WellTest, Inc.

Contractor License No. 843074

RECEIVED

By Alameda County Environmental Health at 10:05 am, Feb 04, 2015

February 2, 2015

Mr. Mark Detterman
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, California 94502

Re: Secondary Source Removal Work Plan (Report #4378)
Batarse Property – Alameda County LOP Case # R0003151
10550 International Boulevard, Oakland, California
1424 & 1560 105th Avenue, Oakland, California

Dear Mr. Detterman:

At the request of Mr. Anthony Batarse, Jr., WellTest, Inc. (WTI) has prepared this Work Plan for Secondary Source Removal for the Subject Property. Tasks detailed in this plan will be completed by 02/25/15. The proposed work will, in general, follow remedial recommendations made by Levine-Fricke Recon (LFR) in their Preliminary Environmental Assessment Report (PSA) dated October 3, 2001 that pertained to the Subject Property. Their recommendations were the result of an extensive subsurface investigation performed on the Property by LFR for the Oakland Unified School District (OUSD) in early 2001, in preparation for an anticipated real estate transaction. The LFR PSA is on file with the Alameda County Health Care Services Agency.

This Work Plan encompasses the excavation and disposal of petroleum-contaminated soils identified in the LFR PSA under the building at 1424 105th Avenue. It also encompasses excavation of petroleum-contaminated soils in 3 additional areas that were added during the DTSC review, where elevated petroleum constituents were detected, and one (1) additional area where Arsenic was discovered. The proposed excavation areas are shown on Figure 3. Supporting documentation for Figure 3 is presented in Attachment C. The affected areas will be excavated, and extremity samples collected to the extent that the remaining soil does not exceed the Low-Threat Closure Policy (LTCP) criteria. Further supporting documentation is presented in Attachment B. Pertinent Tables from the LFR PSA are presented as Attachment B-3.

Site Investigation History

The site has a complicated environmental history which began with the removal of a gasoline UST from the 10500 International Blvd. portion of the property in 1993. More recently, in 2001, as part of a redevelopment plan with the OUSD, which eventually fell thru, an extensive soil and groundwater investigation was conducted on the subject site by Levine Frick Recon (LFR). Their investigation involved advancing a total of 62 borings in and around the subject site. A total of 52 groundwater and 279 soil samples were collected from the borings and analyzed for potential contaminants of concern (COCs). A risk analyses, including potentials for Human Exposure was performed as part of the LFR PSA. The results of the PSA investigation identified one area of concern in which concentrations of COCs exceeded action levels for residential development in soil and groundwater. LFR recommended remedial action consisting of over-excavating and off-hauling identified petroleum contaminated soils in this area. A Remedial Action Work Plan (RAW) for this work was prepared by LFR and submitted to the OUSD. Subsequently, and over the following 7 months after the initial RAW submittal, the Department of Toxic Substances Control (DTSC), who was the oversight agency for the OUST project, went through a series of evaluations, feedback, and comments with LFR on the RAW, which resulted in the addition of five areas of concern that they desired to be added to original Remedial Plan. The addition of these 5 areas of concern apparently exceeded the residential exposure and clean-up standards that had been followed, determined and proposed in LFR's original RAW for the Property. This was likely because the occupancy had been intended for school use, for which the DTSC could require more stringent standards. However, when the redevelopment plan fell through with the OUSD, no remedial action ever took place at the site.

Request to Exclude Area of Chromium Concern

A final area of concern that was added by the DTSC in their comments on LFR's original RAW was an area found to contain Chromium at 1548-1550 105th Avenue. A 2.5-3.0 ft. soil sample taken there was found to contain 160 PPM of Chromium. The sample was taken within a body shop located on this property. The laboratory test reported the findings as Total Chromium, with no breakdown of Chromium constituents. As such, in accordance with the current SF Bay Regional Water Quality Control Board Environmental Screening Levels for Total Chromium in soil at this depth, and for residential land use, the ESL has not been exceeded. Please refer to Attachment D for the evaluation chart. Based on this and on the access difficulty and disruption to the existing business operating there, we respectfully request that this area of concern be eliminated from the site remediation and Work Plan.

Purpose of this Work Plan

Effective removal, and disposal of petroleum and Arsenic contaminants of concern from five areas on the Property to the extent that the remaining soil does not exceed the current Low-Threat Closure Policy (LTCP) for residential occupation in soils from the five areas identified in the LFR PSA, and Draft RAW as shown in Attachment B-1.

Proposed Work

Task 1 - Project Setup and Management

Work performed under Task 1 includes all client and agency contact tasks to obtain Work Plan approval, permits, access agreements (if any), marking the site, arranging for utility locating services and scheduling all field activities.

Task 2 - Excavation of Affected Soils

Area "A"Excavation – 1424 105th at LFR Boring BASB-031

Deconstruct interior building wall in the area of the excavation to permit equipment access. Saw cut, break out, and remove concrete over the excavation area – initially extending approximately 5 feet in all directions from BASB-031 (total initial excavation area will be approximately 10 feet by10 feet). Excavate to approximately 10 feet deep (+/- 37 cubic yards), removing nearby, previously closed water catch basin and piping within the excavation area. The actual excavation breadths and depth will be dependent on field observations, risk considerations and discussions with the Alameda County Health Care (ACHC). Excavated soil will be transported to the designated stockpile area at the front of 10550 International Avenue.

Areas "B"/"C" Excavations – 10550 International at LFR Borings BASB-036 and BASB-077

Saw cut, break out, and remove asphalt over both excavation areas - extending approximately 5 feet in all directions from BASB-031 and BASB-077. Both excavation areas will be approximately 10 feet by10 feet. Excavate to approximately 5 feet BGS (+/- 18 cubic yards per excavation area), temporarily disconnecting nearby, storm water drain basin and piping at BASB-077 within the excavation area. The actual excavation depth will be dependent on field observations, risk considerations and discussions with the ACHC. Excavated soil will be transported to the designated stockpile area at the front of 10550 International Avenue.

Area "D" Excavation – 1560 105th Ave. at LFR Boring BASB-022

Saw cut, break out, and remove asphalt over the excavation area - extending approximately 5 feet in all directions from BASB-022. Excavation area will be approximately 10 feet by10 feet. Excavate to approximately 10 feet BGS (+/- 36 cubic yards), temporarily disconnecting nearby, storm water drain basin and piping within the excavation area. The actual excavation depth will be dependent on field observations, risk considerations and discussions with the ACHC. Excavated soil will be transported to the designated stockpile area at the front of 10550 International Avenue. Install fence panels around excavation.

Area "E" Excavation – 1560 105th Ave. at LFR Boring BASB-023

Saw cut, break out, and remove asphalt over the excavation area - extending approximately 5 feet in all directions from BASB-023. Excavation area will be approximately 10 feet by10 feet. Excavate to approximately 2 feet BGS (+/- 7 cubic yards), temporarily disconnecting nearby, storm water drain basin and piping within the excavation area. The actual excavation depth will be dependent on field observations, risk considerations and discussions with the ACHC. Excavated soil will be transported to the designated stockpile area at the front of 10550 International Avenue. Install fence panels around excavation.

Excavation Extremity Soil Sampling Procedures

Soil samples will be recovered from four sidewalls and the bottom of each of the excavations. Samples will be recovered within two inch diameter by three inch log brass sleeves. Soil from each sample location will be recovered using a bullet sampler and a slide hammer. The sample sleeve within the bullet sampler will be placed at the sample location and driven into the excavation sidewall or bottom until the liner is completely filled. All liners will immediately be sealed with Teflon and plastic caps. The caps will be sealed with silicone tape, labeled, sealed in individual plastic bags, and placed in a pre-chilled ice chest with ice to remain at 4º Celsius (ºC) until they arrive at the lab. PID measurements of VOCs on field excavation samples will be taken to help determine the final excavation dimensions prior to formal sample recovery. The hydrocarbon and arsenic impacted soils generated from the excavation will be stockpiled on-site, on 6 mill plastic sheets and will be covered with 6 mill plastic sheet.

Task 3 - Soil Sample Laboratory Analyses

Four sidewall samples will be collected from each (one per wall) , and one soil sample will be collected from the base of each excavation. **S**amples collected from Areas A, B, C, and D will be analyzed at a California State-certified laboratory for the presence of Total Petroleum Hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, total xylenes (BTEX) and MtBE by EPA Analytical Test Method SW8260b, Total Petroleum Hydrocarbons as diesel (TPHd) and motor oil (TPHmo) by EPA Test Method 8015b. **S**amples collected from Area E will be tested for the metal of concern (Arsenic), by EPA Test Method 6010B.

Task 4 - Backfill and Resurfacing

Backfill excavated areas with clean imported recycled base rock. Place and compact to 90%. Replace catch basins and re-connect storm drain lines. Resurface excavated areas with like materials (reinforced concrete or asphalt).

Task 5 - Soil off-Haul and Disposal

Prepare disposal application for submittal. Profile soil for disposal as per landfill requirements. Load non-haz petroleum contaminated soil and Arsenic affected soil. Transport to the Republic Services Inc. Newby Island Landfill, and dispose.

Task 6 - Technical Report

Following receipt of the laboratory analytical data, WTI will prepare and submit a Technical Report on the work performed. The report will include the following: 1) A description of the work performed and sampling methods; 2) data tables; 3) A map showing the excavations and sample locations; 4) Laboratory reports and chain-of-custody records; 7) A discussion of the results of the work, and if objectives of this work plan were satisfied; and 8) WTI's conclusions and recommendations. The report will be signed by a State of California Professional Geologist.

Proposed Schedule

Tasks 1 through 5 will be completed within approximately two (2) weeks of regulatory approval of this Work Plan. Task 5 – Will be prepared and submitted within two weeks of receipt of the analytical data (Task 3).

Closing Statement

To the best of our knowledge, all statements made in this workplan are true and correct. A copy of the client-authorization transmittal letter is provided in Attachment E.

Sincerely
WELLTEST, INC.

William R. Dugan, P.G.
Project Manager
Professional Geologist (CA# 6253)

PROFESSIONAL GEOLOGIST
WILLIAM
R.
DUGAN
No.6253
Exp.10/31/2015
STATE OF CALIFORNIA

List of Figures and Attachments

Limitations

This report was prepared in accordance with standards of environmental geologic practice generally accepted in California at the time this document was produced. Accuracy or completeness of public and propriety records used to prepare this document is not implied. This report is intended only for the use of WTI's client and the Alameda County Health Care Services Agency. WTI does not accept liability for unauthorized reliance or use by any other third party. WTI makes no express or implied warranty in regards to the contents of this report.

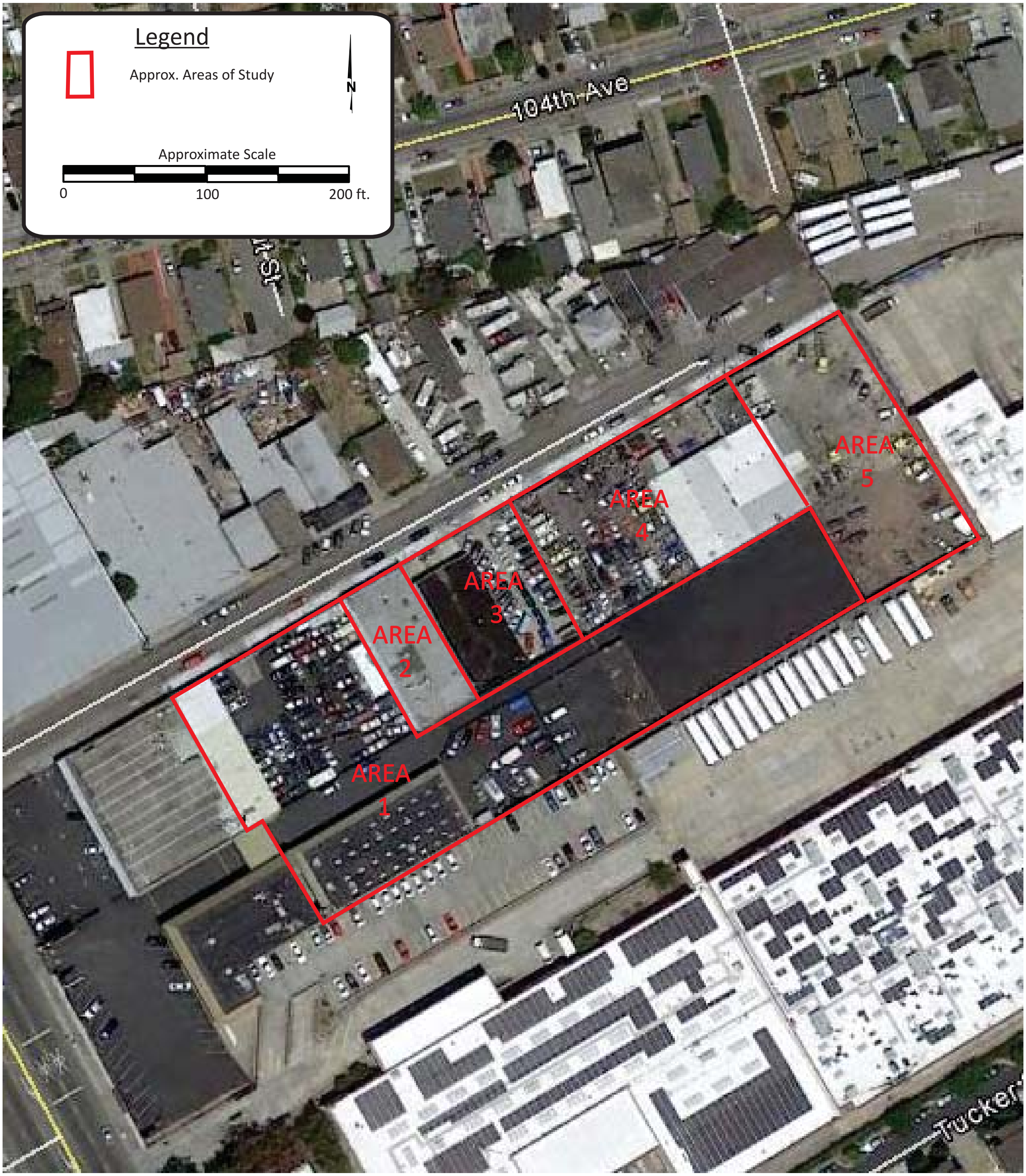
FIGURES

APPROX. SCALE

0 1.0 2.0 MI

SOURCE: USGS 1:24,000 SCALE SERIES SAN LEANDRO, CA QUAD

WellTest, Inc. *Contractor License No. 843074*	**10500 INDUSTRIAL BLVD. OAKLAND, CALIFORNIA**	**FIGURE**
	SITE VICINITY TOPO MAP	**1**



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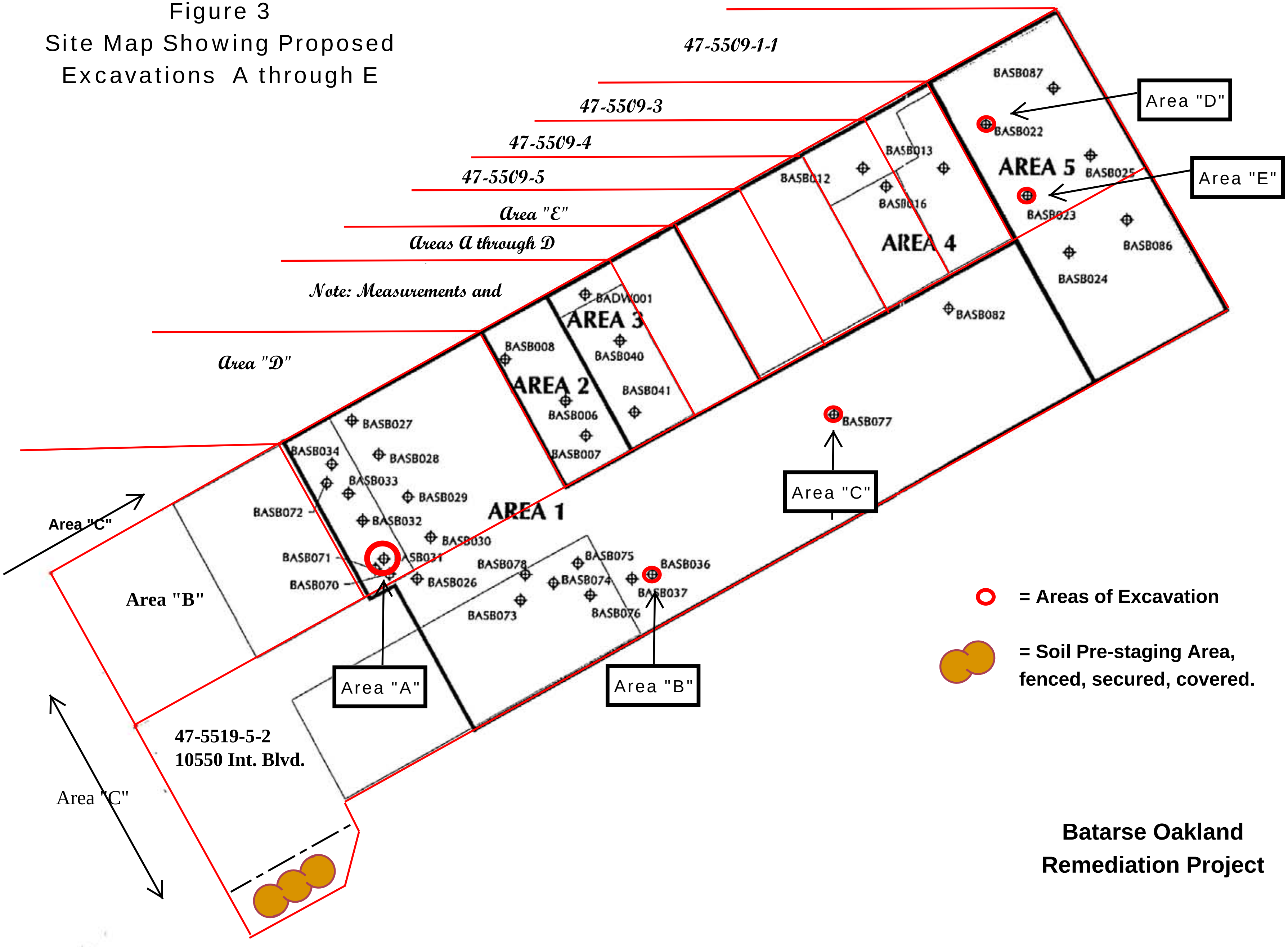
	10500 INDUSTRIAL BLVD. OAKLAND, CALIFORNIA	FIGURE
	AERIAL PHOTOGRAPH OF SITE VICINITY	2

Figure 3
Site Map Showing Proposed
Excavations A through E



Batarse Oakland Remediation Project

ATTACHMENT A

Generalized Site History

ATTACHMENT A-1
Generalized Site History
Batarse Property
1424 & 1560 105th Avenue & 10500 International Boulevard., Oakland, California

10500 International Blvd. was the subject of an underground fuel tank leak case that was opened by Alameda County after the removal of a gasoline tank in 1993. The LOP Case No. was 966 and the State ID was 852. This case was "closed" by Alameda County on August 14th, 1998.

The case was re-opened by the ACDHS in 2007 (RO0002964) when an application was made by the Property owner to redevelop the property for Residential use. The residential development plans were dropped within a year, and the application withdrawn. The case, however, was not concurrently purged from the County and State databases – perhaps because they were not notified of the development plan withdrawal. The Property owner was unaware of the open case until he began getting notices from the State and County concerning monitoring and remedial activities several years later. Action was taken in 2013 with the County to re-close the site, and the case was closed by ACDEH on April 14, 2014. The conditions of closure reverted back to the conditions of the original 1998 case closure. The original closure was based on its land use being commercial, with development restrictions due to residual groundwater contamination remaining in the area of the former leaking fuel tank.

Sometime in 2000, the Oakland Unified School District entered into an intent to purchase parcels surrounding and to the rear of the 10500 and 10550 frontage buildings to expand their school district. Parcels owned by Batarse were a large part of the overall intended land acquisition. As part of the permitting requirement, the DTSC ordered a detailed Phase I Site Assessment which was followed by a Preliminary Environmental Assessment. Levin-Fricke-Recon (LFR) contracted with the Oakland Unified School District (OUSD) to perform this PEA. The PEA workplan was fashioned in part after the Phase I Site Assessment which had been performed by ENSER Environmental for the OUSD in October 2000. In their report, LFR stated that the purpose of the PEA was to *"…assist the DTSC in evaluating whether the Site is appropriate for a school setting."* Their study involved advancing 62 borings – 53 of which were advanced to groundwater. 52 GW samples were collected, and soil samples were collected at various depths throughout all borings. A total of 279 samples were collected and analyzed for all constituents of potential concern. The LFR study involved 9 "areas" of which Areas 1 through 5 were on parcels owned by Batarse. 35 of the 62 total borings were advanced in these 5 areas. The study did not include the 10500 International Blvd. parcel, nor the the frontage portion of the 10550 parcel, as these areas were not included as part of the intended school acquisition.

In their Executive Summary of the 2001 PEA Report, LFR concluded that; *"The information reviewed and observations made for this PEA do not indicate that soil or groundwater quality at the Site has been significantly affected by on-site releases of hazardous substances with the exception of the petroleum hydrocarbons detected in the soil and groundwater beneath the maintenance building on the west end of Area 1."* (**"LFR 2001 PEA Executive Summary",** Page ix, paragraph 2). LFR's position on the affected groundwater in Area 1 is stated in **"Section 7: Toxicity Assessment and Risk Characterization**". Under Section 7.3, page 31, the first paragraph states that; *"The PEA Guidance Manual's model did reveal a significant hazard (2) for the domestic use pathway for groundwater at the Site. As previously stated, this pathway includes exposures from ingestion and bathing. Because the Site is located in an urban setting, public supply water will most likely be used as the domestic water source. Therefore, although the estimated risk from this model is above the target for this exposure scenario, direct contact with shallow groundwater is actually considered highly unlikely, and does not represent an actual complete exposure pathway."*

LFR identified this location in Area 1 as the single area of the Batarse Properties where remedial action was recommended to meet target clean-up for residential zoning. This area is under the west end of the "Maintenance Building" in Area 1 where elevated concentrations of petroleum hydrocarbons in soil and groundwater were discovered. And while this was not the only area on the Batarse properties where constituents were found in excess of MCLs, according to their study, it was the only area where the exposure risks exceeded *the "…PEA Guidance Manual target level (less than 10 $^{-6}$) for the COPCs identified at the site."* (quoted from Page ix Paragraph 1 of the LFR **"Executive Summary"**). That Area 1 building resides on parcel 47-5509-10 at 1424 105th Ave. which is just to the East Northeast (rear) of 10500 International Blvd. parcel (47-5509-41).

Following their PEA Report, LFR submitted a Draft Remedial Action Workplan (RAW) to the DTSC for the clean-up of the Area 1 concern. The first Draft RAW was dated March 26, 2002. That draft was modified over the following 7 months to reflect comments made by the DTSC. Over that 7 month period, five other areas on the Batarse properties were added to the remediation that had originally been recommend and proposed by LFR. These 5 areas were where COCs above MCLs had been detected in soil samples. Clean-up in these areas had not been recommended by LFR because they fell outside of the risk exposure evaluation and target level objectives that had initially been agreed upon as outlined in Section 7 of the PEA Report under **Section 7: Toxicity Assessment and Risk Characterization,** 7.3: "Human Health Screening Evaluation**"**.

Four of the five locations that were added are positioned where vehicles had been stored in Areas 1 and 5. Samples detected elevated petroleum hydrocarbons - likely sourced from leaking vehicles. One of those 4 borings samples also contained elevated Arsenic near the surface. The fifth location was from within the auto body shop at 1548 105th Ave.. This boring found Total Chromium at 140 PPM. The last Draft of the RAW indicating these added locations for remediation was posted on DTSC database and is dated October 18, 2002.

As stated in the 2001 PEA, LFR based their study and remedial recommendations on residential zoning standards. Why the 5 new areas of remediation were added is speculative. Being occupied by a public school, the DTSC may not have wanted to overlook or minimize some COCs found in the LFR study that were elevated, as schools are more exposed to sensitive public scrutiny. Another reason could be that the added work and costs required to address these five areas was small in comparison with the overall project. Whichever is the case; the RAW plan was dropped and never completed, because the School District expansion project was halted.

The case remained in the DTSC files as a School Clean-up site until transferred to Alameda County on 11/10/2014. All of the data regarding the investigation, including the LFR PEA and RAW was publicly accessible and online.

Batarse now has a buyer for the Property who desires to redevelop it. Their proposed plan is to keep the 10500 parcel and the front portion of the 10550 parcel under their current commercial zoning. They want to apply for rezoning to residential for the parcels behind 10500 (along 105th Ave.) and the rear (northeastern) portion of the 10550 parcel. The environmental issues are one hurddle to this plan. The second is gaining the acceptance and approval from the City Council and other involved agencies for the rezoning, occupancy, and construction plans.

ATTACHMENT B

LFR Supporting Documentation (LFR Work Product)

B-1 – LFR Summary of Five Areas of Concern
B-2– LFR Figures
B-3– LFR Tables

ATTACHMENT B-1

LFR Summary of Five Areas of Concern

Attachment B-1 Summary of Areas of Concern

Pages Excerpted and copied from October 18, 2002 LFR/DTSC "Responses to Comments on Draft RAW, Batarse Site..." Concerning Proposed Remedial Action Areas on the Property

TPH-Affected Soil

Soil containing TPH in concentrations greater than the RAOs is present in five locations on the southern and central portions of the Site (designated as Areas 1, 5 and 6 on Figure 2). These locations include: beneath the maintenance building near boring BASB031; east of the service building near boring BASB036; in the central portion of Area 1 near boring BASB077; near the northwest corner of Area 5 at boring BASB022; and at the west end of Area 6 at boring BASB002.

The total volume of TPH-affected soil is estimated to be approximately 150 bank cubic yards based on information obtained during the PEA. This quantity is based on excavating soil from five areas centered on borings BASB031, -036, -077, -022, and -002.

LFR assumes that the excavation at boring BASB031 will be limited to an area of approximately 12 by 12 feet laterally and to a depth of approximately 10 feet bgs vertically. These measurements are based on the analytical results of soil samples collected from boring BASB031 and step-out borings BASB070 and -071 which indicate that soil with TPH concentrations above the RAOs is limited to the area around BASB031. **TPH concentrations above the RAOs extent to a depth of approximately 15 feet bgs at this location; however, the excavation total depth will depend on site conditions noted during field work, risk considerations, and discussions with the DTSC and RWQCB. LFR anticipates that the excavation will extend to a depth of approximately 10 feet bgs.** TPH detected in the soil in this area appears to be related to the hydraulic lifts in this area.

Area "A"

The extent of TPH-affected soil at boring BASB036 is assumed to be limited to an area of about 10 by 10 feet laterally and about 4 feet bgs vertically and that the excavation will measure 10 by 10 feet laterally and about 5 feet bgs vertically. These measurements are based on the analytical results of soil samples collected from borings BASB036 and step-out boring BASB037 which indicate that soil with TPH concentrations above the RAOs is limited to the area around BASB036 to a depth of approximately 4 feet bgs. **TPH detected in the soil in this area appears to be related to the past chemical storage in this area.**

Area "B"

The extent of TPH-affected soil at boring BASB077 is assumed to be limited to an area of about 10 by 10 feet laterally and about 4 feet bgs vertically and that the excavation will measure 10 by 10 feet laterally and about 5 feet bgs vertically. These measurements are based on the analytical results of soil samples collected from this boring which indicate that soil with TPH concentrations above the RAOs are limited to a depth of approximately 4 feet bgs. The lateral extent is assumed to be limited based on leakage from vehicles being the likely source.

Area "C"

LFR assumes that the excavation at boring BASB022 is assumed will be limited to an area of about 10 by 10 feet laterally and about 10 feet bgs vertically. These measurements are based on the analytical results of soil samples collected from this boring which indicate

Area "D"

that soil with TPH concentrations above the RAOs are limited to a depth of approximately 10 feet bgs. The lateral extent is assumed to be limited based on leakage from vehicles being the likely source.

Area "D"

The extent of TPH-affected soil at boring BASB002 is assumed to be limited to an area of about 10 by 10 feet laterally and about 3 to 4 feet bgs vertically and that the excavation will measure 10 by 10 feet laterally and about 5 feet bgs vertically. These measurements are based on analysis of the soil sample from this boring at the 2.5 to 3-foot depth interval which revealed TPH concentrations above the RAOs and the assumption that the vertical and lateral extents of TPH-affected soil are limited to a depth of approximately 3 to 4 feet bgs in the area immediately surrounding this boring. A limited vertical and lateral extent is assumed based on leakage from vehicles being the likely source.

Chromium-Affected Soil

Chromium-affected soil at concentrations greater than the RAOs is present in one location (boring BASB013) on the southern portion of the Site (within Area 4 on Figure 2). The volume of chromium-affected soil is estimated to be approximately 15 bank cubic yards. This quantity is based on the assumption that the extent of chromium-affected soil at boring BASB013 is limited to an area of about 10 by 10 feet laterally and 3 feet bgs vertically. These measurements are based on the analytical results of soil samples collected from this boring which indicate that soil with chromium concentrations above the RAOs are limited to a depth of approximately 3 feet bgs. The lateral extent is assumed to be limited based on analytical results from nearby borings (BASB012 and -016).

Arsenic-Affected Soil

Arsenic-affected soil at concentrations greater than the RAOs is present in two locations on the Site: at boring BASB023 on the southern portion of the Site (within Area 5 on Figure 2) and at boring BASB021 on the central portion of the Site (within Area 6 on Figure 2). The total volume of arsenic-affected soil is estimated to be approximately 24 bank cubic yards. This quantity is based on the assumption that the extent of arsenic-affected soil at each location is limited to an area of about 10 by 10 feet laterally and 1 to 2 feet bgs vertically. These measurements are based on the analytical results of soil samples collected from these borings which indicate that soil with arsenic concentrations above the RAOs are limited to a depth of approximately 1 to 2 feet bgs. The lateral extent is assumed to be limited based on the distribution of arsenic in shallow soils across the Site.

Area "E"

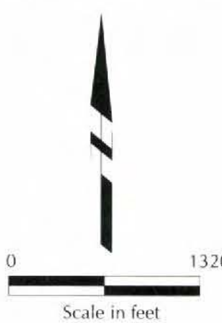
The following text was added to the end of Section 8.2 to provide information on planned remedial activities at the Site:

Soil excavation and groundwater natural attenuation, the preferred remedial alternative, will involve removal of TPH-, chromium-, and arsenic-affected soil identified in the RAW as

ATTACHMENT B-2

LFR Figures

Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001



SOURCE: Delorme Street Atlas USA Version 6.0

Site Location Map

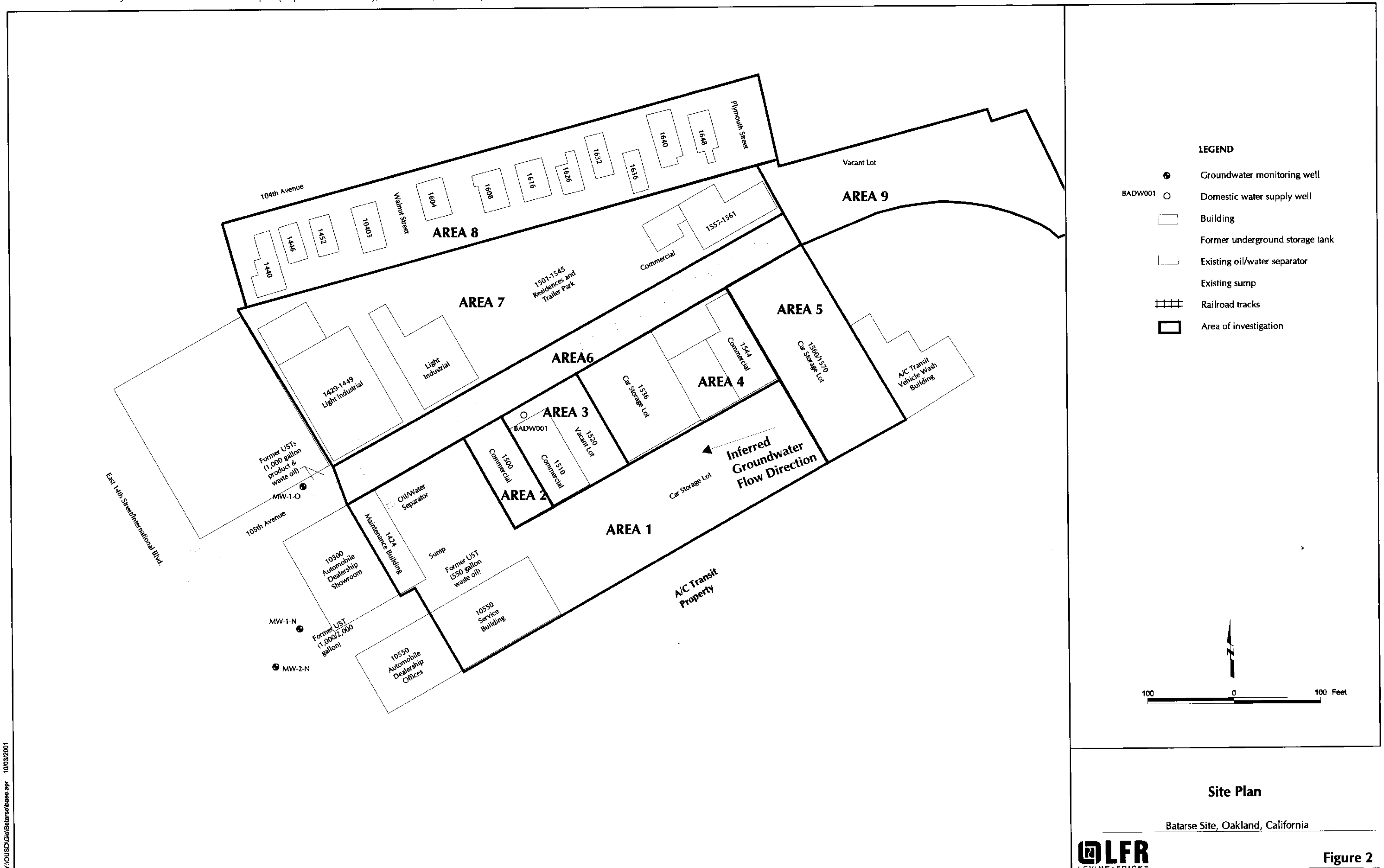
Batarse Site, Oakland, CA

LFR
LEVINE•FRICKE

Figure 1

7962SV01.CDR 1215000

Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001



Site Plan

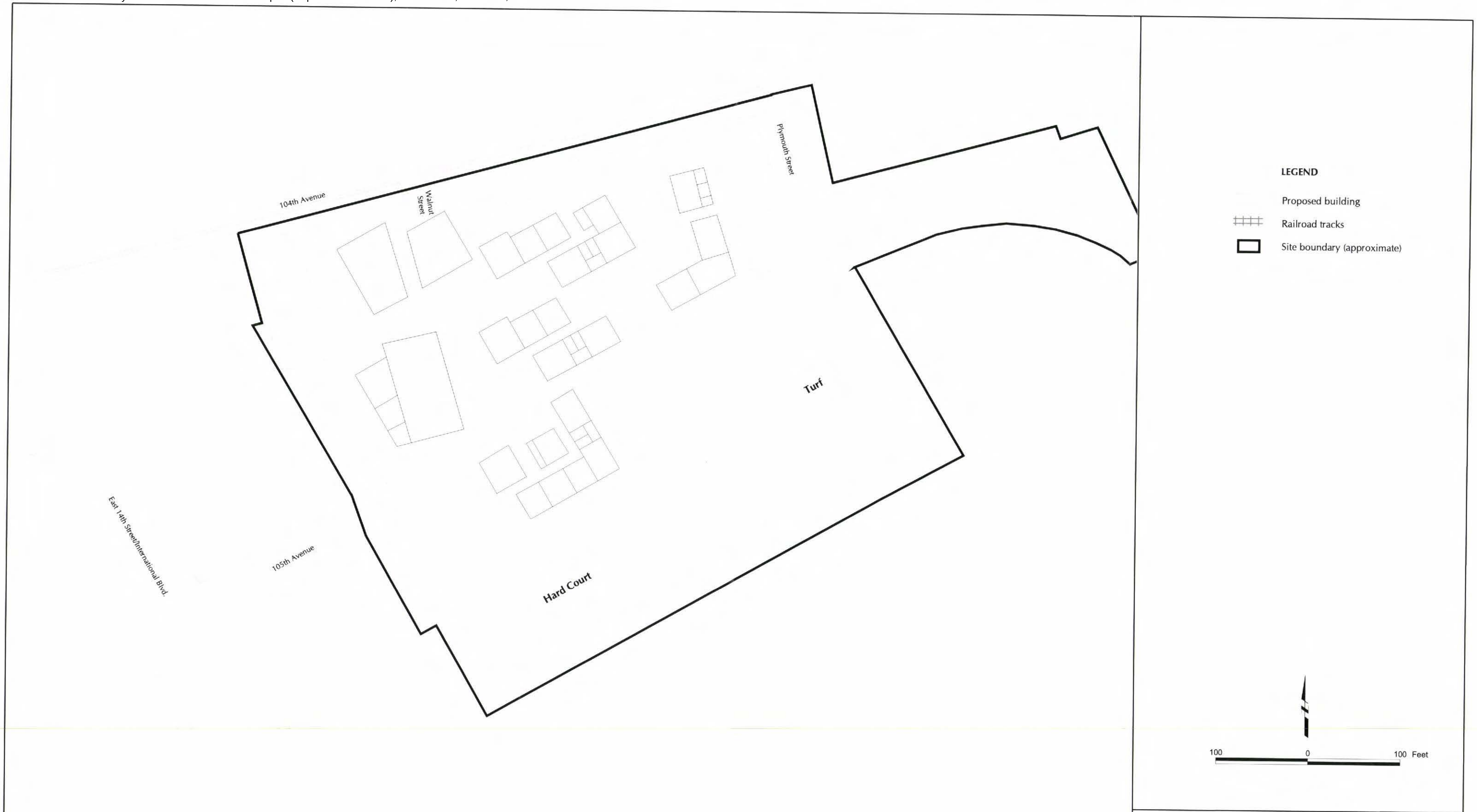
Batarse Site, Oakland, California

LFR LEVINE•FRICKE

Figure 2

Y:\OUSD\Gis\Batarse\base.apr 10/03/2001

Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001



Proposed School Layout

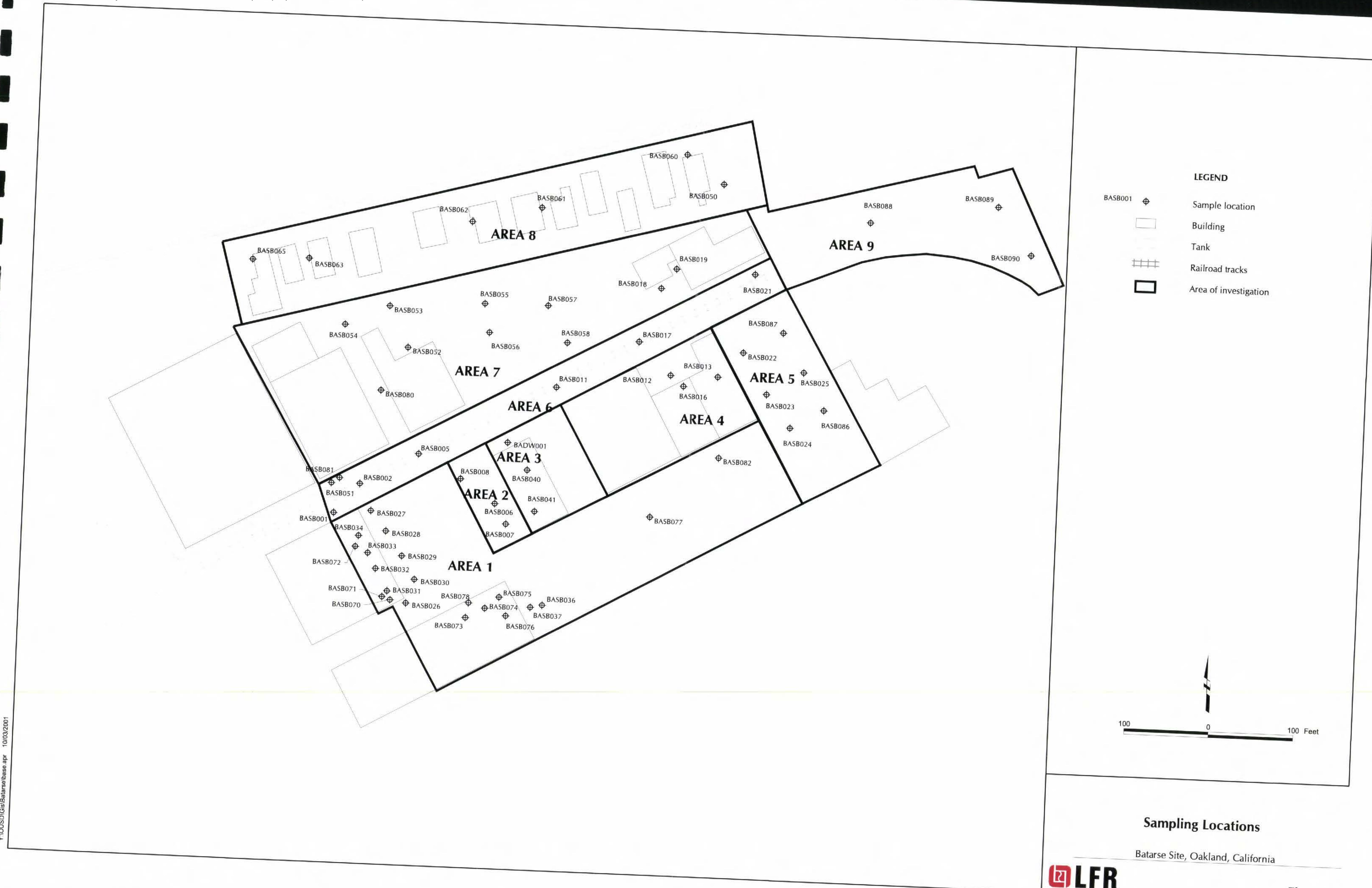
Batarse Site, Oakland, California

LFR LEVINE•FRICKE

Figure 3

Y:\OUSD\Gis\Batarse\base.apr 10/03/2001

Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001



Sampling Locations

Batarse Site, Oakland, California

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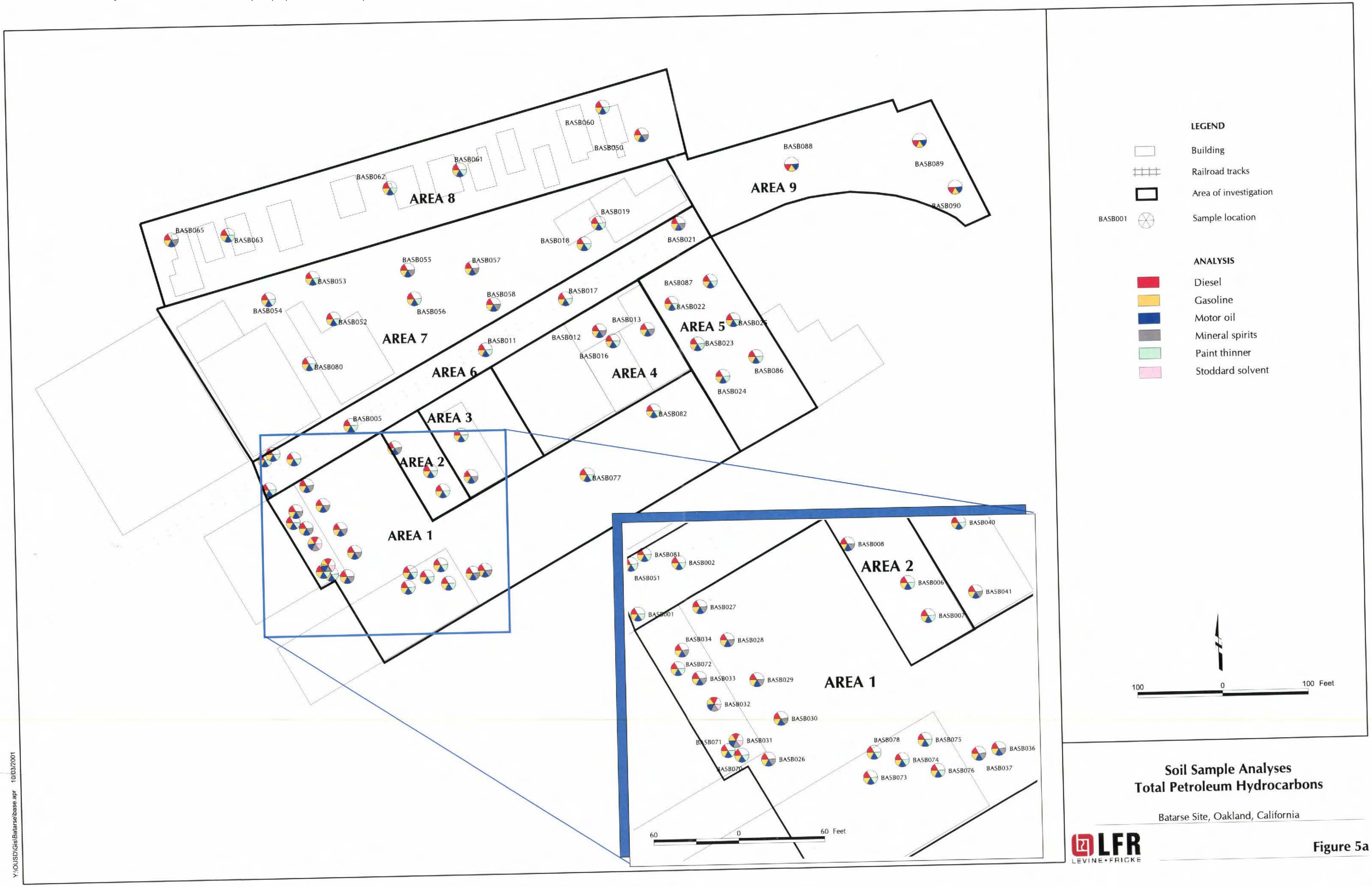
Figure 4

Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001



Soil Sample Analyses
Total Petroleum Hydrocarbons

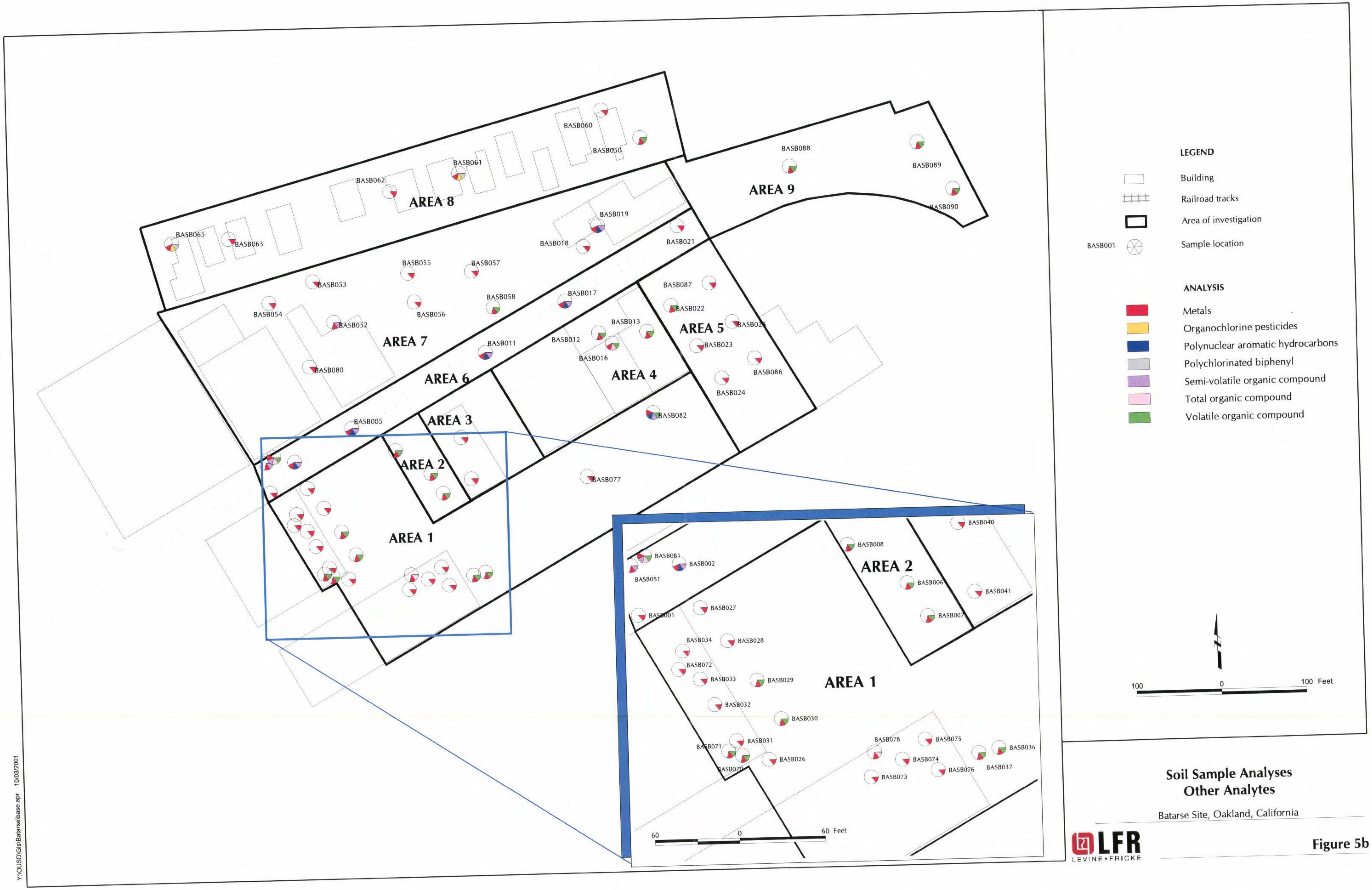
Batarse Site, Oakland, California

LFR LEVINE•FRICKE

Figure 5a

Y:\OUSD\Gis\Batarse\base.apr 10/03/2001

Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001



Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001

Groundwater Sample Analyses
Total Petroleum Hydrocarbons

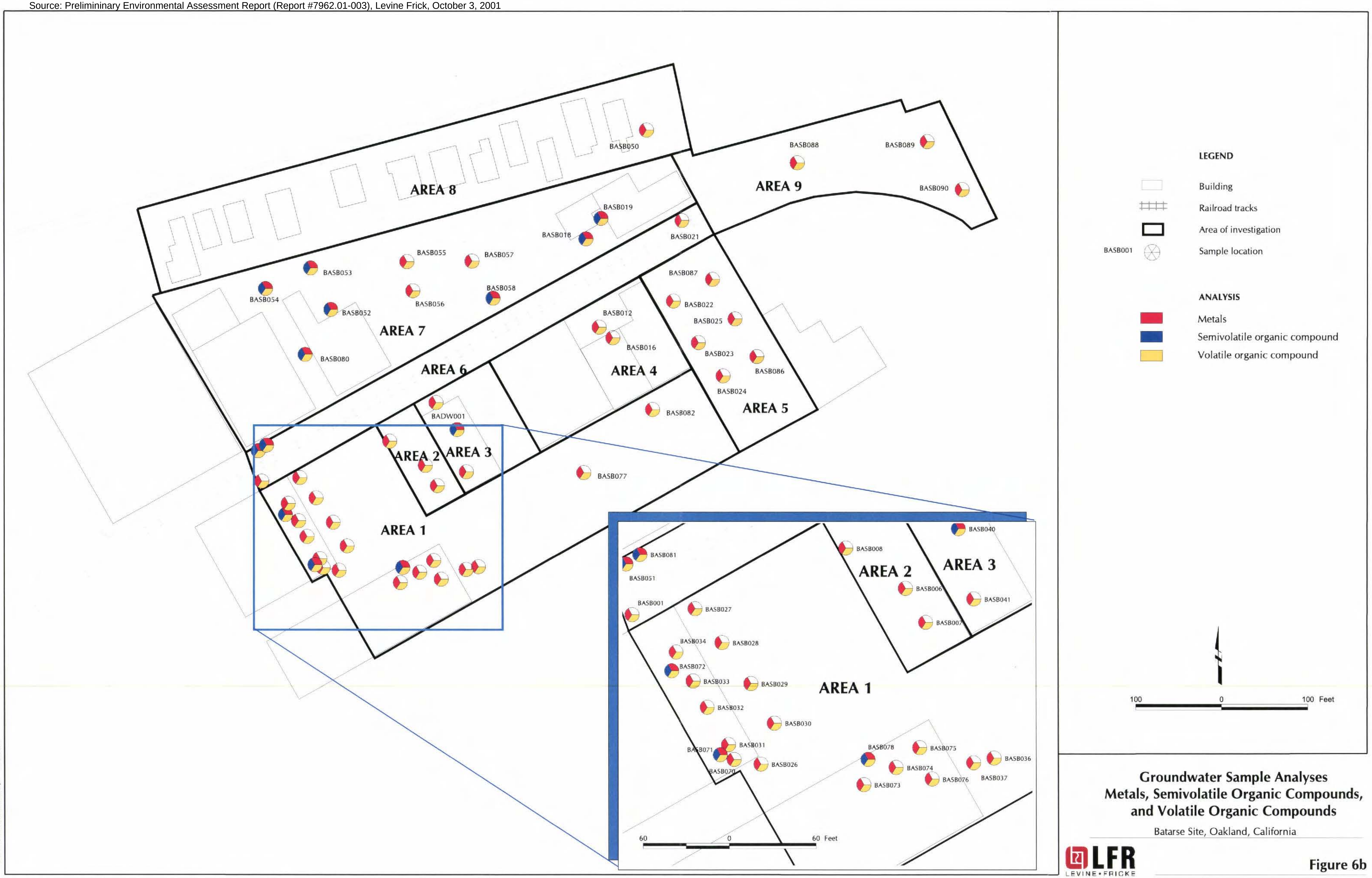
Batarse Site, Oakland, California

LFR LEVINE•FRICKE

Figure 6a

Y:\OUSD\Gis\Batarse\base.apr 10/03/2001

Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001



Groundwater Sample Analyses
Metals, Semivolatile Organic Compounds, and Volatile Organic Compounds

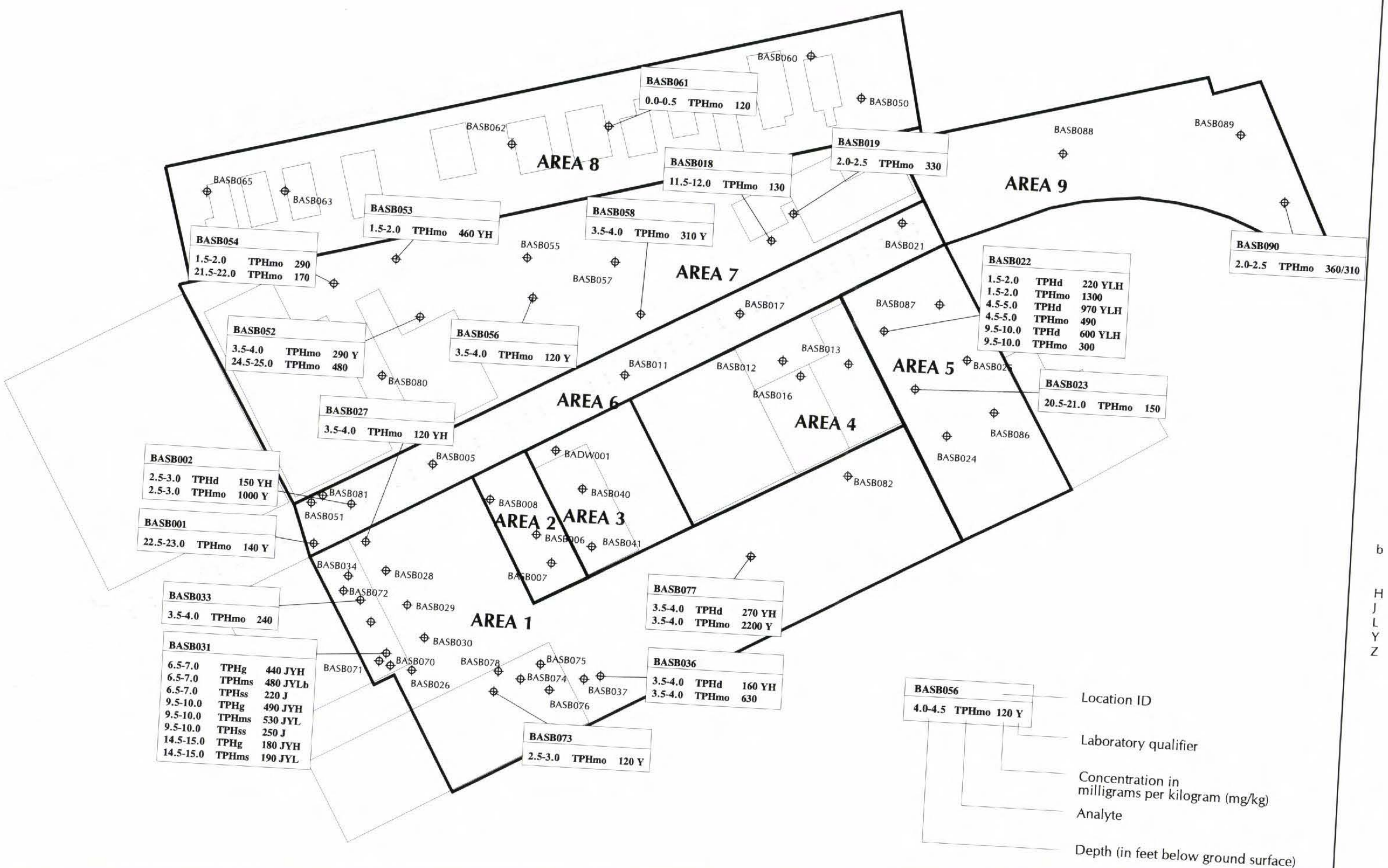
Batarse Site, Oakland, California

LFR
LEVINE•FRICKE

Figure 6b

Y:\OUSD\Gis\Batarse\base.apr 10/03/2001

Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001



LEGEND

BASB001	Sample location
	Building
	Railroad tracks
	Area of investigation

ABBREVIATIONS

TPH	Total Petroleum Hydrocarbons
TPHd	TPH as diesel
TPHg	TPH as gasoline
TPHms	TPH as mineral spirits
TPHss	TPH as stoddard solvents

LABORATORY QUALIFIERS

b	Continuing calibration verification percent difference was slightly above acceptance limits in batch.
H	Heavier hydrocarbons contributed to the quantitation.
J	Reported value is estimated.
L	Lighter hydrocarbons contributed to the quantitation.
Y	Sample exhibits fuel pattern which does not resemble standard.
Z	Sample exhibits unknown single peak or peaks.

Areas of Concern Concentrations of Total Petroleum Hydrocarbons in Soil

Batarse Site, Oakland, California

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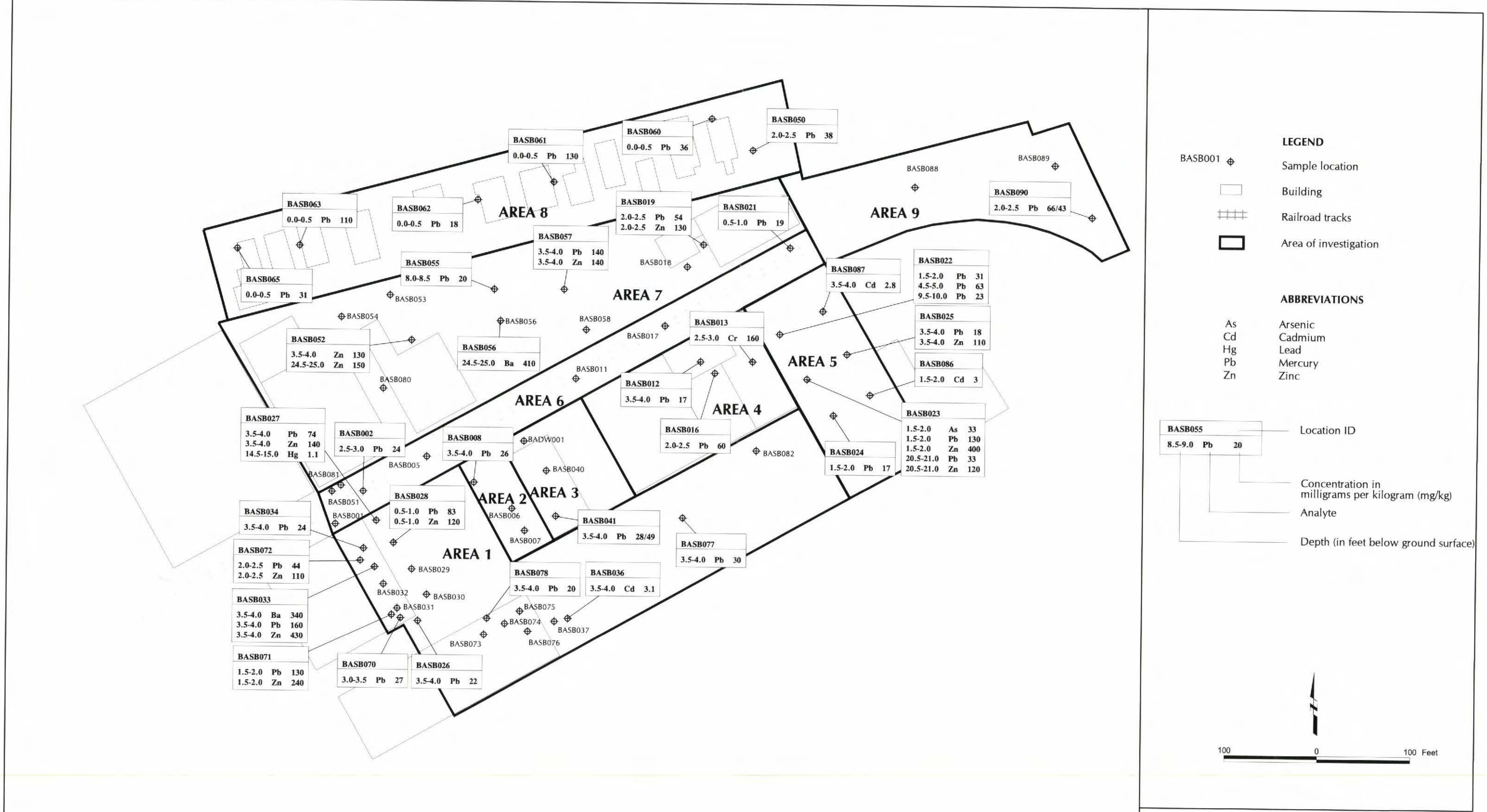
Figure 7

Y:\OUSD\Gis\Batarse\base.apr 10/03/2001

Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001



Areas of Concern
Concentrations of Metals in Soil

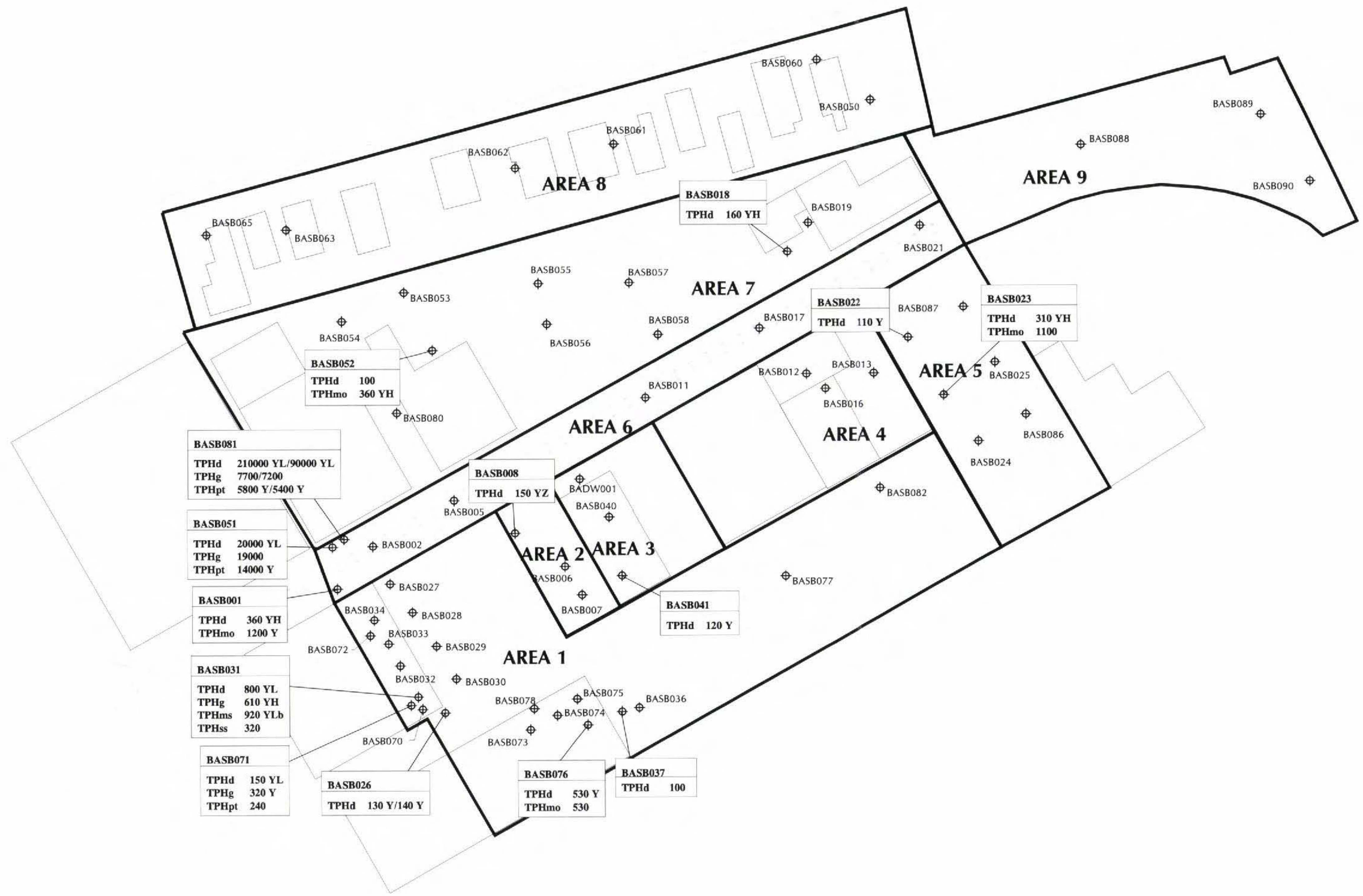
Batarse Site, Oakland, California

LFR LEVINE•FRICKE

Figure 8

Y:\OUSD\Gis\Batarse\base.apr 10/03/2001

Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001



LEGEND

BASB001 ⊕ Sample location

Building

Tank

Railroad tracks

Area of investigation

ABBREVIATIONS

TPH	Total Petroleum Hydrocarbons
TPHd	TPH as diesel
TPHg	TPH as gasoline
TPHms	TPH as mineral spirits
TPHpt	TPH as paint thinner
TPHss	TPH as stoddard solvents

LABORATORY QUALIFIERS

b	Continuing calibration verification percent difference was slightly above acceptance limits in batch.
H	Heavier hydrocarbons contributed to the quantitation.
L	Lighter hydrocarbons contributed to the quantitation.
Y	Sample exhibits fuel pattern which does not resemble standard.
Z	Sample exhibits unknown single peak or peaks.

BASB018 — Location ID

TPHd 160 YH

Laboratory qualifier

Concentration in micrograms per liter ($\mu g/l$)

Analyte

100 0 100 Feet

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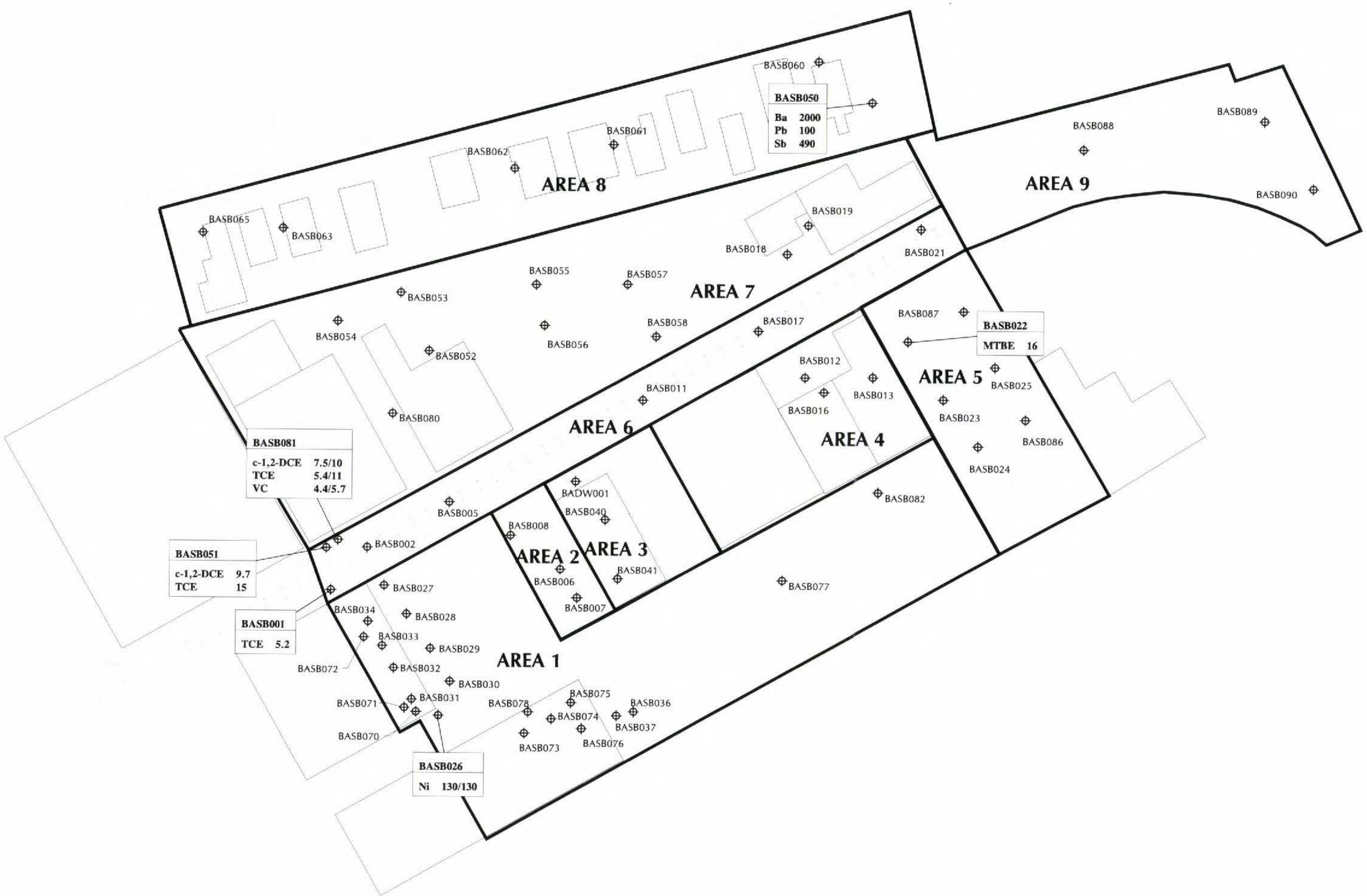
Areas of Concern
Concentrations of Total Petroleum Hydrocarbons in Groundwater

Batarse Site, Oakland, California

LFR LEVINE•FRICKE

Figure 9

Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001



LEGEND

BASB001 ⊕ Sample location

Building

Tank

Railroad tracks

Area of investigation

ABBREVIATIONS

c-1,2-DCE	cis-1,2-Dichloroethene
MTBE	Methyl tertiary-butyl ether
TCE	Trichlorethene
VC	Vinyl chloride
Ba	Barium
Ni	Nickel
Pb	Lead
Sb	Antimony

BASB026 — Location ID

Ni 130/130

Duplicate result

Concentration in micrograms per liter ($\mu g/l$)

Analyte

100 0 100 Feet

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Areas of Concern
Concentrations of Volatile Organic Compounds and Metals in Groundwater

Batarse Site, Oakland, California

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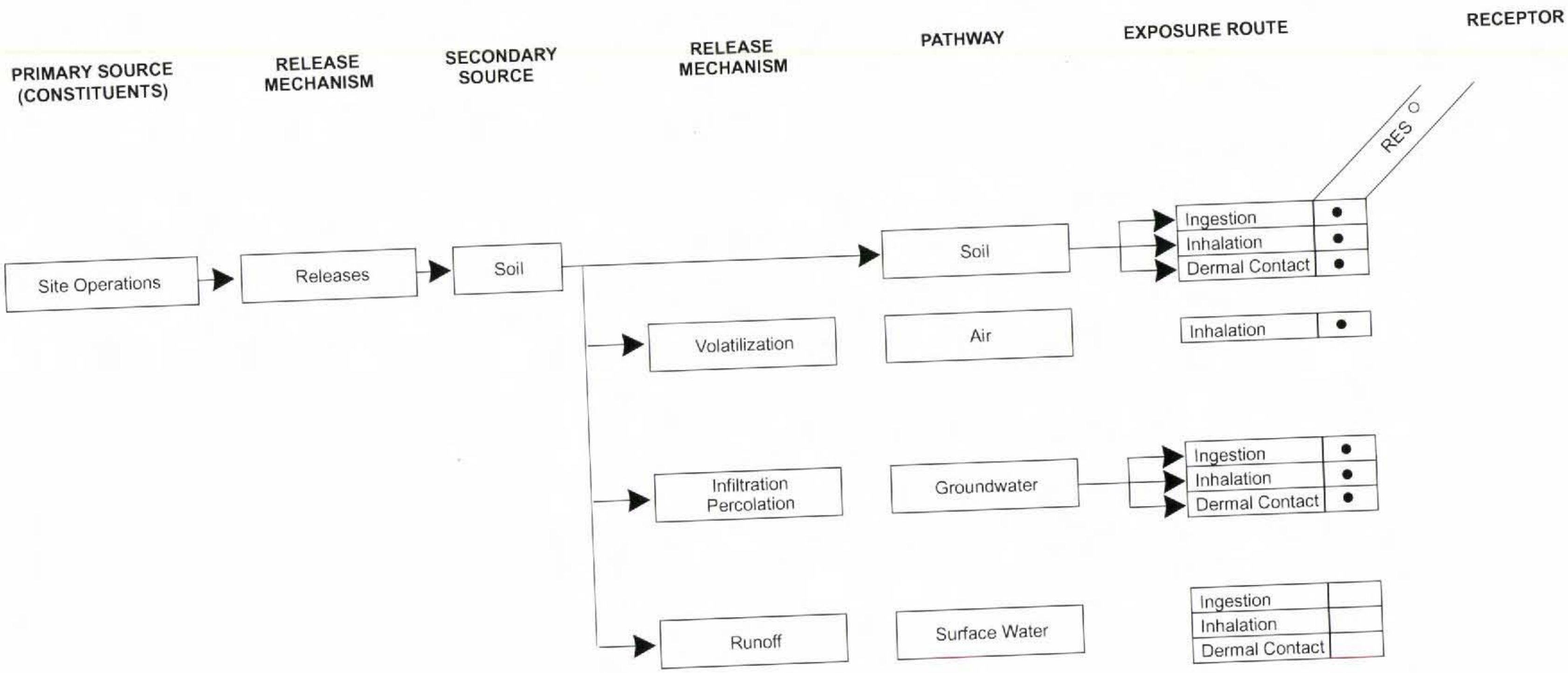
Figure 10

Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001



LEGEND

- ○ Includes development as a school
- ● Completes exposure pathway, quantitatively evaluated

RES - Residential

Conceptual Site Model

Batarse Site, Oakland, California

LFR LEVINE·FRICKE

Figure 11

G/7962/7962FC.ai 091001

Source: Prelimininary Environmental Assessment Report (Report #7962.01-003), Levine Frick, October 3, 2001

Approximate Extent of Proposed Removal Action

Batarse Site, Oakland, California

LFR
LEVINE•FRICKE

Figure 12

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ATTACHMENT B-3

LFR Tables

Tables from LFR 2001 PSA Corresponding with Proposed Areas of Excavation and COCs

Table 1
Current Site Information
Batarse Site, Oakland, California

Area	Occupant/Use	Street Address	Assessor's Parcel Number
1	Lloyd A. Wise, Inc.	10550 East 14th Street (eastern portion)	047-5519-005-02 (eastern portion)
		1424 105th Avenue (formerly part of East 14th Street)	047-5509-010-00
2	Bill & Bill's Auto Body	1500 105th Avenue	047-5509-009-01
3/4	Management Storage	1510, 1520, and 1528 105th Avenue	047-5509-007-00 and 047-5509-006-00
4	Ward's Custom Paint	1536, 1538, 1544, and 1548 105th Avenue	047-5509-003-00, 047-5509-004-00, and 047-5509-005-00
5	Chevron Tow	1560 and 1570 105th Avenue	047-5509-001-01
6	Union Pacific Railroad and 105th Avenue	Center of 105th Avenue	047-5519-004-10 and 047-5519-003
7	West Side of 105th Avenue Commercial, Industrial, and Residential	1429/1433/1439 105th Avenue	047-5509-015-03
		1449 105th Avenue	047-5509-015-04
		1501 105th Avenue	047-5509-17
		1525 and 1545 105th Avenue	047-5509-021-01
		1557, 1559, and 1561 105th Avenue	047-5509-023-01
		105th Avenue Right of Way	NA
8	East Side of 104th Avenue Residential	10403 Walnut Street	047-5509-32-01
		1440 104th Avenue	047-5509-36-01
		1446 104th Avenue	047-5509-34-00
		1452 104th Avenue	047-5509-33-00
		1604 104th Avenue	047-5509-31-00
		1608 104th Avenue	047-5509-30-00
		1616 104th Avenue	047-5509-029-00
		1626 104th Avenue	047-5509-28-00

Table 6
Total Petroleum Hydrocarbons Detected in Soil
Batarse Site, Oakland, California
Concentrations in milligrams per kilogram (mg/kg)

Location ID	Date Sampled	Depth (feet bgs)	TPHd	TPHg	TPHmo	TPHms	TPHpt	TPHss
Area 1								
BASB026	28-Mar-01	(3.5-4.0)	6.3 YZ	<0.91	11 Y	<0.91	NA	NA
BASB026	28-Mar-01	(6.5-7.0)	14 YZ	<1	<5	<1	NA	NA
BASB026	28-Mar-01	(9.5-10.0)	22 YZ	<1	<5	<1	NA	NA
BASB026	28-Mar-01	(14.5-15.0)	26 YZ	<1.1	<5	<1.1	NA	NA
BASB026	28-Mar-01	(24.5-25.0)	5.5 YZ	<1	<5	<1	NA	NA
BASB027	27-Mar-01	(3.5-4.0)	35 YHZ	<0.97	120 YH	<0.97	NA	NA
BASB027	27-Mar-01	(6.0-6.5)	7.4 YZ	<1	<5	<1	NA	NA
BASB027	27-Mar-01	(9.5-10.0)	9.7 YZ	<0.95	<5	<0.95	NA	NA
BASB027	27-Mar-01	(14.5-15.0)	18 YZ	<1	<5	<1	NA	NA
BASB027	27-Mar-01	(24.5-25.0)	26 YZ	<0.91	<5	<0.91	NA	NA
BASB028	27-Mar-01	(0.5-1.0)	24 YZ	<0.99	58 Y	<0.99	NA	NA
BASB028	27-Mar-01	(3.5-4.0)	14 YZ	<1.1	<5	<1.1	NA	NA
BASB028	27-Mar-01	(6.5-7.0)	18 YZ	<1.1	<5	<1.1	NA	NA
BASB028	27-Mar-01	(9.5-10.0)	15 YZ	<0.92	<5	<0.92	NA	NA
BASB028	27-Mar-01	(14.5-15.0)	17 YZ	<1.1	<5	<1.1	NA	NA
BASB028	27-Mar-01	(24.5-25.0)	20 YZ	<0.97	<5	<0.97	NA	NA
BASB029	23-Mar-01	(3.5-4.0)	18 YZ	<1.1	5.5 Y	<1.1	NA	NA
DUP	23-Mar-01	(4.5-5.0)	9.5 YZ	<0.95	<5	<0.95	NA	NA
BASB029	23-Mar-01	(9.5-10.0)	40 YZ	<1	5.3 Y	<1	NA	NA
BASB029	23-Mar-01	(14.5-15.0)	19 YZ	<0.96	<5	<0.96	NA	NA
BASB029	23-Mar-01	(19.5-20.0)	18 YZ	<1	9 Y	<1	NA	NA
BASB029	23-Mar-01	(24.5-25.0)	<1	<0.93	<5	<0.93	NA	NA
BASB030	23-Mar-01	(4.5-5.0)	15 YZ	<1.1	<5	<1.1	NA	NA
BASB030	23-Mar-01	(9.5-10.0)	16 YZ	<0.93	<5	<0.93	NA	NA
BASB030	23-Mar-01	(14.5-15.0)	13 YZ	<0.93	<5	<0.93	NA	NA
BASB030	23-Mar-01	(19.5-20.0)	19 YZ	<0.94	<5	<0.94	NA	NA
BASB030	23-Mar-01	(24.5-25.0)	18 YZ	<0.93	<5	<0.93	NA	NA
BASB031	26-Mar-01	(3.5-4.0)	8.5 YZH	<1.1	12	<1.1	NA	NA
BASB031	26-Mar-01	(6.5-7.0)	21 YZ	440 JYH	5.7 Y	480 JYL	NA	220 J
BASB031	26-Mar-01	(9.5-10.0)	79 YLZ	490 JYH	<5	530 JYL	NA	250 J
BASB031	26-Mar-01	(14.5-15.0)	20 YLZ	180 JYH	<5	190 JYL	NA	89 J
BASB031	26-Mar-01	(22.5-23.0)	49 YLH	80 JYH	36	87 JYL	NA	40 J

Table 6
Total Petroleum Hydrocarbons Detected in Soil
Batarse Site, Oakland, California
Concentrations in milligrams per kilogram (mg/kg)

Location ID	Date Sampled	Depth (feet bgs)	TPHd	TPHg	TPHmo	TPHms	TPHpt	TPHss
Area 1								
BASB031	26-Mar-01	(24.5-25.0)	83 YLZ	<0.99	51	<0.99	NA	<0.99
BASB032	26-Mar-01	(3.5-4.0)	33 YZH	<1.1	69	<1.1	NA	<1.1
DUP	26-Mar-01	(4.5-5.0)	85 YH	<0.93	360	<0.93	NA	NA
BASB032	26-Mar-01	(9.0-9.5)	20 YZ	<0.95	<5	<0.95	NA	NA
BASB032	26-Mar-01	(14.5-15.0)	8.6 YZ	<1.1	<5	<1.1	NA	NA
BASB032	26-Mar-01	(24.5-25.0)	23 YZ	<1	<5	<1	NA	NA
BASB033	26-Mar-01	(3.5-4.0)	83 YHZ	<0.97	240	<0.97	NA	NA
BASB033	26-Mar-01	(6.0-6.5)	11 YZ	<1.1	<5	<1.1	NA	NA
BASB033	26-Mar-01	(9.5-10.0)	27 YZ	<1	<5	<1	NA	NA
BASB033	26-Mar-01	(14.5-15.0)	16 YZ	<1	<5	<1	NA	NA
BASB033	26-Mar-01	(24.5-25.0)	5.8 YZ	<0.93	<5	<0.93	NA	NA
BASB034	27-Mar-01	(3.5-4.0)	5 YHZ	<0.92	18 Y	<0.92	NA	NA
BASB034	27-Mar-01	(6.25-6.75)	8.1 YZ	<1.1	<5	<1.1	NA	NA
BASB034	27-Mar-01	(9.5-10.0)	18 YZ	<1.1	5.2 Y	<1.1	NA	NA
BASB034	27-Mar-01	(14.5-15.0)	12 YZ	<0.94	<5	<0.94	NA	NA
BASB034	27-Mar-01	(24.5-25.0)	16 YZ	<0.96	<5	<0.96	NA	NA
BASB036	22-Mar-01	(3.5-4.0)	160 YH	<0.94	630	<0.94	NA	NA
DUP	22-Mar-01	(5.0-5.5)	23 YZ	<1	<5	<1	NA	NA
BASB036	22-Mar-01	(9.5-10.0)	20 YZ	<0.99	<5	<0.99	NA	NA
BASB036	22-Mar-01	(14.5-15.0)	17 YZ	<0.99	<5	<0.99	NA	NA
BASB036	22-Mar-01	(24.5-25.0)	21 YZ	<1	<5	<1	NA	NA
BASB037	22-Mar-01	(4.5-5.0)	17 YZ	<1.1	72 YH	<1.1	NA	NA
BASB037	22-Mar-01	(9.5-10.0)	9.1 YZ	<1	<5	<1	NA	NA
BASB037	22-Mar-01	(14.5-15.0)	16 YZ	<0.94	<5	<0.94	NA	NA
BASB037	22-Mar-01	(24.5-25.0)	11 YZ	<1	<5	<1	NA	NA
BASB070	03-Apr-01	(3.0-3.5)	5.6 YH	<1	51	NA	<1	NA
BASB070	03-Apr-01	(6.0-6.5)	1.1 YZ	<1	<5	NA	<1	NA
BASB070	03-Apr-01	(9.5-10.0)	1.1 YZ	<0.91	<5	NA	<0.91	NA
BASB070	03-Apr-01	(14.5-15.0)	1.3 YZ	<0.98	<5	NA	<0.98	NA
BASB070	03-Apr-01	(22.5-23.0)	23 YL	<1.1	<5	NA	<1.1	NA
BASB070	03-Apr-01	(24.5-25.0)	<1	<1	<5	NA	<1	NA
BASB071	03-Apr-01	(1.5-2.0)	33 YH	<1.1	85	NA	<1.1	NA

Table 6
Total Petroleum Hydrocarbons Detected in Soil
Batarse Site, Oakland, California
Concentrations in milligrams per kilogram (mg/kg)

Location ID	Date Sampled	Depth (feet bgs)	TPHd	TPHg	TPHmo	TPHms	TPHpt	TPHss
Area 1								
BASB077	30-Mar-01	(3.5-4.0)	270 YH	<1	2200 Y	NA	<1	NA
DUP	30-Mar-01	(4.5-5.0)	13 YZ	<0.99	6 Y	NA	<0.99	NA
BASB077	30-Mar-01	(9.5-10.0)	22 YZ	<0.93	<5	NA	<0.93	NA
BASB077	30-Mar-01	(14.5-15.0)	1.9 YZ	<0.92	<5	NA	<0.92	NA
BASB077	30-Mar-01	(19.5-20.0)	11 YZ	<0.91	<5	NA	<0.91	NA
BASB077	30-Mar-01	(24.5-25.0)	1.9 YZ	<0.96	<5	NA	<0.96	NA
BASB078	05-Apr-01	(3.5-4.0)	4.3 YH	<1	30 Y	NA	<1	NA
BASB078	05-Apr-01	(6.5-7.0)	<0.99	<0.93	<5	NA	<0.93	NA
BASB078	05-Apr-01	(9.5-10.0)	<1	<1.1	<5	NA	<1.1	NA
BASB078	05-Apr-01	(14.5-15.0)	<0.99	<0.94	<5	NA	<0.94	NA
BASB078	05-Apr-01	(24.5-25.0)	<0.99	<1	<5	NA	<1	NA
BASB082	05-Apr-01	(1.5-2.0)	1.1 YH	<0.91	7.5 Y	NA	<0.91	NA
BASB082	05-Apr-01	(4.5-5.0)	<0.99	<1	<5	NA	<1	NA
BASB082	05-Apr-01	(11.5-12.0)	<1	<0.96	13 YH	NA	<0.96	NA
BASB082	05-Apr-01	(14.5-15.0)	<1	<1	<5	NA	<1	NA
BASB082	05-Apr-01	(19.5-20.0)	<0.99	<1.1	10 YH	NA	<1.1	NA
Area 2								
BASB006	31-Mar-01	(1.5-2.0)	4.4 YZ	<0.96	9.1 Y	NA	<0.96	NA
BASB006	31-Mar-01	(5.5-6.0)	<1	<1.1	<5	NA	<1.1	NA
BASB006	31-Mar-01	(9.5-10.0)	<0.99	<0.99	<5	NA	<0.99	NA
BASB006	31-Mar-01	(14.5-15.0)	<1	<0.92	<5	NA	<0.92	NA
BASB006	31-Mar-01	(26.5-27.0)	<1	<0.94	<5	NA	<0.94	NA
BASB007	31-Mar-01	(1.5-2.0)	2.3 YZ	<1.1	5.6 Y	NA	<1.1	NA
BASB007	31-Mar-01	(4.5-5.0)	1.3 YZ	<1.1	<5	NA	<1.1	NA
BASB007	31-Mar-01	(9.5-10.0)	<1	<1	<5	NA	<1	NA
BASB007	31-Mar-01	(14.5-15.0)	<0.99	<0.97	<5	NA	<0.97	NA
BASB007	31-Mar-01	(25.5-26.0)	<1	<1	<5	NA	<1	NA
BASB008	21-Mar-01	(3.5-4.0)	12 YH	<0.97	22 Y	<0.97	NA	NA
DUP	21-Mar-01	(4.5-5.0)	21 YZ	<0.92	<25	<0.92	NA	NA
BASB008	21-Mar-01	(9.5-10.0)	23 YZ	<0.92	<25	<0.92	NA	NA
BASB008	21-Mar-01	(14.5-15.0)	14 YZ	<0.95	<25	<0.95	NA	NA
BASB008	21-Mar-01	(24.5-25.0)	18 YZ	<0.92	<25	<0.92	NA	NA

Table 6
Total Petroleum Hydrocarbons Detected in Soil
Batarse Site, Oakland, California
Concentrations in milligrams per kilogram (mg/kg)

Location ID	Date Sampled	Depth (feet bgs)	TPHd	TPHg	TPHmo	TPHms	TPHpt	TPHss
Area 3								
BASB040	03-Apr-01	(3.5-4.0)	3.7 YZ	<0.93	5.1 Y	NA	<0.93	NA
DUP	03-Apr-01	(4.5-5.0)	2.8 YZ	<0.94	<5	NA	<0.94	NA
BASB040	03-Apr-01	(9.5-10.0)	<0.99	<1.1	<5	NA	<1.1	NA
BASB040	03-Apr-01	(14.5-15.0)	<1	<1	<5	NA	<1	NA
BASB040	03-Apr-01	(19.5-20.0)	1.2 YZ	<0.92	<5	NA	<0.92	NA
BASB040	03-Apr-01	(24.5-25.0)	1.1 YZ	<1.1	<5	NA	<1.1	NA
BASB041	28-Mar-01	(3.5-4.0)	9.5 YZ	<0.99	59 Y	<0.99	NA	NA
DUP	28-Mar-01	(4.5-5.0)	27 YZ	<1	6.5 Y	<1	NA	NA
BASB041	28-Mar-01	(9.5-10.0)	3.1 YZ	<0.95	7.9 Y	<0.95	NA	NA
BASB041	28-Mar-01	(14.5-15.0)	37 YZ	<0.95	8.5 Y	<0.95	NA	NA
BASB041	28-Mar-01	(24.5-25.0)	23 YZ	3.6 YH	29 Y	4.3 b	NA	NA
Area 4								
BASB012	19-Mar-01	(3.5-4.0)	6.6 YH	NA	22	NA	NA	NA
DUP	19-Mar-01	(4.0-4.5)	NA	<1.1	NA	<1.1	NA	NA
BASB012	19-Mar-01	(9.5-10.0)	5.5 YZ	<1.1	<5	<1.1	NA	NA
BASB012	19-Mar-01	(14.5-15.0)	26 YZ	<0.94	<25	<0.94	NA	NA
BASB012	19-Mar-01	(24.0-24.5)	<1	<1.1	<5	<1.1	NA	NA
BASB013	20-Mar-01	(2.5-3.0)	27 YZ	<1.1	5.6 Y	<1.1	NA	NA
BASB013	20-Mar-01	(4.5-5.0)	7.9 YZ	<0.99	<5	<0.99	NA	NA
BASB013	20-Mar-01	(9.5-10.0)	<0.99	<1	<5	<1	NA	NA
BASB013	20-Mar-01	(14.5-15.0)	13 YZ	<1	<9.9	<1	NA	NA
BASB016	04-Apr-01	(2.0-2.5)	12 YHZ	<1	32 Y	NA	<1	NA
BASB016	04-Apr-01	(5.5-6.0)	<1	<0.98	<5	NA	<0.98	NA
BASB016	04-Apr-01	(9.5-10.0)	<1	<1	<5	NA	<1	NA
BASB016	04-Apr-01	(14.5-15.0)	<0.99	<1.1	<5	NA	<1.1	NA
BASB016	04-Apr-01	(24.5-25.0)	<1	<0.93	<5	NA	<0.93	NA
Area 5								
BASB022	04-Apr-01	(1.5-2.0)	220 YLH	<1	1300	NA	<1	NA
BASB022	04-Apr-01	(4.5-5.0)	970 YLH	<1.1	490	NA	<1.1	NA
BASB022	04-Apr-01	(9.5-10.0)	600 YLH	<1	300	NA	<1	NA
BASB022	04-Apr-01	(14.5-15.0)	7 YL	<1.1	<5	NA	<1.1	NA
BASB022	04-Apr-01	(20.5-21.0)	14 YLH	2.5 YH	13	NA	1.6 YH	NA

Table 11
Title 22 Metals Detected in Soil
Batarse Site, Oakland, California
Concentrations in milligrams per kilogram (mg/kg)

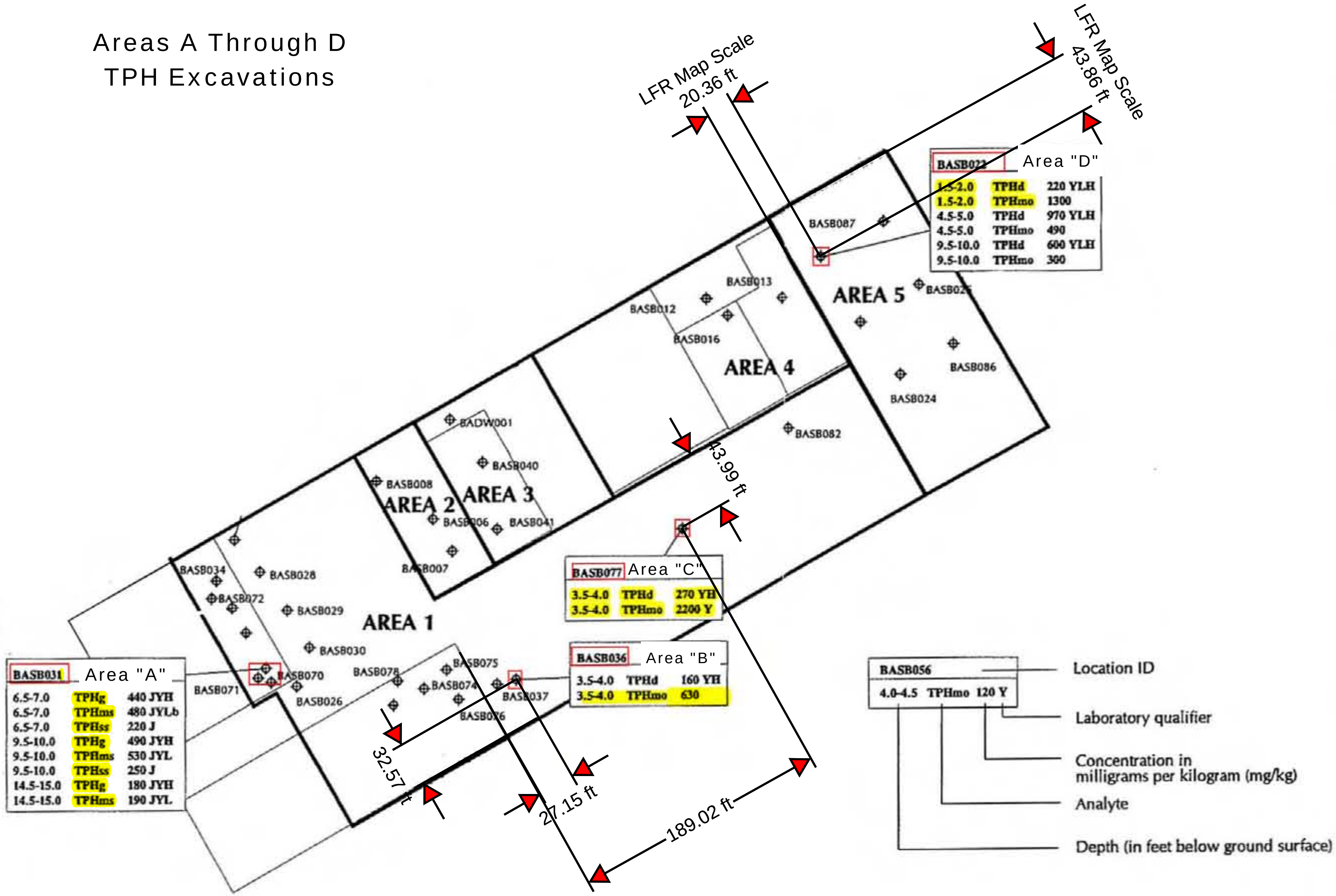
Location ID	Date Sampled	Depth (feet bgs)	Ag	As	Ba	Be	Cd	Co	Cr	Cu	Hg	Mo	Ni	Pb	Se	Tl	V	Zn
Area 3																		
BASB041	28-Mar-01	(14.5-15.0)	<0.24	4.4	130	0.54	1.7	7.5	37	18	0.061	<0.96	53	6.4	<0.24	<0.24	30	43
BASB041	28-Mar-01	(24.5-25.0)	<0.25	3.6	130	0.44	1.4	8	36	17	0.044	<0.99	52	6.3	<0.25	<0.25	27	34
Area 4																		
BASB012	19-Mar-01	(3.5-4.0)	<0.19	1.1	69	0.26	2.7	5.9	5.1	12	0.054	<0.75	20	17	<0.19	0.55	29	93
BASB012	19-Mar-01	(9.5-10.0)	<0.24	3.4	100	0.46	1.9	8.6	37	20	0.054	<0.98	59	6.2	<0.24	0.34	24	43
BASB012	19-Mar-01	(14.5-15.0)	<0.2	3	94	0.37	1.8	6.9	31	17	0.063	<0.79	47	5.3	<0.2	<0.2	24	39
BASB012	19-Mar-01	(24.0-24.5)	<0.22	3.3	160	0.37	1.9	9.1	37	21	0.056	<0.88	67	6	<0.22	0.73	23	42
BASB013	20-Mar-01	(2.5-3.0)	<0.22	1.3	55	0.15	2.2	20	160	35	0.041	<0.87	94	1.9	<0.22	<0.22	20	21
BASB013	20-Mar-01	(4.5-5.0)	<0.21	4.4	190	0.47	2.4	9.7	35	19	<0.02	<0.85	58	5.7	<0.21	0.29	29	42
BASB013	20-Mar-01	(9.5-10.0)	<0.23	3.2	130	0.45	2.1	8.7	31	18	0.052	<0.93	56	5.9	<0.23	0.35	21	43
BASB013	20-Mar-01	(14.5-15.0)	<0.21	2.7	150	0.4	2.1	6	29	17	0.069	<0.84	46	4.8	<0.21	<0.21	21	41
BASB016	04-Apr-01	(2.0-2.5)	<0.22	2.6	100	0.21	1.4	5.4	19	32	0.14	<0.86	29	60	0.39	<0.22	17	81
BASB016	04-Apr-01	(5.5-6.0)	<0.23	2.7	120	0.38	1.5	6.8	30	15	0.069	<0.91	47	4.8	<0.23	0.31	25	34
BASB016	04-Apr-01	(9.5-10.0)	<0.22	2.7	110	0.35	1.3	5.6	25	12	0.036	<0.86	37	4.4	<0.22	<0.22	21	27
BASB016	04-Apr-01	(14.5-15.0)	<0.21	2.8	120	0.41	1.7	6.9	33	17	0.079	<0.84	47	5.2	<0.21	<0.21	24	38
BASB016	04-Apr-01	(24.5-25.0)	<0.22	2.8	99	0.3	1.5	8	30	16	0.075	<0.87	53	5	<0.22	0.3	21	31
Area 5																		
BASB022	04-Apr-01	(1.5-2.0)	<0.23	5.4	140	0.46	2.2	10	33	25	0.072	<0.93	54	31	<0.23	<0.23	31	64
BASB022	04-Apr-01	(4.5-5.0)	<0.18	7.6	130	0.27	1.6	6	22	21	0.061	2.1	32	63	<0.18	0.47	23	100
BASB022	04-Apr-01	(9.5-10.0)	<0.23	3.9	88	0.26	1.7	5.4	16	24	0.08	1.6	26	23	<0.23	<0.23	21	84
BASB022	04-Apr-01	(14.5-15.0)	<0.23	4.1	150	0.53	2.3	8.9	41	23	0.058	<0.93	62	6.4	<0.23	<0.23	31	50
BASB022	04-Apr-01	(20.5-21.0)	<0.19	4.3	120	0.38	1.6	7.2	28	17	0.076	<0.75	45	6.9	<0.19	<0.19	25	39
BASB023	04-Apr-01	(1.5-2.0)	0.52	33	220	0.21	2.3	6.3	11	25	0.25	1.6	17	130	0.55	1.9	16	400

Table 11
Title 22 Metals Detected in Soil
Batarse Site, Oakland, California
Concentrations in milligrams per kilogram (mg/kg)

Location ID	Date Sampled	Depth (feet bgs)	Ag	As	Ba	Be	Cd	Co	Cr	Cu	Hg	Mo	Ni	Pb	Se	Tl	V	Zn
Area 5																		
BASB023	04-Apr-01	(4.5-5.0)	<0.24	2.1	63	0.26	0.91	4.5	16	8	0.033	<0.97	27	3.6	<0.24	<0.24	16	23
BASB023	04-Apr-01	(10.5-11.0)	<0.23	4.5	140	0.56	2	9.5	37	18	0.048	<0.92	55	6.5	<0.23	<0.23	32	40
BASB023	04-Apr-01	(14.5-15.0)	<0.24	3.5	100	0.5	2	9.1	35	20	0.067	<0.97	60	6.2	<0.24	<0.24	26	44
BASB023	04-Apr-01	(20.5-21.0)	<0.24	4.8	190	0.41	2	8	38	24	0.078	4.8	49	33	<0.24	0.25	28	120
BASB024	04-Apr-01	(1.5-2.0)	<0.23	3	130	0.36	1.5	6.7	25	17	0.06	<0.9	40	17	<0.23	<0.23	23	47
BASB024	04-Apr-01	(3.5-4.0)	<0.21	4.1	140	0.48	1.9	8.1	33	18	0.039	<0.83	50	6.4	<0.21	<0.21	30	41
BASB024	04-Apr-01	(9.5-10.0)	<0.21	3.5	120	0.53	2	8.8	35	20	0.062	<0.85	57	6.3	<0.21	<0.21	25	47
BASB024	04-Apr-01	(14.5-15.0)	<0.23	4.1	160	0.5	2	11	31	21	0.05	<0.9	60	6.4	<0.23	0.45	25	42
BASB024	04-Apr-01	(21.5-22.0)	<0.21	2.9	110	0.39	1.4	6.5	31	15	0.06	1.4	38	6.1	<0.21	<0.21	22	92
BASB025	04-Apr-01	(3.5-4.0)	<0.23	3.9	120	0.33	1.7	6.4	25	16	0.041	<0.94	35	18	0.48	<0.23	25	110
DUP	04-Apr-01	(4.5-5.0)	<0.21	3.3	150	0.45	1.7	6.6	32	20	0.023	<0.86	42	6	<0.21	0.32	29	41
BASB025	04-Apr-01	(9.5-10.0)	<0.25	3.5	110	0.44	1.7	8	30	17	0.046	<0.98	48	5.7	<0.25	<0.25	24	40
BASB025	04-Apr-01	(14.5-15.0)	<0.25	2.6	130	0.4	1.5	6.5	28	17	0.045	<0.99	43	5	<0.25	<0.25	21	37
BASB025	04-Apr-01	(24.5-25.0)	<0.22	2.5	250	0.32	1.5	7.6	29	16	0.063	<0.87	49	4.9	0.39	1.3	21	31
BASB086	04-Apr-01	(1.5-2.0)	<0.23	0.87	50	0.41	3	10	3.2	15	0.11	<0.91	18	3.4	<0.23	0.61	61	71
BASB086	04-Apr-01	(3.5-4.0)	<0.21	4.2	85	0.28	1.3	8	20	10	0.033	<0.83	37	4.6	0.39	1.5	20	27
BASB086	04-Apr-01	(9.5-10.0)	<0.23	3.5	100	0.38	1.5	6.8	28	13	0.071	<0.92	41	4.8	<0.23	0.34	25	31
BASB086	04-Apr-01	(15.5-16.0)	<0.23	3.7	120	0.45	1.7	7.8	33	18	0.062	<0.9	52	5.7	<0.23	<0.23	25	42
BASB086	04-Apr-01	(19.5-20.0)	<0.25	3.3	160	0.42	1.9	8.5	34	20	0.06	<0.99	55	5.8	<0.25	0.71	23	43
BASB087	04-Apr-01	(3.5-4.0)	<0.24	3.3	110	0.39	2.8	6.8	5.8	21	0.13	<0.96	18	14	0.62	0.51	26	92
DUP	04-Apr-01	(4.5-5.0)	<0.22	2	130	0.44	1.7	6.2	38	20	0.031	<0.89	46	5.3	<0.22	<0.22	30	43
BASB087	04-Apr-01	(9.5-10.0)	<0.21	2.8	97	0.37	1.5	7.4	27	16	0.063	<0.85	47	4.8	<0.21	<0.21	21	34
BASB087	04-Apr-01	(14.5-15.0)	<0.24	4.2	130	0.4	1.7	8.8	31	17	0.051	<0.94	48	5.8	<0.24	<0.24	25	36

ATTACHMENT C

Supporting Documentation for Figure 3



LEGEND

BASB001 ⊕	Sample location
	Building
	Railroad tracks
	Area of investigation

ABBREVIATIONS

TPH	Total Petroleum Hydrocarbons
TPHd	TPH as diesel
TPHg	TPH as gasoline
TPHms	TPH as mineral spirits
TPHss	TPH as stoddard solvents

LABORATORY QUALIFIERS

b	Continuing calibration verification percent difference was slightly above acceptance limits in batch.
H	Heavier hydrocarbons contributed to the quantitation.
J	Reported value is estimated.
L	Lighter hydrocarbons contributed to the quantitation.
Y	Sample exhibits fuel pattern which does not resemble standard.
Z	Sample exhibits unknown single peak or peaks.

Note: Measurements and locations to scale with LFR 2001 PSA Map

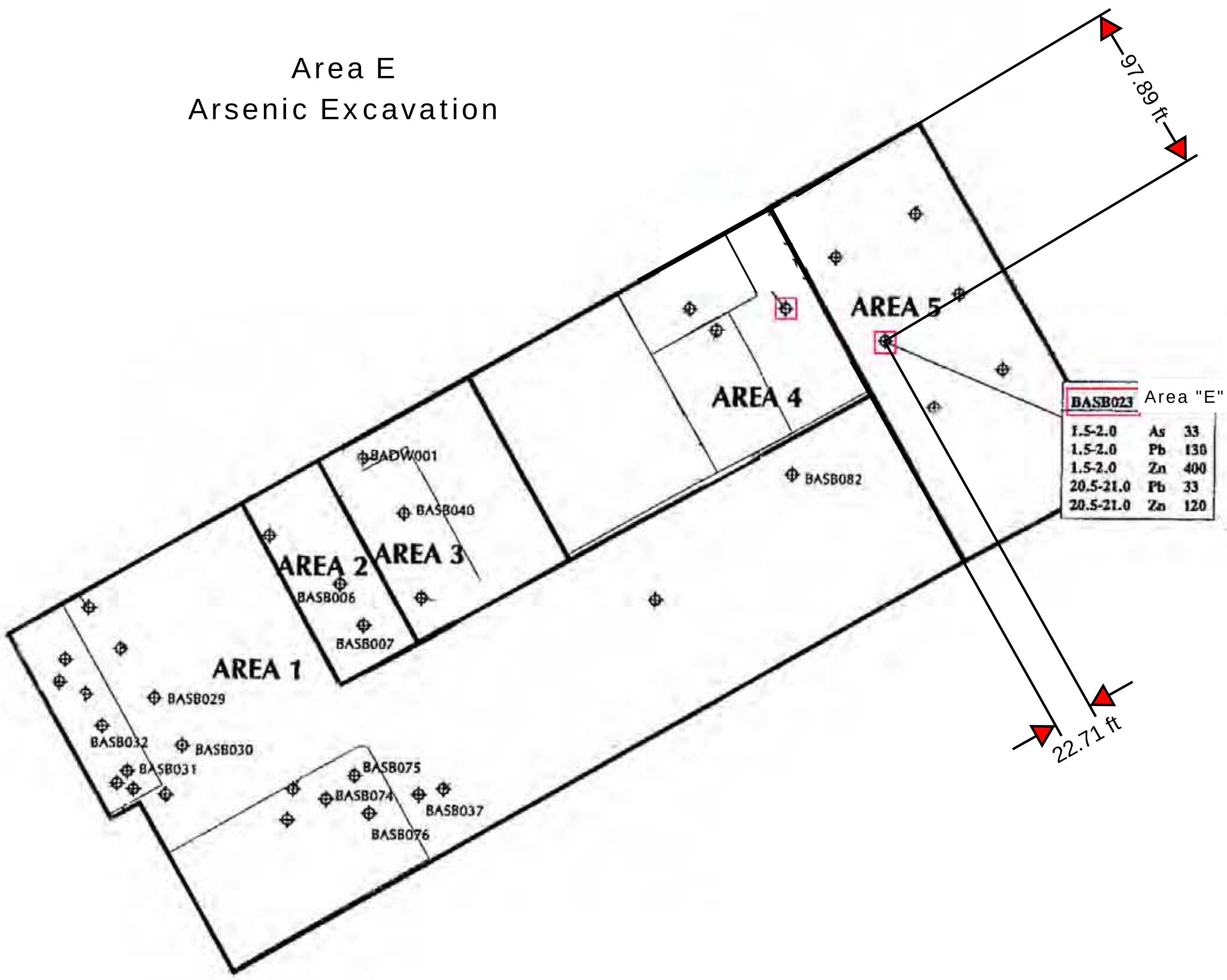
0.90 in

100 0 100 Feet

Areas of Concern
Concentrations of Total Petroleum Hydrocarbons in Soil

Batarse Site, Oakland, California

Area E
Arsenic Excavation



LEGEND

BASB001 ⌖ Sample location

Building

Railroad tracks

Area of investigation

ABBREVIATIONS

As	Arsenic
Cd	Cadmium
Hg	Lead
Pb	Mercury
Zn	Zinc

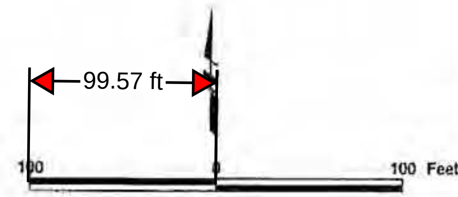
BASB055			Location ID
8.5-9.0	Pb	20	

Concentration in milligrams per kilogram (mg/kg)

Analyte

Depth (in feet below ground surface

Note: Measurements and locations to scale with LFR 2001 PSA Map



Areas of Concern
Concentrations of Metals in Soil

Batarse Site, Oakland, California

ATTACHMENT D

RWQCB Environmental Screening Levels for Total Chromium

Environmental Screening Levels
San Francisco Bay Regional Water Quality Control Board

CALIFORNIA Water Boards

EDMUND G. BROWN JR. GOVERNOR
MATTHEW RODRIQUEZ SECRETARY FOR ENVIRONMENTAL PROTECTION

Summary of Environmental Screening Levels

Site Name:	*Batarse*
Site Address:	1550 105th Ave. Oakland, CA
Site ID Number:	RO0003151
Date:	1/27/2015

Selected Site Scenario	
Land Use:	Residential (default)
Depth to Impacted Soil:	Shallow Soil (default)
Groundwater Use:	Nondrinking Water Resource
Drinking Water:	MCL-Priority (default)
Soil Type:	Fine-Coarse Mix (default)

Selected Chemical: **Chromium (total)**

Site Concentrations:

Soil (mg/kg):	160.00
Soil Gas (µg/m^3)	No Value Entered
Groundwater (µg/L):	No Value Entered
Indoor Air Concentration (µg/m^3):	No Value Entered

Soil ESLs:	**Units**	**ESL**	**ESL Exceeded?**	**Referenced Table**
Direct Exposure:	mg/kg	No Value	No	Table B-1
Terrestrial Ecological:	mg/kg	No Value	No	
Ceiling Value:	mg/kg	1.0E+03	No	
Leaching:	mg/kg	No Value	No	
Final Soil ESL:	**mg/kg**	**1.0E+03**		

Groundwater ESLs:	**Units**	**ESL**	**ESL Exceeded?**	**Referenced Table**
Drinking Water:	µg/L	5.0E+01	No Data Entered	Table F-3
Protection of Aquatic Habitats:	µg/L	1.8E+02	No Data Entered	Table F-1b
Groundwater to Indoor Air:	µg/L	No Value	No Data Entered	
Ceiling Value:	µg/L	5.0E+04	No Data Entered	
Final Groundwater ESL:	**µg/L**	**1.8E+02**		

Indoor Air ESLs:	**Units**	**ESL**	**ESL Exceeded?**	**Referenced Table**
Health Risk:	µg/m^3	No Value	No Data Entered	Table E-3
Odor Threshold:	µg/m^3	No Value	No Data Entered	
Final Indoor Air ESL:	µg/m^3	No Value		

Soil Gas ESLs:	**Units**	**ESL**	**ESL Exceeded?**	**Referenced Table**
Health Risk:	µg/m^3	No Value	No Data Entered	Table E-2
Odor Threshold:	µg/m^3	No Value	No Data Entered	
Final Soil Gas ESL:	µg/m^3	No Value		

ATTACHMENT E

Client Authorization Letter

LLOYD A. WISE CO.

Established 1914

A. A. Batarse, Jr., CEO

Tel. (510) 499-3001 Direct

February 2, 2015

Mr. Mark Detterman
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, California 94502

Re: Secondary Source Removal Work Plan (Report #4378)
Batarse Property, 1424, 1560 105th Avenue & 10550 International Boulevard, Oakland, California
Alameda County LOP Case # R0003151

Dear Mr. Detterman:

Attached for your review is a Secondary Source Removal Work Plan for the referenced case. The report was prepared by WellTest, Inc. at my request.

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

If you should have any questions or comments, please do not hesitate to contact me, or the WellTest project manager, Bill Dugan at (408) 287-2175.

Sincerely,

Anthony A. Batarse, Jr.