

April 6, 2016

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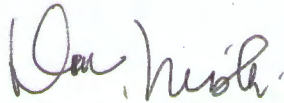
Mr. Mathew Soby
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Ste. 250
Alameda, CA 94502-6577
mathew.soby@acgov.org

Subject: **Site Investigation Workplan**
357 105th Avenue, Oakland, CA
Fuel Leak Case No. RO0003156; Global ID T10000006426

Dear Mr. Soby

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached *Site Investigation Workplan* prepared by Almar Environmental are true and correct to the best of my knowledge.

Sincerely,



Mr. Dan Neishi
Responsible Party Representative



Site Investigation Workplan

**357 105th Avenue
Oakland, California**

April 6, 2016

Prepared for:

Neishi Brothers Nursery
c/o Dan S. Neishi Trust & Mitsugi Neishi Heirs of Estate
357 105th Avenue
Oakland, CA 94603

Prepared by:

Almar Environmental
407 Almar Avenue
Santa Cruz, California 95060

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1.0 INTRODUCTION

Almar Environmental (Almar) appreciates the opportunity to work on the 357 105th Avenue project in Oakland, California (Figures 1 through 3). Almar has been retained by the Dan S. Neishi Trust & Mitsugi Neishi Heirs of Estate to prepare and implement this *Site Investigation Workplan* for the subject site. On November 6, 2015, Almar prepared a *Soil, Water, and Soil Gas Investigation Report* for the site. This report documented the installation and sampling of four temporary soil gas points (SG-1 through SG-4) and the collection of soil and “grab” groundwater samples from eight temporary borings (DP-1 through DP-8). The results of that investigation found, in part, that the lateral extent of the shallow groundwater contamination plume at the site remains undefined in areas west and southwest of the former tank location. Based upon these results, Almar recommended an additional groundwater investigation be conducted to fully define the lateral extent of groundwater contamination in these unbounded directions. The local oversight agency, the Alameda County Health Care Services Agency (ACHCSA), reviewed the report and agreed with Almar’s recommendation and requested a Workplan be prepared to further define the extent of shallow groundwater contamination at the site. Additionally, the ACHCSA requested a formal well survey be conducted to determine if the site meets the groundwater-specific criteria under scenario 4 of the Regional Water Quality Control Board’s (RWQCB’s) Low Threat Closure Policy (LTCP). A copy of the Directive Letter from the ACHCSA requesting this work is presented in Appendix A. Herein, Almar presents a list of proposed tasks to complete this investigation.

2.0 SITE INFORMATION

The project site is located at 359 105th Avenue in the city of Oakland, California (Figure 1). The site consists of roughly rectangular residential/commercial property associated with Alameda County Assessor’s parcel number 45-5370-9-2. An Aerial Photograph of the Site Area is included as Figure 2 and a detailed Site Map is included as Figure 3. Additional information, including historical isoconcentration maps, is presented in Figures 4 through 7.

2.1 Physical Setting

Based on the U.S. Geological Survey San Leandro, California Quadrangle 7.5 Minute Series Topo Map, the subject property is approximately 20 feet (ft) above mean sea level (msl). The topographic slope of the subject property and surrounding areas is generally to the west, towards the San Francisco Bay (Figure 1).

According to the *Preliminary Geologic Map Emphasizing Bedrock Formations in Alameda County, California*, the site lies upon Holocene and Pleistocene surficial undivided sediments (Qu) (Graymer, Jones, Brabb, 1996). Site specific soils, encountered during tank removal activities were described by the tank removal contractor as predominantly Silty Clay (CL).

The nearest surface water to the site is San Leandro Creek, located approximately 1,000 feet south of the subject site, and the San Francisco Bay which is located approximately 2.0 miles southwest of the site (Figure 1). Based upon topography of the area, regional groundwater flow is expected to be to the west/southwest (towards the San Francisco Bay and San Leandro Creek).

Site specific soils encountered during historical investigations were identified as predominately Silty Clay (CL) of varying consistency and plasticity from the ground surface to the total depths explored (12 to 13 feet bgs). Coarser grained materials described as Clayey Sand (SC) to Clayey Gravelly Sand (SW) were also encountered between 10.5 to 13 feet bgs in the majority of the borings advanced during historical

investigations. Groundwater was first encountered within these coarser grained materials and subsequently rose to a static to a static level as high as 3.90 feet bgs, indicative of a confined aquifer.

2.2 Site Background and Summary of Previous Environmental Investigations

UST Removal – November, 2014

On November 25, 2014, one, approximately 1,000 gallon underground storage tank (UST), was removed under permit from the Oakland Fire Department (OFD) by Environmental Restoration Services, a licensed hazardous materials removal contractor. The tank was originally believed to have contained diesel but during the removal activities was found to contain gasoline. As required by the removal permit and under direction from the OFD inspector, ERS collected two soil samples, one from below either end of the tank, at approximately 7.5 to 8.0 feet bgs. One additional, sample was also collected from below the former dispenser at approximately 3.0 feet bgs. Elevated concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg) (up to 497 mg/Kg), ethylbenzene (up to 10.6 mg/Kg), and total xylenes (up to 48.3 mg/Kg) were reported in the samples collected from below the tank. Excavated overburden soil and clean imported baserock was compacted back into the tank pit following sampling. A full summary of the historical soil analytical data from the tank removal is presented in Table 1. Based upon these results, a leaking underground fuel tank (LUFT) case was opened by the ACHCSA and a directive letter was issued requesting a workplan be prepared to further assess the extent of contamination at the subject site and to characterize the case.

Soil, Water, and Soil Gas Investigation Workplan – July, 2015

On July 20th, 2015 Almar prepared a Revised *Soil, Water, and Soil Gas Investigation Workplan and Site Conceptual Model* for the site. This Workplan proposed, in general, to advance up to eight (8) temporary borings in areas around the former tank location and in the assumed up and down gradient groundwater flow directions and collect soil and “grab” groundwater samples from each boring. The Workplan also proposed installing and collecting soil gas samples from four (4) temporary soil gas sampling points.

Soil, Water, and Soil Gas Investigation Report – November, 2015

On November 6, 2015, Almar prepared a *Soil, Water, and Soil Gas Investigation Report* for the site. This report documented the installation and sampling of four temporary soil gas points (SG-1 through SG-4) and the collection of soil and “grab” groundwater samples from eight temporary borings (DP-1 through DP-8). The results of the investigation found, in part, that the lateral extent of the shallow groundwater contamination plume at the site remains undefined in areas west and southwest of the former tank location. Based upon these results, Almar recommended an additional groundwater investigation be conducted to fully define the lateral extent of groundwater contamination in these unbounded directions. The local oversight agency, the ACHCSA, reviewed the report and agreed with Almar’s recommendation and requested a Workplan be prepared to further define the extent of shallow groundwater contamination at the site. Additionally, the ACHCSA requested a formal well survey be conducted to determine if the site meets the groundwater-specific criteria under scenario 4 of the RWQCB’s LTCP. A copy of the Directive Letter from the ACHCSA requesting this work is presented in Appendix A.

The following sections of this Workplan propose a detailed scope of work to further define the extent of the previously identified subsurface contamination at the subject site.

3.0 PROPOSED GROUNDWATER INVESTIGATION SCOPE OF WORK

In general, Almar proposes to advance a total three (3) temporary borings at the subject site and collect “grab” groundwater samples from each of the temporary borings. The temporary borings will be referred to as DP-9 through DP-11. A site map showing the proposed boring locations is included as Figure 8. The rationale for the proposed boring locations is based on locations of important site features, historical sampling data, and the assumed groundwater flow direction (i.e., to the southwest). The actual number and/or locations of the temporary borings may be moved in the field at the discretion of the field geologist based upon encountered subsurface conditions.

3.1 Task 1: Regulatory Liaison, Permitting, and Project Management

Almar will represent the client with regulatory agencies and onsite businesses or residences in meetings and/or communications. A representative of Almar will also coordinate, oversee, and/or conduct all activities detailed in this Workplan. Almar will obtain the appropriate subsurface drilling permit from the Alameda County Public Works Agency (ACPWA). As required by law, Almar will mark the subject property and notify Underground Service Alert (USA) to clear the proposed boring locations of underground utilities prior to drilling activities. A Health and Safety Plan (HASP) will be prepared, maintained onsite, and will comply with 29 CFR 1910.120 and Cal OSHA regulations.

3.2 Task 2: Drilling and Soil Sampling

Soil borings will be drilled by a C57 licensed driller under the direction of a licensed State of California Professional Geologist. As required by law, the top five (5) feet of each boring will be dug by hand to ensure that underground utilities are not encountered. Following hand clearing, a truck-mounted Geoprobe™ direct-push sampling rig capable of continuous core soil sampling will be used to drill each of the proposed borings (DP-9 through DP-11). The Geoprobe™ will direct-push (hammer) a 2-inch diameter steel Macrocore barrel until groundwater is first encountered (estimated 10 - 15 ft bgs). The core barrels will be lined with clear plastic disposable tubing to facilitate continuous soil coring and soil logging for description. Soils will be logged using the United Soil Classification System (USCS). Soil samples will be collected at five (5) foot intervals, where contamination is observed in the field using a field photoionization detector (PID), and at the soil-groundwater interface. Soil samples for laboratory analysis will only be retained if obvious contamination (as indicated by the PID) is noted in the field. Any soil samples retained for analysis will be collected by cutting the desired section of disposable plastic tubing, sealing the ends of the tube with Teflon™ tape, and capped. 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 4° Celsius (°C) until they arrive at the lab.

Soil cuttings generated during drilling operations will be contained 55-gallon drums and remain on site. Water used in the decontamination and cleaning of drilling equipment will also be stored on site in 55-gallon drums.

3.3 Task 3: Groundwater Sampling

Once groundwater is encountered in each of the borings, and a sufficient amount is present for sampling, the Macrocore sampler will be removed from the boring, and a temporary flush threaded, ¾-inch schedule 40 polyvinyl chloride (PVC) casing will be placed within the boring. The bottom cap will be flush threaded, and based on previously observed conditions, the screened casing will be 0.010-inch slots. Groundwater samples will then be collected from the temporary casing using a disposable polyethylene bailer or a peristaltic pump.

Each groundwater sample will be collected in laboratory supplied EPA Testing Method approved containers, labeled, sealed in individual plastic bags, and placed in a pre-chilled ice chest with ice to remain at 4 degrees Celsius (°C) until they arrive at the lab. Samples will be properly decanted into 40 ml VOAs using bailer attachments to minimize agitation of the sample. Samples collected in VOAs will be checked for headspace. VOA vials will be ordered with hydrochloric acid preservative and amber liters without preservatives. Typically, three VOAs and one amber liter will be collected for each groundwater sample.

3.4 Task 4: Laboratory Analysis - Soil and Water

Once all soil and groundwater samples are collected and appropriately packed, they will be transported, observing formal chain-of-custody (COC) procedures to a State of California-certified testing laboratory. All soil and groundwater samples will be collected and analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) and the volatile organic compounds (VOCs): benzene, toluene, ethylbenzene, xylenes (BTEX), MtBE and naphthalene by EPA Test Method 8260b. Soil samples will only be analyzed if obvious contamination (as indicated by the PID) is noted in the field.

3.5 Task 5: Wastewater and Soil Disposal

Drill cuttings and decontamination water produced from drilling and sampling activities will be temporarily stored on-site in properly labeled and secured 55-gallon Department of Transportation (DOT) steel drums. The drums will remain on-site and are the responsibility of the client.

3.6 Task 6: Backfilling of Borings

Once all samples are collected, each boring will be backfilled from the bottom of the boring to ground surface with neat cement grout. The neat cement grout was composed of a mix consistency of one 94 pound bag of Portland cement to five gallons of water.

3.7 Task 7: Reporting and Well Survey

A written report documenting work performed will be provided by Almar approximately two (2) weeks following completion of the field work and receipt of the laboratory results. The report will include field sheets, boring logs, laboratory data, etc. The report will contain the appropriate conclusions and recommendations based upon the conditions encountered in the field and the laboratory analytical results. Additionally, the report will contain a formal well survey. The well survey will, in part, identify the nearest existing water supply well to the defined edge of the groundwater plume. The report will be signed and stamped by a registered professional.

4.0 TIMELINE

The following is an estimated timeline to complete the tasks outlined in Section 3.0:

Task 1 – Will be completed within two (2) weeks of regulatory approval of this Workplan.

Tasks 2 and 3 – Will take place within two (2) weeks of receipt of the required permit from the ACPWA (Task 1). Almar expects these tasks to be completed in one business day.

Tasks 5 and 6 – Will occur two weeks following completion of Tasks 2 and 3.

Task 4 – Will occur two weeks following completion of Tasks 2 and 3.

Task 7 – Will be completed no more than two (2) weeks following receipt of all laboratory analytical data (Task 4).

5.0 CERTIFICATION AND DISTRIBUTION

To the best of our knowledge, all statements made in this workplan are true and correct. This workplan is based on data provided by the client and others, site conditions observed, samples collected and analytical data. No warranty whatsoever is made that this workplan addresses all contamination found on the site.

Respectfully submitted,



Forrest N. Cook
Owner/Principal Scientist
Almar Environmental
California Professional Geologist #8201 (exp 9/16)

CC:

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6.0 REFERENCES

Almar Environmental. November 6, 2015. *Soil, Water, and Soil Gas Investigation Report*. 357 105th Avenue, Oakland, California.

Brabb, E.E., Graymer, R.W., and Jones, D.L., 1996, *Preliminary Geologic Map Emphasizing Bedrock Formations in Alameda County, California: Derived from the Digital Database Open-File 96-252*. U.S. Geological Survey, Menlo Park, CA.

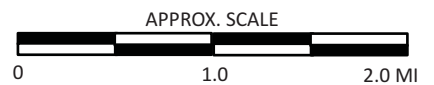
Environmental Restoration Services. November 15, 2014. *Underground Tank Technical Closure Report*. 357 105th Avenue, Oakland, California.

United States Department of the Interior Geologic Survey (USGS). 1954, Revised 1994. San Leandro, California 7.5-Minute Quadrangle.

FIGURES



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

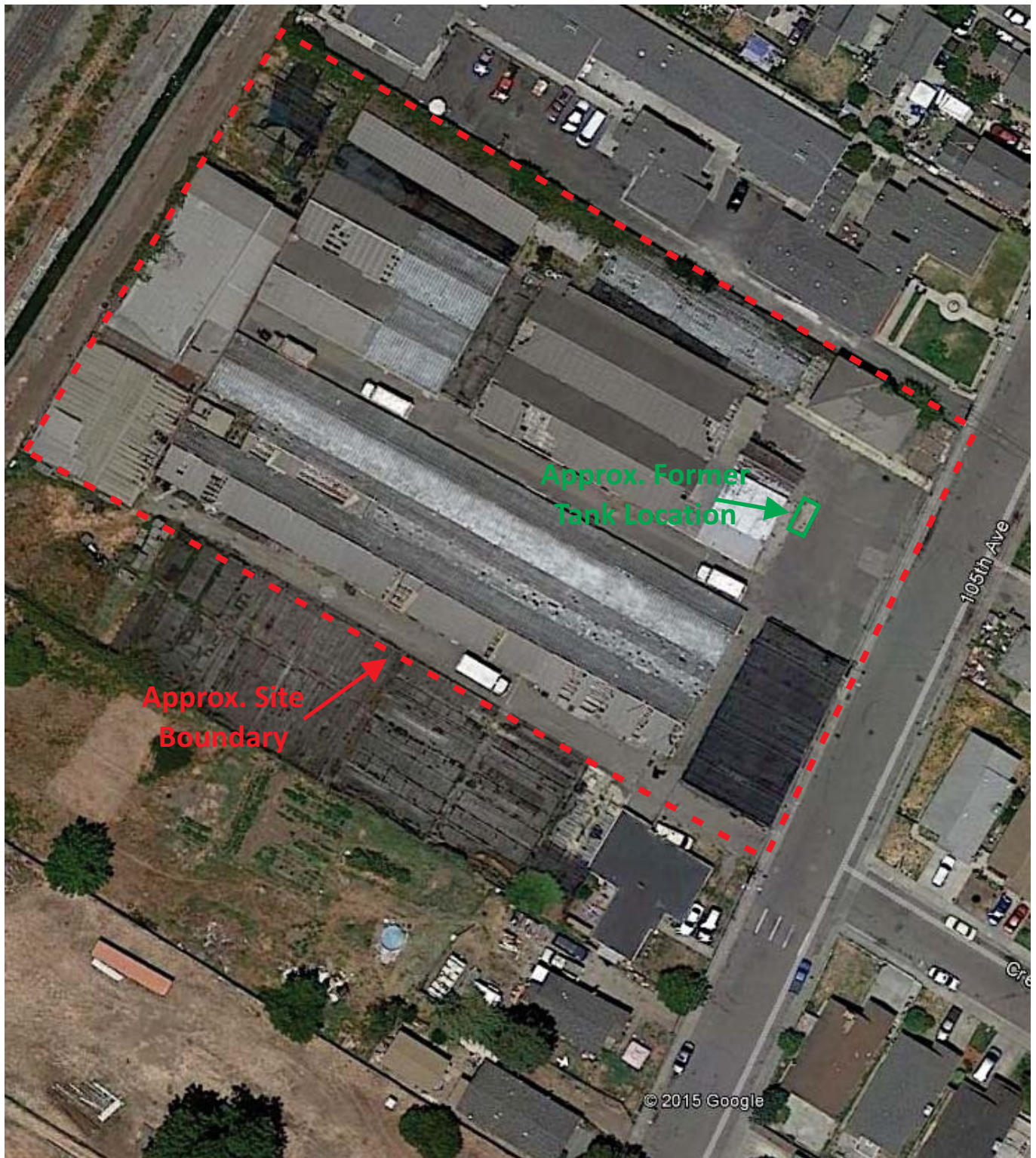


357 105th AVENUE
OAKLAND, CALIFORNIA

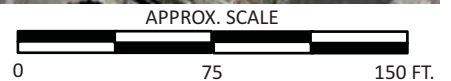
SITE VICINITY TOPO MAP

FIGURE

1



SOURCE: Google Earth, 2015

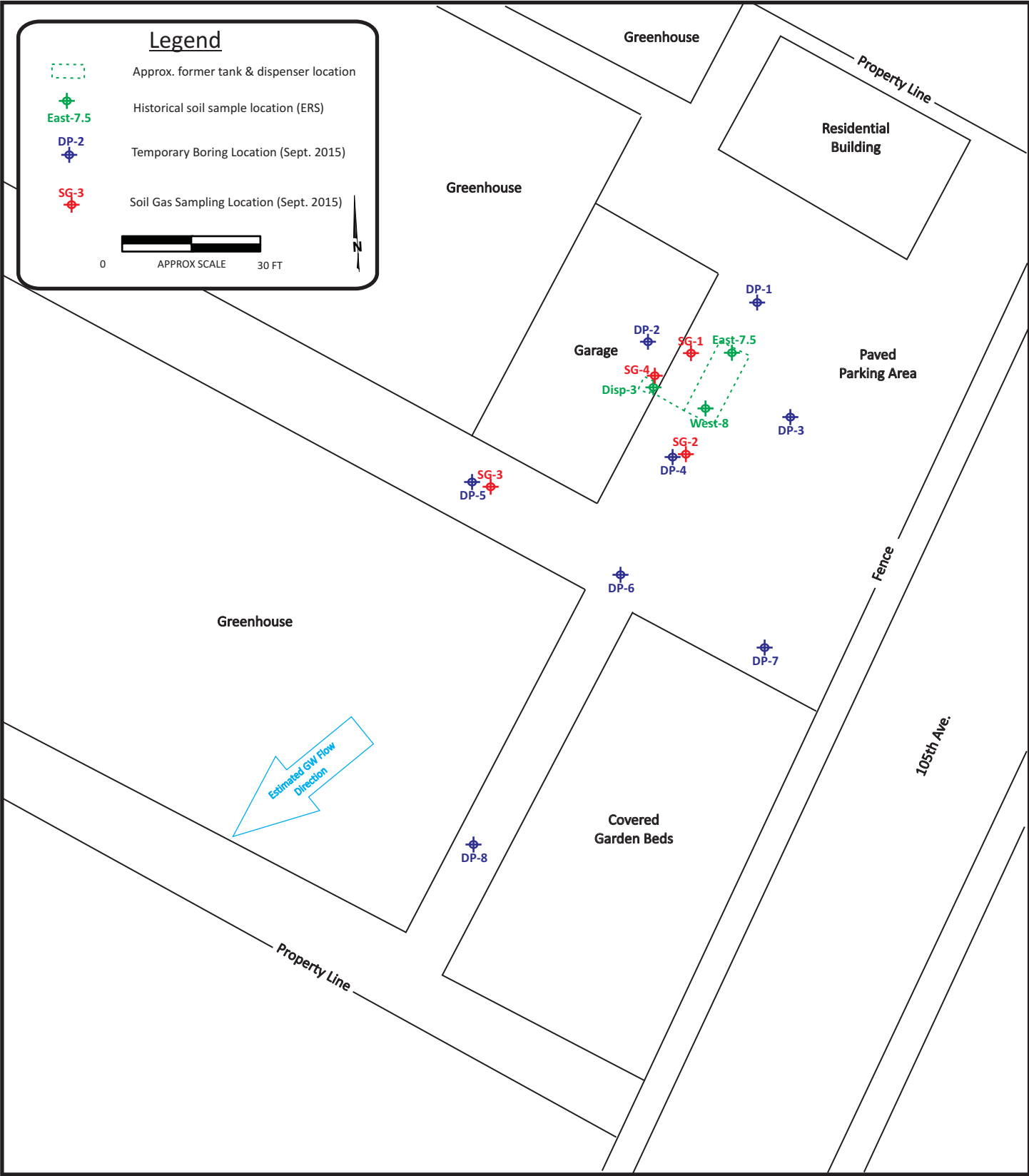


357 105th AVENUE
OAKLAND, CALIFORNIA

AERIAL PHOTOGRAPH
OF SITE AREA

FIGURE

2

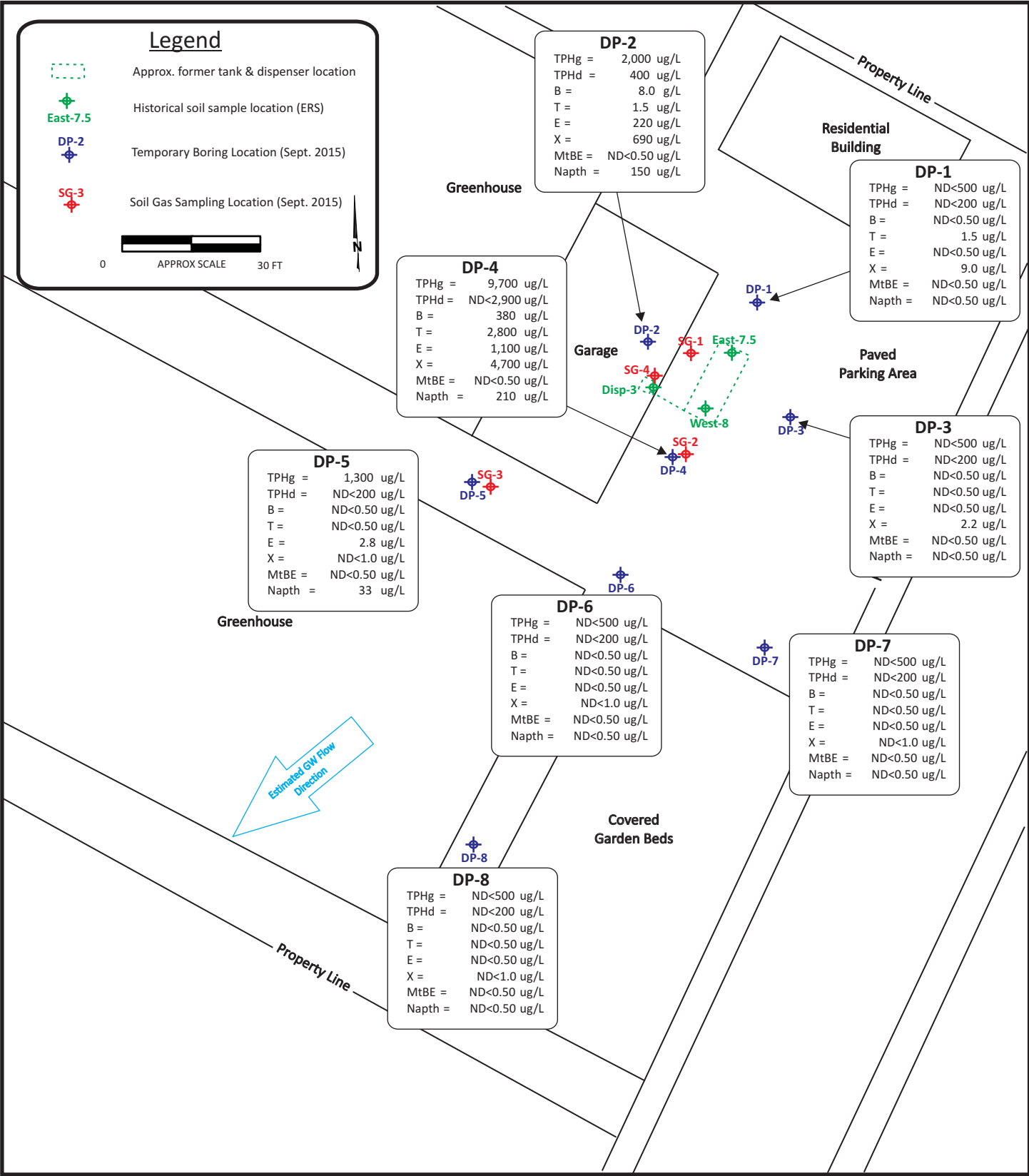


357 105th AVENUE
OAKLAND, CALIFORNIA

SITE MAP SHOWING
HISTORICAL BORING LOCATIONS

FIGURE

3

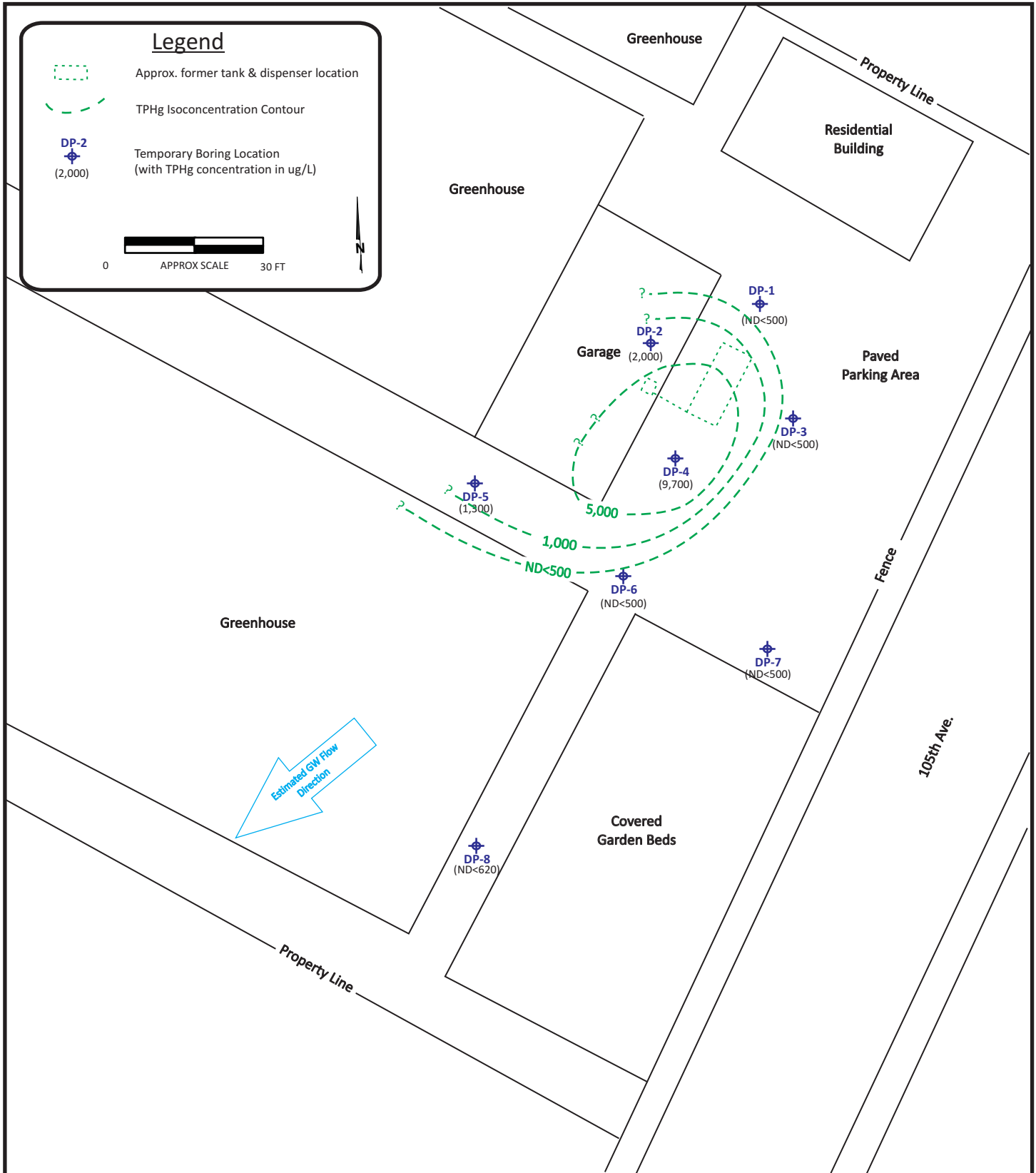


357 105th AVENUE
 OAKLAND, CALIFORNIA

SITE MAP SHOWING CURRENT
 GROUNDWATER CONCENTRATIONS (9/18/15)

FIGURE

4

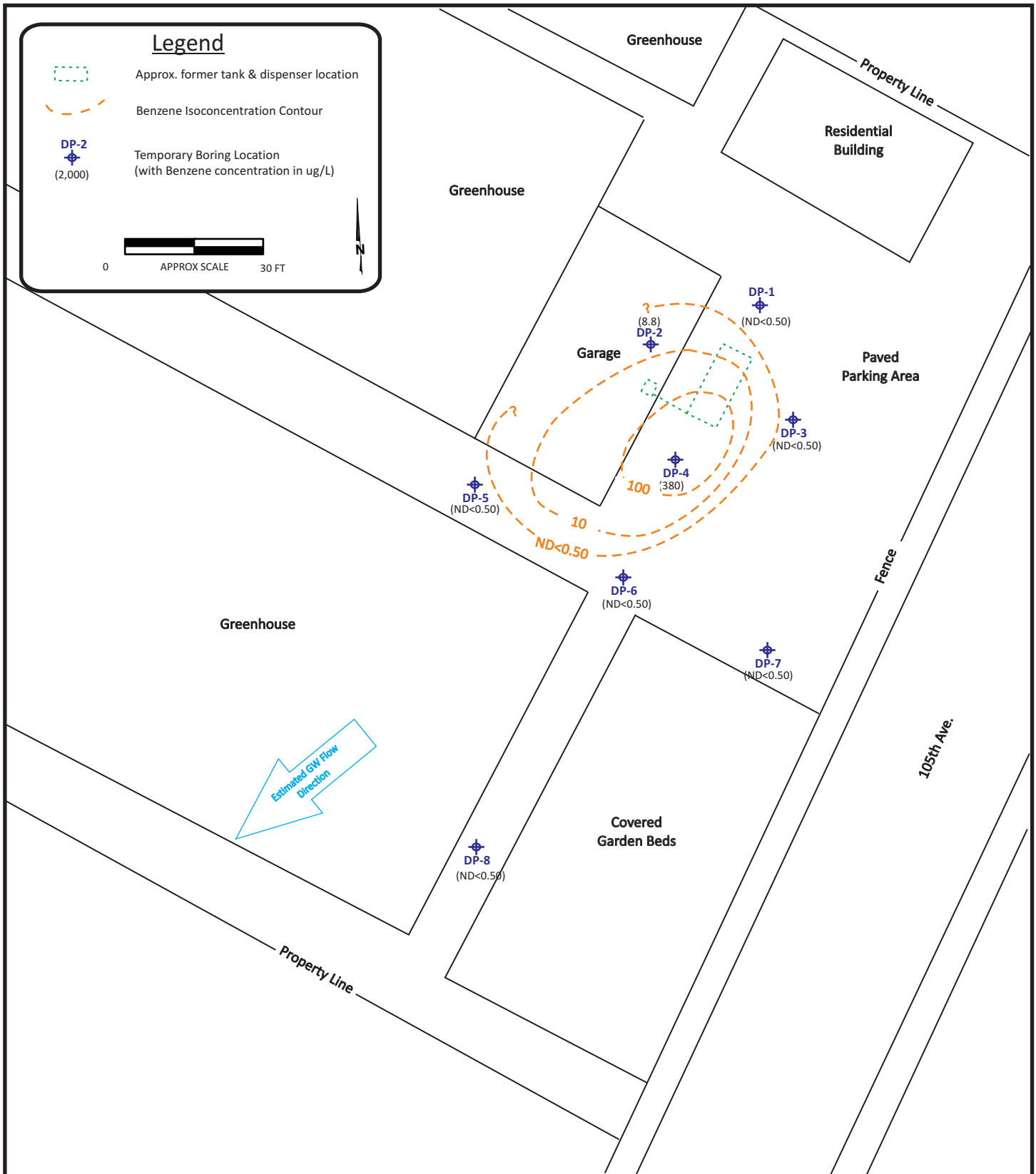


357 105th AVENUE
OAKLAND, CALIFORNIA

TPHg ISOCONCENTRATION MAP
SEPTEMBER 18, 2015

FIGURE

5

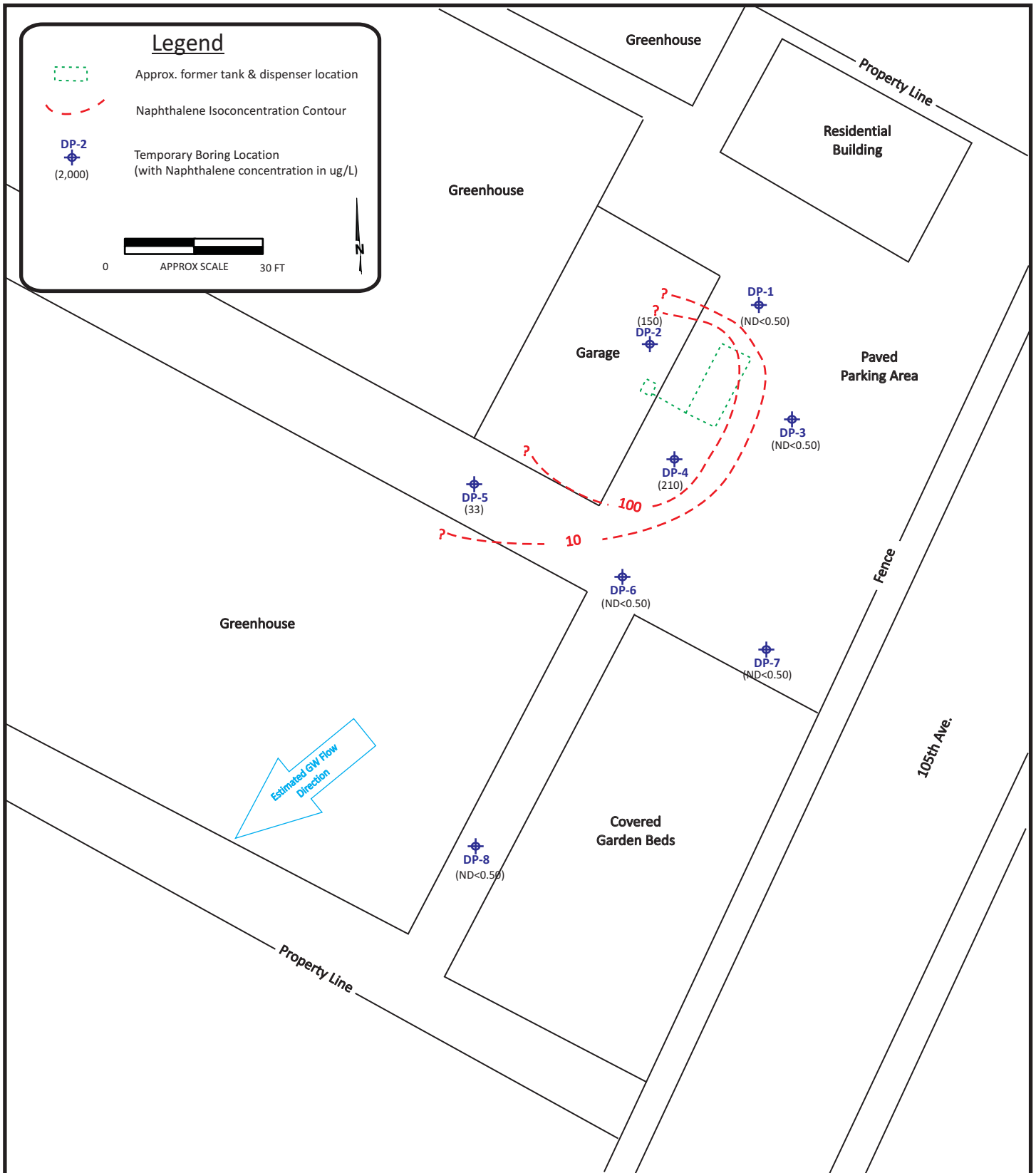


357 105th AVENUE
OAKLAND, CALIFORNIA

BENZENE ISOCONCENTRATION MAP
SEPTEMBER 18, 2015

FIGURE

6

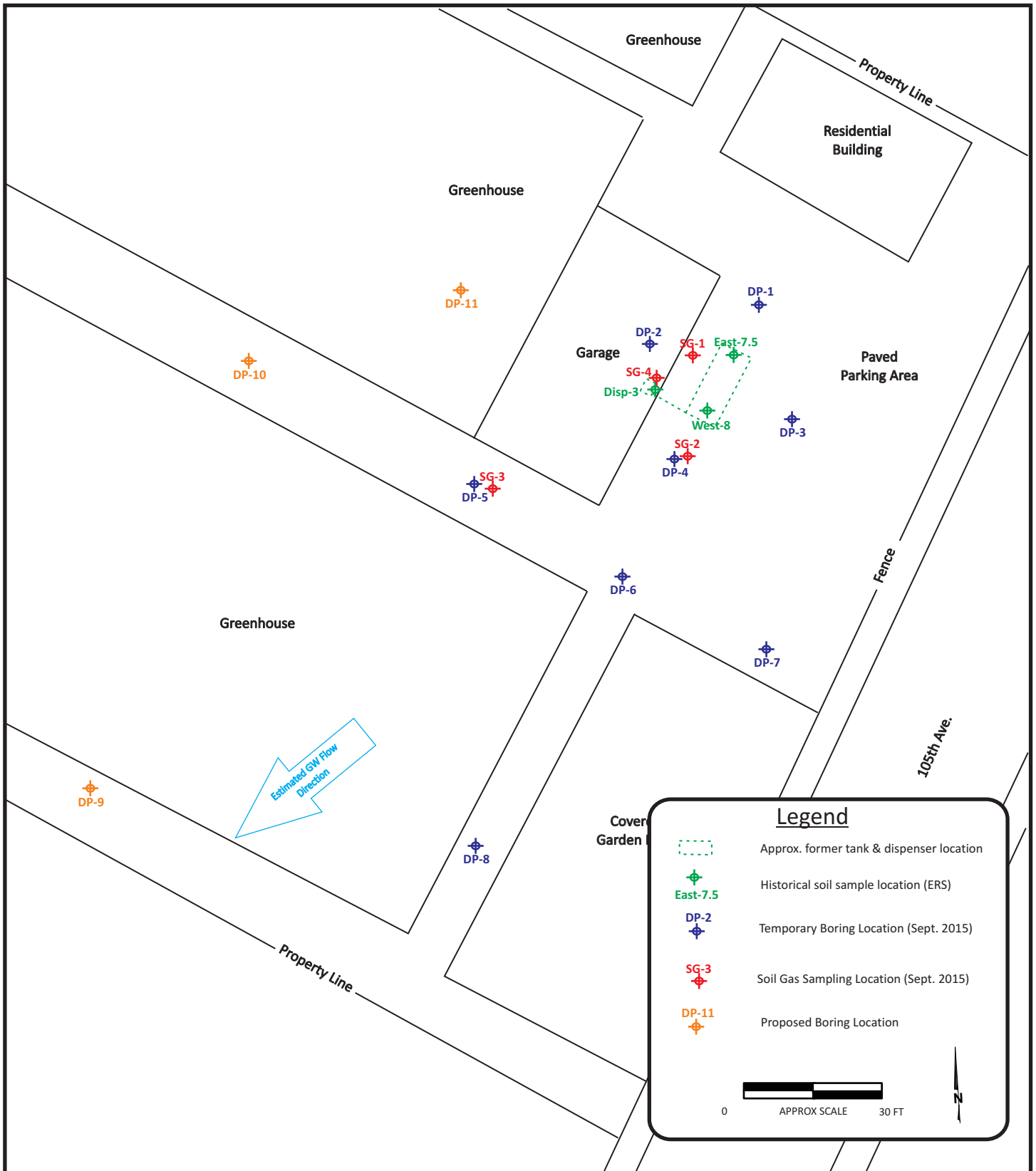


357 105th AVENUE
OAKLAND, CALIFORNIA

NAPHTHALENE ISOCONCENTRATION MAP
SEPTEMBER 18, 2015

FIGURE

7



357 105th AVENUE
OAKLAND, CALIFORNIA

SITE MAP SHOWING
PROPOSED BORING LOCATIONS

FIGURE

8

TABLES

TABLE 1 SUMMARY OF HISTORICAL SOIL ANALYTICAL DATA 359 105th Avenue Oakland, California										
Sample ID	Sample	Sample Date	TPHg (mg/Kg)	TPHd (mg/Kg)	B (mg/Kg)	T (mg/Kg)	E (mg/Kg)	X (mg/Kg)	MtBE (mg/Kg)	Naphth. (mg/Kg)
	Depth (ft.)									
DP-1d5.0	5.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	ND<0.005
DP-1d10.0	10.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	ND<0.005
DP-2d5.0	5.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	ND<0.005
DP-2d10.0	10.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	0.016	ND<0.005	ND<0.005
DP-3d5.0	5.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	ND<0.005
DP-3d10.0	10.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	ND<0.005
DP-4d5.0	5.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	0.072
DP-4d10.0	10.0	09/18/15	ND<20	ND<10	0.049	1.6	1.7	8.2	ND<0.005	1.3
DP-5d5.0	5.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	ND<0.005
DP-5d10.0	10.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	0.045
DP-6d5.0	5.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	ND<0.005
DP-6d10.0	10.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	ND<0.005
DP-7d5.0	5.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	ND<0.005
DP-7d10.0	10.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	ND<0.005
DP-8d5.0	5.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	ND<0.005
DP-8d10.0	10.0	09/18/15	ND<20	ND<10	ND<0.005	ND<0.005	ND<0.005	ND<0.010	ND<0.005	ND<0.005
ESL Residential			100	100	0.044	2.9	3.3	2.3	0.023	1.2
LTCP Residential (0' to 5')			---	---	1.9	---	21.0	---	---	9.7
LTCP Residential (5' to 10')			---	---	2.8	---	32.0	---	---	9.7
Notes:										
--- = Parameter not analyzed										
<0.5 / ND = Not present at or above reporting detection limit										
mg/Kg = milligrams per kilogram = parts per million = ppm										
ESLs = RWQCB Environmental Screening Levels shallow soil (Table A: Potential source of drinking water)										
LTCP = Low Threat Closure Policy - Table 1: Concentrations of Petroleum Constituents in soil that will have no significant risk of adversely affecting human health										
TPHg = Total Petroleum Hydrocarbons as gasoline										
TPHd = Total Petroleum Hydrocarbons as diesel										
B = Benzene Naphth. = Naphthalene Bolded Value =detected concentration										
T = Toluene MtBE = Methyl-t-butyl ether Shaded Value = concentration exceeds either ESL or LTCP value										
E = Ethylbenzene										
X = Total Xylenes										

TABLE 2
SUMMARY OF HISTORICAL TANK REMOVAL SOIL ANALYTICAL DATA
359 105th Avenue
Oakland, California

Sample ID	Sample	Sample Date	TPHg	B	T	E	X	MtBE	DIPE	TAME	TBA	Lead
	Depth (ft.)		(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)	(mg/Kg)
EAST-7.5	7.5	11/25/14	497	ND<0.630	ND<0.630	10.6	48.3	ND<1.3	ND<0.630	ND<0.630	ND<13	5.1
WEST-8	8.0	11/25/14	165	ND<0.190	ND<0.190	2.12	9.92	ND<3.8	ND<0.190	ND<0.190	ND<3.80	7.2
DISP-3	3.0	11/25/14	ND<0.049	ND<0.0005	ND<0.0005	ND<0.0005	ND<0.001	ND<0.001	ND<0.0005	ND<0.0005	ND<0.01	6.2
ESL Residential			100	0.044	2.9	3.3	2.3	0.023	---	---	0.075	80
LTCP Residential (0' to 5')			---	1.9	---	21.0	---	---	---	---	---	---
LTCP Residential (5' to 10')			---	2.8	---	32.0	---	---	---	---	---	---

Notes:

11/25/14 samples collected by ERS

--- = Parameter not analyzed

<0.5 / ND = Not present at or above reporting detection limit

mg/Kg = milligrams per kilogram = parts per million = ppm

ESLs = RWQCB Environmental Screening Levels shallow soil (Table A: Potential source of drinking water)

LTCP = Low Threat Closure Policy - Table 1: Concentrations of Petroleum Constituents in soil

that will have no significant risk of adversely affecting human health

TPHg = Total Petroleum Hydrocarbons as diesel

B = Benzene

T = Toluene

E = Ethylbenzene

X = Total Xylenes

MtBE = Methyl-t-butyl ether

DIPE = Di-isopropyl ether

TAME = Tert-Amyl Methyl ether

TBA = Tert Butyl Alcohol

Bolded Value =detected concentration

Shaded Value = concentration exceeds either ESL or LTCP value

TABLE 3 SUMMARY OF HISTORICAL GROUNDWATER ANALYTICAL DATA 359 105th Avenue Oakland, California									
Sample ID	Sample Date	TPHg	TPHd	B	T	E	X	MtBE	Naphth.
		(ug/L)	(ug/L)	(ug/L)	(ug/L)	(ug/L)	(ug/L)	(ug/L)	(ug/L)
DP-1	09/18/15	ND<500	ND<200	ND<0.50	1.5	ND<0.50	9.0	ND<0.50	ND<0.50
DP-2	09/18/15	2,000	400	8.8	15	220	690	ND<0.50	150
DP-3	09/18/15	ND<500	ND<200	ND<0.50	ND<0.50	ND<0.50	2.2	ND<0.50	ND<0.50
DP-4	09/18/15	9,700	ND<2,900	380	2,800	1,100	4,700	ND<0.50	210
DP-5	09/18/15	1,300	ND<200	ND<0.50	ND<0.50	2.8	ND<1.0	ND<0.50	33
DP-6	09/18/15	ND<500	ND<200	ND<0.50	ND<0.50	ND<0.50	ND<1.0	ND<0.50	ND<0.50
DP-7	09/18/15	ND<500	ND<200	ND<0.50	ND<0.50	ND<0.50	ND<1.0	ND<0.50	ND<0.50
DP-8	09/18/15	ND<620	ND<250	ND<0.50	ND<0.50	ND<0.50	ND<1.0	ND<0.50	ND<0.50
ESL Residential		100	100	1.0	40.0	30.0	20.0	5.0	6.2
Notes: Samples DP-1 thru DP-8 collected as "grab" groundwater samples --- = Parameter not analyzed <0.5 / ND = Not present at or above reporting detection limit ug/L = micrograms per Liter = parts per billion = ppb ESLs = RWQCB Environmental Screening Levels shallow soil (Table A: Potential source of drinking water) LTCP = Low Threat Closure Policy - Table 1: Concentrations of Petroleum Constituents in soil that will have no significant risk of adversely affecting human health TPHg = Total Petroleum Hydrocarbons as gasoline TPHd = Total Petroleum Hydrocarbons as diesel B = Benzene Naphth. = Naphthalene Bolded Value =detected concentration T = Toluene MtBE = Methyl-t-butyl ether Shaded Value = concentration exceeds either ESL or LTCP value E = Ethylbenzene X = Total Xylenes									

TABLE 4
SUMMARY OF HISTORICAL SOIL GAS ANALYTICAL DATA
359 105th Avenue
Oakland, California

SAMPLE ID	Sample Depth (ft.)	Sample Date	Oxygen (O ₂)	Helium	TPHg (C6-C12)	Acrolin	Acetone	Carbon Disulfide	n-Hexane	2-Butanone	Chloroform	Cyclohexane	Benzene	n-Heptane	Toluene	Ethylbenzene	Xylenes (total)	Naphthalene	Other VOCs
			Mol%	Mol%	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)
SG-1	5.0	09/21/15	12	0.27	270,000	320	1,100	190	22,000	900	120	13,000	3,800	8,800	ND<80	ND<92	ND<184	ND<450	<MDL
SG-2	5.0	09/21/15	9.0	0.51	340,000	610	1,000	230	12,000	810	ND<120	25,000	5,900	3,600	100	ND<99	ND<198	ND<480	<MDL
SG-3	5.0	09/21/15	7.5	ND<0.21	26,000	68	320	140	78	230	42	99	12	78	24	170	537	ND<130	<MDL ¹
SG-4	5.0	09/21/15	13	0.33	680,000	ND<1100	ND<1200	ND<380	43,000	ND<360	ND<600	33,000	18,000	32,000	ND<470	5,400	1,600	ND<2600	<MDL
Residential ESL			NA	NA	150,000	NA	1.6E+07	NA	NA	NA	230	NA	42	NA	160,000	490	52,000	36	Varies
Residential CHHSL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	85	NA	320,000	1,100	NA	93	Varies
LTCP w/Bioattenuation			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	85,000	NA	NA	1,000,000	NA	93,000	Varies
LTCP w/o Bioattenuation			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	85	NA	NA	1,100	NA	93	Varies

Notes:

--- = Parameter not Sampled

NA = Not analyzed or Not established

<0.5 / ND = Not present at or above reporting detection limit

ug/m3 = micrograms per cubic meter = ppmv

ESLs = RWQCB established environmental screening levels, May 2013

CHHSL = California Human Health Screening Level - January 2005

LTCP = Low Threat Closure Policy (Appendix 4 - Scenerio 4)

<MDL¹ = 4-Methyl-2-Pentanone at 30 ug/m3

Bold = detected concentration

Grey = value detected above corresponding ESL or CHHSL

APPENDIX A

Directive Letter

ALAMEDA COUNTY
HEALTH CARE
SERVICES



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

December 16, 2015

Neishi Brothers Nursery
c/o: Dan S. Neishi Trust &
Mitsugi Neishi Heirs of Estate et al.
357 105th Avenue
Oakland, CA 94603

Subject: Work Plan Request for Fuel Leak Case No. No. RO0003156 and GeoTracker Global ID T10000006426, Neishi Brothers Nursery, 357 105th Avenue, Oakland, CA 94603

Dear Neishi Brothers Nursery:

I am the new case worker for the above referenced site. Alameda County Environmental Health (ACEH) staff has reviewed the case file, including the recently submitted report entitled, "*Soil, Water, and Soil Gas Investigation Report*," dated November 6, 2015. The Investigation Report, which was prepared on your behalf by Almar Environmental, presents results from soil, groundwater, and soil gas sampling. ACEH has evaluated the data and recommendations presented in the report and requests a work plan that includes the following:

1. **Additional groundwater investigation**-ACEH agrees with Almar Environmental's recommendation that the plume length be further assessed in the west and southwest extent of the groundwater contamination in order to determine if the site meets the media-specific criteria for groundwater under scenario 4, which requires that the contaminant plume be less than 1,000 feet in length. We recommend that further grab groundwater samples be collected and tested for same chemical constituents using the same analysis methods as in previous grab groundwater samples.
2. **Formal well survey**- ACEH agrees with Almar Environmental that, in order to determine whether or not the site meets the groundwater-specific criteria under scenario 4, the distance of the nearest existing water supply well to the defined plume boundary needs to be determined. Therefore, we request that a well survey be performed.

TECHNICAL REPORT REQUEST

Please upload the work plan to the ACEH ftp site (Attention: Anne Jurek), and to the State Water Resources Control Board's GeoTracker website according to the following schedule and file-naming convention:

- **January 25, 2016 (45 days)**– Site Investigation Work Plan
File to be named: SWI_R_yyyy-mm-dd RO3156

This report is being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

GeoTracker Compliance – Please upload the following onto GeoTracker: the analytical data for the site's associated investigation reports in EDF format; the boring logs associated with any investigation reports

Responsible Parties
RO0003156
December 10, 2015
Page 2

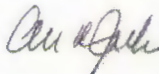
(GEO_BORE); and a site map that displays locations for all soil, water, and vapor sampling performed (GEO_MAP).

Please note, pursuant to *California Code of Regulations (CCR), Title 23, Division 3, Chapter 16, Article 12, Sections 2729 and 2729.1*, beginning September 1, 2001, all analytical data submitted in a report to a regulatory agency as part of the UST or LUST program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Also, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy using NAD 83. A California licensed surveyor may be required to perform this work. Additionally, pursuant to *California Code of Regulations, Title 23, Division 3, Chapter 30, Articles 1 and 2, Sections 3893, 3894, and 3895*, beginning July 1, 2005, the successful submittal of electronic information (i.e. report in PDF format) shall replace the requirement for the submittal of a paper copy. Please claim your site and upload all future submittals to GeoTracker and ACEH's ftp server by the date specified below. Electronic reporting is described below on the attachments.

Additional information regarding the SWRCB's GeoTracker website may be obtained online at http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/ and http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml) or by contacting the GeoTracker Help Desk at geotracker@waterboards.ca.gov or (866) 480-1028.

If you have any questions, please call me at 510-567-6721 or send me an electronic mail message at anne.jurek@acgov.org. Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>. If your email address does not appear on the cover page of this notification, ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Sincerely,



Digitally signed by Anne Jurek
DN: cn=Anne Jurek, o, ou,
email=anne.jurek@acgov.org, c=US
Date: 2015.12.16 09:10:47 -08'00'

Anne Jurek
Professional Technical Specialist II

Attachments: Responsible Party(ies) Legal Requirements/Obligations

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Forrest Cook, Almar Environmental, 407 Almar Avenue, Santa Cruz, CA 95060 (Sent via E-mail to: cook.forrest@gmail.com)

Anne Jurek, ACEH (Sent via E-mail to: anne.jurek@acgov.org)

GeoTracker, eFile

APPENDIX B

Client Transmittal Letter

April 6, 2016

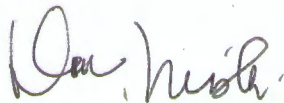
Mr. Mathew Soby
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Ste. 250
Alameda, CA 94502-6577
mathew.soby@acgov.org

Subject: **Site Investigation Workplan**
357 105th Avenue, Oakland, CA
Fuel Leak Case No. RO0003156; Global ID T10000006426

Dear Mr. Soby

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached *Site Investigation Workplan* prepared by Almar Environmental are true and correct to the best of my knowledge.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Neishi". The signature is written in a cursive, flowing style.

Mr. Dan Neishi
Responsible Party Representative