED NAME
No APN Found	Santa Clara Valley - East Bay Plain (2-9.04)	South Bay - East Bay Cities (20420)

COUNTY	PUBLIC WATER SYSTEM(S)
	EAST BAY MUD - 375 ELEVENTH STREET, OAKLAND, CA 94607

**MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER - [HIDE](#)**

[VIEW ESI SUBMITTALS](#)

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

**MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL - [HIDE](#)**

[VIEW ESI SUBMITTALS](#)

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

**MOST RECENT GEO\_WELL DATA - [HIDE](#)**

[VIEW ESI SUBMITTALS](#)

NO GEO\_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

LOGGED IN AS JWICKHAM

[CONTACT GEOTRACKER HELP](#)

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# ATTACHMENT 2



LTCP Checklist

[GEOTRACKER HOME](#) | [MANAGE PROJECTS](#) | [REPORTS](#) | [SEARCH](#) | [LOGOUT](#)

**ADELINE UST (T1000006202)** - [MAP THIS SITE](#)

OPEN - ELIGIBLE FOR CLOSURE

2823 ADELINE STREET  
OAKLAND, CA 94608  
ALAMEDA COUNTY

[ACTIVITIES REPORT](#)  
[PUBLIC WEBPAGE](#)

**CLEANUP OVERSIGHT AGENCIES**

ALAMEDA COUNTY LOP (LEAD) - CASE #: R0003146  
CASEWORKER: *Jerry Wickham* - SUPERVISOR: DILAN ROE  
SAN FRANCISCO BAY RWQCB (REGION 2)  
CASEWORKER: *Cherie McCaulou* - SUPERVISOR: Cheryl L. Prowell

[VIEW PRINTABLE CASE SUMMARY FOR THIS SITE](#)

THIS PROJECT WAS LAST MODIFIED BY *JERRY WICKHAM* ON 10/2/2014 11:50:15 AM - [HISTORY](#)

**CLOSURE POLICY**    *THIS VERSION IS FINAL AS OF 10/2/2014*    CHECKLIST INITIATED ON 10/2/2014    [CLOSURE POLICY HISTORY](#)

**General Criteria - The site satisfies the policy general criteria** - [CLEAR SECTION ANSWERS](#)   

- a. Is the unauthorized release located within the service area of a public water system?  
     YES     NO
- b. The unauthorized release consists only of petroleum [\(info\)](#).     YES     NO
- c. The unauthorized ("primary") release from the UST system has been stopped.     YES     NO
- d. Free product has been removed to the maximum extent practicable [\(info\)](#).     FP Not Encountered     YES     NO
- e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed [\(info\)](#).     YES     NO
- f. Secondary source has been removed to the extent practicable [\(info\)](#).     YES     NO
- g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15.     Not Required     YES     NO
- h. Does a nuisance exist, as defined by [Water Code section 13050](#).     YES     NO

**1. Media-Specific Criteria: Groundwater - The contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent, and meets all of the additional characteristics of one of the five classes of sites listed below.** - [CLEAR SECTION ANSWERS](#)   

**EXEMPTION - Soil Only Case (Release has not Affected Groundwater - [Info](#))**     YES     NO

- Does the site meet any of the Groundwater specific criteria scenarios?     YES     NO
- 1.1 - The contaminant plume that exceeds water quality objectives is <100 feet in length. There is no free product. The nearest existing water supply well or surface water body is >250 feet from the defined plume boundary.     YES     NO

**2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c** - [CLEAR SECTION ANSWERS](#)   

**EXEMPTION - Active Commercial Petroleum Fueling Facility**     YES     NO

- Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios?     YES     NO
- 2a - Scenario 3 (example): Dissolved Phase Benzene Concentrations Only in Groundwater (Low concentration groundwater scenarios with or without O2 measurements must satisfy one i, ii, or iii):    
  - i. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are <100 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building; and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone.     YES     NO
  - ii. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are >100 µg/L but <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 10 feet vertically between the dissolved phase benzene and the foundation of existing or potential building, and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone.     YES     NO
  - iii. For bioattenuation zone with oxygen ≥ 4% and benzene concentration are <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building, and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone.     YES     NO

**3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure - The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below.** - [CLEAR SECTION ANSWERS](#)   

**EXEMPTION - The upper 10 feet of soil is free of petroleum contamination**     YES     NO

- Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios?     YES     NO
- 3.1 - Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in the following table [\(LINK\)](#) for the specified depth below ground surface.     YES     NO

**Additional Information**

- This case should be kept OPEN in spite of meeting policy criteria.     YES     NO
- Has this LTCP Checklist been updated for FY 14/15?     YES     NO

[SPELL CHECK](#)

LOGGED IN AS JWICKHAM

[CONTACT GEOTRACKER HELP](#)

# ATTACHMENT 3

**ATTACHMENT 3  
LTCP GROUNDWATER SPECIFIC CRITERIA**

**LTCP Groundwater Specific Scenario under which case was closed: Scenario 1**

Site Data		LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	LTCP Scenario 3 Criteria	LTCP Scenario 4 Criteria
Plume Length	No plume identified	<100 feet	<250 feet	<250 feet	<1,000 feet
Free Product	No free product	No free product	No free product	Removed to maximum extent practicable	No free product
Plume Stable or Decreasing	No plume identified	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 Years	Stable or decreasing
Distance to Nearest Water Supply Well	>1,000 feet	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Distance to Nearest Surface Water and Direction	>1,000 feet	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Property Owner Willing to Accept a Land Use Restriction?	Not applicable for groundwater specific criteria	Not applicable	Not applicable	Yes	Not applicable

**GROUNDWATER CONCENTRATIONS**

Constituent	Historic Site Maximum (µg/L)	Current Site Maximum (µg/L)	LTCP Scenario 1 Criteria (µg/L)	LTCP Scenario 2 Criteria (µg/L)	LTCP Scenario 3 Criteria (µg/L)	LTCP Scenario 4 Criteria (µg/L)
Benzene	97	<0.5	No criteria	3,000	No criteria	1,000
MTBE	<5	<5	No criteria	1,000	No criteria	1,000

Scenario 5: If the site does not meet scenarios 1 through 4, has a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame?

----

Comments: A water well survey was not completed for the site. Based on results from a water well survey completed for a fuel leak case at a site (RO0002901) approximately 400 feet west of the Adeline UST site, no water supply wells appear to be located within 1,000 feet of the site.

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# ATTACHMENT 4

**ATTACHMENT 4  
LTCP VAPOR SPECIFIC CRITERIA**

**LTCP Vapor Specific Scenario under which case was closed: Scenario 3A**

Active Fueling Station	Not applicable						
Site Data	LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	LTCP Scenario 3A Criteria	LTCP Scenario 3B Criteria	LTCP Scenario 3C Criteria	LTCP Scenario 4 Criteria	
Unweathered LNAPL	No LNAPL	LNAPL in groundwater	LNAPL in soil	No LNAPL	No LNAPL	No LNAPL	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	>7 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	≥5 feet
Total TPH in Soil in Bioattenuation Zone	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg
Maximum Current Benzene Concentration in Groundwater	<0.5 µg/L	No criteria	No criteria	<100 µg/L	≥100 and <1,000 µg/L	<1,000 µg/L	No criteria
Oxygen Data within Bioattenuation Zone	No oxygen data	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4% at lower end of zone	≥4% at lower end of zone
Depth of soil vapor measurement beneath foundation	----	No criteria	No criteria	No criteria	No criteria	No criteria	≥5 feet

**SCENARIO 4 DIRECT MEASUREMENT OF SOIL VAPOR CONCENTRATIONS**

Site Soil Vapor Data			No Bioattenuation Zone		Bioattenuation Zone	
Constituent	Historic Maximum (µg/m <sup>3</sup> )	Current Maximum (µg/m <sup>3</sup> )	Residential	Commercial	Residential	Commercial
Benzene	----	----	<85	<280	<85,000	<280,000
Ethylbenzene	----	----	<1,100	<3,600	<1,100,000	<3,600,000
Naphthalene	----	----	<93	<310	<93,000	<310,000
If the site does not meet scenarios 1 through 4, does a site-specific risk assessment for the vapor intrusion pathway demonstrate that human health is protected?				----		
If the site does not meet scenarios 1 through 4, has a determination been made that petroleum vapors from soil or groundwater will have no significant risk of adversely affecting human health?				----		

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# ATTACHMENT 5

**ATTACHMENT 5  
LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA**

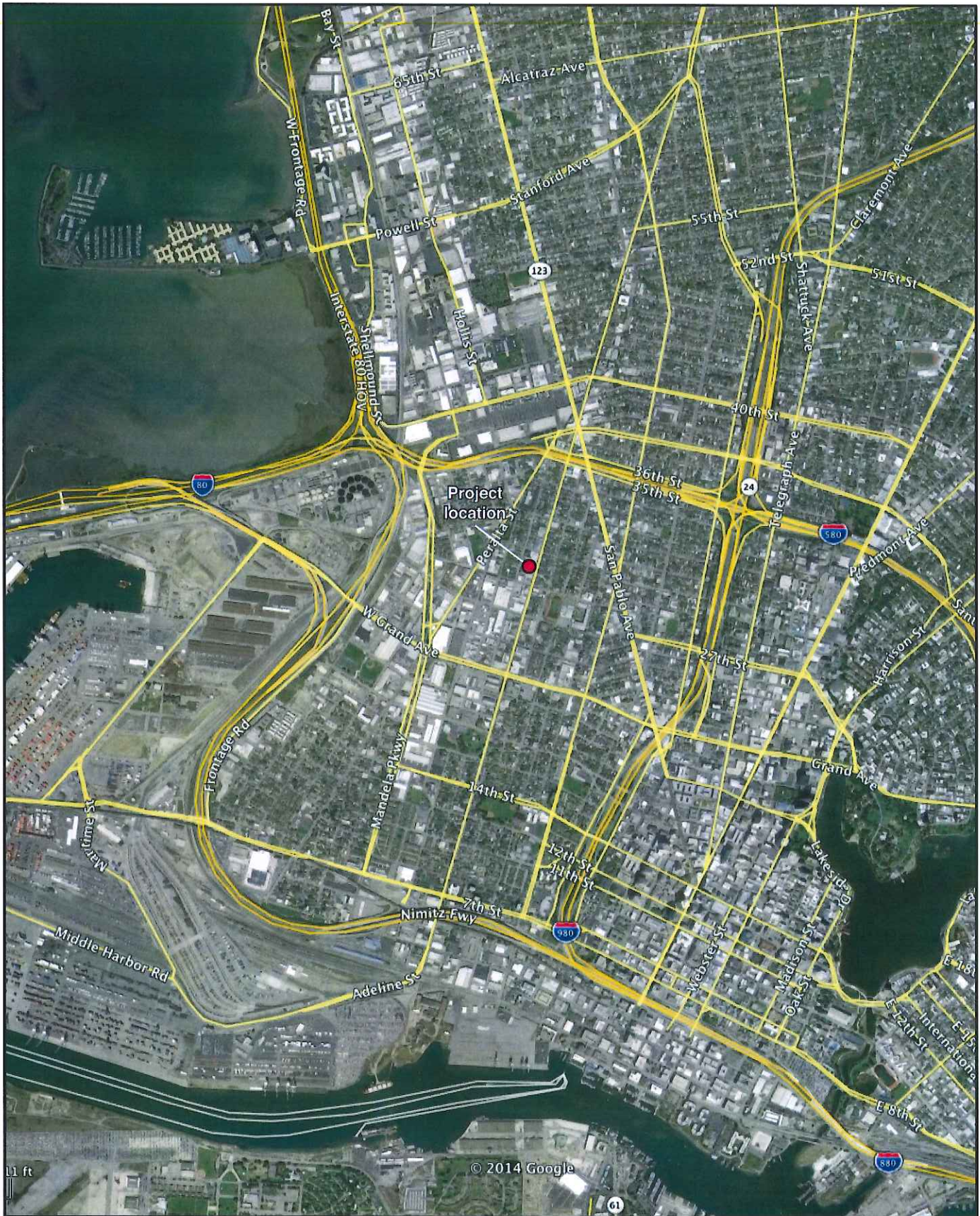
**LTCP Direct Contact and Outdoor Air Exposure Specific Scenario under which case was closed: Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below**

Are maximum concentrations less than those in Table 1 below?		Yes				
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 10 feet bgs (mg/kg)
Site Maximum	Benzene	<0.005	<0.005	<0.005	<0.005	<0.005
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	<0.005	<0.005	<0.005	<0.005	<0.005
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	----	----	----	----	----
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	----	----	----	----	----
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5
If maximum concentrations are greater than those in Table 1, are they less than levels from a site-specific risk assessment?		----				
If maximum concentrations are greater than those in Table 1, has a determination been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?		----				

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# ATTACHMENT 6





**SITE LOCATION MAP**

2823 Adeline St.  
Oakland, CA

By: MJC

SEPTEMBER 2014

**Figure 1**



2014-36-01



**LEGEND**

--- Subject property boundary

**B2** Stellar Environmental soil boring, Aug. 1, 2014

●



**SITE PLAN AND SOIL BORING LOCATIONS**

2823 Adeline St.  
Oakland, CA

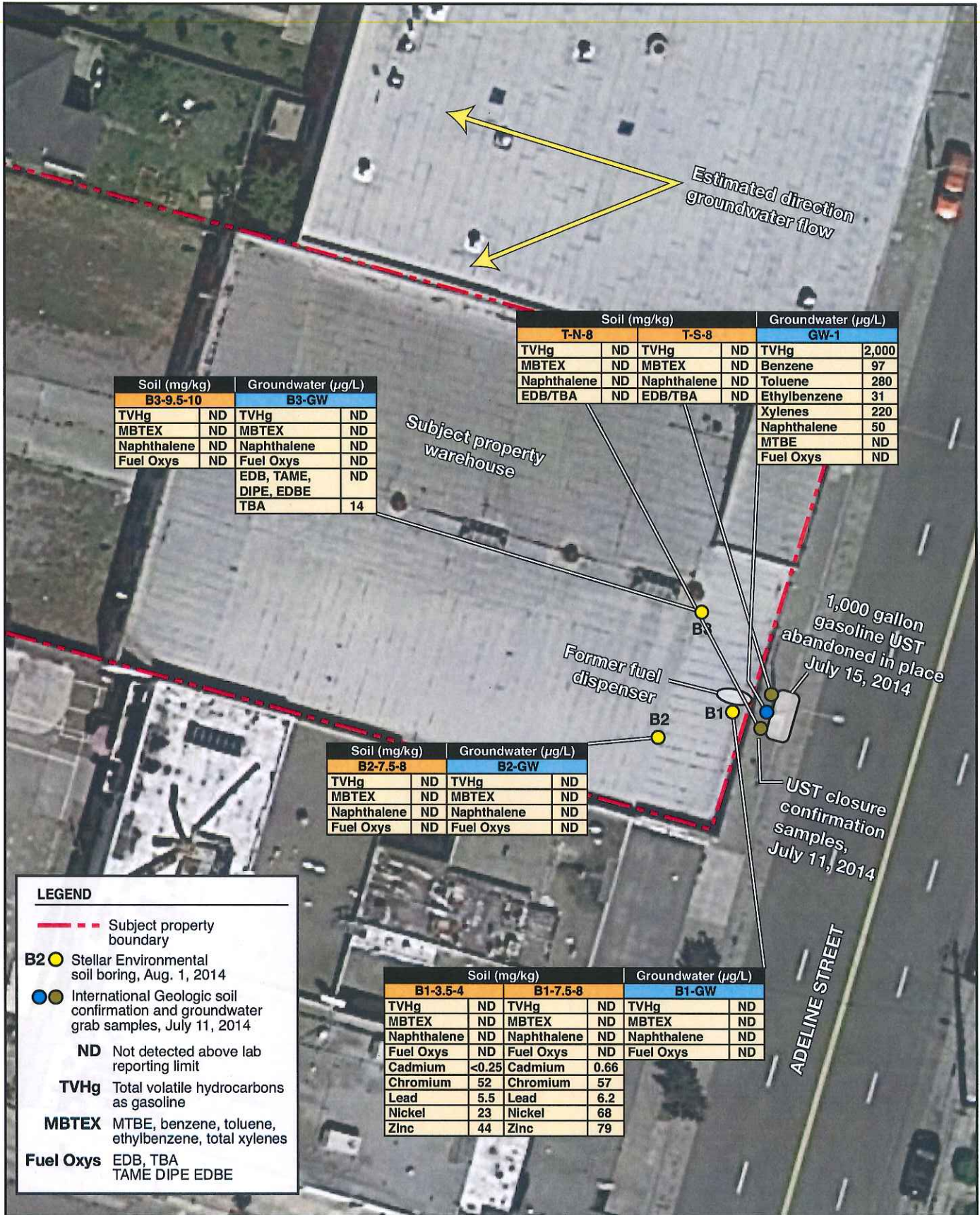
By: MJC

SEPTEMBER 2014

**Figure 2**



2014-36-02



**LEGEND**

- Subject property boundary
- B2 ● Stellar Environmental soil boring, Aug. 1, 2014
- International Geologic soil confirmation and groundwater grab samples, July 11, 2014
- ND Not detected above lab reporting limit
- TVHg Total volatile hydrocarbons as gasoline
- MBTEX MTBE, benzene, toluene, ethylbenzene, total xylenes
- Fuel Oxys EDB, TBA, TAME, DIPE, EDBE

2014-36-03

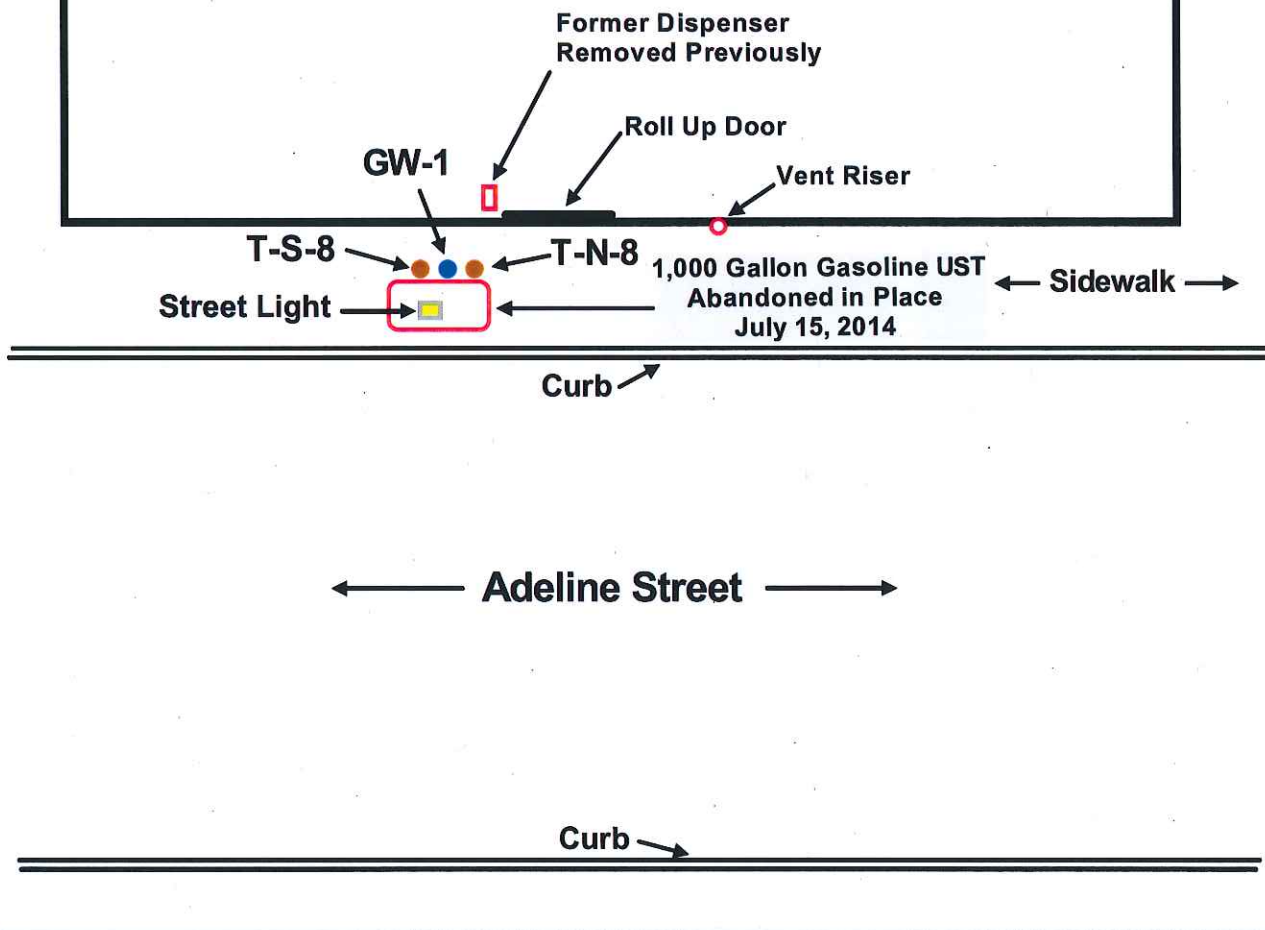
**T-S-8 and T-N-8**

TVHg	ND
MBTEX	ND
Naphthalene	ND
TBA/EDB	ND

**GW-1**

TVHg	2,000 ug/l
Benzene	97 ug/l
Toluene	280 ug/l
Ethylbenzene	31 ug/l
Xylenes	220 ug/l
Naphthalene	50 ug/l
MTBE/TBA/EDB	ND

**Warehouse**



● = Soil Sample

● = Grab Groundwater Sample

Approximate Scale:  
1" = 15'



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# ATTACHMENT 7

**Table 1**  
**Total and Volatile Petroleum Hydrocarbons in Soil and Groundwater**  
**2823 Adeline Street, Oakland, CA**

Sample ID	TVHg	MTBE	Benzene	Toluene	Ethyl Benzene	Xylenes	Fuel Olys
B1-3.5-4	< 0.25	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B1-7.5-8	< 0.25	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B2-7.5-8	< 0.25	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
B3-9.5-10	< 0.25	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
ESLs Residential <sup>(a)</sup>	100 / 100	0.023 / 8.4	0.044 / 0.74	2.9 / 9.3	3.3 / 4.7	2.3 / 11	Varies
ESLs Industrial <sup>(a)</sup>	500 / 500	0.023 / 8.4	0.044 / 1.2	2.9 / 9.3	3.3 / 4.7	2.3 / 11	Varies
GW-1	< 50	<5	<0.5	<0.5	<0.5	<0.5	<0.5
GW-2	< 50	<5	<0.5	<0.5	<0.5	<0.5	<0.5
GW-3	< 50	<5	<0.5	<0.5	<0.5	<0.5	14 (TBA)
ESLs Residential <sup>(a)</sup>	100 / 500	5.0/1,800	1.0 / 27	40 / 130	30/ 43	20 / 100	Varies
ESLs Industrial <sup>(a)</sup>	100 / 500	5.0/1,800	1.0 / 46	40 / 130	30 / 43	20 / 100	TBA = 12/18,000

**Notes:**

ESLs = Environmental Screening Levels

<sup>(a)</sup> Water Board Tier 1 shallow soil Environmental Screening Levels for sites where groundwater is/is not a likely drinking water resource.

Soil results expressed in milligrams per kilogram (mg/kg)

Groundwater results expressed in micrograms per liter (µg/l) Results in **BOLD** type exceed ESL (Section 3)

TVHg = total volatile hydrocarbons as gasoline; MTBE = methyl-tertiary-butyl-ether (MTBE); TBA = Tertiary-Butyl-Alcohol

**Table 2**  
**LUFT 5 Metals in Soil, 2823 Adeline Street, Oakland, CA**

Sample ID	Cadmium	Chromium	Lead	Nickel	Zinc
B1-3.5-4	< 0.25	52	5.5	23	44
B1-7.5-8	0.66	57	6.2	68	79
ESLs Residential and Industrial <sup>(a)</sup>	12 / 12	1,000 / 2,500	80 / 320	150 / 150	600 / 600

**Notes:**

ESLs = Environmental Screening Levels; Concentrations expressed in milligrams per kilogram (mg/kg). <sup>a)</sup>Water Board Tier 1 groundwater Environmental Screening Levels for both residential and industrial sites where groundwater is a likely drinking water resource.

**TABLE 1  
SOIL SAMPLING ANALYTICAL RESULTS  
2823 ADELIN STREET, OAKLAND, CA  
JULY 10, 2014 UST CONFIRMATION SAMPLING**

Analyte	T-N-8	T-S-8	COMP-1	ESL (mg/kg) Commercial	ESL (mg/kg) Residential
<b>Lead</b>					
Tetraethyl/Tetramethyl	ND	ND	ND	NLP	NLP
<b>Gasoline and Volatiles</b>					
TVHg	ND	ND	ND	500	100
Naphthalene	ND	ND	ND	1.2	1.2
Benzene	ND	ND	ND	0.044	0.044
Toluene	ND	ND	0.16	2.9	2.9
Ethylbenzene	ND	ND	0.069	3.3	3.3
Xylenes	ND	ND	0.43	2.3	2.3
MTBE	ND	ND	ND	0.023	0.023
TBA	ND	ND	ND	0.075	0.075
EDB	ND	ND	ND	NLP	NLP

**Notes:**

TVHg = Total volatile hydrocarbons as gasoline

MTBE = methyl tertiary butyl ether

TBA = t-butyl alcohol

EDB = ethylene dibromide

All results are in milligrams per kilogram (mg/kg) unless otherwise indicated.

ESL = Environmental Screening Level (Water Board, 2013)

**TABLE 2  
GRAB GROUNDWATER SAMPLING ANALYTICAL RESULTS  
2823 ADELIN STREET, OAKLAND, CA  
JULY 10, 2014 UST CONFIRMATION SAMPLING**

Analyte	GW-1	ESL (mg/kg) Commercial	ESL (mg/kg) Residential
<b>Gasoline and Volatiles</b>			
TVHg	<b>2,000</b>	100	100
Naphthalene	<b>50</b>	6.1	6.1
Benzene	<b>97</b>	0.044	0.044
Toluene	<b>280</b>	40	40
Ethylbenzene	<b>31</b>	30	30
Xylenes	<b>220</b>	20	20
MTBE	ND	5	5.000
TBA	ND	12	12
EDB	ND	NLP	NLP
1,2-DCA	5.9	0.5	0.5

Notes:

TVHg = Total volatile hydrocarbons as gasoline

MTBE = methyl tertiary butyl ether

TBA = t-butyl alcohol

EDB = ethylene dibromide

1,2-DCA= 1,2 dichloroethane

Results in micrograms per kilogram (ug/kg) unless otherwise indicated

ESL = Environmental Screening Level (Water Board, 2013)