City Ventures

March 25, 2015

Mr. Keith Nowell
Hazardous Materials Specialist
Alameda County Environmental
Health Services 1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Re: Environmental Site Summary Report
Former Safeway Ice Cream Plant
2240 Filbert Street, Oakland, California
Alameda County Site ID R00003157
Stantec PN: 185703027.200.0001

Dear Mr. Nowell:

Enclosed with this cover letter is the Environmental Site Summary report for the above-referenced location.

As an authorized representative of City Ventures, I offer the following statement:

> I, Ben Besley, declare, under penalty of perjury, that the information and/or recommendations contained in the enclosed Report are true and correct to the best of my knowledge.

Should you have any questions, please contact Molly Maybrun at 510.846.6540.

Regards,

Ben Besley
Vice President

AUTHORIZED RP AGENT AUTHORIZATION FORM

FOR ELECTRONIC SUBMITTAL OF DATA BY CONSULTANTS ACTING AS "AUTHORIZED RP AGENTS"

Using "Request Additional Facilities," find & select the site, click on "Request Checked Facilities" to make it a "Pending Facility," then upload the completed Authorization Form by clicking on "Upload Auth RP Form" and selecting the facility, etc.

FACILITY GLOBAL ID #: R0000 3157

SITE OWNER, OPERATOR, OR RESPONSIBLE PERSON (RP) AND ADDRESS:
City Ventures 444 Spear St. Suite 200
Attn: Ben Besley San Francisco CA 94117

FACILITY/ LEAK SITE ADDRESS:	CITY	STATE	ZIP CODE
2240 Filbert St.	Oakland	CA	94607

The above identified person does hereby appoint:

DESIGNATED AUTHORIZED REPRESENTATIVE NAME: Eva Hey

COMPANY NAME: Stantec

COMPANY ADDRESS	CITY	STATE	ZIP CODE
1340 Treat Blvd. Suite 300	Walnut Creek	CA	94597

To obtain on-line access to a facility for the electronic submittal of analytical and survey information pertaining to the site identified above.

I hereby agree and further authorize the above-named designated authorized representative to certify that the applicable state regulatory requirements pursuant to Title 23, Division 3, Chapter 30 of the California Code of Regulations, have and will be complied with.

I hereby agree and further authorize the above-named designated authorized representative to allow to other persons who have collected for the above-identified site to use the password to electronically submit data to the SWRCB GeoTracker database.

This Authorized Representative Designation shall become effective on the date of execution and shall remain in effect until terminated, in writing, by the above-named responsible person.

EXECUTED THIS 25th DAY OF March, 20 15

AT Irvine, CA

OWNER/OPERATOR OR RP SIGNATURE	AUTHORIZED REPRESENTATIVE SIGNATURE
Ben Besley, City Ventures	Eva Hey, Stantec
OWNER/OPERATOR OR RP NAME	AUTHORIZED REPRESENTATIVE NAME
510.846.6540	925.296.2101
PHONE NUMBER	PHONE NUMBER

Upload your completed form by clicking on "Upload Auth RP Form" under "Facility Management." If you don't have a Geotracker account, go to the ESI login page https://geotracker.waterboards.ca.gov/esi and click on "Password Request."

For assistance, contact Hamid Foolad at (916) 341-5791 (FAX (916) 341-5808) or GeoTracker Help Desk at (866) 480-1028

Environmental Site Summary

2240 Filbert Street
Oakland, California
Stantec PN: 185703027

Prepared for:
City Ventures
444 Spear Street, Suite 200
San Francisco, California

Prepared by:
Stantec Consulting Services Inc.
1340 Treat Boulevard
Suite 300
Walnut Creek, California 94597

March 25, 2015

Limitations and Certifications

This report was prepared in accordance with the scope of work outlined in Stantec's contract and with generally accepted professional engineering and environmental consulting practices existing at the time this report was prepared and applicable to the location of the site. It was prepared for the exclusive use of City Ventures for the express purpose stated above. Any re-use of this report for a different purpose or by others not identified above shall be at the user's sole risk without liability to Stantec. To the extent that this report is based on information provided to Stantec by third parties, Stantec may have made efforts to verify this third party information, but Stantec cannot guarantee the completeness or accuracy of this information. The opinions expressed and data collected are based on the conditions of the site existing at the time of the field investigation. No other warranties, expressed or implied are made by Stantec.

Prepared by:

Eva Hey
Senior Geologist

Reviewed by:

Angus E. McGrath, Ph.D.
Principal Geochemist

Information, conclusions, and recommendations provided by Stantec in this document have been prepared under the supervision of and reviewed by the licensed professional whose signature appears below.

Licensed Approver:

Neil Doran, P.G., #8503
Senior Geologist

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LIST OF APPENDICES

Abbreviations and Acronyms

ACEH	Alameda County Environmental Health
APN	Assessor Parcel Number
bgs	below ground surface
BTEX	benzene, toluene, ethylbenzene, and xylenes
CV	City Ventures
DCA	dichloroethane
DTSC	Department of Toxic Substance Control
ESA	Environmental Site Assessment
ESL	Environmental Screening Level
Gribi	Gribi Associates
i.e.,	id est, meaning "that is" (Latin)
LOP	Local Oversight Program
LRL	laboratory reporting limit
LTCP	Low Threat Closure Policy
MFG	McCulley, Frick & Gilman, Inc.
mg/L	milligrams per liter
mg/kg	milligrams per kilogram
MTBE	methyl tertiary-butyl ether
NOVA	NOVA Abatement and Construction Services
PCB	polychlorinated biphenyl
PID	photoionization detector
ppb	parts per billion
RSL	Regional Screening Level
RWQCB	Regional Water Quality Control Board
SMP	Soil Management Plan
Stantec	Stantec Consulting Services Inc.
SWRCB	State Water Resources Control Board
TMC	T. Makdissy Consulting, Inc.
TPHd	total petroleum hydrocarbons as diesel
TPHg	total petroleum hydrocarbons as gasoline
TPHms	total petroleum hydrocarbons as mineral spirits
TPHog	total petroleum hydrocarbons as oil and grease
µg/L	micrograms per liter
µg/m^3	micrograms per cubic meter
USCS	Unified Soil Classification System
U.S. EPA	United States Environmental Protection Agency
UST	underground storage tank
VOC	volatile organic compound

1.0 INTRODUCTION / EXECUTIVE SUMMARY

This Environmental Site Summary report (Report) was prepared by Stantec Consulting Services Inc. (Stantec), for the City Ventures (CV) project located at 2240 Filbert Street in Oakland, California (the "Site"). The purpose of the Report is to notify Alameda County Environmental Health (ACEH) of a change in property use in regard to the Site (see Case File RO0003157). Previously, the Site was granted closure in 1997 as ACEH Case File RO0002722.

As discussed in detail below, the results of the Phase II subsurface investigation performed in 2014 to evaluate residual contaminant concentrations indicated no contaminants of concern (i.e., petroleum hydrocarbons, volatile organic compounds [VOCs], polychlorinated biphenyls [PCBs], and heavy metals) at levels above applicable residential screening criteria, with the exception of limited and localized areas of lead-impacted soil. The lead-impacted soil can be addressed very easily through limited excavation incorporated into a Soil Management Plan (SMP) which will be developed for the Site.

Accordingly, based on the data presented in this report, CV hereby requests that ACEH approve development of the Site without any further environmental assessment.

1.1 PURPOSE

The ACEH's January 20, 1997, Site closure letter for Case File RO0002722 included a contingency that if the use of the Site changed from commercial/industrial use, ACEH and the City of Oakland Public Works would need to be notified. This report notifies ACEH of the proposed change in the use of the Site. It also includes a summary of Phase II assessments in order to document that the Site meets current regulatory requirements for unrestricted use.

CV is in the process of redeveloping the property for multi-unit residential housing and is seeking to confirm that no further environmental assessment will be required prior to Site development.

1.2 SCREENING LEVELS

The analytical results of the current and historical investigations were compared to applicable environmental screening levels for soil vapor, soil, and groundwater as outlined below.

1.2.1 Soil Vapor Screening Levels

The analytical results of the soil vapor samples were evaluated by comparison to the January 2015 United States Environmental Protection Agency (U.S. EPA) Regional Screening Levels (RSLs) for indoor air in residential buildings (U.S. EPA 2015).

RSLs are conservative long-term screening levels that correspond to an acceptable risk level (i.e., cancer risk of one-in-one million or 1×10–6, and a non-cancer hazard quotient of 1.0). Concentrations of the constituents below their respective RSLs can be considered to pose no significant risk. Concentrations of constituents above their respective RSLs do not necessarily indicate a risk is present, but rather suggest that further evaluation is warranted.

The California Department of Toxic Substance Control (DTSC) October 2011 *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance*; DTSC 2011) recommends an attenuation factor of 0.001 be applied to indoor air RSLs for future residential construction.

1.2.2 Soil Screening Levels

The detected concentrations of benzene, ethylbenzene, and naphthalene in soil were compared to the criteria for closure under the underground storage tank (UST) Low Threat Closure Policy (LTCP) adopted by the State Water Resources Control Board (SWRCB) in May 2012 and effective August 17, 2012.

The LTCP provides general and media–specific criteria for cases that pose a low threat to human health, safety, and the environment and are appropriate for closure pursuant to Health and Safety Code section 25296.10. Cases that meet the criteria in the policy do not require further corrective action and shall be issued a uniform closure letter consistent with Health and Safety Code section 2529.10.

The detected concentrations of other chemical compounds, not established in the LTCP document, were compared to the San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs) for residential scenario (or to U.S. EPA Region 9 RSLs, if the ESL has not been established).

Similar to RSLs, ESLs are conservative long-term screening levels that correspond to an acceptable risk level (i.e., cancer risk of one-in-one million or 1×10–6; non-cancer hazard quotient of 1.0). Concentrations of the constituents below their respective ESLs or RSLs can be considered to pose no significant risk. Concentrations of constituents above their respective ESLs or RSLs do not necessarily indicate a risk is present, but rather suggest that further evaluation is warranted.

1.2.3 Groundwater Screening Levels

The detected concentrations of benzene and methyl-tertiary-butyl ether (MTBE) in groundwater were compared to the criteria for closure under the UST LTCP Vapor Intrusion to Indoor Air scenario. Benzene and MTBE are the only VOCs included in LTCP screening levels for groundwater. Other VOCs were compared to the San Francisco Bay RWQCB Tier 1 ESLs for residential scenario.

2.0 BACKGROUND

2.1 SITE NAME AND LOCATION

The Site is comprised of multiple parcels located between West Grand Avenue, 24th Street, Filbert Street, and Market Street in the City of Oakland, County of Alameda, California (see Figure 1). For purposes of this report, the area of the former Safeway Ice Cream Plant, between West Grand Avenue, Filbert Street, 24th Street, and Myrtle Street, will be referred to as the "West Grand Block" (see Figure 2). The area of the former parking lot property, located between Myrtle Street and Market Street, will be referred to as the "Market Street Block" (see Figure 2). References to the "Site" refer to both the West Grand Block and the Market Street Block.

The Assessor Parcel Numbers (APNs) for the West Grand Block consist of the following:

- 005-430-017-02 (2338 Filbert Street); and
- 005-430-013-04 (2210 Filbert Street).

The APNs for the Market Street Block consist of the following:

- 005-431-024 (Myrtle Street), -025 (2242 Myrtle Street), -026 (Myrtle Street),-027 (Myrtle Street), and -028 (2310 Myrtle Street);
- 005-431-015-03 (2303 Market Street); and
- 005-431-011 (2317 Market Street) and -012 (2315 Market Street).

2.2 FORMER PROPERTY USE

2.2.1 West Grand Block

The Site was occupied by residential structures until approximately 1950 when the Union Ice Company plant was built on the south side of the West Grand Block. Additional businesses, including an automobile repair shop, a cabinet shop, and a cleaning and dyeing works company occupied the Site until the late 1950s. The Safeway Ice Cream Plant operated at the Site from 1960s until 1994.

The building was converted into multi-tenant space in 1994 when the plant closed. Former tenants included food storage companies, an import car service, and an auto repair facility. The building was vacated in mid-2011.

Historic files for the Site indicate the presence of at least three former USTs. Further information regarding the USTs is provided in Section 2.7.

2.2.2 Market Street Block

The property has been used either as residential or as a parking lot for the former Safeway Ice Cream Plant, with no significant industrial or commercial use, since at least the early 1900's (Gribi 2005).

2.3 CURRENT PROPERTY USE

The former Safeway Ice Cream Factory building on the West Grand Block is currently in the process of being demolished. The asphalt parking lot on the Market Street Block is secured by a locked gate and is not in use.

2.4 SITE TOPOGRAPHY

The Site is at an elevation of approximately 16 feet above mean sea level and the regional topographic gradient is to the general west/northwest. Some areas of the West Grand Block property (the former loading dock areas on the east side and north end of the Site along Myrtle Street and 24th Street, respectively) are topographically approximately 8 feet below grade.

2.5 SITE VICINITY

The Site is located in a mixed use light industrial and residential area of West Oakland. The Site is bounded to the north by 24th Street followed by a vacant light industrial structure, churches, and residences; to the east by Myrtle and Market Streets beyond which are residences, auto body shops, and a restaurant; to the west by Filbert Street beyond which are light industrial buildings (La Bonne Cuisine Catering and Anderson Carpet and Linoleum) and residences; and to the south by West Grand Avenue followed by a vacant light industrial building, residences, and a multi-tenant commercial structure. Surrounding property usage is shown on Figure 2, Site Plan and Vicinity Map.

2.6 GEOLOGY AND HYDROGEOLOGY

Subsurface conditions beneath the Site consist of coarse gravel fill to a depth of one foot below ground surface (bgs); dense clay between approximately 1 and 9 feet bgs; well graded sand with gravel and clay between approximately 9 and 13 feet bgs; and clay between approximately 13 and 19 feet bgs (IT 1996a). The depth-to-groundwater is approximately 9 to 11 feet bgs with a west/southwest flow direction (IT 1996b).

2.7 CITY, COUNTY AND STATE RECORDS REVIEW

City of Oakland, Alameda County, and State of California RWQCB files pertaining to the Site were reviewed by Stantec as part of a Phase I Environmental Site Assessment (ESA; Stantec 2014).

2.7.1 Alameda County Department of Environmental Health Local Oversight Program (LOP)

A review of historical documents relating to the West Grand Block indicated the historical presence of at least six former USTs:

- Tank 1 – a 10,000-gallon gasoline UST and associated dispenser, product lines, and fill ports were closed in-place and are located beneath the sidewalk on the west side of Myrtle Street;
- Tank 2 – an 800-gallon gasoline UST was closed in-place due to its location under a loading dock on the corner of Filbert Street and West Grand Avenue;
- Tank 3 – a former 1,000-gallon UST which is believed to have been removed was located in the sidewalk adjacent to Myrtle Street approximately 45 feet south of Tank 1;
- Tanks 4 and 5 – two 10,000-gallon fuel oil USTs located beneath Filbert Street adjacent to the West Grand Block; and
- Tank 6 – a UST of unknown size or contents was possibly located beneath the sidewalk of Filbert Street.

The locations of Tanks 1 through 6 are shown on Figure 3. Additional information regarding the USTs at the Site is included in Section 3.5. A summary of the environmental investigations and remedial actions documents reviewed as part of the LOP Case File RO0002722 are included in Section 3.0.

The LOP issued a *Final Case Closure Letter* dated January 30, 1997, for the former Safeway Ice Cream Plant (aka West Grand Refrigeration Facility), which stated no further action was required regarding the subsurface investigation, the USTs and/or associated monitoring wells. However, the LOP stated that if there was a change in land use from industrial/commercial, the owner must promptly notify the LOP and the City of Oakland Department of Public Works.

2.7.2 California Regional Water Quality Control Board

Stantec searched for available files for the Site on the California RWQCB GeoTracker website (https://geotracker.waterboards.ca.gov). According to the GeoTracker website, Grand Avenue Refrigerated Store received case closure on January 30, 1997, from the Alameda County LOP (Case #RO00002722). No additional information for the Site was available on GeoTracker.

2.7.3 City of Oakland Building Department

Stantec submitted a request to the City of Oakland Building Department to research whether any documents were on file for the Site. The City of Oakland Building Department responded that they did not have any records pertaining to the Site prior to 1996.

3.0 HISTORICAL SITE INVESTIGATION SUMMARY

The following sections summarize historical environmental investigations at the Site, and compare historical soil and groundwater chemical data to current environmental screening levels.

3.1 MARCH 1994 ENVIRONMENTAL SITE ASSESSMENT

In March 1994, McCulley, Frick & Gilman, Inc. (MFG) completed an ESA (MFG 1994) to evaluate soil and groundwater quality on the West Grand Block. MFG then conducted a geophysical survey in June 1994 to further assess the possible presence of USTs at the Site. That survey identified one UST and indicated two areas that were likely previous UST locations (Levine-Fricke 1995).

3.2 1994 SITE INVESTIGATION (PHASE I AND PHASE II)

In July 1994, Levine-Fricke conducted an initial subsurface investigation which included the advancement of 27 borings across the West Grand Block. This report is referenced and summarized in Levine-Fricke's document entitled, "*Soil and Ground-Water Investigation Report,*" dated January 17, 1995; however, a complete copy of the July 1994 report was not available for Stantec's review. According to the summary, soil samples were collected from 11 of the soil borings and grab groundwater samples were collected from all 27 borings advanced in July 1994. The borings were advanced in order to evaluate the potential impact from the six suspected USTs and assess any other potential areas of impact.

In November 1994, Levine-Fricke conducted an additional soil and groundwater investigation to further characterize three areas of interest and delineate the limits of affected shallow groundwater. Thirty-six soil borings were advanced between 15 and 26 feet bgs. Grab groundwater samples were collected from all of the soil borings and soil samples were analyzed from 23 of the soil borings.

Copies of the tables and figures with results from the July and November1994 investigations are included for reference in Appendix A and summarized in this section.

3.2.1 Tank 1 Investigation

Five borings were located in the vicinity of the 10,000-gallon UST (Tank 1) on the west side of Myrtle Street. Soil samples were collected at two locations from between 3 and 13 feet bgs and analyzed for total petroleum hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX). Groundwater samples were collected at all five locations and analyzed for BTEX, TPHg, and TPH as oil and grease (TPHog), and non-polar hydrocarbons. One groundwater sample was also analyzed for TPH as diesel (TPHd) and lead.

- No petroleum hydrocarbons were detected in any of the soil samples.
- A grab groundwater sample collected from the boring adjacent to the UST contained 100 micrograms per liter (µg/L) of TPHg and 0.5 µg/L of benzene.
- The boring located down gradient of the UST did not have any detectable concentrations of petroleum constituents above the corresponding laboratory reporting limits (LRLs) in any of the soil samples or the grab groundwater sample collected.

Screening Level Evaluation

The detected petroleum hydrocarbon constituents in groundwater did not exceed residential screening levels, which are 100 µg/L for TPHg and 100 µg/L for benzene.

3.2.2 Tank 2 Investigation

Groundwater samples were collected at two locations in the vicinity of Tank 2 at the corner of Filbert Street and West Grand Avenue in July 1994.

- One groundwater sample was analyzed for TPHd only and did not report a detection above the LRL.
- The second sample was analyzed for BTEX, TPHg, and TPHd; TPHg was the only detected analyte at 100 µg /L.

Screening Level Evaluation

The detection of TPHg in groundwater did not exceed the residential screening level of 100 µg/L for TPHg.

3.2.3 Tank 3 Investigation

One soil boring was advanced approximately 10 feet down gradient from the western edge of the excavation limit of the suspected former UST (Tank 3) along Myrtle Street in November 1994. Soil samples collected at depths of 3, 5, and 10 feet bgs. The soil samples and a groundwater sample were analyzed for BTEX, TPHg, and TPH as mineral spirits (TPHms).

- Soil analytical results included 1,000 milligrams per kilogram (mg/kg) of TPHms and 63 mg/kg of TPHg. There were no BTEX detections above the LRL.
- The grab groundwater sample collected did not have any detection above the LRLs.

Screening Level Evaluation

The detection of TPHg in soil did not exceed the residential screening level of 100 mg/kg. There is no RSL or ESL established for TPHms.

3.2.4 Tank 4 and Tank 5 Investigation

Two soil borings were advanced adjacent to the suspected former heating oil UST cavity (Tanks 4 and 5) along Filbert Street. Soil and groundwater samples were analyzed for BTEX, TPHg, and TPHd.

Detected analyte concentrations in soil are listed in Table 3.2.4a below:

Table 3.2.4a – Tanks 4 and 5 Soil Sample Detected Concentrations

Analyte	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	TPHog (mg/kg)
Maximum Concentration	0.45	0.58	0.90	0.28	140
Screening Level	1.9 (a)	2.9 (b)	21 (a)	2.3 (b)	--

(a) Low Threat Closure Policy Screening Level
(b) California Water Boards 2013 Tier 1 ESL (San Francisco Bay RWQCB, December 2013)
--: Screening level not established

Maximum analyte concentrations in groundwater are listed in Table 3.2.4b below:

Table 3.2.4b – Tanks 4 and 5 Groundwater Sample Detected Concentrations

Analyte	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	TPHg (µg/L)
Maximum Concentration	93	16	49	29	5,900
Screening Level	100 (a)	400 (b)	30 (a)	20 (b)	100 (b)

(a) Low Threat Closure Policy Screening Level
(b) California Water Boards 2013 Tier 1 ESL (San Francisco Bay RWQCB, December 2013)

Screening Level Comparison

No TPHg was detected above the LRL in the soil samples. The detections of BTEX in soil were all below the residential screening levels. There is no RSL or ESL established for TPHog. Although the detections of TPHg, ethylbenzene, and xylenes in groundwater exceeded screening levels, subsequent groundwater investigations showed concentrations below the residential screening levels (Section 3.3).

3.2.5 Tank 6 Investigation

One soil boring was advanced for collection of a groundwater sample at the location of the suspected former UST (Tank 6) along Filbert Street in November 1994. The grab groundwater sample was analyzed for BTEX, TPHg, TPHms, and VOCs.

- The grab groundwater sample contained 300 µg/L of TPHg and 100 µg/L of TPHms.
- The VOCs detected in the groundwater sample were benzene, 1,2-dichloroethane (1,2-DCA), *cis*-1,2-dichlorethene (*cis*-1,2-DCE), *trans*-1,2-dichloroethene (*trans*-1,2-DCE), and vinyl chloride.

The analyte concentrations in groundwater are listed in Table 3.2.5 below:

Table 3.2.5 – Suspected Tank 6 Groundwater Sample Detected Concentrations

Analyte	Benzene (µg/L)	TPHg (µg/L)	TPHms (µg/L)	1,2-DCA (µg/L)	*cis*-1,2-DCE (µg/L)	*trans*-1,2-DCE (µg/L)	Vinyl Chloride (µg/L)
Maximum Concentration	16	300	100	3.0	130	0.5	34
Screening Level	100 (a,b)	100 (b)	--	0.5 (b)	6 (b)	10 (b)	0.5 (b)
Groundwater to Indoor Air(c)	270	--	--	100	3,100	14,000	1.8

(a) Low Threat Closure Policy Screening Level
(b) California Water Boards Drinking Water 2013 Tier 1 ESL, Table F-3 (San Francisco Bay RWQCB, December 2013)
(c) California Water Boards 2013 Tier 1 ESL, Table F-1a (SF Bay RWQCB, December 2013)
-- : Screening level not established

Screening Level Comparison

The detections of benzene, 1,2-DCA, *cis*-1,2-DCE, and *trans*-1,2-DCE were below residential screening levels. There is no RSL or ESL established for TPHms. Although the detection of TPHg in groundwater exceeded the screening levels, subsequent groundwater investigations showed concentrations below the residential screening levels (Section 3.3).

Vinyl chloride was detected in only one of 16 grab groundwater samples collected from the West Grand Block in 1994 (Table A-1 in Appendix A). Although the vinyl chloride concentration detected in 1994 exceeded the residential ESL, the singular detection suggests that its presence was limited in extent. Vinyl chloride degrades rapidly in aerobic environments, and it is unlikely that this historical concentration of vinyl chloride, detected over 20 years ago, has persisted in groundwater at concentrations of any significance or concern.

3.2.6 Other Areas of Interest

Based on the results of the 1994 investigations, three other areas of interest were identified within the West Grand Block. Results of the investigation indicated that soil beneath portions of the West Grand Block was affected by petroleum hydrocarbons. Maximum concentrations

associated with the areas of interest are summarized below and the locations are illustrated on Figure 4:

- Northwest area – the former cleaning and dyeing works and former benzin room with 1,900 mg/kg of TPHg and 1,100 of TPHms detected at approximately 10 feet bgs;
- Western area – the former auto repair shop/garage/hazardous materials storage room with 370 mg/kg of TPHg and 410 mg/kg of TPHms detected at approximately 10 feet bgs; and
- Elevator Sump area – the area adjacent to the elevator sumps had 4,400 mg/kg of oil and grease and was detected at approximately 10 feet bgs.

Groundwater beneath the Site was also affected by petroleum hydrocarbons, as summarized below:

- Maximum concentrations from the November 1994 grab groundwater samples were 59 milligrams per liter (mg/L) of TPHg (analysis pattern not typical of gasoline)and 270 mg/L of TPHms from the northwest portion of the West Grand Block and 93 µg/L of benzene from the western portions of the West Grand Block;
- Free-phase fuel product was encountered in several borings located in the northwestern portion of the West Grand Block, potentially from an off-site source;
- Elevated concentrations of oil and grease and non-polar hydrocarbons were detected in grab groundwater samples collected adjacent and down gradient of the elevators, which indicated a possible release of hydraulic fluid from the elevators; and
- Shallow groundwater beneath the Site did not appear to be significantly affected by VOCs (Table A-1) or semi-volatile organic compounds; however, the gasoline additive 1,2-DCA was detected in eight samples from the western portion of the Site, suggestive of a gasoline release.

Screening Level Comparison

Soil and groundwater screening levels for TPHg were exceeded in the northwest area and western area and further investigated as described in Section 3.6. There is no screening level for TPHog. Detections of benzene in groundwater were below the screening levels.

3.2.7 1994 Investigation Summary

Based on the soil and groundwater analytical results, Levine-Fricke recommended additional evaluation of surface soil in the northwestern portion of the Site and the installation of groundwater monitoring wells.

In September 1994, MFG installed two off-site up gradient groundwater monitoring wells (MW-1 and MW-2) to evaluate the potential presence of petroleum hydrocarbons in shallow groundwater from possible releases from off-site USTs. The locations of the monitoring wells are shown on Figure 4.

3.3 1996 GROUNDWATER INVESTIGATION

Two additional groundwater monitoring wells (MW-3 and MW-4) were installed in April 1996 (see Figure 4). According to the Groundwater Sampling Report, prepared by IT Corporation dated September 1996, maximum concentrations in groundwater include the following:

- Benzene at 10 parts per billion (ppb); and
- TPHg at 840 ppb.

Also note that no TPHd was detected above the LRL. Based on the results of the groundwater monitoring report, the LOP issued a conditional case closure and directed the decommissioning of the groundwater monitoring wells on-site. On January 8, 1997, IT Corporation decommissioned the four groundwater monitoring wells on the Site via over-drilling.

Screening Level Comparison

The groundwater analytical data presented in the 1996 groundwater sampling report referenced above meets current criteria for "no further action" based on the RWQCB UST Low Threat Closure Policy (Resolution 2012-0062).

3.4 1997 CASE CLOSURE

The LOP issued a, "*Final Case Closure Letter,*" dated January 30, 1997, for the former Safeway Ice Cream Plant (aka West Grand Refrigeration Facility) which stated no further action was required regarding the subsurface investigation, the USTs and/or associated monitoring wells. However, the LOP stated that if there was a change in land use from industrial/commercial, the owner must promptly notify the LOP and the City of Oakland Department of Public Works.

3.5 2005 MARKET STREET BLOCK SOIL INVESTIGATION

A Phase II ESA report prepared by Gribi Associates (Gribi) dated March 18, 2005, presented results of a soil investigation conducted on the Market Street Block. Five soil borings were advanced to evaluate the presence of petroleum hydrocarbons in soil and groundwater and seven borings were advanced to evaluate the presence of total lead in soil. A copy of the Gribi Phase II ESA is included in Appendix B. Boring locations are shown on Figure 5.

3.5.1 Petroleum Hydrocarbon Investigation

Soil samples analyzed for TPHg and BTEX were collected at depths ranging from 11.5 to 21.5 feet below grade. TPHg and petroleum constituents were detected in only one (B-3 at 13') of the five borings. The concentrations are summarized in Table 3.5.1a below:

Table 3.5.1a – Market Street Block Petroleum Hydrocarbons in Soil

Analyte	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	TPHg (mg/kg)	MTBE (mg/kg)
Maximum Concentration	<0.5	0.13	0.16	2.4	310	0.096
Screening Level	1.9 (a)	2.9 (b)	21 (a)	2.3 (b)	100 (b)	0.023 (b)

(a) Low Threat Closure Policy Screening Level
(b) California Water Boards 2013 Tier 1 ESL (San Francisco Bay RWQCB, December 2013)

Grab groundwater samples were collected between 9.6 and 11.2 feet below grade in the five borings. TPHg and petroleum constituents were detected in two of the five borings and the maximum concentrations are summarized in Table 3.5.1b below:

Table 3.5.1b – Market Street Block Petroleum Hydrocarbons in Groundwater

Analyte	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)	TPHg (µg/L)
Maximum Concentration	52	240	37	910	44	110,000 (c)
Screening Level	100 (a)	400 (b)	30 (a)	20 (b)	5 (b)	100 (b)

(a) Low Threat Closure Policy Screening Level
(b) California Water Boards 2013 Tier 1 ESL (San Francisco Bay RWQCB, December 2013)
(c) Value could not be confirmed, laboratory report not available.

Gribi reported that the detected petroleum constituents in soil and groundwater were less than the July 2003 San Francisco Bay RWQCB residential ESLs and originated from up gradient sources.

Screening Level Comparison

The groundwater analytical data meets current criteria for "no further action" based on the RWQCB UST Low Threat Closure Policy (Resolution 2012-0062). The two borings with detected BTEX and TPH were B-2 and B-3, along the eastern boundary of the property, are indicative of an up gradient contamination source.

3.5.2 Soil Lead Investigation

Soil samples were collected at depths of either 2 or 4 feet below ground surface at seven locations (B-1 through B-7) on the Market Street Block and analyzed for total lead (see Figure 5). Lead was detected in four of the seven soil samples at concentrations ranging from 3.2 mg/kg to 310 mg/kg. Based on Gribi's analysis, only one of the samples exceeded the San Francisco Bay RWQCB July 2003 ESL of 200 mg/kg for total lead.

Screening Level Comparison

The lead concentrations detected at two locations (B-1 [310 mg/kg] and B-7 [81 mg/kg]) exceed the 2013 Tier 1 residential ESL of 80 mg/kg.

3.6 2014 SOIL AND SOIL VAPOR INVESTIGATION

Based on review of the prior sampling results discussed above, Stantec conducted a soil and soil vapor investigation in May of 2014 to further evaluate the potential impact of known and suspected USTs and areas of interest in the West Grand Block and the potential for lead-impacted soil in the Market Street Block. The purpose of Stantec's investigation was to determine if whether any further remediation was necessary to render the Site suitable for residential development pursuant to conservative, human health-protective regulatory standards.

The work scope for soil and soil vapor sampling included two areas of investigation: 1) the West Grand Block; and 2) the Market Street Block. Soil borings were advanced at four locations in each of the two areas (Figures 4 and 5, respectively). In the West Grand Block, soil samples and soil vapor samples were collected at each of the locations and analyzed for VOCs and PCBs. In the Market Street Block, soil samples were collected at each of the four locations and analyzed for total lead.

3.6.1 West Grand Block Soil Vapor Investigation

Borings were advanced in each of the following four areas to evaluate areas of potential concern for vapor intrusion as identified in the 1994 investigation. The four locations selected for sampling within the West Grand Block were:

- Northwest area – the former cleaning and dyeing works and former benzin room (SB-1 and SV-1);
- Tank 1 and Tank 3 – the suspected former USTs along Myrtle Street (SV-2 and SB-2);
- Tank 2 – the former 800-gallon UST closed in-place on the corner of West Grand Avenue and Filbert Street (SV-3 and SB-3); and

- Western area – the former hazardous materials storage area and suspected Tanks 4, 5, and 6 (SV-4 and SB-4).

Sampling and Analysis

Temporary soil vapor probes were installed at four locations (SV-1, SV-2, SV-3, and SV-4) by TEG of Northern California (see Figure 4). Soil gas samples were collected using a low-dead volume soil vapor sampling system that utilizes soil vapor probes constructed of a 1 inch outside-diameter chrom-moly steel, equipped with a steel drop off tip. The soil vapor probes were driven into the ground by the Stratprobe and once inserted to a depth of 5 feet bgs, the probe was retracted slightly to open the tip and expose the vapor sampling port. Soil vapor was extracted through the Nylaflow® tubing using a small calibrated syringe connected via an on/off valve.

After the initial three volumes of soil gas were discarded to flush the sample tubing and fill it with *in situ* soil vapor, a syringe was used to collect and transfer 20cc of soil gas to an on-site mobile lab for analysis. Soil gas samples were collected from the four locations and submitted to the on-site California-certified mobile lab (TEG) for immediate analysis of VOCs by EPA Method 8260.

Soil Vapor Results

Freon 113 was the only VOC detected in the four soil vapor samples with concentrations ranging from 110 micrograms per cubic meter (µg/m^3) to 19,000 µg/m^3. Soil vapor sample results are summarized in Table 3.6.1 below and the laboratory analytical report is included in Appendix C.

Table 3.6.1 – Soil Vapor Sample Detected VOC Results – West Grand Block

Sample Location	Sample Name	Sample Depth (feet bgs)	Freon 113 (µg/m^3)
SV-1	SV-1	5	19,000
SV-2	SV-2	5	140
SV-3	SV-3	5	<100
SV-4	SV-4	5	110
EPA Region 9 Regional Screening Level for Residential Soil Vapor			*31,000,000*

Note: All other VOC results were less than laboratory reporting limits.
bgs = below ground surface.

The compound 1,1-difluoroethane was used as a leak check compound during sampling and was not detected above the LRL in any of the samples.

Screening Level Comparison

The January 2015 Resident Ambient Air RSL for Freon 113 is 31,000 µg/m^3. With the California DTSC October 2011 *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance*; DTSC 2011) attenuation factor of 0.001 applied to the indoor air RSLs for future residential construction, the resulting residential screening level for Freon 113 in soil vapor is 31,000,000 µg/m^3.

The only VOC detected in soil vapor, Freon 113, was present at concentrations significantly less than the screening level.

3.6.2 West Grand Block Soil Investigation

Sample Collection and Analysis

Soil borings were advanced at four locations (SV-1, SV-2, SV-3, and SV-4) in the West Grand Block (see Figure 4). Each soil boring was advanced with a continuous core to a total depth of approximately 10 feet bgs. A single soil sample was selected from each boring location based on field evidence of odor, staining, or elevated photoionization detector (PID) readings. Soils encountered were logged according to the Unified Soil Classification System (USCS). Recovered soils were examined for staining or the evidence of chemical impact and screened for organic vapors using a PID. Field observations were recorded on the borehole logs. Upon completion, each soil boring was backfilled to the surface with neat cement grout.

Each of the four soil samples were collected directly from the soil core in Terra Core preservation vials in accordance with the U.S. EPA 5035 preparation method and analyzed for VOCs by EPA Method 8260B. The sample from borings SB-2 and B-4 were also analyzed for PCBs by EPA Method 8082A. Samples retained for analysis were labeled to indicate job number, boring number, sample depth, sample number, time and date collected, and then stored in a cooler containing ice. Soil samples were delivered Curtis and Tompkins Laboratory in Berkeley California, a California-certified environmental laboratory under chain-of-custody documentation.

Soil Sample Results

All soil sample results for VOCs were less than the LRL (i.e., the results were "non-detect"), with the exception of the soil sample from boring SB-1. The sample from SB-1 reported VOC as naphthalene (72 µg/kg), cumene (580 µg/kg), propylbenzene (670 µg/kg), and 4-cymene (700 µg/kg). Further, no PCBs were detected above the LRL in samples SB-2 and SB-4. The soil sample results for detected VOC analytes are summarized in Table 3.6.2 below and the laboratory analytical report is included in Appendix C.

Table 3.6.2 – Soil Sample Detected VOC Results – West Grand Block

Sample Location	Sample Name	Sample Depth (feet bgs)	Cumene (mg/kg)	Propylbenzene (mg/kg)	4-Cymene (mg/kg)	Naphthalene (mg/kg)
SB-1	SB-1, 4.5'	4.5	580	670	700	72
SB-2	SB-2, 9'	9.0	ND	ND	ND	ND
SB-3	SB-3, 8'	8.0	ND	ND	ND	ND
SB-4	SB-4, 8.5	8.5	ND	ND	ND	ND
RWQCB Environmental Screening Level			--	--	--	*1.2*
EPA Region 9 Regional Screening Level			*190*	*330*	--	*3.8*

Note: All other VOC and PCB results were below than LRLs.
bgs = below ground surface.
ND = Not detected above the LRL.
-- = Screening level not established.

Screening Level Comparison

The concentration of naphthalene reported for SB-1 (0.072 mg/kg) was significantly less than the ESL (1.2 mg/kg) and the RSL (3.8 mg/kg). The detections of cumene and propylbenzene reported in SB-1 were also well below the RSL. Screening levels for 4-cymene have not been established by the San Francisco Bay RWQCB or the EPA Region 9, but the detected concentrations were very low.

3.6.3 Market Street Block Soil Investigation

Soil samples were collected in the Market Street Block to further evaluate the presence of lead in soil reported in the 2005 investigation (Section 3.5).

Soil Sample Collection and Analysis

Four soil borings (SB-5, SB-6, SB-7, and SB-8) were advanced and continuously cored to a total depth of approximately 10 feet bgs in the Market Street Block (see Figure 5). Soil samples were collected for analysis from four depth intervals at each boring location (0-1 feet bgs, 2-3 feet bgs, 6-7 feet bgs, and 9-10 feet bgs). A Stantec geologist logged the soils encountered from the continuous core to total depth according to the USCS and maintained a soil boring log of these descriptions. Odor or staining was noted, if present, and soils were screened for organic vapors using a PID. Upon completion, each soil boring was backfilled with grout.

Samples retained for analysis were labeled to indicate job number, boring number, sample depth, sample number, time, and the date collected. Samples were then stored in a cooler containing ice. Soil samples were delivered to Curtis and Tompkins under chain-of-custody documentation for analysis of total lead by EPA Method 6010.

Soil Sample Results

Total lead was detected in all 16 samples analyzed at concentrations ranging from 2.1 mg/kg (SB-5, 9') to 94 mg/kg (SB-5, 1'). The soil sample results for total lead are summarized in Table 3.6.3 below and shown with the 1995 total lead data on Figure 5. A copy of the laboratory analytical report is included in Appendix C.

Table 3.6.3 – Soil Sample Total Lead Results – Market Street Block

Sample Location	Sample Name	Sample Depth (feet bgs)	Total Lead (mg/kg)
SB-5	SB-5, 1'	1	94
	SB-5, 2.5	2.5	9.0
	SB-5, 6'	6.0	2.5
	SB-5, 9.5	9.5	2.1
SB-6	SB-6, 0.5'	0.5	4.3
	SB-6, 2.5	2.5	5.1
	SB-6, 6'	6.0	2.6
	SB-6, 9.5	9.5	2.5
SB-7	SB-7, 1'	1.0	4.4
	SB-7, 2.5	2.5	8.8
	SB-7, 6'	6.0	2.0
	SB-7, 9.5	9.5	31
SB-8	SB-8, 1'	1.0	14
	SB-8, 2.5	2.5	16
	SB-8, 6'	6.0	5.8
	SB-8, 9.5	9.5	4.5
RWQCB 2013 Environmental Screening Level			*80*

bgs = below ground surface.

Screening Level Comparison

The RWQCB ESL for lead in residential shallow soils (less than 3 meters depth) is 80 mg/kg. All of the samples were below the ESL, with the exception of the one sample from SB-5 which reported a lead concentration of 94 mg/kg at a depth of 1 foot bgs.

3.7 2014 GEOPHYSICAL SUBSURFACE INVESTIGATION

NOVA Abatement and Construction Services (NOVA) is the contractor overseeing the West Grand Block building demolition. Subtronic Corporation was contracted by NOVA in June 2014 to conduct a ground penetrating radar survey to attempt to determine whether any former USTs remained present at the Site.

NOVA representative Steve Schwartz reported that the initial survey and subsequent analysis of the waveforms provided by the geophysical equipment indicated that a UST may still remain on Filbert Street at a depth of approximately 2-2.5 feet bgs. Two locations within the suspected area were subsequently investigated by probing with a 5-foot steel rod. The probes verified that there was in fact no tank at the depth of the anomaly and returned with a film of clean, fine sand, indicative of imported fill. The Subtronic report, provided by NOVA, is included in Appendix D.

Accordingly, based on the results of the recent geophysical subsurface investigation, Stantec concludes that USTs are unlikely to be present at the Site. Stantec recommends no further investigation regarding this issue.

3.8 2014 DUE DILIGENCE GEOTECHNICAL EVALUATION

CV contracted T. Makdissy Consulting, Inc. (TMC) to perform a due diligence geotechnical evaluation as part of the property acquisition process. In May 2014, two borings were advanced to a depth of 50 feet and one boring was advanced to a depth of 20 feet as part of the geotechnical evaluation.

The TMC report described the subsurface conditions as a firm to stiff low plasticity clas to the depths explored with variable interbeds and layers of sandy gravel, medium dense sand, lose to medium dense clayey sand, and dense sand. The sandy and gravelly layers ranged in thickness from 2 to 5 feet. Groundwater was reportedly encountered at depths of 9, 19, and 13 feet below grade.

3.9 2015 FREIGHT ELEVATOR VAULT SOIL REMOVAL

On February 3, 2015, CV was notified by NOVA that during the site demolition and removal activities, the north freight elevator shaft beneath the concrete flooring was encountered and removed. The piston and encasements extended to approximately 9 feet bgs.

NOVA reported that after removal of the cylinder, it was apparent that the soils surrounding the cylinder had been impacted with some form of hydraulic oil. NOVA performed excavation of the impacted soils and analytical testing results provided confirmation that the extent of impacted soil had removed. A copy of NOVA's report documenting the removal of the freight elevator is included in Appendix E.

4.0 SUMMARY AND RECOMMENDATIONS

Soil and soil vapor samples were collected in 2014 to further evaluate the findings of previous Site investigations and confirm that current site conditions do not pose an environmental concern or a human health risk in light of the contemplated residential use of the Site.

4.1 WEST GRAND BLOCK SUMMARY

Soil and groundwater data collected prior to 1998 indicated the presence of petroleum hydrocarbons (TPHg) in soil in excess of screening levels in the Northwest area. However, concentrations of petroleum hydrocarbon constituents in groundwater did not exceed the RWQCB UST Low Threat Closure criteria.

A single detection of vinyl chloride was observed in a 1994 grab groundwater sample collected from the western side of the West Grand Block. The detected concentration exceeded the screening level for drinking water and the groundwater to indoor air exposure pathway.

At the 16 VOC groundwater sample locations across the western and northwest areas of the West Grand Block, vinyl chloride was detected in only one of the samples, which indicates a limited extent. Considering that the biodegradation rate of vinyl chloride is very high, it is highly unlikely that after 20 years, the vinyl chloride detected in 1994 continues to persist at concentrations of any significance or concern. In addition, the 2014 soil vapor survey conducted in the vicinity reported no detections of vinyl chloride. Stantec recommends no further investigation regarding this issue.

Soil and soil vapor sample analytical results collected on the West Grand Block in 2014 indicate that no VOC concentrations are present above health risk criteria levels for a residential scenario. Significant findings are as follows:

- Freon 113 was the only VOC detected in the soil vapor samples collected in 2014;
- The maximum detected soil vapor concentration of Freon 113 (19,000 µg/m^3) was three orders of magnitude below the EPA RSL;
- No PCBs were detected in any of the soil samples;
- VOCs were only detected in one of the four soil samples collected in 2014 (i.e., SB-1); and
- The concentrations of VOCs in SB-1 were two to three orders of magnitude below the residential screening levels.

4.2 MARKET STREET BLOCK SUMMARY

Analytical data from the parking lot indicates that petroleum hydrocarbons impacts and areas of elevated lead are limited in extent.

- The limited detections of BTEX detected in soil and/or groundwater during the 2005 Gribi Phase II ESA were all below the ESLs;
- Two of seven soil samples collected in 2005 exceeded the lead ESL of 80 mg/kg with concentrations of 81 mg/kg and 310 mg/kg;
- Fifteen of the sixteen soil samples collected in 2014 were less below lead ESL of 80 mg/kg;
- The one soil sample which exceeded the ESL for lead with a concentration of 94 mg/kg was at a depth of 1-foot below grade and the sample collected at a depth of 2.5-feet in the same boring was an order of magnitude lower, indicating the extent of lead impacted soil is limited; and
- Future risk of the lead soils on the Market Street Block can be mitigated through limited excavation of surface soils under a SMP during site development.

Accordingly, the only contaminant of concern at the Site appears to be isolated concentrations of lead in soil at the Market Street Block, which can easily be addressed through limited excavation as part of an SMP.

4.3 RECOMMENDATIONS

Based on the data presented in this report, CV is requesting that ACEH approve development of the Site without any further environmental assessment.

5.0 REFERENCES

California Department of Toxic Substance Control (DTSC), 2011. Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance), October.

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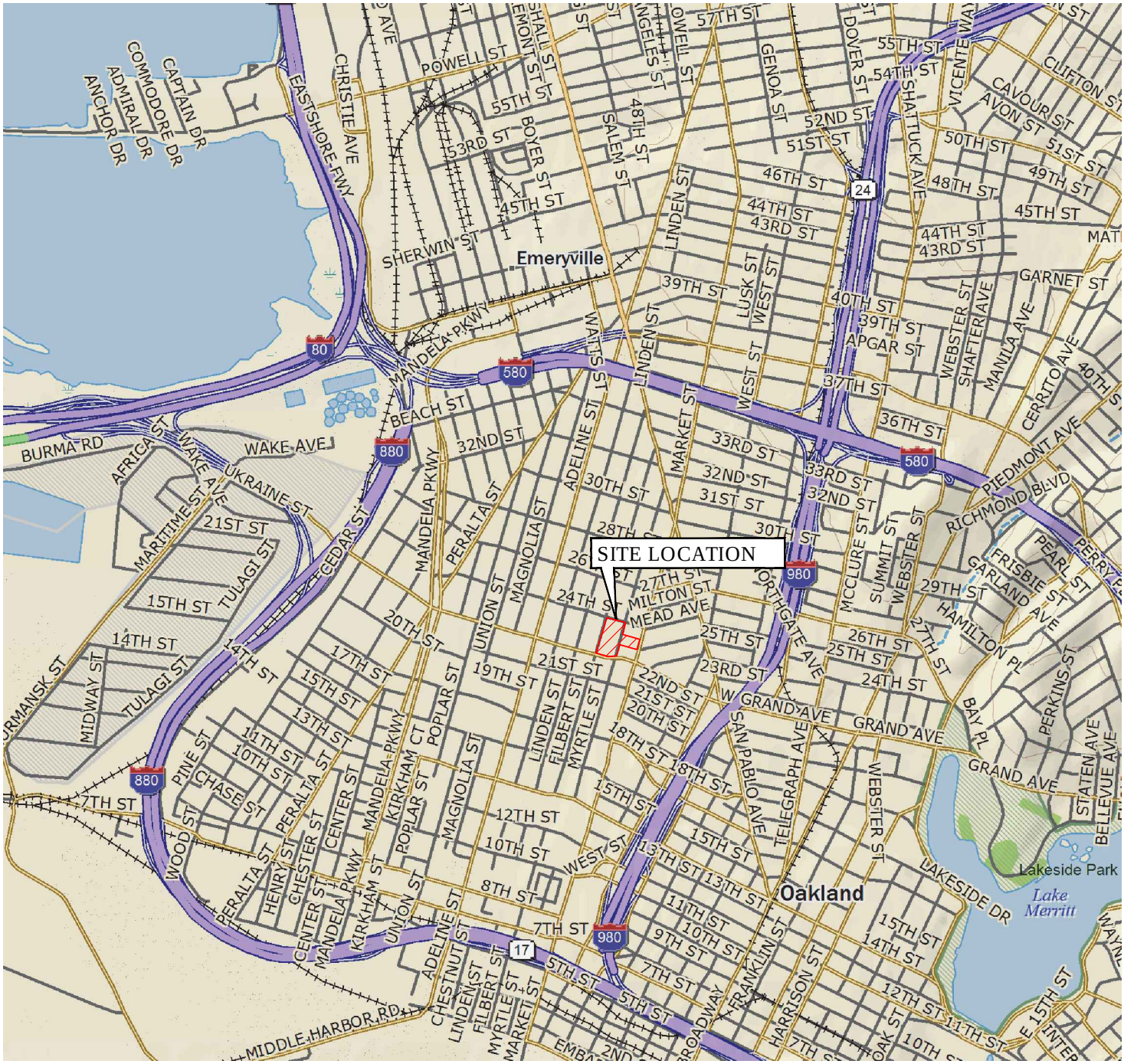
United States Environmental Protection Agency(U.S. EPA), 2015. Website accessed February 23, 2015. http://www.epa.gov/region9/superfund/prg/.

FIGURES



North

CALIFORNIA

1 1/2 0 1
SCALE (MILES)

1000 0 1000 2000 3000 4000 5000 6000 7000
SCALE (FEET)

REFERENCE: USGS 7.5 MINUTE QUADRANGLE, OAKLAND WEST, CALIFORNIA

Stantec
1340 Treat Boulevard, Suite 300
Walnut Creek CA 94597-7966
Ph: (925) 296-2133 Fax: (925) 941-1401

FOR:
CITY VENTURES
MULTIPLE PARCELS
W. GRAND AVE. FILBERT, AND MYRTLE ST.
OAKLAND, CALIFORNIA

SITE LOCATION MAP

FIGURE: 1

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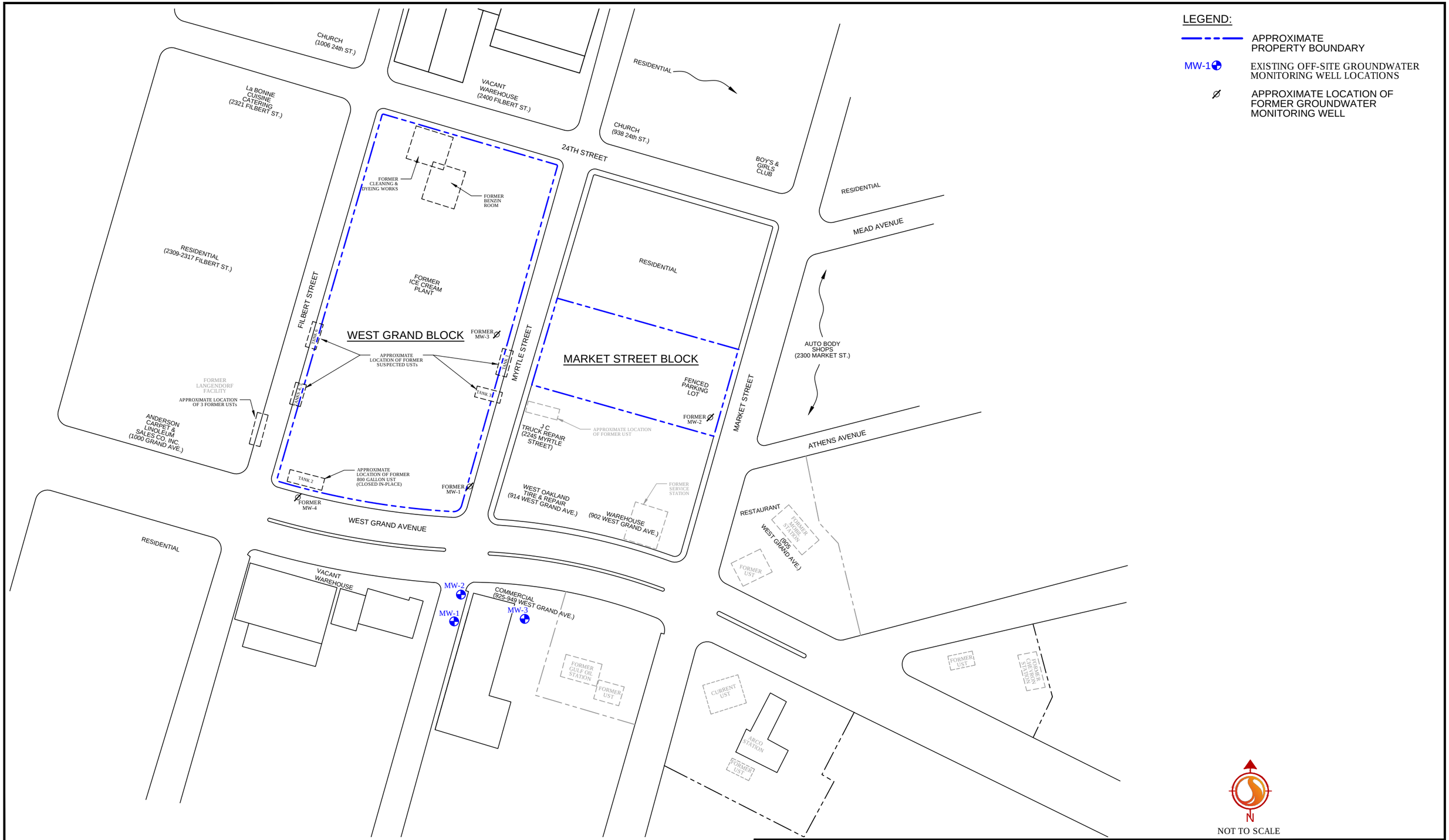

Stantec
1340 Treat Boulevard, Suite 300
Walnut Creek CA 94597-7966
Ph: (925) 296-2133 Fax: (925) 941-1401

FOR:
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MULTIPLE PARCELS
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SITE PLAN
AND
VICINITY MAP

FIGURE: 2

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AREAS OF INTEREST

VACANT WAREHOUSE (2400 FILBERT ST.)

CHURCH (938 24th ST.)

BOY'S & GIRLS CLUB

24TH STREET

RESIDENTIAL

FILBERT STREET

FORMER CLEANING & DYEING WORKS

SB-1

SV-1

FORMER BENZIN ROOM

FORMER ICE CREAM PLANT

WEST GRAND BLOCK

FORMER MW-3

TANK 6

SB-4

SV-4

TANK 4, 5

APPROXIMATE LOCATION OF FORMER SUSPECTED USTs

SB-2

SV-2

TANK 1

TANK 3

MYRTLE STREET

SB-5

MARKET STREET BLOCK

SB-6

SB-8

SB-7

FENCED PARKING LOT

FORMER MW-2

J C TRUCK REPAIR (2245 MYRTLE STREET)

APPROXIMATE LOCATION OF FORMER UST

MARKET STREET

SV-3

TANK 2

SB-3

APPROXIMATE LOCATION OF FORMER 800 GALLON UST (CLOSED IN-PLACE)

FORMER MW-1

FORMER MW-4

WEST OAKLAND TIRE & REPAIR (914 WEST GRAND AVE.)

FORMER SERVICE STATION

WAREHOUSE (902 WEST GRAND AVE.)

WEST GRAND AVENUE

APPROXIMATE LOCATION OF 3 FORMER USTs

LEGEND:

- APPROXIMATE PROPERTY BOUNDARY
- MW-1 EXISTING OFF-SITE GROUNDWATER MONITORING WELL LOCATIONS
- SB-1 SOIL BORING LOCATION (2014)
- SV-1 SOIL VAPOR SAMPLE LOCATION (2014)
- APPROXIMATE LOCATION OF FORMER GROUNDWATER MONITORING WELL

N

NOT TO SCALE

Stantec
1340 Treat Boulevard, Suite 300
Walnut Creek CA 94597-7966
Ph: (925) 296-2133 Fax: (925) 941-1401

FOR:
CITY VENTURES
MULTIPLE PARCELS
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2014 INVESTIGATION SAMPLE LOCATIONS

FIGURE: 3

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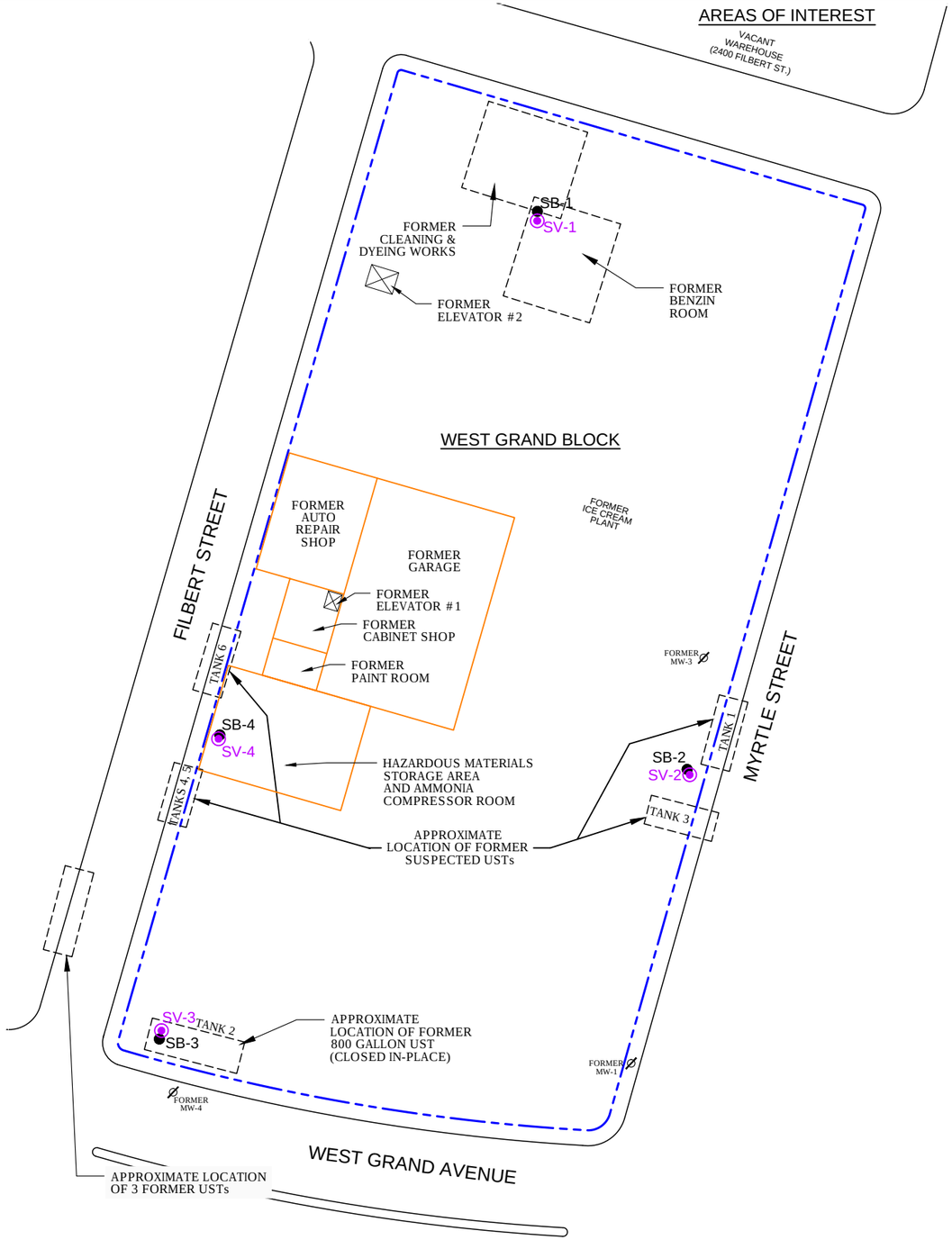

LEGEND:

- APPROXIMATE PROPERTY BOUNDARY
- MW-1 EXISTING OFF-SITE GROUNDWATER MONITORING WELL LOCATIONS
- SB-1 SOIL BORING LOCATION (2014)
- SV-1 SOIL VAPOR SAMPLE LOCATION (2014)
- APPROXIMATE LOCATION OF FORMER GROUNDWATER MONITORING WELL

N

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Stantec
1340 Treat Boulevard, Suite 300
Walnut Creek CA 94597-7966
Ph: (925) 296-2133 Fax: (925) 941-1401

FOR:
CITY VENTURES
MULTIPLE PARCELS
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2014 INVESTIGATION
SAMPLE LOCATIONS
WEST GRAND BLOCK

FIGURE: 4

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SB-5		
Sample ID	Depth (ft bgs)	Total Lead
SB-5, 1'	1	**94**
SB-5, 2.5	2.5	**9.0**
SB-5, 6'	6	**2.5**
SB-5, 9.5	9.5	**2.1**

B-7	
Depth (ft bgs)	Total Lead
2	**81.0**

SB-8		
Sample ID	Depth (ft bgs)	Total Lead
SB-8, 1'	1	**14**
SB-8, 2.5	2.5	**16**
SB-8, 6'	6	**5.8**
SB-8, 9.5	9.5	**4.5**

B-6	
Depth (ft bgs)	Total Lead
2	**3.2**

B-4	
Depth (ft bgs)	Total Lead
4	**<3.0**

SB-6		
Sample ID	Depth (ft bgs)	Total Lead
SB-6, 0.5'	0.5	**4.3**
SB-6, 2.5	2.5	**5.1**
SB-6, 6'	6	**2.6**
SB-6, 9.5	9.5	**2.5**

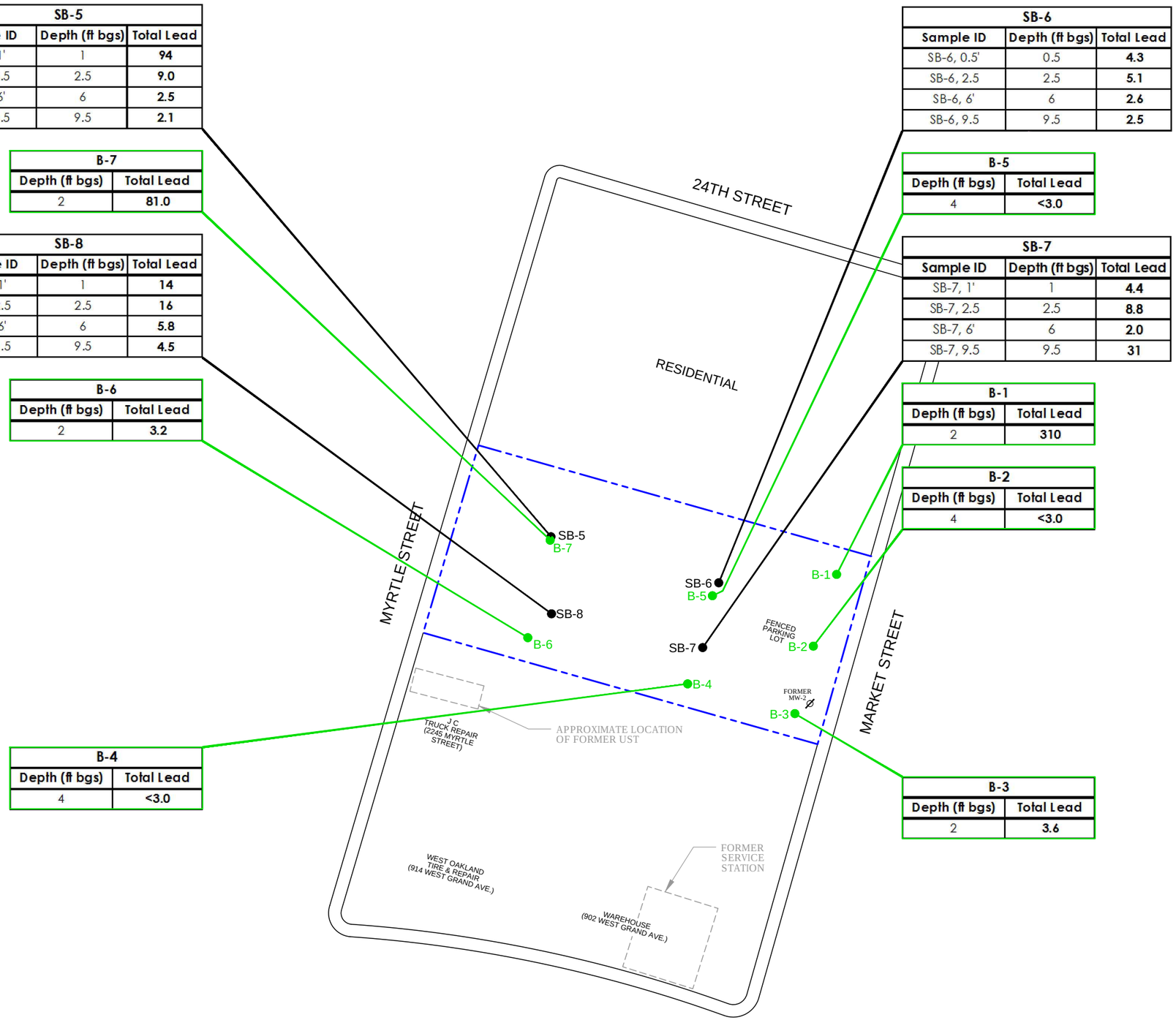
B-5	
Depth (ft bgs)	Total Lead
4	**<3.0**

SB-7		
Sample ID	Depth (ft bgs)	Total Lead
SB-7, 1'	1	**4.4**
SB-7, 2.5	2.5	**8.8**
SB-7, 6'	6	**2.0**
SB-7, 9.5	9.5	**31**

B-1	
Depth (ft bgs)	Total Lead
2	**310**

B-2	
Depth (ft bgs)	Total Lead
4	**<3.0**

B-3	
Depth (ft bgs)	Total Lead
2	**3.6**



LEGEND:

- APPROXIMATE PROPERTY BOUNDARY
- MW-1 EXISTING OFF-SITE GROUNDWATER MONITORING WELL LOCATIONS
- SB-1 SOIL BORING LOCATION (2014)
- B-1 SOIL BORING LOCATION (2005)
- APPROXIMATE LOCATION OF FORMER GROUNDWATER MONITORING WELL

NOTE

1. ALL SAMPLES COLLECTED 2014 AND 2005.
2. ALL SAMPLE DEPTHS ARE FEET BELOW GROUND SURFACE (ft bgs).
3. ALL TOTAL LEAD VALUES ARE REPORTED IN MILLIGRAMS PER KILOGRAM (mg/kg).
4. ALL TOTAL LEAD VALUES SHOWN DETECTED ABOVE THE LABORATORY REPORTING LIMIT (RL).
5. SOIL SAMPLES ANALYZED BY CURTIS & TOMPKINS, LTD. IN BERKELEY CA.

N

NOT TO SCALE

Stantec
1340 Treat Boulevard, Suite 300
Walnut Creek CA 94597-7966
Ph: (925) 296-2133 Fax: (925) 941-1401

FOR:
CITY VENTURES
MULTIPLE PARCELS
W. GRAND AVE. FILBERT, AND MYRTLE ST.
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TOTAL LEAD SOIL SAMPLE RESULTS MARKET STREET BLOCK

FIGURE: 5

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185703027.200.0001	RRR/MDR	EH	EH	02/25/15

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APPENDIX A
Tables and Figures from January 1995 Levine-Fricke Report

TABLE A-1
Summary of Volatile Organic Compounds in Groundwater
1994 Phase I and II Investigations
City Ventures - Oakland 2 Environmental Site Summary

Location	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)	1,2-DCA (µg/L)	trans-1,2-DCE (µg/L)	cis-1,2-DCE (µg/L)	Vinyl Chloride (µg/L)
B-6	**93**	**6.0**	**49**	**29**	ND	**5.0**	ND	ND
B-11	**2.0**	<0.5	**1.0**	<2.0	ND	ND	**3.0**	ND
B-16	<5.0	<5.0	<5.0	<5.0	ND	ND	ND	ND
B-17	<1.0	**5.0**	<1.0	**41**	ND	ND	ND	ND
B-18	<10	<10	**22**	**24**	ND	ND	ND	ND
B-28	<0.5	**0.7**	**4.0**	**6.0**	ND	ND	ND	ND
B-29	**0.8**	**2.0**	**10**	**10**	ND	ND	ND	ND
B-30	**6.0**	**2.0**	**6.0**	**10**	ND	ND	ND	ND
B-32	**4.0**	**1.0**	**2.0**	**2.0**	**7.0**	ND	ND	ND
B-33	<0.5	<0.5	<0.5	<2.0	**28**	ND	ND	ND
B-36	<0.5	<0.5	**0.5**	<2.0	ND	ND	ND	ND
B-37	<0.5	<0.5	<0.5	<2.0	**2.0**	ND	ND	ND
B-50	**23**	**12**	**51**	**12**	<0.5	<0.5	<0.5	<0.5
B-52	<0.5	<0.5	<0.5	<2.0	**0.8**	<0.5	<0.5	<0.5
B-54	<0.5	<0.5	<0.5	<2.0	**0.6**	<0.5	<0.5	<0.5
B-56	**16**	**0.5**	<0.5	<2.0	**3.0**	**0.5**	**130**	**34**
Maximum	93	12	51	41	28	5	130	34
Screening Level	100 [a,b]	150 [b]	30 [b]	1800 [b]	0.5 [b]	10 [b]	6 [b]	0.5 [b]
Groundwater to Indoor Air [c]	270	95,000	310	37,000	100	14,000	3,100	1.8

Notes and Abbreviations:
All samples collected in 1994 as grab groundwater samples and analyzed by EPA Method 8240 (VOCs) or EPA Method 8020 (BTEX)
1,2-DCA = 1,2-Dichloroethane
trans-1,2-DCE = trans-1,2-Dichloroethene
cis-1,2-DCE = cis-1,2-Dichloroethene

a. Low Threat Closure Policy Screening Level
b. California Water Boards Drinking Water 2013 Tier 1 ESL, Table F-3 (SF Bay RWQCB, December 2013)
c. California Water Boards 2013 Tier 1 ESL, Table F-1a (SF Bay RWQCB, December 2013)
--: screening level not established
ND: Detection limit not confirmed via original laboratory report (assumed to be 0.5 µg/L).

Source: *Soil and Groundwater Investigation Report, 2240 Filbert Street, Oakland, CA* , Levine Fricke, January 17, 1995

TABLE 1
HISTORICAL ANALYTICAL RESULTS FOR SOIL SAMPLES
2240 FILBERT STREET, OAKLAND, CALIFORNIA
(all results in milligrams per kilogram [mg/kg])

Sample ID	Sample Depth	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPHg	TPHms	Oil & Grease	NPH	SVOCs	VOCs
SUSPECTED FORMER UST LOCATIONS OUTSIDE AUTO REPAIR SHOP, ADJACENT TO FORMER LANGENDORF FACILITY, AND ALONG FILBERT STREET												
Phase I Investigation												
B-5-9.5	9.5	20-Jul-94	---	---	---	---	---	---	37	<10	---	---
B-6-13.5 (2,5,9,20,21)	13.5	19-Jul-94	0.45	0.58	0.9	0.28	<200	---	140	120	---	---
B-11-9.5 (1)	9.5	20-Jul-94	<0.1	0.52	1.1	1.7	170	---	---	---	---	---
Phase II Investigation												
B-49-8	8.0	07-Nov-94	---	---	---	---	---	---	30	<30	---	---
B-50-12	12.0	07-Nov-94	0.270	1.7	1.5	<0.050	540	<50	---	---	---	---
B-56-11.5	11.5	08-Nov-94	<0.030	<0.030	0.061	<0.030	20	3	---	---	---	---
EXISTING ELEVATOR SUMPS												
Phase I Investigation												
B-9-10 (23)	10.0	19-Jul-94	---	---	---	---	---	---	4400	4400	---	---
B-14-9.5 (23)	9.5	19-Jul-94	---	---	---	---	---	---	630	610	---	---
Phase II Investigation												
B-33-1	1.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<30	<30	---	(12)
B-33-2	2.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<10	<10	---	(13)
B-33-5	5.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<10	<10	---	ND
B-33-10	10.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<10	<10	---	ND
B-34-1	1.0	10-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	70	40	---	---
B-34-2	2.0	10-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<30	<30	---	---
B-34-5	5.0	10-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<30	<30	---	---
B-34-10	10.0	10-Nov-94	<0.300	0.310	0.630	<0.300	170	82	<30	<30	---	---
B-35-2	2.0	14-Nov-94	<0.005	<0.005	<0.005	<0.005	0.4	<1	<30	<30	---	---
B-35-5	5.0	14-Nov-94	<0.005	<0.005	<0.005	<0.005	0.4	<1	<30	<30	---	---
B-35-10	10.0	14-Nov-94	<0.5	<0.5	1.1	<0.5	300	51	790	690	---	---
B-38-1	1.0	09-Nov-94	---	---	---	---	---	---	<30	<30	---	---
B-38-5	5.0	09-Nov-94	---	---	---	---	---	---	<30	<30	---	---
B-38-10	10.0	09-Nov-94	---	---	---	---	---	---	<30	<30	---	---
B-39-0.5	0.5	10-Nov-94	---	---	---	---	---	---	<30	<30	---	---
B-39-1.5	1.5	10-Nov-94	---	---	---	---	---	---	<30	<30	---	---
B-39-5.0	5.0	10-Nov-94	---	---	---	---	---	---	<30	<30	---	---
B-39-10.0	10.0	10-Nov-94	---	---	---	---	---	---	470	400	---	---
B-40-1	1.0	09-Nov-94	---	---	---	---	---	---	<30	<30	---	---
B-40-2	2.0	09-Nov-94	---	---	---	---	---	---	<30	<30	---	---
B-40-5	5.0	09-Nov-94	---	---	---	---	---	---	<30	<30	---	---
B-40-10	10.0	09-Nov-94	---	---	---	---	---	---	<30	<30	---	---

TABLE 1
HISTORICAL ANALYTICAL RESULTS FOR SOIL SAMPLES
2240 FILBERT STREET, OAKLAND, CALIFORNIA
(all results in milligrams per kilogram [mg/kg])

Sample ID	Sample Depth	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPHg	TPHms Oil & Grease		NPH	SVOCs	VOCs
FORMER CLEANING AND DYEING WORKS AND BENZIN AREA												
Phase I Investigation												
B-16-9 (4,8,25)	9.0	21-Jul-94	<0.005	<0.005	0.2	0.17	---	---	---	---	---	(6)
B-17-9.5 (1,7,10,11,20,24)	9.5	22-Jul-94	<0.5	<0.5	<0.5	2.4	1000	---	---	---	---	ND
Phase II Investigation (sample depths corrected using site's natural grade for borings located in loading dock areas)												
B-41-1.5	10.5	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	8	---	---	---	---
B-41-3	19.0	11-Nov-94	<0.300	<0.300	<0.300	0.370	260	330	---	---	---	---
B-41-5	12.0	11-Nov-94	<1.000	<1.000	<1.000	<1.000	1600	320	---	---	---	---
B-41-10	14.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	0.6	18	---	---	---	---
B-42-1.5	9.5	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	---	---	---	---
B-42-3	11.0	11-Nov-94	<0.100	<0.100	<0.100	0.140	130	7	---	---	---	---
B-42-5	13.0	11-Nov-94	<0.500	<0.500	<0.500	<0.500	440	460	---	---	---	---
B-42-10	18.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	28	---	---	---	---
B-43-1.5	8.5	11-Nov-94	<0.005	<0.005	<0.005	1.100	720	82	---	---	---	---
B-43-3	10.0	11-Nov-94	<0.300	<0.300	1.400	4.400	1900	1100	---	---	---	---
B-43-5	12.0	11-Nov-94	<1.000	<1.000	1.300	7.200	1200	550	---	---	---	---
B-43-10	17.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	12	---	---	---	---
B-44-1	1.0	14-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	---	---	---	---
B-44-2	2.0	14-Nov-94	<0.5	<0.5	<0.5	<0.5	240	49	---	---	---	---
B-44-5	5.0	14-Nov-94	<0.005	<0.005	<0.005	0.010	3.1	17	---	---	---	---
B-44-10	10.0	14-Nov-94	<3.0	<3.0	<3.0	<3.0	1600	850	---	---	---	---
B-45-6	9.0	10-Nov-94	<0.100	<0.100	<0.100	0.150	95	16	---	---	---	---
B-45-9.5	12.5	10-Nov-94	<0.300	<0.300	<0.300	0.980	350	32	---	---	---	---
B-46-5	5.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	---	---	---	---
B-46-10	10.0	11-Nov-94	<0.050	<0.050	<0.050	0.310	72	67	---	---	---	---
SUSPECTED FORMER UST IN SOUTHEAST YARD (WEST OF MYRTLE STREET)												
Phase I Investigation												
B-25-13 (20,26)	13.0	18-Jul-94	<0.005	<0.005	<0.005	<0.005	<0.2	---	---	---	---	---
B-26-12.5 (20)	12.5	18-Jul-94	<0.005	<0.005	<0.005	<0.005/<0.020	<0.2	---	---	---	---	---
Phase II Investigation												
B-47-3	3.0	15-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	---	---	---	---
B-47-5	5.0	15-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	---	---	---	---
B-47-10	10.0	15-Nov-94	<0.3	<0.3	<0.3	<0.3	62	1000	---	---	---	---

TABLE 1
HISTORICAL ANALYTICAL RESULTS FOR SOIL SAMPLES
2240 FILBERT STREET, OAKLAND, CALIFORNIA
(all results in milligrams per kilogram [mg/kg])

Sample ID	Sample Depth	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPHg	TPHms	Oil & Grease	NPH	SVOCs	VOCs
FORMER ENGINE ROOM AND HAZARDOUS MATERIALS STORAGE AREA												
Phase I Investigation												
B-5-9.5	9.5	20-Jul-94	---	---	---	---	---	---	37	<10	---	---
B-6-13.5 (2,5,9, 20, 21)	13.5	19-Jul-94	0.45	0.58	0.9	0.28	<200	---	140	120	---	---
B-7-11	11.0	21-Jul-94	---	---	---	---	---	---	<10	<1	---	---
Phase II Investigation												
B-28-4	4.0	18-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	---	---	---	ND
B-28-5.5	5.5	18-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<10	<10	ND	ND
B-28-10	10.0	18-Nov-94	<0.005	<0.005	<0.005	<0.005	0.4	<1	---	---	---	---
B-29-6	6.0	18-Jul-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<10	<10	(19)	ND
B-29-10	10.0	18-Jul-94	<0.005	<0.005	1.600	<0.005	370	120	---	---	---	---
B-30-4 (18)	4.0	15-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<30	<30	ND	ND
B-30-7 (18)	7.0	15-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<30	<30	---	ND
B-30-3	3.0	18-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	---	---	---	ND
B-30-5	5.0	18-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<10	<10	ND	ND
B-30-10	10.0	18-Nov-94	<0.030	<0.030	<0.030	<0.030	<1	<1	---	---	---	---
B-31-1	1.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	40	<30	---	---
B-31-2	2.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	30	<30	---	---
B-31-5	5.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<30	<30	ND	---
B-31-10	10.0	11-Nov-94	0.720	0.790	1.500	0.740	330	10	40	<30	---	---
FORMER AUTO REPAIR SHOP, CABINET SHOP, PAINT ROOM, AND GARAGE												
Phase I Investigation												
B-8-10 (3,5,22)	10.0	19-Jul-94	<0.01	0.066	0.2	0.21	<50	---	---	---	---	---
B-9-10 (23)	10.0	19-Jul-94	---	---	---	---	---	---	4400	4400	---	---
Phase II Investigation												
B-32-2	2.0	10-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	53	46	---	ND
B-32-5	5.0	10-Nov-94	<0.005	<0.005	<0.005	<0.005	0.3	<1	<30	<30	ND	ND
B-32-9.5	9.5	10-Nov-94	<0.005	<0.005	<0.005	<0.005	0.6	<1	<30	<30	---	ND
B-33-1	1.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<30	<30	---	(12)
B-33-2	2.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<10	<10	---	(13)
B-33-5	5.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<10	<10	---	ND
B-33-10	10.0	11-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<10	<10	---	ND
B-34-1	1.0	10-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	70	40	---	---
B-34-2	2.0	10-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<30	<30	---	---
B-34-5	5.0	10-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<30	<30	---	---
B-34-10	10.0	10-Nov-94	<0.300	0.310	0.630	<0.300	170	82	<30	<30	---	---
B-35-2	2.0	14-Nov-94	<0.005	<0.005	<0.005	<0.005	0.4	<1	<30	<30	---	---
B-35-5	5.0	14-Nov-94	<0.005	<0.005	<0.005	<0.005	0.4	<1	<30	<30	---	---
B-35-10	10.0	14-Nov-94	<0.5	<0.5	1.1	<0.5	300	51	790	690	---	---

TABLE 1
HISTORICAL ANALYTICAL RESULTS FOR SOIL SAMPLES
2240 FILBERT STREET, OAKLAND, CALIFORNIA
(all results in milligrams per kilogram [mg/kg])

Sample ID	Sample Depth	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPHg	TPHms	Oil & Grease	NPH	SVOCs	VOCs
B-36-1	1.0	14-Nov-94	<0.005	<0.005	<0.005	<0.005	<0.2	<1	<30	<30	---	(14)
B-36-2	2.0	14-Nov-94	<0.005	<0.005	0.013/0.030	<0.005	1.4	<1	<30	<30	---	(15)
B-36-5	5.0	14-Nov-94	<0.005	<0.005	0.021	<0.005	0.6	<1	<30	<30	---	ND
B-36-10	10.0	14-Nov-94	<0.005	<0.005	0.051/0.280	0.018/0.031	6.9	5	<30	<30	---	ND
B-37-1	1.0	14-Nov-94	0.009/0.090	0.005/0.033	0.006/0.016	0.007/0.020	1.9	<1	160	120	---	(16)
B-37-2	2.0	14-Nov-94	<0.005	<0.005	0.006/0.089	0.006	1.0	1	40	<30	---	(17)
B-37-5	5.0	14-Nov-94	<0.005	<0.005	0.036	<0.005	0.3	<1	<10	<10	ND	ND
B-37-10	10.0	14-Nov-94	0.120	0.610	0.950/0.780	<0.300	210	13	40	<30	---	ND
B-56-11.5	11.5	08-Nov-94	<0.030	<0.030	0.061	<0.030	20	3	---	---	---	---
B-64-1	1.0	14-Nov-94	<0.005	<0.005	<0.005	<0.005	0.7	<1	<30	<30	---	---
B-64-2	2.0	14-Nov-94	<0.005	<0.005	<0.005	0.006	1.0	<1	<30	<30	---	---
B-64-5	5.0	14-Nov-94	<0.005	<0.005	<0.005	<0.005	0.4	<1	<30	<30	---	---
B-64-10	10.0	14-Nov-94	<0.030	<0.030	0.031	<0.030	8	410	480	350	---	---
OFF-SITE, UPGRADIENT WELLS INSTALLED BY MCCULLEY, FRICK, AND GILMAN INC.												
MW-1-4-1 (27)	11.5	03-Oct-94	<0.01	<0.01	0.032	0.079	7.9	---	---	---	---	---
MW-2-3-2 (28)	14.0	03-Oct-94	<0.005	<0.005	<0.005	<0.005	<1.0	---	---	---	---	---

Data entered by DLM/15 Dec 94 Data proofed by SXS QA/QC by SXS

NOTES:

All compounds scanned are not included in table. Please see notes for specific compounds detected and laboratory data sheets for detection limits.

--- = not analyzed
ND = not detected above laboratory detection limits

Benzene, toluene, ethylbenzene, and total xylenes by EPA Method 8020.
TPHg - total petroleum hydrocarbons as gasoline by EPA Method 5030.
TPHms - total petroleum hydrocarbons as mineral spirits by EPA Method 5030.
Oil and grease by Standard Method 5520 E.
NPH - nonpolar hydrocarbons by Standard Method 5520 F.
SVOCs - semivolatile organic compounds by EPA Method 8270.
VOCs - volatile organic compounds by EPA Method 8240.

(1) The gasoline analysis showed a pattern not typical of gasoline.
(2) Reporting limit elevated for gasoline due to hydrocarbon interference. The pattern in the analysis run was not typical of gasoline.
(3) Reporting limit elevated for benzene and gasoline due to hydrocarbon interference. The pattern in the analysis run was not typical of gasoline.
(4) Sample contains nontarget compounds in 8240 analysis.
(5) Mineral spirits range hydrocarbons detected also.
(6) Acetone detected at 0.250 mg/kg.
(7) Reporting limit elevated for BTEX due to a dilution.
(8) Result for benzin is in the benzin and gasoline range but the pattern is not typical of either compound.
(9) The gasoline result shows a pattern not typical of gasoline. There may be a mixture.
(10) Results for diesel are in the mineral spirits range.
(11) Oil range hydrocarbons were also detected.
(12) Methylene chloride detected at 0.006 mg/kg.

TABLE 1
HISTORICAL ANALYTICAL RESULTS FOR SOIL SAMPLES
2240 FILBERT STREET, OAKLAND, CALIFORNIA
(all results in milligrams per kilogram [mg/kg])

Sample ID	Sample Depth	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPHg	TPHms Oil & Grease	NPH	SVOCs	VOCs

(13) Methylene chloride detected at 0.007 mg/kg.
(14) 1,2-Dichlorobenzene detected at 0.770 mg/kg, 1,4-Dichlorobenzene detected at 0.008 mg/kg.
(15) 1,2-Dichlorobenzene detected at 0.052 and 0.053 mg/kg.
(16) Cis-1,2-dichloroethene detected at 0.310 mg/kg.
(17) Methylene chloride detected at 0.006 mg/kg.
(18) Boring was terminated after reaching a 7-foot depth.
(19) Benzo(b)fluoranthene detected at 0.330 mg/kg; Fluoranthene detected at 0.750 mg/kg; Pyrene detected at 0.410 mg/kg.
(20) The sample was analyzed for organic lead. This compound was not reported above laboratory detection limits.
(21) The sample was analyzed for TPH as diesel. TPHd was detected at a concentration of 2 mg/kg.
(22) The sample was analyzed for TPH as diesel and organic lead. These compounds were not reported above laboratory detection limits.
(23) The sample was analyzed for PCBs by EPA Method 8080. None of these compounds were reported above laboratory detection limits.
(24) The sample was analyzed for TPH as benzin and diesel. TPH as benzin was reported as a concentration less than 1,000 mg/kg and TPH as diesel was reported at a concentration of 1,300 mg/kg.
(25) The sample was analyzed for TPH as benzin. Results indicate that this compound was present at a concentration of 2,100 mg/kg.
(26) The sample was analyzed for TPH as diesel. This compound was not reported above laboratory detection limits.
(27) The sample was analyzed for TPH as diesel and motor oil. TPH as diesel and motor oil were reported at concentrations of 3.8 mg/kg and 14 mg/kg, respectively.
(28) The sample was analyzed for TPH as diesel and motor oil. These compounds were not detected above laboratory detection limits.

TABLE 2
HISTORICAL ANALYTICAL RESULTS FOR GROUND-WATER GRAB SAMPLES
2240 FILBERT STREET, OAKLAND, CALIFORNIA
(all results in milligrams per liter [mg/l])

Sample ID	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPHg	TPHd	TPHms	Oil & Grease	Hydro-carbons	Organic Lead	SVOCs	VOCs	Ethylene Glycol
FORMER SUSPECTED UST NEAR THE SOUTHWEST LOADING DOCK AND ALONG WEST GRAND STREET														
Phase I Investigation														
B-1	20-Jul-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	<0.05	---	---	---	---	---	---	<50
B-2 (2)	20-Jul-94	0.002	0.0009	0.002	<0.002	0.8	---	---	---	---	---	---	---	<50
B-3	20-Jul-94	---	---	---	---	---	<0.05	---	---	---	---	---	---	<50
B-4 (2)	20-Jul-94	<0.0005	<0.0005	<0.0005	<0.002	0.1	<0.05	---	---	---	---	---	---	<50
SUSPECTED FORMER UST LOCATIONS OUTSIDE THE HAZARDOUS MATERIALS STORAGE AREA AND AUTO REPAIR SHOP, ADJACENT TO FORMER LANGENDORF FACILITY, AND ALONG FILBERT STREET														
Phase I Investigation														
B-5 (2)	20-Jul-94	0.018	0.016	0.04	0.021	5.0	---	---	<1	<1	---	---	---	<50
B-6 (2,4,16)	19-Jul-94	0.093	0.006	0.049	0.029	5.9	<0.05	---	<1	<1	<0.2	ND	(3)	---
B-11	21-Jul-94	0.002	<0.0005	0.001	<0.002	0.3	---	---	<1	<1	<0.2	(5)	(6)	<50
B-12 (2,8,10)	21-Jul-94	<0.005	<0.005	<0.005	<0.02	1.2	---	---	---	---	---	---	---	<50
Phase II Investigation														
B-49	07-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	<0.05	<1	<1	---	---	---	---
B-50	07-Nov-94	0.023/0.018	0.012/0.003	0.048/0.051	0.012/0.005	8.2	---	<3	<1	<1	---	---	ND	---
B-51	07-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	<0.05	<1	<1	---	---	---	---
B-52	07-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	0.3	---	0.07	---	---	---	---	(21)	---
B-53	07-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	<0.05	---	---	---	---	---	---
B-54	08-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	<0.05	---	---	---	---	(22)	---
B-55	08-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	<0.05	---	---	---	---	---	---
B-56	08-Nov-94	0.016/0.010	0.0005	<0.0005	<0.002	0.3	---	0.1	<1	<1	---	---	(23)	---
B-57	08-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	0.5	---	1.6	---	---	---	---	---	---
FORMER ENGINE ROOM AND HAZARDOUS MATERIALS STORAGE AREA														
Phase I Investigation														
B-5 (2)	20-Jul-94	0.018	0.016	0.04	0.021	5.0	---	---	<1	<1	---	---	---	<50
B-6 (2,4,16)	19-Jul-94	0.093	0.006	0.049	0.029	5.9	<0.05	---	<1	<1	<0.2	ND	(3)	---
B-7 (2,7)	21-Jul-94	<0.003	0.018	0.037	0.015	1.2	---	---	<1	<1	---	---	---	<50
B-8 (1,2)	20-Jul-94	<0.01	<0.01	0.018	0.022	17	---	---	8	<1	---	---	---	<50
Phase II Investigation														
B-28	18-Nov-94	<0.0005	<0.0005/0.0007	0.004	0.006	0.6	---	0.53	<1	<1	---	ND	ND	---
B-29	18-Nov-94	0.0008	0.0006/0.002	0.010/0.008	0.010	1.4	---	1.2	<1	<1	---	ND	ND	---
B-30	18-Nov-94	0.006/0.008	0.002	0.005/0.006	0.010/0.008	1.1	---	0.59	<1	<1	---	ND	ND	---
B-31	14-Nov-94	0.110	0.011	0.035	0.060	5.6	---	4.5	<1	<1	---	(17)	---	---

TABLE 2
HISTORICAL ANALYTICAL RESULTS FOR GROUND-WATER GRAB SAMPLES
2240 FILBERT STREET, OAKLAND, CALIFORNIA
(all results in milligrams per liter [mg/l])

Sample ID	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPHg	TPHd	TPHms	Oil & Grease	Hydro-carbons	Organic Lead	SVOCs	VOCs	Ethylene Glycol
EXISTING ELEVATOR SUMPS														
Phase I Investigation														
B-9 (24)	19-Jul-94	---	---	---	---	---	---	---	270	230	---	---	---	---
B-10	19-Jul-94	---	---	---	---	---	---	---	<1	<1	---	---	---	<50
B-13 (2,9,10)	21-Jul-94	<0.01	<0.01	<0.01	<0.04	32	---	---	8	1	---	---	---	<50
B-14 (24)	20-Jul-94	---	---	---	---	---	---	---	2	1	---	---	---	---
Phase II Investigation														
B-33	11-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	<0.05	<1	<1	---	---	(19)	---
B-34	10-Nov-94	0.007	<0.0005	0.012	0.003	1.2	---	<0.05	<1	<1	---	---	---	---
B-35	14-Nov-94	0.006	0.0007	0.0007	<0.002	0.6	---	0.2	<1	<1	---	---	---	---
B-38	09-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	<0.05	<1	<1	---	---	---	---
B-39	11-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	<0.05	<1	<1	---	---	---	---
B-40	10-Nov-94	<0.0005	<0.0005	<0.0005	0.016	13	---	31	15	2	---	---	---	---
FORMER CLEANING AND DYEING WORKS AND BENZIN AREA														
Phase I Investigation														
B-13 (2,9,10)	21-Jul-94	<0.01	<0.01	<0.01	<0.04	32	---	---	8	1	---	---	---	<50
B-15 (2)	21-Jul-94	0.34	0.052	0.9	2	59	---	---	170	15	---	---	---	<50
B-16 (2,9,10,12,13,25)	22-Jul-94	<0.005	<0.005	<0.005	<0.005	4.4	---	---	---	---	---	---	ND	---
B-17 (1,10,12,14,15,25)	22-Jul-94	<0.001	0.005	<0.001	0.041	6.3	3.8	---	---	---	<0.2	---	ND	---
B-18 (1,2,10)	22-Jul-94	<0.01	<0.01	0.022	0.024	10	---	---	---	---	---	---	(11)	<50
B-19 (26)	22-Jul-94	<0.0005	<0.0005	0.003	0.009	---	---	---	---	---	---	ND	ND	---
B-20	22-Jul-94	---	---	---	---	---	---	---	---	---	---	---	---	<50
B-21	22-Jul-94	---	---	---	---	---	---	---	---	---	---	---	---	<50
Phase II Investigation														
B-41	11-Nov-94	<0.0005	<0.0005	0.003	0.005	2.9	---	16	---	---	---	---	---	---
B-42	11-Nov-94	<0.005	<0.005	<0.005	0.022	14	---	44	---	---	---	---	---	---
B-43	11-Nov-94	<0.010	0.015	<0.010	0.047	62	---	270	---	---	---	---	---	---
B-44	14-Nov-94	0.004	0.005	<0.003	0.022	23	---	93	---	---	---	---	---	---
B-45	11-Nov-94	<0.003	<0.003	0.035	0.010	4.9	---	41	---	---	---	---	---	---
B-46	11-Nov-94	<0.001	<0.001	<0.001	0.011	4.7	---	5.1	---	---	---	---	---	---
B-58	08-Nov-94	0.041	<0.010	0.013	<0.040	17.0	---	6.3	---	---	---	---	---	---
B-59	09-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	<0.05	---	---	---	---	---	---
B-60	09-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	<0.05	---	---	---	---	---	---
B-61	10-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	0.3	---	0.07	---	---	---	---	---	---
B-62	10-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	2.0	---	0.2	---	---	---	---	---	---
B-63	10-Nov-94	0.062	0.013	<0.0005	0.047	9.3	---	5	---	---	---	---	---	---

TABLE 2
HISTORICAL ANALYTICAL RESULTS FOR GROUND-WATER GRAB SAMPLES
2240 FILBERT STREET, OAKLAND, CALIFORNIA
(all results in milligrams per liter [mg/l])

Sample ID	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPHg	TPHd	TPHms	Oil & Grease	Hydro-carbons	Organic Lead	SVOCs	VOCs	Ethylene Glycol
SUSPECTED FORMER UST IN SOUTHEAST YARD (WEST OF MYRTLE STREET)														
Phase I Investigation														
B-22	18-Jul-94	---	---	---	---	---	---	---	---	---	---	---	---	<50
B-23	18-Jul-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	---	---	---	---	---	---	<50
B-24	18-Jul-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	---	---	---	---	---	---	<50
B-25	19-Jul-94	0.0005	<0.0005	<0.0005	<0.002	0.1	<0.05	---	---	---	<0.2	---	---	---
B-26	18-Jul-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	---	---	---	---	---	---	---
B-27	18-Jul-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	---	---	---	---	---	---	<50
Phase II Investigation														
B-47	15-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	<0.05	---	---	---	---	---	---
FORMER AUTO REPAIR SHOP, FORMER CABINET SHOP, FORMER PAINT ROOM, AND FORMER GARAGE														
Phase I Investigation														
B-8 (1,2)	20-Jul-94	<0.01	<0.01	0.018	0.022	17	---	---	8	<1	---	---	---	<50
B-9 (24)	19-Jul-94	---	---	---	---	---	---	---	270	230	---	---	---	---
Phase II Investigation														
B-11	21-Jul-94	0.002	<0.0005	0.001	<0.002	0.3	---	---	<1	<1	<0.2	(5)	(6)	<50
B-12 (2,8,10)	21-Jul-94	<0.005	<0.005	<0.005	<0.02	1.2	---	---	---	---	---	---	---	<50
B-32	11-Nov-94	0.004/0.003	0.001	0.002/0.001	0.002	0.5	---	<0.05	<1	<1	---	ND	(18)	---
B-33	11-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	<0.05	---	<0.05	<1	<1	---	---	(19)	---
B-34	10-Nov-94	0.007	<0.0005	0.012	0.003	1.2	---	<0.05	<1	<1	---	---	---	---
B-35	14-Nov-94	0.006	0.0007	0.0007	<0.002	0.6	---	0.2	<1	<1	---	---	---	---
B-36	14-Nov-94	<0.0005	<0.0005	0.0005/0.0005	<0.002	0.1	---	<0.05	<1	<1	---	---	ND	---
B-37	14-Nov-94	<0.0005	<0.0005	<0.0005	<0.002	0.07	---	<0.05	<1	<1	---	ND	(20)	---
B-56	08-Nov-94	0.016/0.010	0.0005	<0.0005	<0.002	0.3	---	0.1	<1	<1	---	---	(23)	---
B-64	14-Nov-94	0.045	0.015	0.032	0.039	7.3	---	12	8	6	---	---	---	---
OFF-SITE, UPGRADIENT WELLS INSTALLED BY MCCULLEY, FRICK AND GILMAN, INC. (MFG; from MFG report dated November 8, 1994)														
MW-1 (27,28)	03-Oct-94	<0.0005	<0.0005	<0.0005	<0.0005	0.16	0.084	---	---	---	---	---	---	---
MW-2 (27,28)	03-Oct-94	0.0075	<0.0025	<0.0025	<0.0025	1.1	0.73	---	---	---	---	---	---	---

Data entered by DSM/15 Dec 94 Data proofed by SXS QA/QC by SXS

TABLE 2
HISTORICAL ANALYTICAL RESULTS FOR GROUND-WATER GRAB SAMPLES
2240 FILBERT STREET, OAKLAND, CALIFORNIA
(all results in milligrams per liter [mg/l])

Sample ID	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPHg	TPHd	TPHms	Oil & Grease	Hydro-carbons	Organic Lead	SVOCs	VOCs	Ethylene Glycol

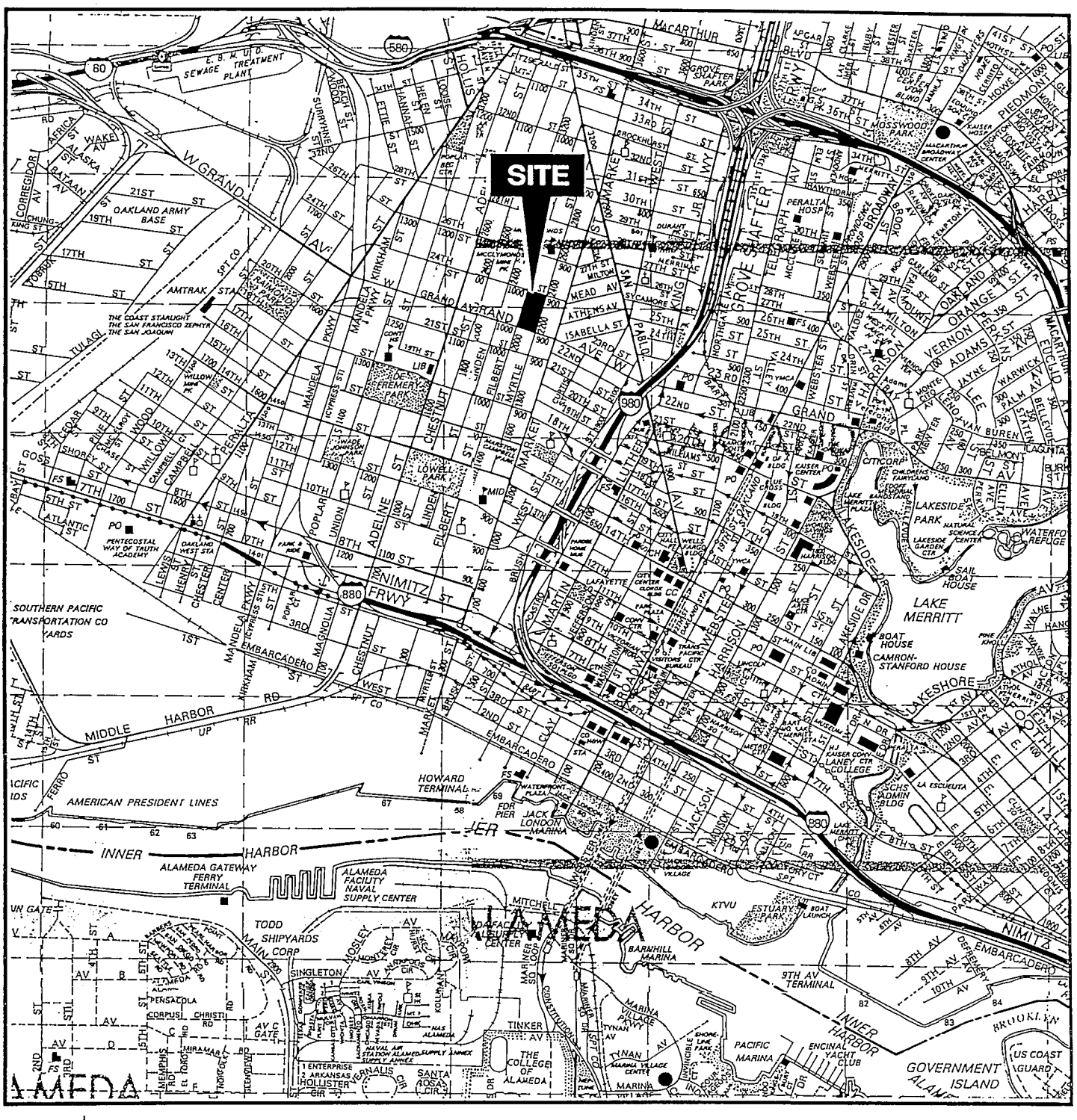
NOTES:

All compounds scanned are not included in table. Please see notes for specific compounds detected and laboratory data sheets for detection limits.

--- = not analyzed
ND = not detected above laboratory detection limits

Benzene, toluene, ethylbenzene, and total xylenes by EPA Method 8020.
TPHg - total petroleum hydrocarbons as gasoline by EPA Method 5030.
TPHd - total petroleum hydrocarbons as diesel by EPA Method 3510.
TPHms - total petroleum hydrocarbons as mineral spirits by GC-FID.
Oil and grease by Standard Method 5520 E.
NPH - nonpolar hydrocarbons by Standard Method 5520 E.
Organic lead by DHS
SVOCs - semivolatile organic compounds by EPA Method 8270.
VOCs - volatile organic compounds by EPA Method 8240.
Ethylene glycol by Modified EPA Method 8015.

(1) Reporting limit elevated for benzene and toluene due to high levels of target compounds. Sample was run at a dilution.
(2) The gasoline analysis showed a pattern not typical of gasoline.
(3) Trans-1,2-dichloroethene detected at 0.005 mg/l.
(4) Sample contains nontarget compounds.
(5) Bis(2-ethylhexyl)phthalate detected at 0.270 mg/l. No other SVOCs detected.
(6) Cis-1,2-dichloroethene detected at 0.003 mg/l. No other VOCs detected.
(7) Reporting limit elevated for benzene due to a dilution. The results were reported from a bottle run with headspace due to a lack of VOAs for all analyses requested.
(8) Reporting limit elevated for BTEX due to a dilution. The results for gasoline was reported from a bottle run with headspace due to a lack of VOAs for all analyses requested.
(9) Reporting limit elevated for BTEX due to a dilution.
(10) Light sheen of fuel on the surface which resulted in many nonmatching runs.
(11) Ethylbenzene detected at 0.021 mg/l.
(12) Reporting limit elevated for benzin due to hydrocarbon interferences.
(13) The gasoline and benzin result was taken from a bottle run with headspace due to a lack of VOAs needed for all the analyses requested.
(14) Reporting limit elevated for benzene and ethylbenzene due to a dilution.
(15) Results for diesel are in the mineral spirits range.
(16) Hydrocarbons in mineral spirits range also detected in TPHg analysis.
(17) 2-Methylnaphthalene detected at 0.018 mg/l, naphthalene detected at 0.011 mg/l.
(18) 1,2-Dichloroethane detected at 0.0007 mg/l.
(19) 1,2-Dichloroethane detected at 0.028 mg/l.
(20) 1,2-Dichloroethane detected at 0.002 mg/l.
(21) 1,2-Dichloroethane detected at 0.0008 mg/l.
(22) 1,2-Dichloroethane detected at 0.0006 mg/l.
(23) 1,2-Dichloroethane detected at 0.003 mg/l, cis-1,2-dichloroethene detected at 0.130 mg/l, trans-1,2-dichloroethene detected at 0.0005 mg/l, and vinyl chloride detected at 0.034 mg/l.
(24) Sample analyzed for PCBs using EPA Method 8080; no compounds were detected.
(25) Sample analyzed for TPH as benzin. This compound was not reported above laboratory detection limits.
(26) Sample analyzed for TPH as benzin. This compound was detected at 1.7 mg/kg.
(27) The laboratory noted that the sample contained weathered gasoline in the carbon range C6 to C12.
(28) The sample was analyzed for TPH as motor oil; this compound was not detected.



MAP SOURCE:
Thomas Bros. Map
Alameda/Contra Costa Counties
1994 EDITION

0 1/2 1 MILE

Figure 1: SITE LOCATION MAP

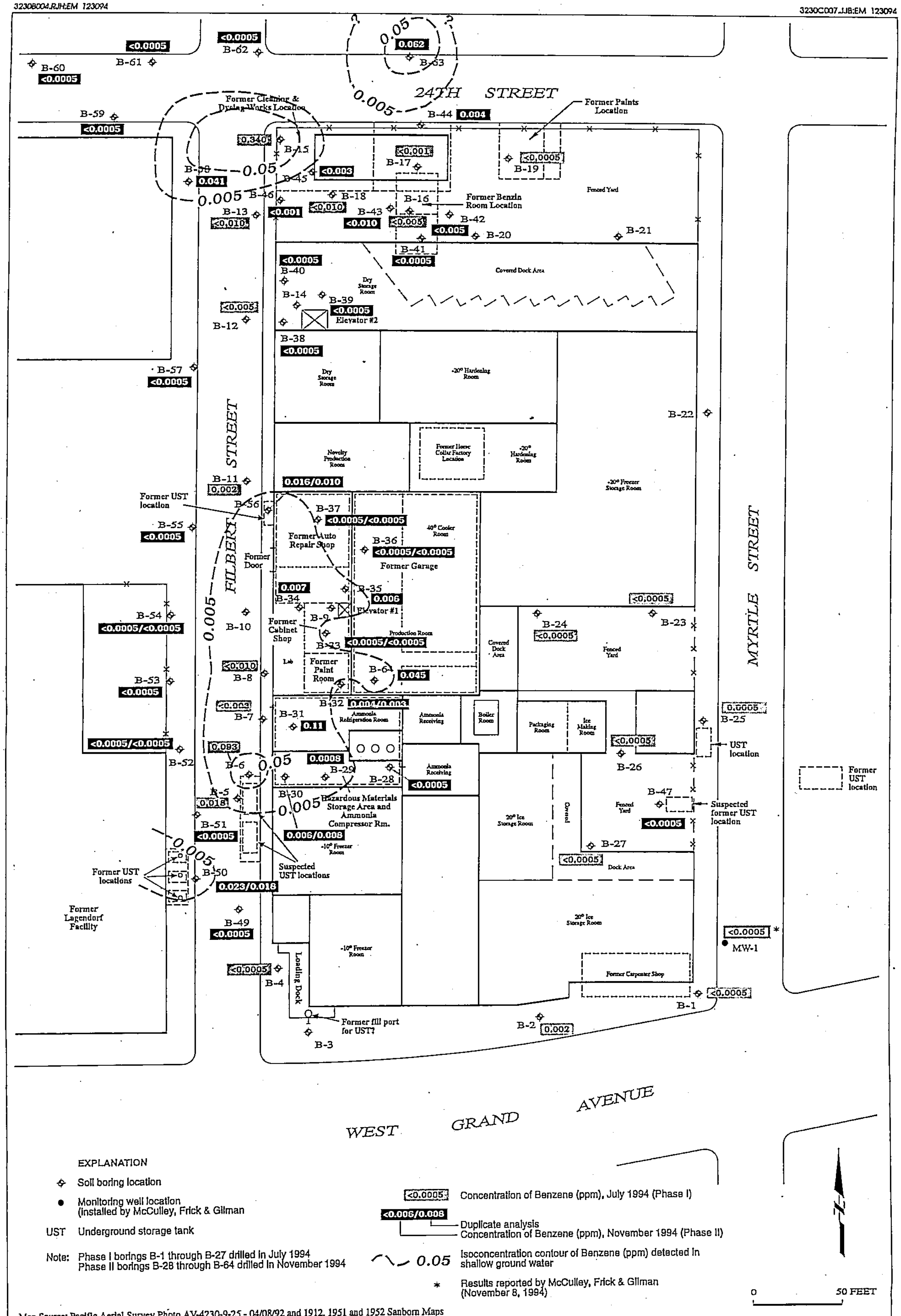


Figure 6: BENZENE DETECTED IN SHALLOW GROUND WATER (ppm)

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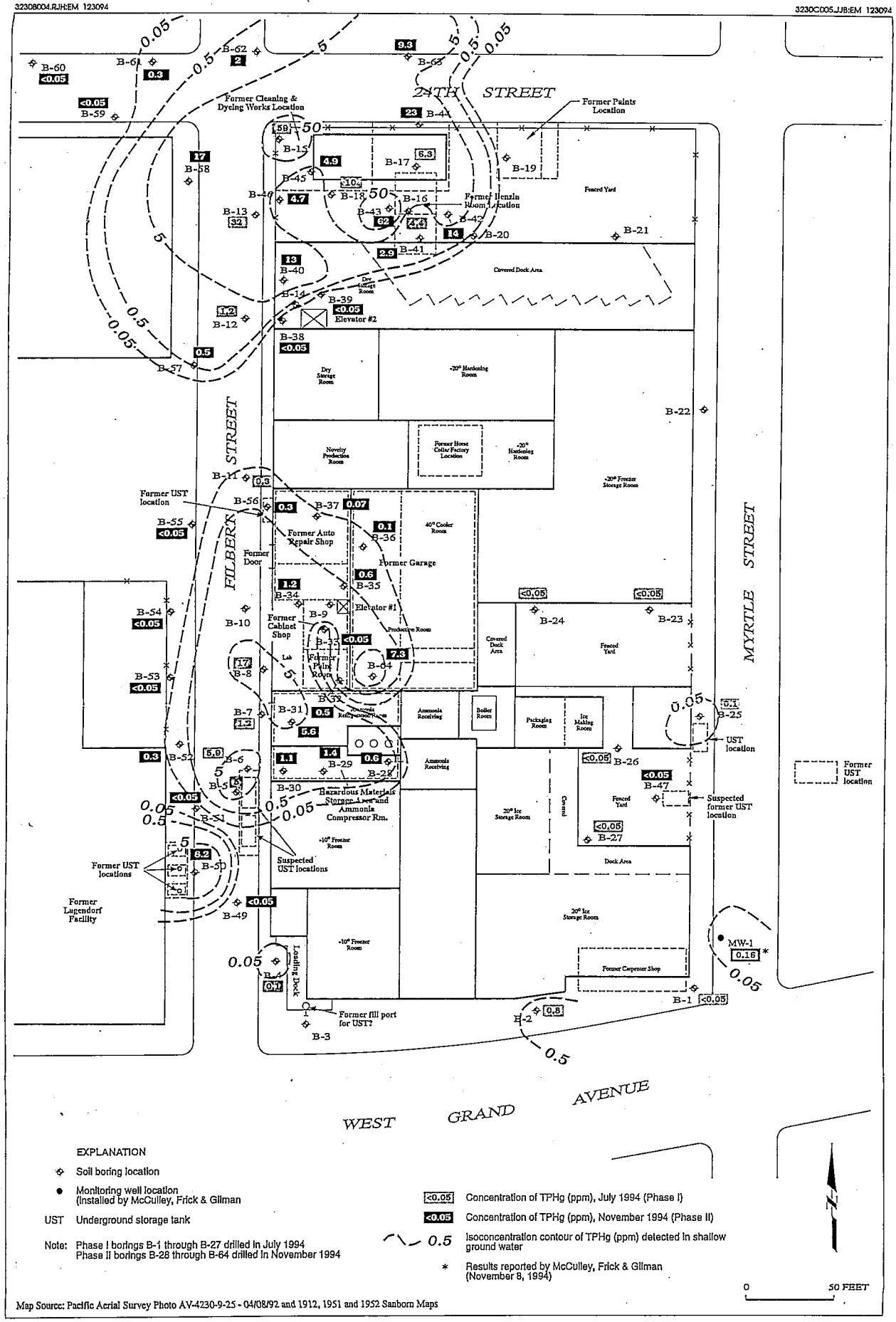


EXPLANATION

- Soil boring location
- Monitoring well location (installed by McCulley, Frick & Gilman)

UST Underground storage tank

Note: Phase I borings B-1 through B-27 drilled in July 1994
Phase II borings B-28 through B-64 drilled in November 1994

<0.05 Concentration of TPHg (ppm), July 1994 (Phase I)

<0.05 Concentration of TPHg (ppm), November 1994 (Phase II)

0.5 Isoconcentration contour of TPHg (ppm) detected in shallow ground water

* Results reported by McCulley, Frick & Gilman (November 8, 1994)

N

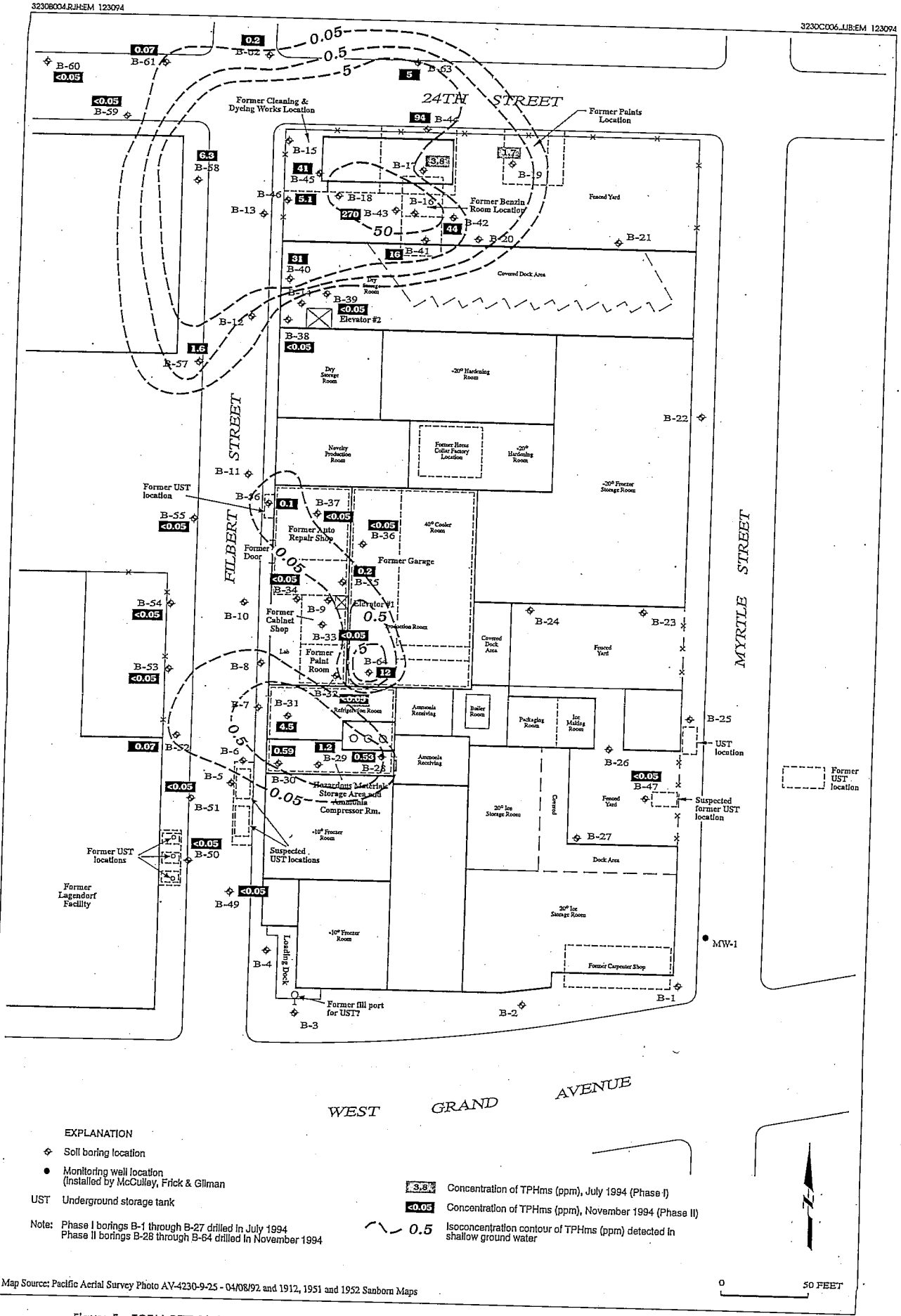
0 50 FEET

Map Source: Pacific Aerial Survey Photo AV-4230-9-25 - 04/08/92 and 1912, 1951 and 1952 Sanborn Maps

Figure 4 : TOTAL PETROLEUM HYDROCARBONS AS GASOLINE (TPHg) DETECTED IN SHALLOW GROUND WATER (ppm)

3230B004.RJH:EM 123094

3230C006.JJB:EM 123094



EXPLANATION

- Soil boring location
- Monitoring well location (Installed by McCulley, Frick & Gilman
- UST Underground storage tank

Note: Phase I borings B-1 through B-27 drilled in July 1994
Phase II borings B-28 through B-64 drilled in November 1994

3.8 Concentration of TPHms (ppm), July 1994 (Phase I)

<0.05 Concentration of TPHms (ppm), November 1994 (Phase II)

0.5 Isoconcentration contour of TPHms (ppm) detected in shallow ground water

Map Source: Pacific Aerial Survey Photo AV-4230-9-25 - 04/08/92 and 1912, 1951 and 1952 Sanborn Maps

0 50 FEET

Figure 5 : TOTAL PETROLEUM HYDROCARBONS AS MINERAL SPIRITS (TPHms) DETECTED IN SHALLOW GROUND WATER (ppm)

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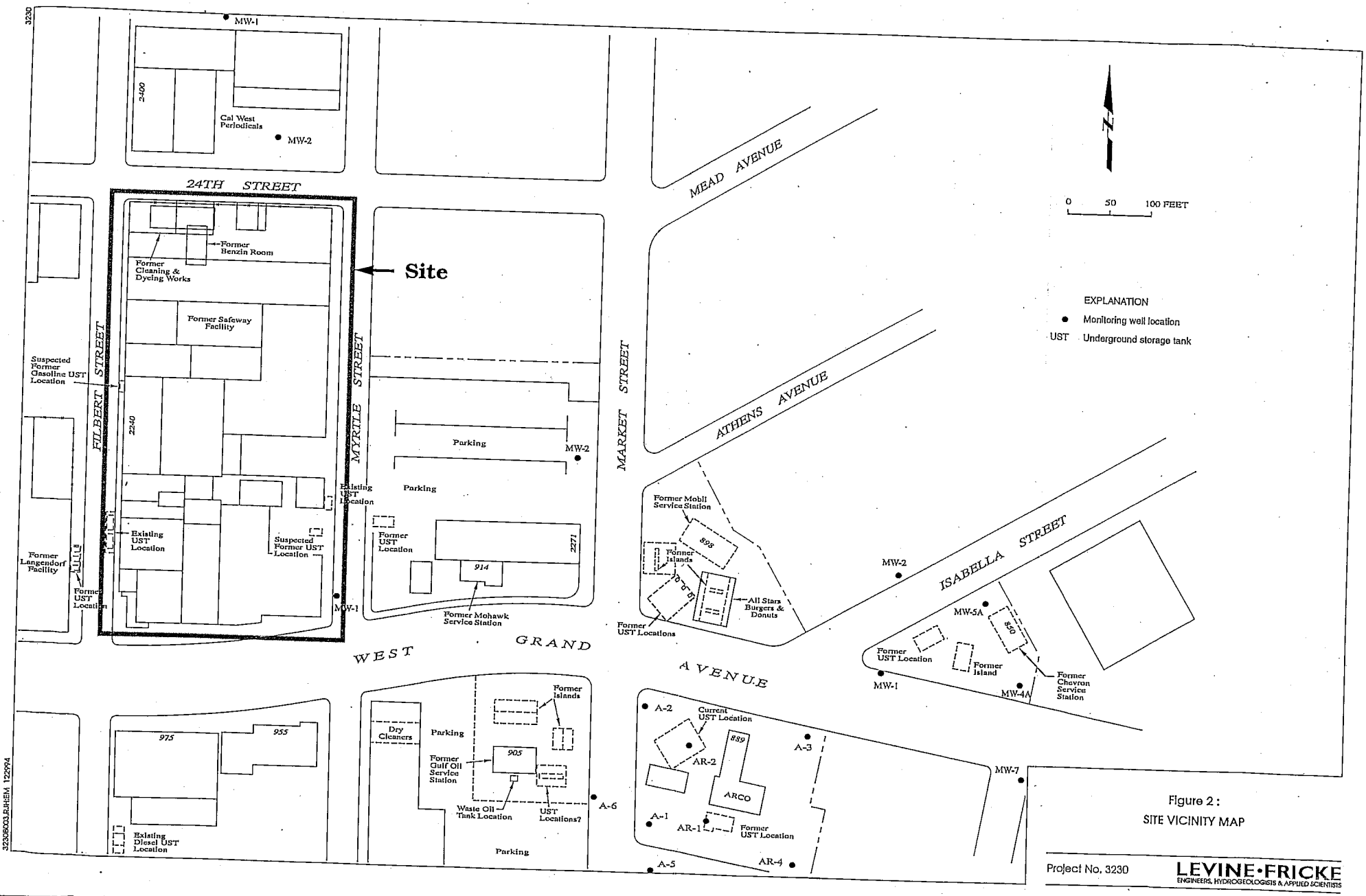

3230B003.R/HEM 122994

Figure 2 :
SITE VICINITY MAP

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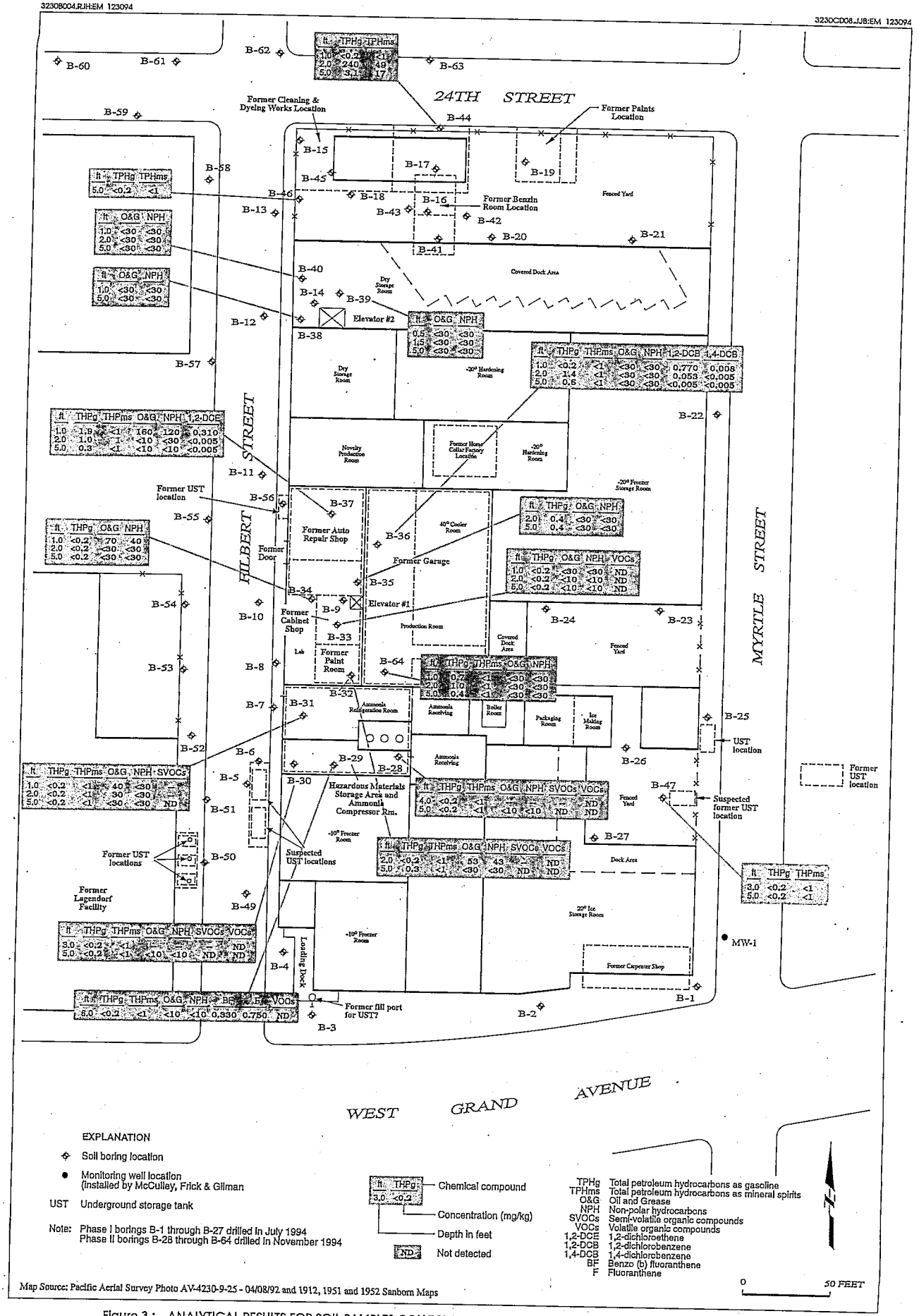

Figure 3 : ANALYTICAL RESULTS FOR SOIL SAMPLES COLLECTED FROM 0 TO 6 FEET BELOW GROUND SURFACE (mg/kg)
(results for benzene, toluene, ethylbenzene, and xylene are presented in Table 1)

APPENDIX B
2005 Phase II Environmental Site Assessment Report

REPORT OF PHASE II ENVIRONMENTAL SITE ASSESSMENT

2303-2317 Market Street and
2242-2310 Myrtle Street
Oakland, California

GA Project No. 274-01-01

Prepared for:

Mr. Seth Jacobsen
Epicurean International
30315 Union City Boulevard
Union City, CA 94587

Prepared by:

Gribi Associates
1090 Adams Street, Suite K
Benicia, CA 94510
(707)748-7743

March 18, 2005

GRIBI Associates

Geological and Environmental Consulting Services

March 18, 2005

GA Project No. 274-01-01

Mr. Seth Jacobsen
Epicurean International
30315 Union City Boulevard
Union City, CA 94587

Subject: Report of Phase II Environmental Site Assessment
2303-2317 Market Street and 2242-2310 Myrtle Street
Oakland, California

Dear Mr. Jacobsen:

Gribi Associates is pleased to submit this report documenting a recently-completed Phase II Environmental Site Assessment (ESA) for the property located at 2303-2317 Market Street and 2242-2310 Myrtle Street in Oakland, California. Phase II ESA activities included: (1) Drilling and sampling of approximately seven soil borings on the site; and (2) Collecting soil and grab groundwater samples to assess overall hydrocarbon impacts and shallow lead impacts at the site. The goal of the Phase II ESA was to assess possible environmental conditions relative to residential land use regulatory standards.

Laboratory analytical results from this investigation show only two areas of the site with non-background detections of analytes. These are: (1) Gasoline-range hydrocarbons detected in the deepest soil sample, collected at 13 feet in depth, in boring B-3 and in the grab groundwater samples from borings B-2 and B-3, both located in the southeast corner of the site; and (2) A slightly elevated lead concentration (310 milligrams per kilogram) detected in the soil sample collected at two feet in depth in boring B-1, located in the northeast corner of the site. The gasoline-range hydrocarbons detected in the southeast corner of the site are below residential land use environmental screening levels (ESLs) and obviously originated from an upgradient source or sources, since the site has never been developed and the gasoline detections were encountered on the extreme upgradient (southeast) side of the site.

The 310-miligrams per kilogram lead detection at two feet in depth in boring B-1 exceeds the residential land use ESL for shallow soils (less than ten feet in depth) of 200 mg/kg. Since this slightly elevated lead detection occurred in only one of the seven soil samples analyzed, it would appear that this lead impact is limited in extent. It is also possible, in the absence of other confirmatory sampling in the same area, that the single elevated lead detection in boring B-1 could be a false positive and could have resulted from some unknown sampling or laboratory cross contamination.

We appreciate the opportunity to present this report for your review. Please call if you have any questions or require additional information.

Very truly yours,

James E. Gribi
Registered Geologist
California No. 5843

Matthew A. Rosman
Engineer

JEG/ct

C:\Documents and Settings\All Users\Documents\PROJECTS\Myrtle & Market St PHII\Burke_Myrtle Street_Phase II Report.wpd

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FIGURES

APPENDICES

1.0 INTRODUCTION

This report documents a Phase II Environmental Site Assessment (ESA) conducted for the property located at 2242-2310 Myrtle Street in Oakland, California (see Figure 1 and Figure 2). Phase II ESA activities included the drilling and sampling of seven soil borings, B-1 through B-7, at the site. The goal of the Phase II activities was to assess environmental conditions relative to assess possible environmental conditions relative to residential land use regulatory standards.

1.1 Site Background

The site is a paved vacant lot located north of West Grand Avenue in a mixed commercial/residential area of Oakland. The site is bordered on the east and west by Market Street and Myrtle Street, respectively. Based on our preliminary review of Client-provided information, it appears that the subject property has been used as either residential or as parking for the former Safeway Ice Cream Plant, with no significant commercial or industrial use, since at least the early 1900s. A 1994 Phase I ESA conducted by MFG for the subject property and the west adjacent former Safeway Ice Cream Plant identified at least two possible upgradient (southeast) underground storage tank (UST) sites (Elliott & Elliott Co. at 2336 Market Street and Chevron Station, no address given). Two groundwater monitoring wells, MW-1 and MW-2, were installed in September 1994. Soil and groundwater samples from MW-1, located southwest from the subject site across Myrtle Street, showed low to nondetectable levels of gasoline to motor oil range hydrocarbons. Well MW-2 was located on the southeast side of the subject property. A soil sample collected at about 14 feet in depth from the MW-2 well boring showed no detectable hydrocarbon constituents. Groundwater samples collected from MW-2 in 1994 and 1996 showed concentrations of Total Petroleum Hydrocarbons as Gasoline (TPH-G) ranging from 840 micrograms per liter (ug/l) to 2,400 ug/l, and benzene concentrations ranging from 7.5 ug/l to 10 ug/l.

1.2 Scope of Work

Gribi Associates was contracted by Mr. Seth Jacobsen to conduct the following scope of work.

- **Task 1 Conduct prefield activities.**
- **Task 2 Conduct drilling and sampling activities.**
- **Task 3 Conduct laboratory analyses.**
- **Task 4 Prepare report of findings.**

These tasks were conducted in accordance with generally accepted sampling guidelines and protocols.

1.3 Limitations

The services provided under this contract as described in this report include professional opinions and judgments based on data collected. These services have been provided according to generally accepted environmental protocol. The opinions and conclusions contained in this report are typically based on information obtained from:

1. Observations and measurements made by our field staff.
2. Contacts and discussions with regulatory agencies and others.
3. Review of available hydrogeologic data.

2.0 DESCRIPTION OF FIELD ACTIVITIES

Soil boring and sampling activities were conducted on Friday, February 28, 2005 using direct push coring equipment. Grab groundwater samples were collected and the borings were sealed on the same day. All activities were conducted in accordance with applicable State and Federal guidelines and statutes.

2.1 Pre-Field Activities

Prior to beginning drilling activities, a soil boring permit was obtained from the Alameda County Public Works Agency. A copy of this permit is contained in Appendix A. Prior to beginning drilling activities, proposed soil boring locations were marked with white paint, and Underground Services Alert was notified more than 48 hours prior to drilling. Also, prior to beginning field activities, ForeSite conducted an underground utilities survey to attempt to locate any possible buried structures related to the former gas station and to clear proposed drilling locations. Also, prior to beginning field activities, a Site Safety Plan was issued to the drilling crew, and a tailgate safety meeting was conducted.

2.2 Location of Soil Borings

Locations of the seven borings, B-1 through B-7, are shown on Figure 2. Five of the seven borings, B-1 through B-5, were deep borings extending below the groundwater table for the purpose of determining and delineating a possible westward migrating gasoline hydrocarbon groundwater plume, extending onto the site from the southeast. Two of the borings, B-6 and B-7, were shallow borings for the purpose of assessing shallow soils for possible lead impacts.

2.3 Drilling and Sampling of Soil Borings

The seven investigative soil borings were drilled to depths ranging from four feet to 26 feet below grade by Gregg Drilling. Direct push hydraulically-driven soil coring equipment was used to drill deep borings B-1 through B-5; shallow borings B-6 and B-7 were drilled using hand auger equipment. Boring B-1 was drilled to a depth of approximately 26 feet below grade, borings B-2 through B-5 were drilled to a depth of approximately 16 feet below grade, and borings B-6 and B-7 were drilled to approximately four feet below surface grade. The direct push hydraulically-driven coring system allowed for the retrieval of almost continuous soil cores, which were contained in a clear plastic acetate tube, nested inside a stainless steel core barrel. After the core barrel was brought to the surface and exposed, the core was examined, logged, and field screened for hydrocarbons by a qualified geologist using sight and smell. Boring logs for deep borings B-1 through B-5 are contained in Appendix B. Following completion, the seven investigative borings were backfilled to match existing grade using bentonite and cement slurry.

Subsurface soils were sampled at approximately four-foot intervals starting at four feet in depth. After the sample and core barrel were raised to the surface, each sample was collected as follows: (1) The filled acetate tube was exposed for visual examination; (2) The selected sample interval was

collected by cutting the sample and acetate plastic tubing to the desired length (typically about six inches); (3) The ends of the selected sample were quickly wrapped with Teflon sheets or aluminum foil, capped with plastic end caps, labeled and wrapped tightly with tape; and (4) The sealed soil sample was labeled and immediately placed in cold storage for transport to the analytical laboratory under formal chain-of-custody. All coring and sampling equipment was thoroughly cleaned and decontaminated between each sample collection by triple rinsing first with water, then with dilute tri-sodium phosphate solution, and finally with distilled water.

Grab groundwater samples were collected from deep borings B-1 through B-5. Each of the grab groundwater samples was collected as follows: (1) 1-1/4-inch diameter well casing was placed in the boring; (2) using a decontaminated steel bailer, groundwater was collected and poured directly from the bailer into laboratory-supplied containers; and (3) each sample container was tightly sealed, labeled, and placed in cold storage for transport to the laboratory under formal chain-of-custody.

2.4 Laboratory Analysis of Soil and Groundwater Samples

A total of eight soil samples and five grab groundwater samples were analyzed for the following parameters.

USEPA 8015M Total Petroleum Hydrocarbons as Gasoline (TPH-G)
USEPA 8020 Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX)
USEPA 8020 Methyl tert-Butyl Ether (MTBE)

In addition, a total of seven soil samples from were analyzed for the following parameter:

USEPA 6010B Lead

All analyses were conducted by SunStar Laboratories, Inc., a California-certified analytical laboratory, with standard turnaround on results.

3.0 RESULTS OF INVESTIGATION

3.1 General Subsurface Conditions

Soils encountered in the five deep borings consisted primarily of silts and clays to ten feet in depth, followed by clayey sands and gravels to 14 feet in depth, and silts and clays to total depth. Groundwater depths in the borings ranged from approximately 9.6 feet below grade in B-3 to 11.2 feet below grade in B-1.

No hydrocarbon odors were noted in soils from borings B-1, B-2, B-4, B-6, and B-7. Moderate hydrocarbon odors were noted in soils between approximately 12 feet and 14 feet in depth in boring B-3.

3.2 Results of Laboratory Analyses

Soil and grab groundwater analytical results are summarized in Table 1. The laboratory data report for soil and groundwater samples is contained in Appendix C.

Table 1
SUMMARY OF SOIL AND GROUNDWATER ANALYTICAL RESULTS
2303-2317 Market Street and 2242-2310 Myrtle Street

Sample ID	Sample Type	Sample Depth	Concentration (parts per million (ppm)) TPH-G	B	T	E	X	MTBE	Lead
B-1-2	Soil	2.0 ft	--	--	--	--	--	--	310
B-1-13.5	Soil	13.5 ft	<0.500	<0.0050	<0.0050	<0.0050	<0.010	<0.020	--
B-1-21.5	Soil	21.5	<2.0	<0.020	<0.020	<0.20	<0.040	<0.080	--
B-1-W	Water	(11.2 ft)	<0.050	<0.001	<0.001	<0.001	<0.002	<0.004	--
B-2-4	Soil	4.0 ft	--	--	--	--	--	--	<3.0
B-2-12	Soil	12.0 ft	<0.500	<0.0050	<0.0050	<0.0050	<0.010	<0.020	--
B-2-W	Water	(9.8 ft)	30	0.052	0.24	0.037	0.43	<0.0040	--
B-3-4	Soil	4.0 ft	--	--	--	--	--	--	3.6
B-3-11.5	Soil	11.5 ft	<0.500	<0.0050	<0.0050	<0.0050	<0.010	<0.020	--
B-3-13	Soil	13.0 ft	310	<0.020	0.13	0.16	2.4	0.096	--
B-3-W	Water	(9.6 ft)	110	<0.010	0.12	0.14	0.91	0.044	--
B-4-4	Soil	4.0 ft	--	--	--	--	--	--	< 3.0
B-4-12	Soil	12.0 ft	<0.500	<0.0050	<0.0050	<0.0050	<0.010	<0.020	--
B-4-13	Soil	13.0 ft	<0.500	<0.0050	<0.0050	<0.0050	<0.010	<0.020	--
B-4-W	Water	(9.9 ft)	<0.050	<0.0010	<0.0010	<0.0010	<0.0020	<0.0040	--
B-5-4	Soil	4.0 ft	--	--	--	--	--	--	<3.0
B-5-11.5	Soil	11.5 ft	<0.500	<0.0050	<0.0050	<0.0050	<0.010	<0.020	--
B-5	Water	(10.8 ft)	<0.050	<0.0010	<0.0010	<0.0010	<0.0020	<0.0040	--
B-6-2	Soil	2.0 ft	--	--	--	--	--	--	3.2
B-7--2	Soil	2.0 ft	--	--	--	--	--	--	81
Shallow Soil ESL-Residential[1]			100	0.18	180	4.7	45	2.0	200
Deep Soil ESL-Residential			400	0.18	180	4.7	45	2.0	200
Groundwater ESL-Residential			--	1.9	530	52	160	48	--

TPH-G = Total Petroleum Hydrocarbons as Gasoline
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylenes
MTBE = Methyl-t-Butyl Ether
<0.50 = Not detected above the expressed value.
ESL = Soil and Groundwater Environmental Screening Levels for evaluation of potential impacts to indoor air (residential land use), as contained in *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, San Francisco Bay Regional Water Quality Control Board, Interim Final, July 2003, Appendix 1, Tables B-1, D-1, and E-1a.
1 = Soils above three meters (ten feet) in depth.

4.0 CONCLUSIONS

Laboratory analytical results from this investigation show only two areas of the site with non-background detections of analytes. These are: (1) Gasoline-range hydrocarbons detected in the deepest soil sample, collected at 13 feet in depth, in boring B-3 and in the grab groundwater samples from borings B-2 and B-3, both located in the southeast corner of the site; and (2) A slightly elevated

lead concentration (310 milligrams per kilogram) detected in the soil sample collected at two feet in depth in boring B-1, located in the northeast corner of the site. The gasoline-range hydrocarbons detected in the southeast corner of the site are below residential land use environmental screening levels (ESLs) and obviously originated from an upgradient source or sources, since the site has never been developed and the gasoline detections were encountered on the extreme upgradient (southeast) side of the site.

The 310-miligrams per kilogram lead detection at two feet in depth in boring B-1 exceeds the residential land use ESL for shallow soils (less than ten feet in depth) of 200 mg/kg. Since this slightly elevated lead detection occurred in only one of the seven soil samples analyzed, it would appear that this lead impact is limited in extent. It is also possible, in the absence of other confirmatory sampling in the same area, that the single elevated lead detection in boring B-1 could be a false positive and could have resulted from some unknown sampling or laboratory cross contamination.

5.0 RECOMMENDATIONS

The gasoline hydrocarbon impacts encountered in the southeast corner of the site do not extend significantly onto the site, do not exceed residential land use ESLs, and obviously originated from an upgradient offsite source or sources. Thus, we recommend no additional environmental investigations or remediation of these hydrocarbons as a condition of residential land use.

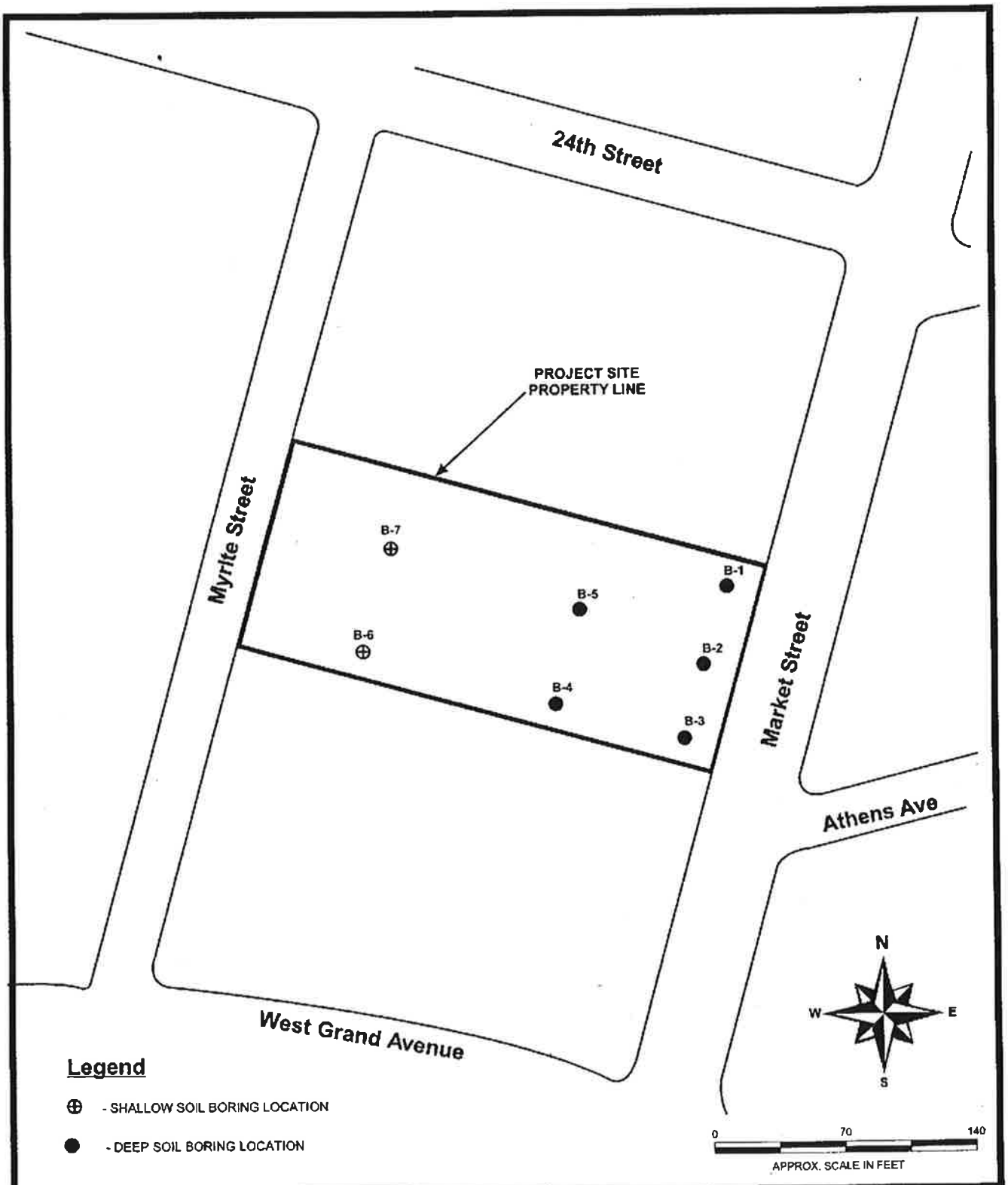
The single detection of lead above the residential ESL does not preclude residential land use, and, as indicated above, could actually be a false positive. Additional steps to address this single lead detection in boring B-1 would generally include: (1) Additional shallow soil sampling in the southeast corner of the site; and, (2) If sampling results warrant, limited excavation and offsite disposal of shallow soils in the southeast corner of the site.

APPENDIX A

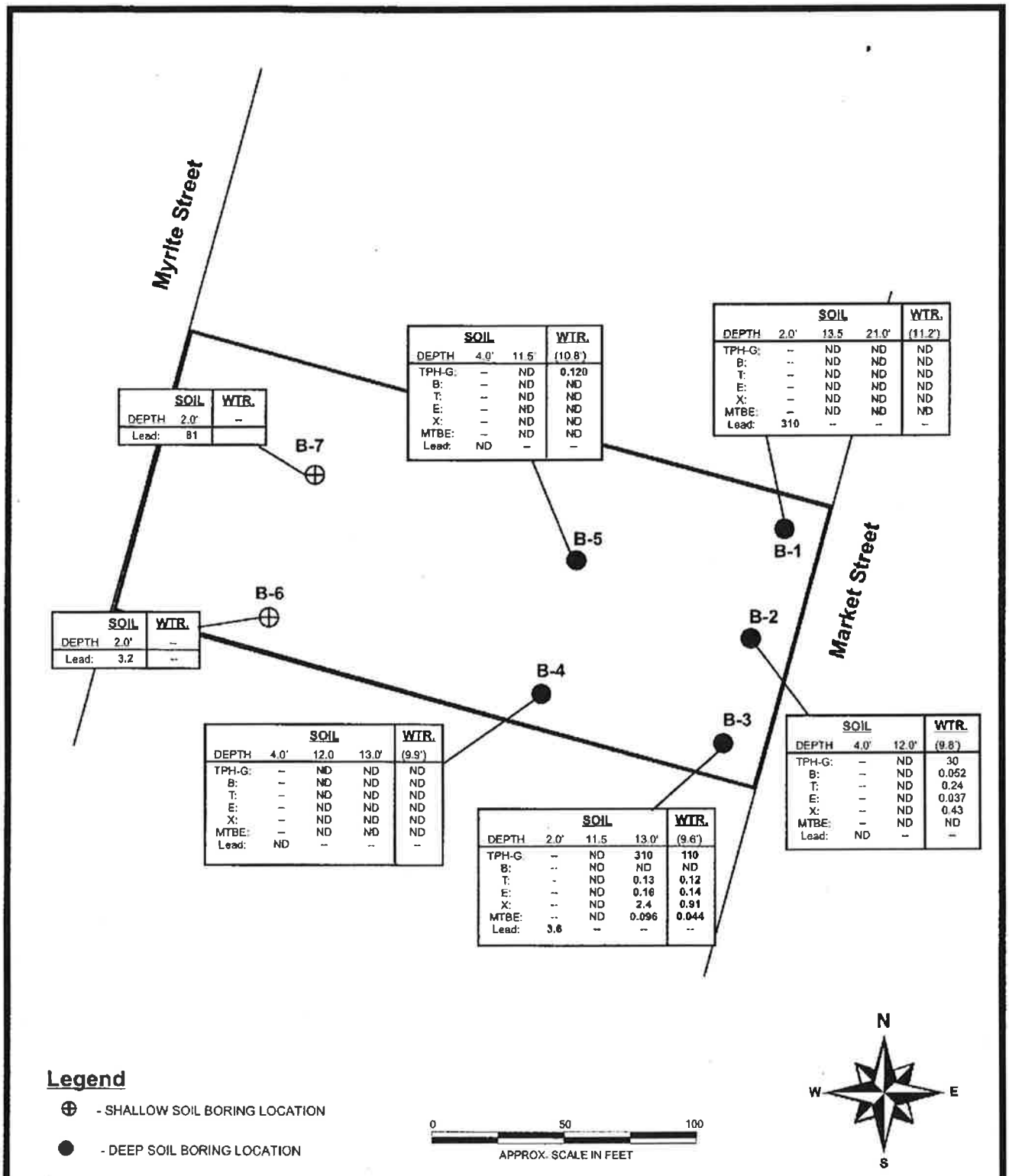
SOIL BORING PERMIT

APPENDIX C

LABORATORY DATA REPORT AND CHAIN OF CUSTODY RECORD



DESIGNED BY:	CHECKED BY: JEG	SITE PLAN 2303-2317 MARKET STREET & 2242-2310 MYTLE STREET OAKLAND, CALIFORNIA	DATE: 03/17/2005	FIGURE: 2
DRAWN BY: MAR	SCALE:		GRIBI Associates	
PROJECT NO: 277-01-01				



DESIGNED BY:	CHECKED BY: JEG	SOIL AND GROUNDWATER ANALYTICAL RESULTS 2303-2317 MARKET STREET & 2242-2310 MYTLE STREET OAKLAND, CALIFORNIA	DATE: 03/17/2005	FIGURE: 3
DRAWN BY: MAR	SCALE:		GRIBI Associates	
PROJECT NO: 277-01-01				

APPENDIX C
2014 Soil Sample and Soil Vapor Analytical Report


Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878
2323 Fifth Street, Berkeley, CA 94710, Phone (510) 486-0900

Laboratory Job Number 257399
ANALYTICAL REPORT

Stantec
1340 Treat Blvd.
Walnut Creek, CA 94597

Project : 185702820
Location : City Ventures-Oakland
Level : II

Sample ID	Lab ID
SB-1, 4.5'	257399-001
SB-2, 9'	257399-002
SB-3, 8'	257399-003
SB-4, 8.5'	257399-004
SB-5, 1'	257399-005
SB-5, 2.5'	257399-006
SB-5, 6'	257399-007
SB-5, 9.5'	257399-008
SB-6, 0.5'	257399-009
SB-6, 2.5'	257399-010
SB-6, 6'	257399-011
SB-6, 9.5'	257399-012
SB-7, 1'	257399-013
SB-7, 2.5'	257399-014
SB-7, 6'	257399-015
SB-7, 9.5'	257399-016
SB-8, 1'	257399-017
SB-8, 2.5'	257399-018
SB-8, 6'	257399-019
SB-8, 9.5'	257399-020

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signature. The results contained in this report meet all requirements of NELAC and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

Signature: _____ Date: 06/05/2014

Mike J. Dahlquist
Project Manager
mike.dahlquist@ctberk.com

CA ELAP# 2896, NELAP# 4044-001

Curtis & Tompkins, Ltd.

CASE NARRATIVE

Laboratory number:	**257399**
Client:	**Stantec**
Project:	**185702820**
Location:	**City Ventures-Oakland**
Request Date:	**05/29/14**
Samples Received:	**05/29/14**

This data package contains sample and QC results for twenty soil samples, requested for the above referenced project on 05/29/14. The samples were received cold and intact.

Volatile Organics by GC/MS (EPA 8260B):
High surrogate recovery was observed for bromofluorobenzene in SB-1, 4.5' (lab # 257399-001); no target analytes were detected in the sample. Low surrogate recovery was observed for trifluorotoluene in SB-4, 8.5' (lab # 257399-004). SB-1, 4.5' (lab # 257399-001) contains high hydrocarbons. SB-4, 8.5' (lab # 257399-004) was diluted due to high hydrocarbons. No other analytical problems were encountered.

Semivolatile Organics by GC/MS SIM (EPA 8270C-SIM):
High surrogate recovery was observed for nitrobenzene-d5 in SB-4, 8.5' (lab # 257399-004). No other analytical problems were encountered.

PCBs (EPA 8082):
All samples underwent sulfuric acid cleanup using EPA Method 3665A. All samples underwent sulfur cleanup using the copper option in EPA Method 3660B. No analytical problems were encountered.

Metals (EPA 6010B):
No analytical problems were encountered.

257399

CHAIN OF CUSTODY RECORD

Stantec

Stantec Walnut Creek Office
1340 Treat Blvd., Suite 300
Walnut Creek, CA 94597
TEL:(916) 861-0400 FAX:(916)861-0430

Stantec Company Contact(s) for Invoice:
Project Manager: Eva Hey
email: eva.hey@stantec.com

Stantec Project # 185702820

DATE: 5-28-14

PAGE: 1 OF 2

Project Name: City Ventures - Oakland

Address: 2240 Filbert St., Oakland

Sampler(s) Printed Name: Charles Melancon

Sampler(s) Signature:

Laboratory: Curtis & Thompkins

Lab Use Only:

Turn-around Time (Business Days):

10 DAYS ☐ 5 DAYS ☒ 72 HR ☐ 48 HR ☐ 24 HR ☐ <24 HR ☐

☐ OTHER

Special Instructions or Notes:

Temperature Upon Receipt (C): 0.7

REQUESTED ANALYSIS

LAB USE ONLY	Field Sample Identification	SAMPLING DATE	SAMPLING TIME	MAT-RIX	No. of Cont.	Pre-serve	VOC's by 8260B	PCB's by 8082A	total Lead	PAH's	Laboratory Notes
1	SB-1, 4.5'	5-28-14	1120	S	3	Y	X				
2	SB-2, 9'		1150		4		X	X			
3	SB-3, 8'		1310		3		X				
4	SB-4, 8.5'		1020		4	↓	X	X		X	
5	SB-5, 1'		1340		1	ice			X		
6	SB-5, 2.5'		1345		1						
7	SB-5, 6'		1350		1						
8	SB-5, 9.5'		1355		1						
9	SB-6, 0.5'		1405		1						
10	SB-6, 2.5'		1410		1						
11	SB-6, 6'		1415		1						
12	SB-6, 9.5'	↓	1420	↓	1	↓			↓		

Relinquished by: (Signature)	Date:	Time:	Received by: (Signature)	Time:
	5-28-14	1800		5/29/14 1253
Relinquished by: (Signature)	Date: 5/29/14	Time: 1720	Received by: (Signature) Mikelle	Time: 5/29/14 1730
Relinquished by: (Signature)	Date:	Time:	Received by: (Signature)	Time:

MTA at cold RC

257399

Stantec

CHAIN OF CUSTODY RECORD

Stantec Walnut Creek Office
1340 Treat Blvd., Suite 300
Walnut Creek, CA 94597
TEL:(916) 861-0400 FAX:(916)861-0430

Stantec Company Contact(s) for Invoice:
Project Manager: Eva Hey
email: eva.hey@stantec.com

Stantec Project #: 185702820

DATE: 5-28-14

PAGE: 2 OF 2

Project Name: City Ventures - Oakland

Address: 2240 Filbert St., Oakland

Sampler(s) Printed Name: Charles Melancon

Sampler(s) Signature: [signature]

Laboratory:

Lab Use Only:

Turn-around Time (Business Days):

10 DAYS ☐ 5 DAYS ☒ 72 HR ☐ 48 HR ☐ 24 HR ☐ <24 HR ☐

☐ OTHER

Special Instructions or Notes:

Temperature Upon Receipt (C): 0.7

REQUESTED ANALYSIS

LAB USE ONLY	Field Sample Identification	SAMPLING DATE	SAMPLING TIME	MATRIX	No. of Cont.	Preserve	VOC's by 8260B	PCB's by 8082A	total Lead	Laboratory Notes
13	SB-7, 1'	5-28-14	1435	S	1	ice			X	
14	SB-7, 2.5'	↓	1440	↓	1				↓	
15	SB-7, 6'	↓	1445	↓	1				↓	
16	SB-7, 9.5'	↓	1450	↓	1				↓	
17	SB-8, 1'	↓	1500	↓	1				↓	
18	SB-8, 2.5'	↓	1505	↓	1				↓	
19	SB-8, 6'	↓	1510	↓	1				↓	
20	SB-8, 9.5'	↓	1515	↓	1				↓	

Relinquished by: (Signature)	Date:	Time:	Received by: (Signature)	Date/Time:
[signature]	5-28-14	1800	[signature]	5/29/14 1253
[signature]	5/29/14	1720	Mitelle	5/29/14 1720

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Intact cold R.C.

COOLER RECEIPT CHECKLIST

Curtis & Tompkins, Ltd.

Login # 257399 Date Received 5/29/14 Number of coolers 1
Client Stantec Project 185702820

Date Opened 5/29/14 By (print) MC (sign)
Date Logged in ↓ By (print) ↓ (sign) ↓

1. Did cooler come with a shipping slip (airbill, etc) YES (NO)
   Shipping info
2A. Were custody seals present? .... ☐ YES (circle) on cooler on samples ☒ NO
   How many Name Date
2B. Were custody seals intact upon arrival? YES NO (N/A)
3. Were custody papers dry and intact when received? (YES) NO
4. Were custody papers filled out properly (ink, signed, etc)? (YES) NO
5. Is the project identifiable from custody papers? (If so fill out top of form) (YES) NO
6. Indicate the packing in cooler: (if other, describe)

☐ Bubble Wrap ☐ Foam blocks ☒ Bags ☐ None
☐ Cloth material ☐ Cardboard ☐ Styrofoam ☐ Paper towels

7. Temperature documentation: * Notify PM if temperature exceeds 6°C

Type of ice used: ☒ Wet ☐ Blue/Gel ☐ None Temp(°C) 0.7

☐ Samples received on ice & cold without a temperature blank; temp taken with IR gun

☐ Samples received on ice directly from the field. Cooling process had begun

8. Were Method 5035 sampling containers present? (YES) NO
   If YES, what time were they transferred to freezer? 1730
9. Did all bottles arrive unbroken/unopened? (YES) NO
10. Are there any missing / extra samples? YES (NO)
11. Are samples in the appropriate containers for indicated tests? (YES) NO
12. Are sample labels present, in good condition and complete? (YES) NO
13. Do the sample labels agree with custody papers? (YES) NO
14. Was sufficient amount of sample sent for tests requested? (YES) NO
15. Are the samples appropriately preserved? (YES) NO N/A
16. Did you check preservatives for all bottles for each sample? YES NO (N/A)
17. Did you document your preservative check? YES NO (N/A)
18. Did you change the hold time in LIMS for unpreserved VOAs? YES NO (N/A)
19. Did you change the hold time in LIMS for preserved terracores? (YES) NO N/A
20. Are bubbles > 6mm absent in VOA samples? YES NO (N/A)
21. Was the client contacted concerning this sample delivery? YES (NO)
   If YES, Who was called? By Date:

COMMENTS

Rev 10, 10/11

Curtis & Tompkins, Ltd.

Detections Summary for 257399

Client : Stantec
Project : 185702820
Location : City Ventures-Oakland

Client Sample ID : SB-1, 4.5' Laboratory Sample ID : 257399-001

No Detections

Client Sample ID : SB-2, 9' Laboratory Sample ID : 257399-002

No Detections

Client Sample ID : SB-3, 8' Laboratory Sample ID : 257399-003

No Detections

Client Sample ID : SB-4, 8.5' Laboratory Sample ID : 257399-004

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Isopropylbenzene	580		500	12	ug/Kg	As Recd	100.0	EPA 8260B	EPA 5035
Propylbenzene	670		500	14	ug/Kg	As Recd	100.0	EPA 8260B	EPA 5035
para-Isopropyl Toluene	700		500	15	ug/Kg	As Recd	100.0	EPA 8260B	EPA 5035
Naphthalene	72		5.0	1.0	ug/Kg	As Recd	1.000	EPA 8270C-SIM	EPA 3550B

Client Sample ID : SB-5, 1' Laboratory Sample ID : 257399-005

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	94		0.23	0.064	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-5, 2.5' Laboratory Sample ID : 257399-006

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	9.0		0.23	0.065	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-5, 6' Laboratory Sample ID : 257399-007

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	2.5		0.27	0.075	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-5, 9.5' Laboratory Sample ID : 257399-008

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	2.1		0.25	0.068	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-6, 0.5' Laboratory Sample ID : 257399-009

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	4.3		0.26	0.073	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-6, 2.5' Laboratory Sample ID : 257399-010

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	5.1		0.26	0.073	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-6, 6' Laboratory Sample ID : 257399-011

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	2.6		0.26	0.073	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-6, 9.5' Laboratory Sample ID : 257399-012

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	2.5		0.24	0.066	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-7, 1' Laboratory Sample ID : 257399-013

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	4.4		0.26	0.073	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-7, 2.5' Laboratory Sample ID : 257399-014

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	8.8		0.27	0.074	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-7, 6' Laboratory Sample ID : 257399-015

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	2.0		0.24	0.066	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-7, 9.5' Laboratory Sample ID : 257399-016

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	31		0.25	0.069	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-8, 1' Laboratory Sample ID : 257399-017

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	14		0.24	0.066	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

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Client Sample ID : SB-8, 2.5' Laboratory Sample ID : 257399-018

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	16		0.27	0.074	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-8, 6' Laboratory Sample ID : 257399-019

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	5.8		0.24	0.067	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

Client Sample ID : SB-8, 9.5' Laboratory Sample ID : 257399-020

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Lead	4.5		0.23	0.065	mg/Kg	As Recd	1.000	EPA 6010B	EPA 3050B

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Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Field ID:	SB-1, 4.5'	Dil'n Fac:	36.68
Lab ID:	257399-001	Batch#:	211752
Matrix:	Soil	Sampled:	05/28/14
Units:	ug/Kg	Received:	05/29/14
Basis:	as received	Analyzed:	06/03/14

Analyte	Result	RL
Freon 12	ND	370
Chloromethane	ND	370
Vinyl Chloride	ND	370
Bromomethane	ND	370
Chloroethane	ND	370
Trichlorofluoromethane	ND	180
Acetone	ND	730
Freon 113	ND	180
1,1-Dichloroethene	ND	180
Methylene Chloride	ND	730
Carbon Disulfide	ND	180
MTBE	ND	180
trans-1,2-Dichloroethene	ND	180
Vinyl Acetate	ND	1,800
1,1-Dichloroethane	ND	180
2-Butanone	ND	370
cis-1,2-Dichloroethene	ND	180
2,2-Dichloropropane	ND	180
Chloroform	ND	180
Bromochloromethane	ND	180
1,1,1-Trichloroethane	ND	180
1,1-Dichloropropene	ND	180
Carbon Tetrachloride	ND	180
1,2-Dichloroethane	ND	180
Benzene	ND	180
Trichloroethene	ND	180
1,2-Dichloropropane	ND	180
Bromodichloromethane	ND	180
Dibromomethane	ND	180
4-Methyl-2-Pentanone	ND	370
cis-1,3-Dichloropropene	ND	180
Toluene	ND	180
trans-1,3-Dichloropropene	ND	180
1,1,2-Trichloroethane	ND	180
2-Hexanone	ND	370
1,3-Dichloropropane	ND	180
Tetrachloroethene	ND	180
Dibromochloromethane	ND	180
1,2-Dibromoethane	ND	180
Chlorobenzene	ND	180
1,1,1,2-Tetrachloroethane	ND	180
Ethylbenzene	ND	180
m,p-Xylenes	ND	180
o-Xylene	ND	180
Styrene	ND	180
Bromoform	ND	180
Isopropylbenzene	ND	180
1,1,2,2-Tetrachloroethane	ND	180
1,2,3-Trichloropropane	ND	180
Propylbenzene	ND	180
Bromobenzene	ND	180
1,3,5-Trimethylbenzene	ND	180
2-Chlorotoluene	ND	180

*= Value outside of QC limits; see narrative
ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Field ID:	SB-1, 4.5'	Dil'n Fac:	36.68
Lab ID:	257399-001	Batch#:	211752
Matrix:	Soil	Sampled:	05/28/14
Units:	ug/Kg	Received:	05/29/14
Basis:	as received	Analyzed:	06/03/14

Analyte	Result	RL
4-Chlorotoluene	ND	180
tert-Butylbenzene	ND	180
1,2,4-Trimethylbenzene	ND	180
sec-Butylbenzene	ND	180
para-Isopropyl Toluene	ND	180
1,3-Dichlorobenzene	ND	180
1,4-Dichlorobenzene	ND	180
n-Butylbenzene	ND	180
1,2-Dichlorobenzene	ND	180
1,2-Dibromo-3-Chloropropane	ND	180
1,2,4-Trichlorobenzene	ND	180
Hexachlorobutadiene	ND	180
Naphthalene	ND	180
1,2,3-Trichlorobenzene	ND	180

Surrogate	%REC	Limits
Dibromofluoromethane	105	76-128
1,2-Dichloroethane-d4	119	80-137
Toluene-d8	92	80-120
Bromofluorobenzene	139 *	79-128

*= Value outside of QC limits; see narrative
ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Field ID:	SB-2, 9'	Diln Fac:	0.8319
Lab ID:	257399-002	Batch#:	211752
Matrix:	Soil	Sampled:	05/28/14
Units:	ug/Kg	Received:	05/29/14
Basis:	as received	Analyzed:	06/03/14

Analyte	Result	RL
Freon 12	ND	8.3
Chloromethane	ND	8.3
Vinyl Chloride	ND	8.3
Bromomethane	ND	8.3
Chloroethane	ND	8.3
Trichlorofluoromethane	ND	4.2
Acetone	ND	17
Freon 113	ND	4.2
1,1-Dichloroethene	ND	4.2
Methylene Chloride	ND	17
Carbon Disulfide	ND	4.2
MTBE	ND	4.2
trans-1,2-Dichloroethene	ND	4.2
Vinyl Acetate	ND	42
1,1-Dichloroethane	ND	4.2
2-Butanone	ND	8.3
cis-1,2-Dichloroethene	ND	4.2
2,2-Dichloropropane	ND	4.2
Chloroform	ND	4.2
Bromochloromethane	ND	4.2
1,1,1-Trichloroethane	ND	4.2
1,1-Dichloropropene	ND	4.2
Carbon Tetrachloride	ND	4.2
1,2-Dichloroethane	ND	4.2
Benzene	ND	4.2
Trichloroethene	ND	4.2
1,2-Dichloropropane	ND	4.2
Bromodichloromethane	ND	4.2
Dibromomethane	ND	4.2
4-Methyl-2-Pentanone	ND	8.3
cis-1,3-Dichloropropene	ND	4.2
Toluene	ND	4.2
trans-1,3-Dichloropropene	ND	4.2
1,1,2-Trichloroethane	ND	4.2
2-Hexanone	ND	8.3
1,3-Dichloropropane	ND	4.2
Tetrachloroethene	ND	4.2

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Field ID:	SB-2, 9'	Diln Fac:	0.8319
Lab ID:	257399-002	Batch#:	211752
Matrix:	Soil	Sampled:	05/28/14
Units:	ug/Kg	Received:	05/29/14
Basis:	as received	Analyzed:	06/03/14

Analyte	Result	RL
Dibromochloromethane	ND	4.2
1,2-Dibromoethane	ND	4.2
Chlorobenzene	ND	4.2
1,1,1,2-Tetrachloroethane	ND	4.2
Ethylbenzene	ND	4.2
m,p-Xylenes	ND	4.2
o-Xylene	ND	4.2
Styrene	ND	4.2
Bromoform	ND	4.2
Isopropylbenzene	ND	4.2
1,1,2,2-Tetrachloroethane	ND	4.2
1,2,3-Trichloropropane	ND	4.2
Propylbenzene	ND	4.2
Bromobenzene	ND	4.2
1,3,5-Trimethylbenzene	ND	4.2
2-Chlorotoluene	ND	4.2
4-Chlorotoluene	ND	4.2
tert-Butylbenzene	ND	4.2
1,2,4-Trimethylbenzene	ND	4.2
sec-Butylbenzene	ND	4.2
para-Isopropyl Toluene	ND	4.2
1,3-Dichlorobenzene	ND	4.2
1,4-Dichlorobenzene	ND	4.2
n-Butylbenzene	ND	4.2
1,2-Dichlorobenzene	ND	4.2
1,2-Dibromo-3-Chloropropane	ND	4.2
1,2,4-Trichlorobenzene	ND	4.2
Hexachlorobutadiene	ND	4.2
Naphthalene	ND	4.2
1,2,3-Trichlorobenzene	ND	4.2

Surrogate	%REC	Limits
Dibromofluoromethane	111	76-128
1,2-Dichloroethane-d4	121	80-137
Toluene-d8	95	80-120
Bromofluorobenzene	92	79-128

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Field ID:	SB-3, 8'	Diln Fac:	0.7496
Lab ID:	257399-003	Batch#:	211752
Matrix:	Soil	Sampled:	05/28/14
Units:	ug/Kg	Received:	05/29/14
Basis:	as received	Analyzed:	06/03/14

Analyte	Result	RL
Freon 12	ND	7.5
Chloromethane	ND	7.5
Vinyl Chloride	ND	7.5
Bromomethane	ND	7.5
Chloroethane	ND	7.5
Trichlorofluoromethane	ND	3.7
Acetone	ND	15
Freon 113	ND	3.7
1,1-Dichloroethene	ND	3.7
Methylene Chloride	ND	15
Carbon Disulfide	ND	3.7
MTBE	ND	3.7
trans-1,2-Dichloroethene	ND	3.7
Vinyl Acetate	ND	37
1,1-Dichloroethane	ND	3.7
2-Butanone	ND	7.5
cis-1,2-Dichloroethene	ND	3.7
2,2-Dichloropropane	ND	3.7
Chloroform	ND	3.7
Bromochloromethane	ND	3.7
1,1,1-Trichloroethane	ND	3.7
1,1-Dichloropropene	ND	3.7
Carbon Tetrachloride	ND	3.7
1,2-Dichloroethane	ND	3.7
Benzene	ND	3.7
Trichloroethene	ND	3.7
1,2-Dichloropropane	ND	3.7
Bromodichloromethane	ND	3.7
Dibromomethane	ND	3.7
4-Methyl-2-Pentanone	ND	7.5
cis-1,3-Dichloropropene	ND	3.7
Toluene	ND	3.7
trans-1,3-Dichloropropene	ND	3.7
1,1,2-Trichloroethane	ND	3.7
2-Hexanone	ND	7.5
1,3-Dichloropropane	ND	3.7
Tetrachloroethene	ND	3.7

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Field ID:	SB-3, 8'	Diln Fac:	0.7496
Lab ID:	257399-003	Batch#:	211752
Matrix:	Soil	Sampled:	05/28/14
Units:	ug/Kg	Received:	05/29/14
Basis:	as received	Analyzed:	06/03/14

Analyte	Result	RL
Dibromochloromethane	ND	3.7
1,2-Dibromoethane	ND	3.7
Chlorobenzene	ND	3.7
1,1,1,2-Tetrachloroethane	ND	3.7
Ethylbenzene	ND	3.7
m,p-Xylenes	ND	3.7
o-Xylene	ND	3.7
Styrene	ND	3.7
Bromoform	ND	3.7
Isopropylbenzene	ND	3.7
1,1,2,2-Tetrachloroethane	ND	3.7
1,2,3-Trichloropropane	ND	3.7
Propylbenzene	ND	3.7
Bromobenzene	ND	3.7
1,3,5-Trimethylbenzene	ND	3.7
2-Chlorotoluene	ND	3.7
4-Chlorotoluene	ND	3.7
tert-Butylbenzene	ND	3.7
1,2,4-Trimethylbenzene	ND	3.7
sec-Butylbenzene	ND	3.7
para-Isopropyl Toluene	ND	3.7
1,3-Dichlorobenzene	ND	3.7
1,4-Dichlorobenzene	ND	3.7
n-Butylbenzene	ND	3.7
1,2-Dichlorobenzene	ND	3.7
1,2-Dibromo-3-Chloropropane	ND	3.7
1,2,4-Trichlorobenzene	ND	3.7
Hexachlorobutadiene	ND	3.7
Naphthalene	ND	3.7
1,2,3-Trichlorobenzene	ND	3.7

Surrogate	%REC	Limits
Dibromofluoromethane	114	76-128
1,2-Dichloroethane-d4	126	80-137
Toluene-d8	96	80-120
Bromofluorobenzene	92	79-128

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Field ID:	SB-4, 8.5'	Diln Fac:	100.0
Lab ID:	257399-004	Batch#:	211795
Matrix:	Soil	Sampled:	05/28/14
Units:	ug/Kg	Received:	05/29/14
Basis:	as received	Analyzed:	06/04/14

Analyte	Result	RL
Freon 12	ND	1,000
Chloromethane	ND	1,000
Vinyl Chloride	ND	1,000
Bromomethane	ND	1,000
Chloroethane	ND	1,000
Trichlorofluoromethane	ND	500
Acetone	ND	2,000
Freon 113	ND	500
1,1-Dichloroethene	ND	500
Methylene Chloride	ND	2,000
Carbon Disulfide	ND	500
MTBE	ND	500
trans-1,2-Dichloroethene	ND	500
Vinyl Acetate	ND	5,000
1,1-Dichloroethane	ND	500
2-Butanone	ND	1,000
cis-1,2-Dichloroethene	ND	500
2,2-Dichloropropane	ND	500
Chloroform	ND	500
Bromochloromethane	ND	500
1,1,1-Trichloroethane	ND	500
1,1-Dichloropropene	ND	500
Carbon Tetrachloride	ND	500
1,2-Dichloroethane	ND	500
Benzene	ND	500
Trichloroethene	ND	500
1,2-Dichloropropane	ND	500
Bromodichloromethane	ND	500
Dibromomethane	ND	500
4-Methyl-2-Pentanone	ND	1,000
cis-1,3-Dichloropropene	ND	500
Toluene	ND	500
trans-1,3-Dichloropropene	ND	500
1,1,2-Trichloroethane	ND	500
2-Hexanone	ND	1,000
1,3-Dichloropropane	ND	500
Tetrachloroethene	ND	500
Dibromochloromethane	ND	500
1,2-Dibromoethane	ND	500
Chlorobenzene	ND	500
1,1,1,2-Tetrachloroethane	ND	500
Ethylbenzene	ND	500
m,p-Xylenes	ND	500
o-Xylene	ND	500
Styrene	ND	500
Bromoform	ND	500
Isopropylbenzene	580	500
1,1,2,2-Tetrachloroethane	ND	500
1,2,3-Trichloropropane	ND	500
Propylbenzene	670	500
Bromobenzene	ND	500
1,3,5-Trimethylbenzene	ND	500
2-Chlorotoluene	ND	500

*= Value outside of QC limits; see narrative
ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Field ID:	SB-4, 8.5'	Dil'n Fac:	100.0
Lab ID:	257399-004	Batch#:	211795
Matrix:	Soil	Sampled:	05/28/14
Units:	ug/Kg	Received:	05/29/14
Basis:	as received	Analyzed:	06/04/14

Analyte	Result	RL
4-Chlorotoluene	ND	500
tert-Butylbenzene	ND	500
1,2,4-Trimethylbenzene	ND	500
sec-Butylbenzene	ND	500
para-Isopropyl Toluene	700	500
1,3-Dichlorobenzene	ND	500
1,4-Dichlorobenzene	ND	500
n-Butylbenzene	ND	500
1,2-Dichlorobenzene	ND	500
1,2-Dibromo-3-Chloropropane	ND	500
1,2,4-Trichlorobenzene	ND	500
Hexachlorobutadiene	ND	500
Naphthalene	ND	500
1,2,3-Trichlorobenzene	ND	500

Surrogate	%REC	Limits
Dibromofluoromethane	92	76-128
1,2-Dichloroethane-d4	110	80-137
Toluene-d8	95	80-120
Bromofluorobenzene	105	79-128
Trifluorotoluene (MeOH)	0 *	50-137

*= Value outside of QC limits; see narrative
ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Batch QC Report

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC742974	Batch#:	211752
Matrix:	Soil	Analyzed:	06/03/14
Units:	ug/Kg		

Analyte	Spiked	Result	%REC	Limits
1,1-Dichloroethene	25.00	23.79	95	68-135
Benzene	25.00	24.76	99	80-127
Trichloroethene	25.00	26.69	107	77-129
Toluene	25.00	25.10	100	79-125
Chlorobenzene	25.00	27.46	110	78-120

Surrogate	%REC	Limits
Dibromofluoromethane	103	76-128
1,2-Dichloroethane-d4	117	80-137
Toluene-d8	97	80-120
Bromofluorobenzene	93	79-128

Curtis & Tompkins, Ltd.

Batch QC Report

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Type:	BLANK	Diln Fac:	1.000
Lab ID:	QC742975	Batch#:	211752
Matrix:	Soil	Analyzed:	06/03/14
Units:	ug/Kg		

Analyte	Result	RL
Freon 12	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	5.0
Acetone	ND	20
Freon 113	ND	5.0
1,1-Dichloroethene	ND	5.0
Methylene Chloride	ND	20
Carbon Disulfide	ND	5.0
MTBE	ND	5.0
trans-1,2-Dichloroethene	ND	5.0
Vinyl Acetate	ND	50
1,1-Dichloroethane	ND	5.0
2-Butanone	ND	10
cis-1,2-Dichloroethene	ND	5.0
2,2-Dichloropropane	ND	5.0
Chloroform	ND	5.0
Bromochloromethane	ND	5.0
1,1,1-Trichloroethane	ND	5.0
1,1-Dichloropropene	ND	5.0
Carbon Tetrachloride	ND	5.0
1,2-Dichloroethane	ND	5.0
Benzene	ND	5.0
Trichloroethene	ND	5.0
1,2-Dichloropropane	ND	5.0
Bromodichloromethane	ND	5.0
Dibromomethane	ND	5.0
4-Methyl-2-Pentanone	ND	10
cis-1,3-Dichloropropene	ND	5.0
Toluene	ND	5.0
trans-1,3-Dichloropropene	ND	5.0
1,1,2-Trichloroethane	ND	5.0
2-Hexanone	ND	10
1,3-Dichloropropane	ND	5.0
Tetrachloroethene	ND	5.0

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Batch QC Report

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Type:	BLANK	Diln Fac:	1.000
Lab ID:	QC742975	Batch#:	211752
Matrix:	Soil	Analyzed:	06/03/14
Units:	ug/Kg		

Analyte	Result	RL
Dibromochloromethane	ND	5.0
1,2-Dibromoethane	ND	5.0
Chlorobenzene	ND	5.0
1,1,1,2-Tetrachloroethane	ND	5.0
Ethylbenzene	ND	5.0
m,p-Xylenes	ND	5.0
o-Xylene	ND	5.0
Styrene	ND	5.0
Bromoform	ND	5.0
Isopropylbenzene	ND	5.0
1,1,2,2-Tetrachloroethane	ND	5.0
1,2,3-Trichloropropane	ND	5.0
Propylbenzene	ND	5.0
Bromobenzene	ND	5.0
1,3,5-Trimethylbenzene	ND	5.0
2-Chlorotoluene	ND	5.0
4-Chlorotoluene	ND	5.0
tert-Butylbenzene	ND	5.0
1,2,4-Trimethylbenzene	ND	5.0
sec-Butylbenzene	ND	5.0
para-Isopropyl Toluene	ND	5.0
1,3-Dichlorobenzene	ND	5.0
1,4-Dichlorobenzene	ND	5.0
n-Butylbenzene	ND	5.0
1,2-Dichlorobenzene	ND	5.0
1,2-Dibromo-3-Chloropropane	ND	5.0
1,2,4-Trichlorobenzene	ND	5.0
Hexachlorobutadiene	ND	5.0
Naphthalene	ND	5.0
1,2,3-Trichlorobenzene	ND	5.0

Surrogate	%REC	Limits
Dibromofluoromethane	107	76-128
1,2-Dichloroethane-d4	117	80-137
Toluene-d8	98	80-120
Bromofluorobenzene	91	79-128

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Batch QC Report

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5030B
Project#:	185702820	Analysis:	EPA 8260B
Field ID:	ZZZZZZZZZZ	Batch#:	211752
MSS Lab ID:	257572-001	Sampled:	06/02/14
Matrix:	Soil	Received:	06/03/14
Units:	ug/Kg	Analyzed:	06/03/14
Basis:	as received		

Type: MS Diln Fac: 0.9597
Lab ID: QC743001

Analyte	MSS Result	Spiked	Result	%REC	Limits
1,1-Dichloroethene	<0.5734	47.98	42.93	89	46-138
Benzene	<0.6681	47.98	44.37	92	51-125
Trichloroethene	<0.6959	47.98	46.71	97	41-146
Toluene	<0.7318	47.98	43.95	92	45-123
Chlorobenzene	<0.5999	47.98	46.01	96	39-120

Surrogate	%REC	Limits
Dibromofluoromethane	108	76-128
1,2-Dichloroethane-d4	125	80-137
Toluene-d8	97	80-120
Bromofluorobenzene	94	79-128

Type: MSD Diln Fac: 0.9579
Lab ID: QC743002

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
1,1-Dichloroethene	47.89	43.60	91	46-138	2	51
Benzene	47.89	43.49	91	51-125	2	46
Trichloroethene	47.89	46.36	97	41-146	1	55
Toluene	47.89	42.84	89	45-123	2	59
Chlorobenzene	47.89	43.39	91	39-120	6	54

Surrogate	%REC	Limits
Dibromofluoromethane	104	76-128
1,2-Dichloroethane-d4	124	80-137
Toluene-d8	97	80-120
Bromofluorobenzene	95	79-128

RPD= Relative Percent Difference

Curtis & Tompkins, Ltd.

Batch QC Report

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC743174	Batch#:	211795
Matrix:	Soil	Analyzed:	06/04/14
Units:	ug/Kg		

Analyte	Spiked	Result	%REC	Limits
1,1-Dichloroethene	25.00	23.99	96	68-135
Benzene	25.00	24.66	99	80-127
Trichloroethene	25.00	27.03	108	77-129
Toluene	25.00	25.06	100	79-125
Chlorobenzene	25.00	27.94	112	78-120

Surrogate	%REC	Limits
Dibromofluoromethane	100	76-128
1,2-Dichloroethane-d4	120	80-137
Toluene-d8	95	80-120
Bromofluorobenzene	90	79-128

Curtis & Tompkins, Ltd.

Batch QC Report

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Type:	BLANK	Diln Fac:	1.000
Lab ID:	QC743175	Batch#:	211795
Matrix:	Soil	Analyzed:	06/04/14
Units:	ug/Kg		

Analyte	Result	RL
Freon 12	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	5.0
Acetone	ND	20
Freon 113	ND	5.0
1,1-Dichloroethene	ND	5.0
Methylene Chloride	ND	20
Carbon Disulfide	ND	5.0
MTBE	ND	5.0
trans-1,2-Dichloroethene	ND	5.0
Vinyl Acetate	ND	50
1,1-Dichloroethane	ND	5.0
2-Butanone	ND	10
cis-1,2-Dichloroethene	ND	5.0
2,2-Dichloropropane	ND	5.0
Chloroform	ND	5.0
Bromochloromethane	ND	5.0
1,1,1-Trichloroethane	ND	5.0
1,1-Dichloropropene	ND	5.0
Carbon Tetrachloride	ND	5.0
1,2-Dichloroethane	ND	5.0
Benzene	ND	5.0
Trichloroethene	ND	5.0
1,2-Dichloropropane	ND	5.0
Bromodichloromethane	ND	5.0
Dibromomethane	ND	5.0
4-Methyl-2-Pentanone	ND	10
cis-1,3-Dichloropropene	ND	5.0
Toluene	ND	5.0
trans-1,3-Dichloropropene	ND	5.0
1,1,2-Trichloroethane	ND	5.0
2-Hexanone	ND	10
1,3-Dichloropropane	ND	5.0
Tetrachloroethene	ND	5.0

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Batch QC Report

Purgeable Organics by GC/MS

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 5035
Project#:	185702820	Analysis:	EPA 8260B
Type:	BLANK	Diln Fac:	1.000
Lab ID:	QC743175	Batch#:	211795
Matrix:	Soil	Analyzed:	06/04/14
Units:	ug/Kg		

Analyte	Result	RL
Dibromochloromethane	ND	5.0
1,2-Dibromoethane	ND	5.0
Chlorobenzene	ND	5.0
1,1,1,2-Tetrachloroethane	ND	5.0
Ethylbenzene	ND	5.0
m,p-Xylenes	ND	5.0
o-Xylene	ND	5.0
Styrene	ND	5.0
Bromoform	ND	5.0
Isopropylbenzene	ND	5.0
1,1,2,2-Tetrachloroethane	ND	5.0
1,2,3-Trichloropropane	ND	5.0
Propylbenzene	ND	5.0
Bromobenzene	ND	5.0
1,3,5-Trimethylbenzene	ND	5.0
2-Chlorotoluene	ND	5.0
4-Chlorotoluene	ND	5.0
tert-Butylbenzene	ND	5.0
1,2,4-Trimethylbenzene	ND	5.0
sec-Butylbenzene	ND	5.0
para-Isopropyl Toluene	ND	5.0
1,3-Dichlorobenzene	ND	5.0
1,4-Dichlorobenzene	ND	5.0
n-Butylbenzene	ND	5.0
1,2-Dichlorobenzene	ND	5.0
1,2-Dibromo-3-Chloropropane	ND	5.0
1,2,4-Trichlorobenzene	ND	5.0
Hexachlorobutadiene	ND	5.0
Naphthalene	ND	5.0
1,2,3-Trichlorobenzene	ND	5.0

Surrogate	%REC	Limits
Dibromofluoromethane	103	76-128
1,2-Dichloroethane-d4	117	80-137
Toluene-d8	96	80-120
Bromofluorobenzene	89	79-128

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Semivolatile Organics by GC/MS SIM

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 3550B
Project#:	185702820	Analysis:	EPA 8270C-SIM
Field ID:	SB-4, 8.5'	Batch#:	211722
Lab ID:	257399-004	Sampled:	05/28/14
Matrix:	Soil	Received:	05/29/14
Units:	ug/Kg	Prepared:	06/02/14
Basis:	as received	Analyzed:	06/03/14
Diln Fac:	1.000		

Analyte	Result	RL
Naphthalene	72	5.0
Acenaphthylene	ND	5.0
Acenaphthene	ND	5.0
Fluorene	ND	5.0
Phenanthrene	ND	5.0
Anthracene	ND	5.0
Fluoranthene	ND	5.0
Pyrene	ND	5.0
Benzo(a)anthracene	ND	5.0
Chrysene	ND	5.0
Benzo(b)fluoranthene	ND	5.0
Benzo(k)fluoranthene	ND	5.0
Benzo(a)pyrene	ND	5.0
Indeno(1,2,3-cd)pyrene	ND	5.0
Dibenz(a,h)anthracene	ND	5.0
Benzo(g,h,i)perylene	ND	5.0

Surrogate	%REC	Limits
Nitrobenzene-d5	464 *	46-120
2-Fluorobiphenyl	75	52-120
Terphenyl-d14	87	54-132

*= Value outside of QC limits; see narrative
ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Batch QC Report

Semivolatile Organics by GC/MS SIM

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 3550B
Project#:	185702820	Analysis:	EPA 8270C-SIM
Type:	BLANK	Diln Fac:	1.000
Lab ID:	QC742859	Batch#:	211722
Matrix:	Soil	Prepared:	06/02/14
Units:	ug/Kg	Analyzed:	06/03/14

Analyte	Result	RL
Naphthalene	ND	5.0
Acenaphthylene	ND	5.0
Acenaphthene	ND	5.0
Fluorene	ND	5.0
Phenanthrene	ND	5.0
Anthracene	ND	5.0
Fluoranthene	ND	5.0
Pyrene	ND	5.0
Benzo(a)anthracene	ND	5.0
Chrysene	ND	5.0
Benzo(b)fluoranthene	ND	5.0
Benzo(k)fluoranthene	ND	5.0
Benzo(a)pyrene	ND	5.0
Indeno(1,2,3-cd)pyrene	ND	5.0
Dibenz(a,h)anthracene	ND	5.0
Benzo(g,h,i)perylene	ND	5.0

Surrogate	%REC	Limits
Nitrobenzene-d5	83	46-120
2-Fluorobiphenyl	81	52-120
Terphenyl-d14	85	54-132

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Batch QC Report

Semivolatile Organics by GC/MS SIM

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 3550B
Project#:	185702820	Analysis:	EPA 8270C-SIM
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC742860	Batch#:	211722
Matrix:	Soil	Prepared:	06/02/14
Units:	ug/Kg	Analyzed:	06/03/14

Analyte	Spiked	Result	%REC	Limits
Acenaphthene	33.72	27.56	82	43-120
Pyrene	33.72	28.65	85	39-120

Surrogate	%REC	Limits
Nitrobenzene-d5	93	46-120
2-Fluorobiphenyl	90	52-120
Terphenyl-d14	86	54-132

Curtis & Tompkins, Ltd.

Batch QC Report

Semivolatile Organics by GC/MS SIM

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 3550B
Project#:	185702820	Analysis:	EPA 8270C-SIM
Field ID:	ZZZZZZZZZZ	Batch#:	211722
MSS Lab ID:	257544-001	Sampled:	06/02/14
Matrix:	Soil	Received:	06/02/14
Units:	ug/Kg	Prepared:	06/02/14
Basis:	as received	Analyzed:	06/03/14
Diln Fac:	1.000		

Type: MS Lab ID: QC742861

Analyte	MSS Result	Spiked	Result	%REC	Limits
Acenaphthene	14.80	33.30	43.45	86	47-120
Pyrene	56.41	33.30	103.1	140	21-143

Surrogate	%REC	Limits
Nitrobenzene-d5	89	46-120
2-Fluorobiphenyl	85	52-120
Terphenyl-d14	99	54-132

Type: MSD Lab ID: QC742862

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Acenaphthene	33.39	38.62	71	47-120	12	54
Pyrene	33.39	84.92	85	21-143	19	67

Surrogate	%REC	Limits
Nitrobenzene-d5	76	46-120
2-Fluorobiphenyl	73	52-120
Terphenyl-d14	88	54-132

RPD= Relative Percent Difference

Curtis & Tompkins, Ltd.

Polychlorinated Biphenyls (PCBs)

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 3550B
Project#:	185702820	Analysis:	EPA 8082
Matrix:	Soil	Batch#:	211586
Units:	ug/Kg	Sampled:	05/28/14
Basis:	as received	Received:	05/29/14
Diln Fac:	1.000	Prepared:	05/29/14

Field ID: SB-2, 9' Lab ID: 257399-002
Type: SAMPLE Analyzed: 05/30/14

Analyte	Result	RL
Aroclor-1016	ND	9.6
Aroclor-1221	ND	19
Aroclor-1232	ND	9.6
Aroclor-1242	ND	9.6
Aroclor-1248	ND	9.6
Aroclor-1254	ND	9.6
Aroclor-1260	ND	9.6

Surrogate	%REC	Limits
TCMX	89	60-140
Decachlorobiphenyl	80	36-133

Field ID: SB-4, 8.5' Lab ID: 257399-004
Type: SAMPLE Analyzed: 05/30/14

Analyte	Result	RL
Aroclor-1016	ND	9.6
Aroclor-1221	ND	19
Aroclor-1232	ND	9.6
Aroclor-1242	ND	9.6
Aroclor-1248	ND	9.6
Aroclor-1254	ND	9.6
Aroclor-1260	ND	9.6

Surrogate	%REC	Limits
TCMX	93	60-140
Decachlorobiphenyl	77	36-133

Type: BLANK Analyzed: 05/29/14
Lab ID: QC742297

Analyte	Result	RL
Aroclor-1016	ND	9.5
Aroclor-1221	ND	19
Aroclor-1232	ND	9.5
Aroclor-1242	ND	9.5
Aroclor-1248	ND	9.5
Aroclor-1254	ND	9.5
Aroclor-1260	ND	9.5

Surrogate	%REC	Limits
TCMX	102	60-140
Decachlorobiphenyl	58	36-133

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Batch QC Report

Polychlorinated Biphenyls (PCBs)

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 3550B
Project#:	185702820	Analysis:	EPA 8082
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC742298	Batch#:	211586
Matrix:	Soil	Prepared:	05/29/14
Units:	ug/Kg	Analyzed:	05/29/14

Analyte	Spiked	Result	%REC	Limits
Aroclor-1016	165.7	193.3	117	58-144
Aroclor-1260	165.7	193.9	117	55-146

Surrogate	%REC	Limits
TCMX	121	60-140
Decachlorobiphenyl	77	36-133

Curtis & Tompkins, Ltd.

Batch QC Report

Polychlorinated Biphenyls (PCBs)

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 3550B
Project#:	185702820	Analysis:	EPA 8082
Field ID:	ZZZZZZZZZZ	Batch#:	211586
MSS Lab ID:	257339-001	Sampled:	05/28/14
Matrix:	Soil	Received:	05/28/14
Units:	ug/Kg	Prepared:	05/29/14
Basis:	as received	Analyzed:	05/30/14
Diln Fac:	1.000		

Type: MS Lab ID: QC742299

Analyte	MSS Result	Spiked	Result	%REC	Limits
Aroclor-1016	<2.382	166.1	171.2	103	51-155
Aroclor-1260	<1.558	166.1	158.1	95	38-155

Surrogate	%REC	Limits
TCMX	105	60-140
Decachlorobiphenyl	60	36-133

Type: MSD Lab ID: QC742300

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Aroclor-1016	166.9	157.6	94	51-155	9	38
Aroclor-1260	166.9	150.7	90	38-155	5	55

Surrogate	%REC	Limits
TCMX	85	60-140
Decachlorobiphenyl	52	36-133

RPD= Relative Percent Difference

Curtis & Tompkins, Ltd.

Lead

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 3050B
Project#:	185702820	Analysis:	EPA 6010B
Analyte:	Lead	Batch#:	211811
Matrix:	Soil	Sampled:	05/28/14
Units:	mg/Kg	Received:	05/29/14
Basis:	as received	Prepared:	06/04/14
Diln Fac:	1.000	Analyzed:	06/04/14

Field ID	Type	Lab ID	Result	RL
SB-5, 1'	SAMPLE	257399-005	94	0.23
SB-5, 2.5'	SAMPLE	257399-006	9.0	0.23
SB-5, 6'	SAMPLE	257399-007	2.5	0.27
SB-5, 9.5'	SAMPLE	257399-008	2.1	0.25
SB-6, 0.5'	SAMPLE	257399-009	4.3	0.26
SB-6, 2.5'	SAMPLE	257399-010	5.1	0.26
SB-6, 6'	SAMPLE	257399-011	2.6	0.26
SB-6, 9.5'	SAMPLE	257399-012	2.5	0.24
SB-7, 1'	SAMPLE	257399-013	4.4	0.26
SB-7, 2.5'	SAMPLE	257399-014	8.8	0.27
SB-7, 6'	SAMPLE	257399-015	2.0	0.24
SB-7, 9.5'	SAMPLE	257399-016	31	0.25
SB-8, 1'	SAMPLE	257399-017	14	0.24
SB-8, 2.5'	SAMPLE	257399-018	16	0.27
SB-8, 6'	SAMPLE	257399-019	5.8	0.24
SB-8, 9.5'	SAMPLE	257399-020	4.5	0.23
	BLANK	QC743241	ND	0.25

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Batch QC Report

Lead

Lab #:	257399	Location:	City Ventures-Oakland
Client:	Stantec	Prep:	EPA 3050B
Project#:	185702820	Analysis:	EPA 6010B
Analyte:	Lead	Diln Fac:	1.000
Field ID:	SB-5, 1'	Batch#:	211811
MSS Lab ID:	257399-005	Sampled:	05/28/14
Matrix:	Soil	Received:	05/29/14
Units:	mg/Kg	Prepared:	06/04/14
Basis:	as received	Analyzed:	06/04/14

Type	Lab ID	MSS Result	Spiked	Result	%REC	Limits	RPD	Lim
BS	QC743242		100.0	91.53	92	80-120		
BSD	QC743243		100.0	93.86	94	80-120	3	20
MS	QC743244	93.90	104.2	178.4	81	52-122		
MSD	QC743245		103.1	185.8	89	52-122	5	49

RPD= Relative Percent Difference

TEG Northern California Inc.

9 June 2014

Ms. Eva Hey
Stantec Consulting
1340 Treat Boulevard, Suite 300
Walnut Creek, CA 94597

SUBJECT: DATA REPORT - Stantec Consulting Project # 185702820
City Ventures - Oakland / 2240 Filbert Street, Oakland, California

TEG Project # 40528E

Ms. Hey:

Please find enclosed a data report for the samples analyzed from the above referenced project for Stantec Consulting. The samples were analyzed on site in TEG's mobile laboratory. TEG conducted a total of 7 analyses on 7 soil vapor samples.

-- 7 analyses on soil vapor for volatile organic hydrocarbons by EPA method 8260B.

The results of the analyses are summarized in the enclosed tables. Applicable detection limits and calibration data are included in the tables.

TEG appreciates the opportunity to have provided analytical services to Stantec Consulting on this project. If you have any further questions relating to these data or report, please do not hesitate to contact us.

Sincerely,

Mark Jerpbak
Director, TEG-Northern California

11350 Monier Park Place, Rancho Cordova, CA 95742 • Phone (916) 853-8010 • Fax (916) 853-8020

teg

Stantec Project # 185702820
City Ventures Oakland
2240 Filbert Street, Oakland, California

TEG Project #40528E

EPA Method 8260B VOC Analyses of SOIL VAPOR in micrograms per cubic meter of Vapor

SAMPLE NUMBER:		Probe Blank	SV-1	SV-1	SV-1	SV-2	SV-2 dup	SV-3	SV-4
SAMPLE DEPTH (feet):			5.0	5.0	5.0	5.0	5.0	5.0	5.0
PURGE VOLUME:			1	3	10	3	3	3	3
COLLECTION DATE:		5/28/14	5/28/14	5/28/14	5/28/14	5/28/14	5/28/14	5/28/14	5/28/14
COLLECTION TIME:		09:16	10:05	10:27	10:49	11:27	11:27	12:15	12:40
DILUTION FACTOR (VOCs):		1	1	1	1	1	1	1	1
	RL								
Dichlorodifluoromethane	100	nd	17000	19000	19000	140	120	nd	110
Vinyl Chloride	100	nd	nd	nd	nd	nd	nd	nd	nd
Chloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd
Trichlorofluoromethane	100	nd	nd	nd	nd	nd	nd	nd	nd
1,1-Dichloroethene	100	nd	nd	nd	nd	nd	nd	nd	nd
1,1,2-Trichloro-trifluoroethane	100	nd	nd	nd	nd	nd	nd	nd	nd
Methylene Chloride	100	nd	nd	nd	nd	nd	nd	nd	nd
trans-1,2-Dichloroethene	100	nd	nd	nd	nd	nd	nd	nd	nd
1,1-Dichloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd
cis-1,2-Dichloroethene	100	nd	nd	nd	nd	nd	nd	nd	nd
Chloroform	100	nd	nd	nd	nd	nd	nd	nd	nd
1,1,1-Trichloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd
Carbon Tetrachloride	100	nd	nd	nd	nd	nd	nd	nd	nd
1,2-Dichloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd
Benzene	80	nd	nd	nd	nd	nd	nd	nd	nd
Trichloroethene	100	nd	nd	nd	nd	nd	nd	nd	nd
Toluene	200	nd	nd	nd	nd	nd	nd	nd	nd
1,1,2-Trichloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd
Tetrachloroethene	100	nd	nd	nd	nd	nd	nd	nd	nd
Ethylbenzene	100	nd	nd	nd	nd	nd	nd	nd	nd
1,1,1,2-Tetrachloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd
m,p-Xylene	200	nd	nd	nd	nd	nd	nd	nd	nd
o-Xylene	100	nd	nd	nd	nd	nd	nd	nd	nd
1,1,2,2-Tetrachloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd
1,1-Difluoroethane (leak check)	10000	nd	nd	nd	nd	nd	nd	nd	nd
Surrogate Recovery (DBFM)		105%	106%	100%	92%	75%	93%	92%	96%
Surrogate Recovery (1,2-DCA-d4)		113%	103%	103%	100%	89%	106%	107%	109%
Surrogate Recovery (4-BFB)		107%	87%	81%	78%	109%	110%	111%	109%

'RL' Indicates reporting limit at a dilution factor of 1
'nd' Indicates not detected at listed reporting limits

Analyses performed in TEG-Northern California's lab
Analyses performed by: Mr. Lane Sharon

Stantec Project # 185702820
City Ventures Oakland
2240 Filbert Street, Oakland, California

TEG Project #40528E

CALIBRATION DATA - Calibration Check Compounds

	Vinyl Chloride	1,1 DCE	Chloroform	1,2 DCP	Toluene	Ethylbenzene
Midpoint	10.0	10.0	10.0	10.0	10.0	10.0
Continuing Calibration - Midpoint						
5/28/14	9.3	8.1	8.8	9.1	9.1	8.9
	93%	81%	88%	91%	91%	89%

APPENDIX D
Subtronic Ground Penetrating Radar Report

subtronic corp

NULCA - NASSCC - APWA - AWWA - Members

5031 Blum Road
Martinez, California 94553
Telephone (925) 228-8771
Fax No. (925) 228-8737
www.subtronic.com

GEOPHYSICAL SUBSURFACE INVESTIGATION

2240 FILBERT ST., OAKLAND CA

For

NOVA ABATEMENT & CONSTRUCTION SERVICES, INC.

June 5, 2014

Objective:

The objective of the subsurface investigation was to determine the presence and location of underground storage tanks. The property is located at 2240 Filbert Street, in Oakland, California.

Site Description:

The areas of concern were indicated by Steve Schwartz of Nova Abatement & Construction Services, Inc.. The areas of concern were typically concrete paved and sometimes reinforced with rebar. The areas surveyed were located on the sidewalk of Filbert and Myrtle streets.

Survey Methodology:

A visual inspection is conducted around the suspect area. Underground utilities, vaults, boxes, exposed piping, topographic mounds and depressions are noted. Exposed piping or risers found on the site are energized, traced out and the surface location is spray painted on the ground. Areas clear enough of above ground metal are scanned in two perpendicular directions with both the Schondstedt and the Split Box locator. Utilities and large buried metallic anomalies detected by the locator are marked on the ground. Radar data is scanned over the suspect areas and anomalies to determine if the UST has been removed or is still in the ground.

Geophysical Equipment

The specialized equipment used at the site includes a TW-6 M-Scope, Schondstedt GA-72-C and the GSSI system 3000 ground penetrating radar (GPR) with a 400 MHz antenna.

TW-6 M-Scope

The Fisher TW-6 M-Scope is a split box inductive locator and metal detector mounted on a four-foot rod. The split box locator can detect metal lines “inductively”. The M-Scope is also used to detect buried metallic objects such as manhole covers, underground storage tanks, etc…

Schondstedt GA-72-CD
The Schondstedt is a hand held magnetic gradiometer which detects the magnetic field caused by ferromagnetic objects. The schondstedt produces an audible signal when it can detect a variation in the magnetic field strength between the two sensors 14 in apart. In an area of little magnetic debris it can detect metallic objects up to 10 feet deep.

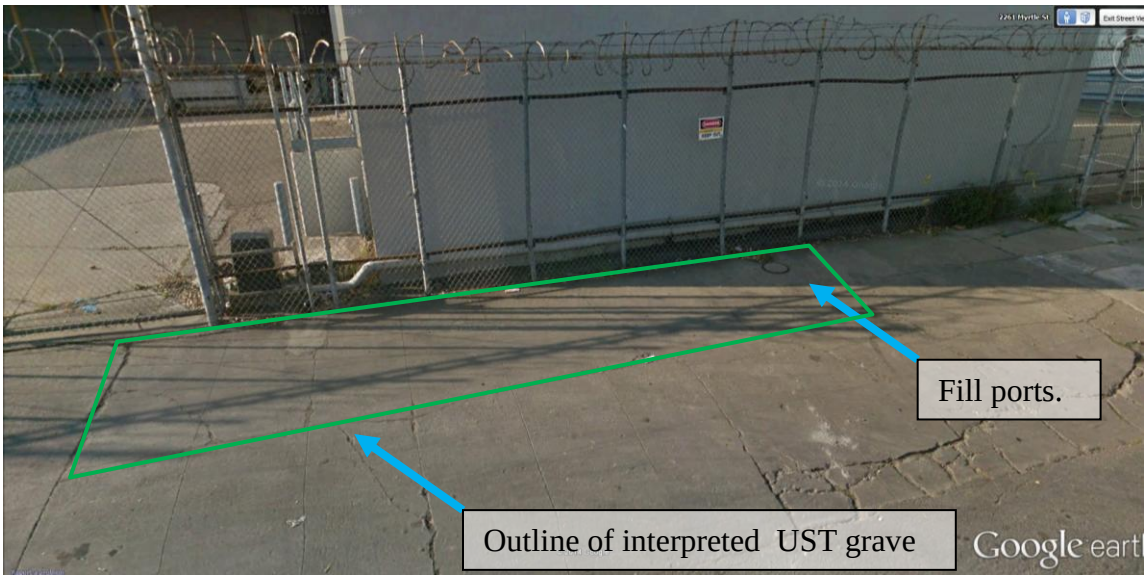
GSSI SIR-3000
A ground penetrating radar (GPR) system graphically records subsurface structures. Both geological and man made structures are recorded by the introduction of a pulse of electromagnetic energy into the ground. Reflected pulses received by the antenna are then processed for measurable contrast in electrical properties. The result is a visual pseudo-cross-sectional profile.

Primary applications of the GPR are detecting underground storage tanks, foundations, buried drums, previously excavated areas and voids.

The GPR depth penetration is severely limited by clay-rich soil. Radar waves can penetrate deeper in sandy and gravelly soils.

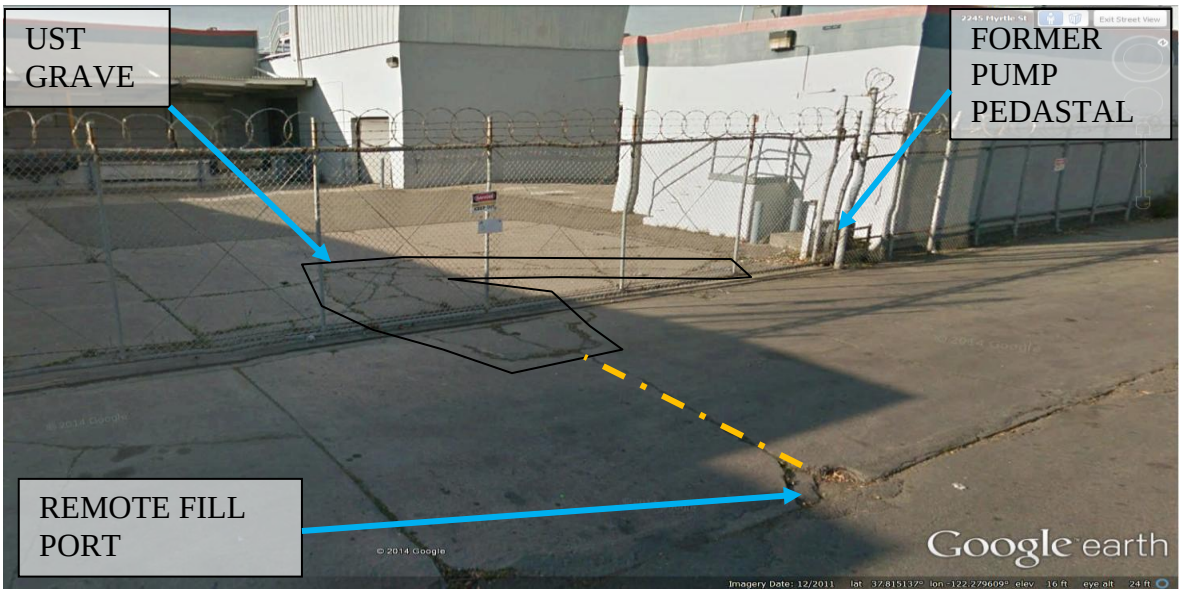
Survey Results:

Myrtle Street Sidewalk:
In the figure below there are two UST type fill ports. The fill ports were filled with concrete and thus were not accessible to be traced out with a pipe locator. Long radargrams across the site show changes in the soil type where jagged cuts in the concrete were observed. From this information it is interpreted that a UST approximately 20 feet long and 4 feet wide was removed from this location.



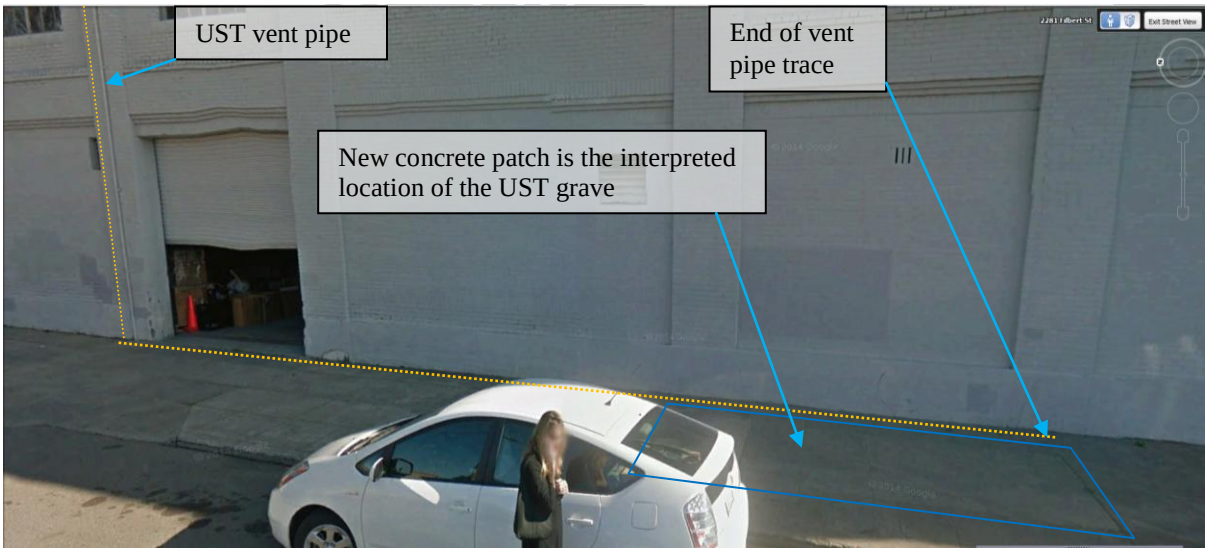
In the picture below is a jagged outline of an interpreted UST excavation which included fuel lines up to a fuel pump pedestal. A remote fill port in the street was energized and a traced to edge of the small UST excavation outline. Scan with radar did not show a

UST type anomaly. Metal detection could not be used in the area due to the reinforced concrete.

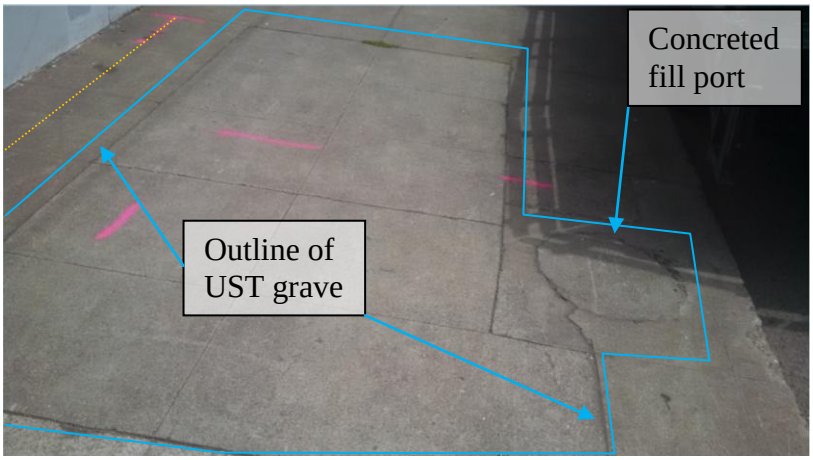


Filbert Street Sidewalk:

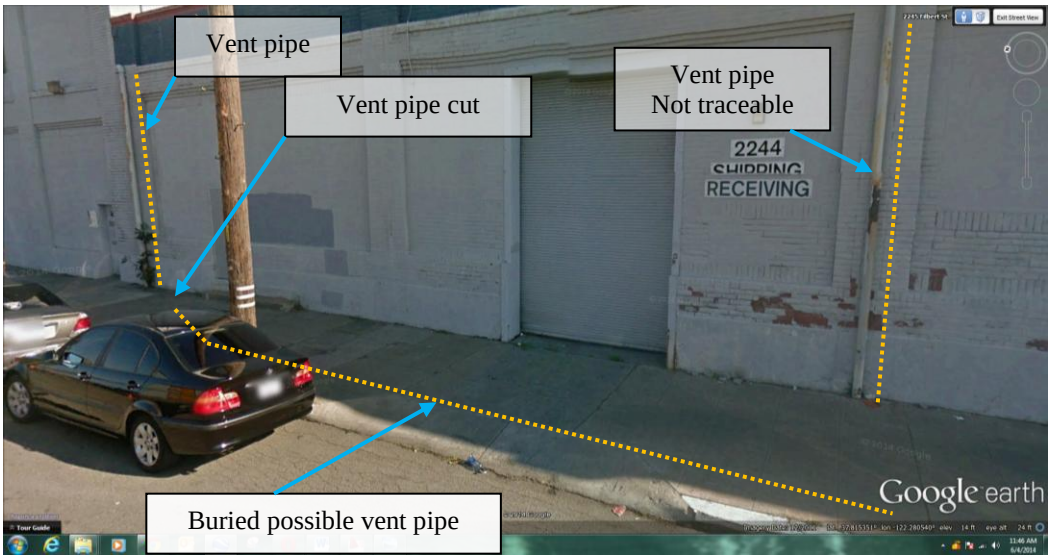
In the figure below, there was a UST vent pipe found adjacent to the roll up door. The vent pipe traced southward to the edge of a new concrete patch in the sidewalk. A circular concrete patch (seen in the photograph below) is interpreted to the location of the fill port. The concrete patch measures 8 feet wide by 14 feet long which would suggest that a 1000 gallon tank was buried at this location. No UST type anomalies were detected on the radargrams. No metal detectors could be used in this area due to the parked cars at the time of the survey.

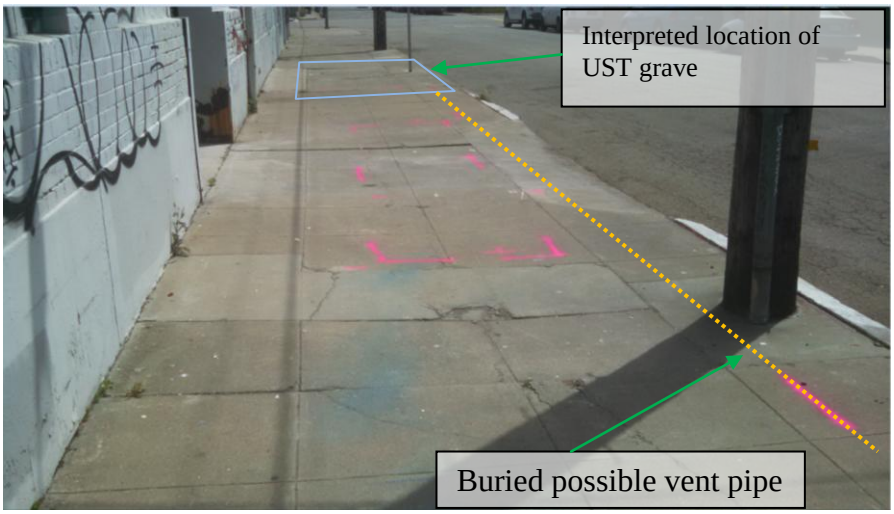


The figure below is a close up photograph of the above photograph.

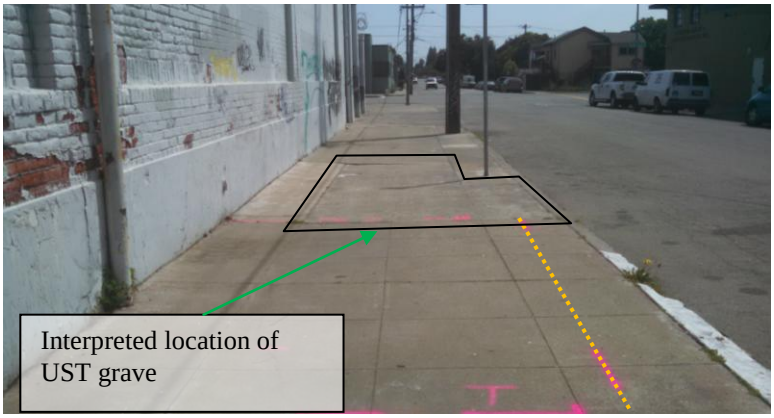


Two four inch diameter vent pipes were found further south along the sidewalk. Both of the pipes were energized but could not be traced. A pipe was found leading to the vent pipe pictured behind the black car. The pipe trace ends 3 feet before the vent suggesting that it may have been cut prior to a utility vault installation. The pipe trace continues southward to a new concrete patch seen in the photograph below.

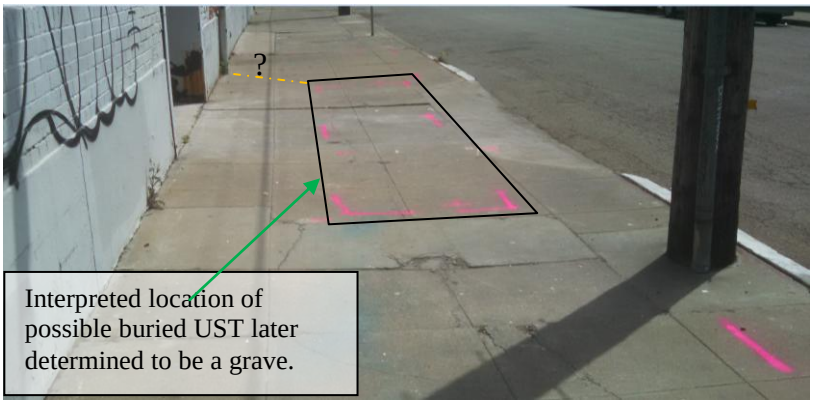




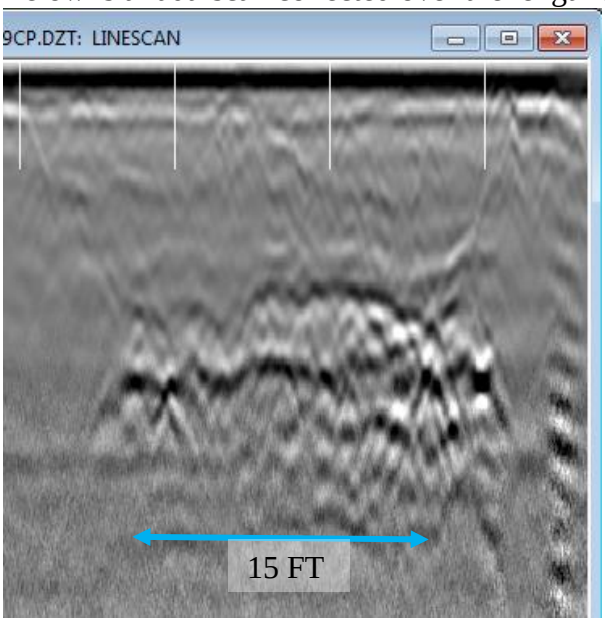
The photograph below is a close up image of the new asphalt patch. The concrete patch measures 8 feet wide by 14 feet long which would suggest that a 1000 gallon tank was buried at this location.



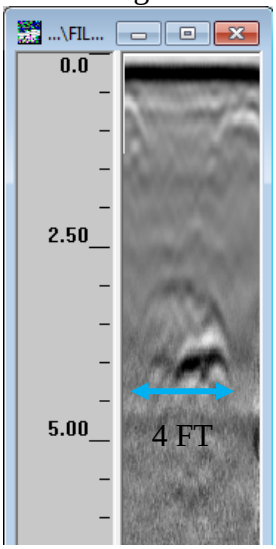
Three vent pipes were found on Filbert street, suggesting that a third UST needs to found. From radar scans across the length of the sidewalk a UST type anomaly was seen on the radargrams. From the scans we interpret that a UST maybe buried at the location shown in the photograph below (see radargrams following this photograph and the geophysical site map showing the results for the whole site).



Below is a radarscan collected over the length of the potential UST.



This radargram was scanned across the width of the potential UST.



Below is an image summarising the UST grave locations.

Conclusions for Myrtle Street:

Based on visual inspection and radar data, we interpret that two USTs and fuel lines were removed. The smaller UST maybe a 500 gallon. The larger tank is estimated to be a 1000 gallon UST, 15 feet long, 4 feet wide. The remote fill and the associated piping for the smaller UST was left in the ground. It appears that the company that removed the tanks on Myrtle street used a jack hammer to break up the concrete.

Conclusions for Filbert Street:

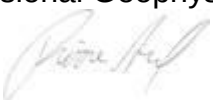
Based on visual observations three vent pipes were observed on Filbert street. The northern most vent pipe traces to a new patch in the concrete and is interpreted to be cut and or removed. The second vent pipe connected to a UST that was removed from the southernmost concrete patch. Note: the concrete patches on Filbert street were cut with a concrete saw. The southernmost vent pipe appeared to connect to a possible

UST that was investigated further with a follow up visit on 6/9/2014. Two holes were drilled above the location of the anomaly viewed on the radargram. A steel probe was pushed into clean sand a distance of five feet in each of the holes. This indicates the tank was removed and the grave backfilled with sand. The anomalies viewed may have caused by cut conduit or pipe left in the grave.

Limitations

The subsurface geology, object size and composition, burial depth, affect the size and shape of geophysical anomalies, which may impede their detection.
The limits of discernment of this magnetic survey are the detection of objects within five feet of metal fences, buildings, vehicles and other identified metal objects.

Report prepared by :
Pierre Armand
Professional Geophysicist #1021



Subtronic Corporation

APPENDIX E
NOVA Freight Elevator Removal Report

Nova
Abatement & Construction Services, Inc.

Asbestos

Lead Paint

Mold

Specialty Construction

Tenant Improvement

Commercial & Residential Restoration

Insurance Claim Work

3051 Research Dr.
Richmond, CA
94806

CA.Lic.No.
793297
A, B, C-2, ASB, HIC

4 February 2015

Mrs. Molly Maybrun
Director, Special Projects
City Ventures
444 Spear Street, Suite 200
San Francisco CA 94117

East Freight Elevator Piston/Cylinder
Ice Cream Plant Demolition
2240 Filbert, Oakland

Dear Mrs. Maybrun:

During the course of site demolition and removal activities the north freight elevator shaft beneath the concrete flooring was encountered and removed (Figure 1). The metal cylindrical shaft was approximately 18-inches in diameter and encased in hydraulic oil. The shaft was encased in a second metal tube and further contained in a 4 foot by 4 foot concrete vault (Figure 2). The piston and encasements extended to approximately 9 feet below ground surface (bgs).

Upon removal of the cylinder it was apparent that the soils surrounding the cylinder housing had been impacted with some form of hydraulic oil associated with the operation of the elevator. The 20-30 gallon hydraulic oil tank was located in an adjacent above ground elevator mechanical room. It was not contained in an underground storage tank.

We excavated and separated the soils in this immediate area. We excavated approximately 2-3 feet on all sides and approximately 2 feet past the bottom of the shaft.

Following removal of the piston and approximately another 2 feet around the casing, we procured a side wall and excavation floor soil sample. The sidewall sample was taken at approximately 7 feet bgs. The first floor excavation sample was obtained in the middle of the excavation at approximately 11 feet bgs. The soil samples were submitted to McCampbell Analytical Inc (McCampbell), a State certified laboratory for analysis.

As the suspected nature of the impact was significantly aged/weathered hydraulic oil. McCampbell staff suggested that the sample was analyzed for both hydraulic oil (HO) and total petroleum hydrocarbons as diesel (TPH-d) by EPA Method 8015 (Attachment 1). Residual diesel fuel was not a suspected contaminate of concern.

The sidewall sample (ICP-Sidewall) contained no analyzed constituents above the method detection limits (MDLs).

The first floor sample (ICP Floor) contained 3.9 parts per million (ppm) and 29 parts per million TPH-d and HO, respectively. Due to the suspected age of the elevator, the excavation floor sample was further analyzed for polychlorinated biphenyls (PCBs). The sample did not contain PCBs above the MDL.

On 30 January 2015, an additional 2 feet of soil was removed and the floor was re-sampled at a depth of approximately 13 feet below ground surface. The Chain-of-Custody states that the confirmation sample (ICP-Floor 2) was to be analyzed for Hydraulic Oil. The laboratory again sampled for THP-d as well. Both HO and TPH-d were below the method detection limits.

The stockpile will be sampled, profiled and transported for disposal as appropriate.

The final sidewall and floor sample of the excavation was non-detect for HO, TPH-d and PCBs. The City of Oakland Fire Department is the Lead Agency for underground tanks in the City of Oakland. There is no notification process for elevator cylinders. As the final results indicate that the impacted material was removed and isolated to within three feet of the casing sides and within 2 feet of the bottom of the cylinder, it is our understanding that no additional work or notifications are required.

The results for the confirmation sampling activities are depicted in Table 1. Laboratory Analytical reports are included in Attachment 1.

We can be reached for comment or questions at 510.669.0256.

Sincerely,

Stephen Schwartz
Project Manager

TABLE 1
Ice Cream Plant (ICP) Confirmation Samples

Sample Identification	Depth Below Ground Surface	Hydraulic Oil	TPH-Diesel	PCBs
ICP - Sidewall	7ft	ND	ND	NA
ICP Floor	11ft	29	3.6	ND
ICP Floor 2	13ft	ND	ND	NA

NA - Not Analyzed
ND - Analyte Below Method detection Limits
Units - mg/Kg (equivalent to parts per million)

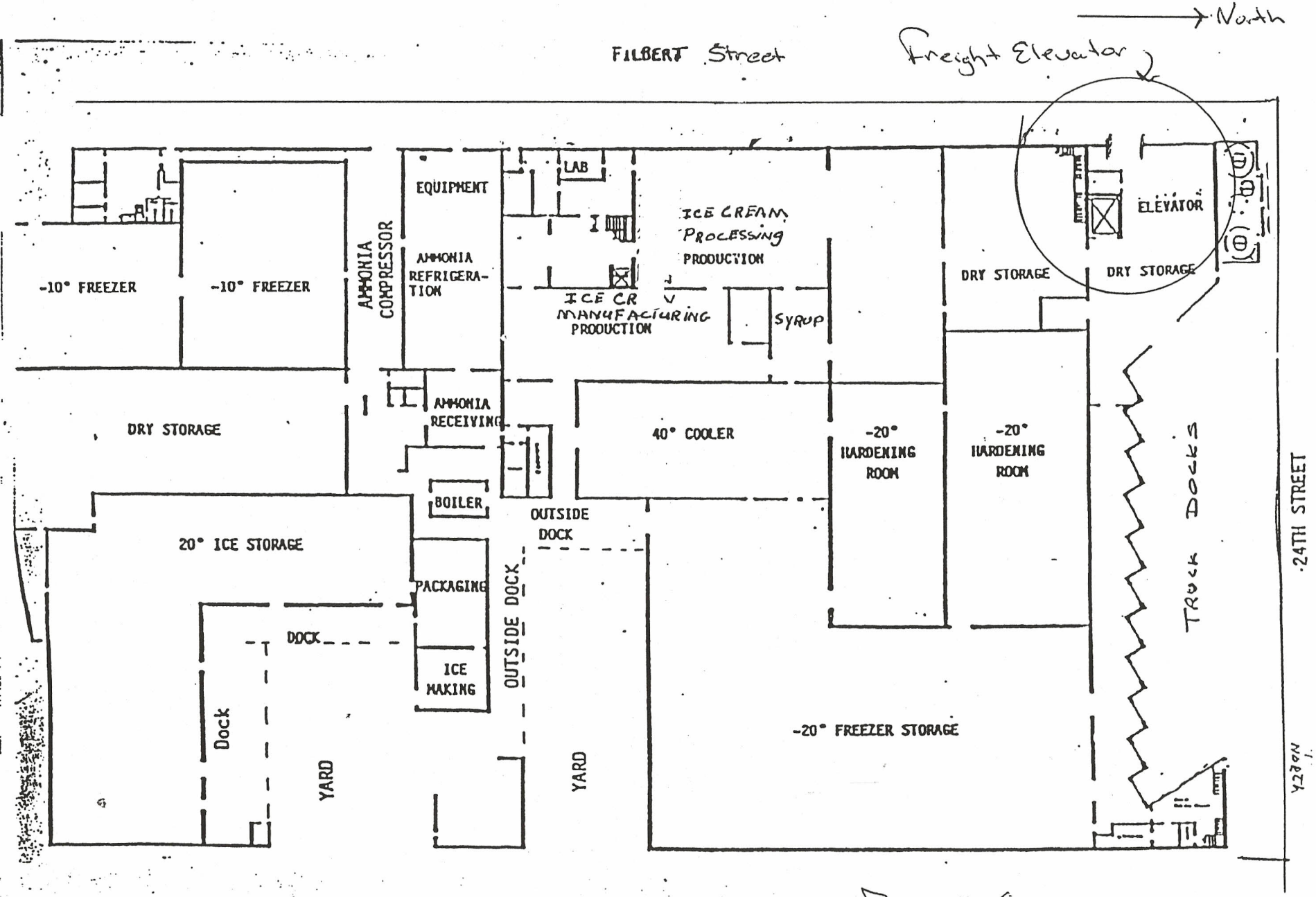
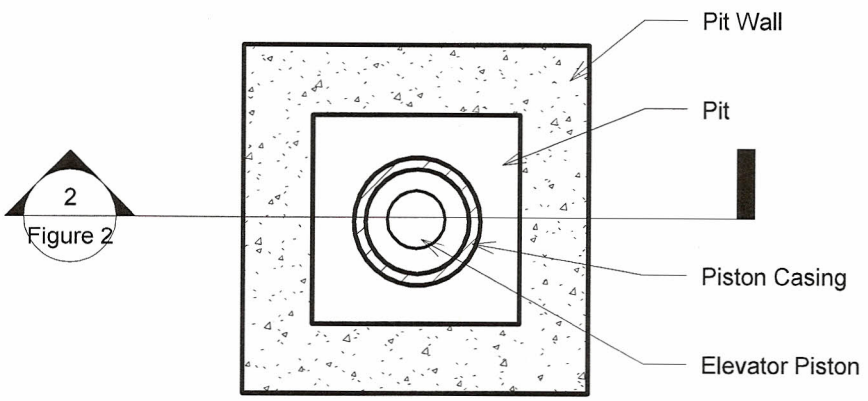


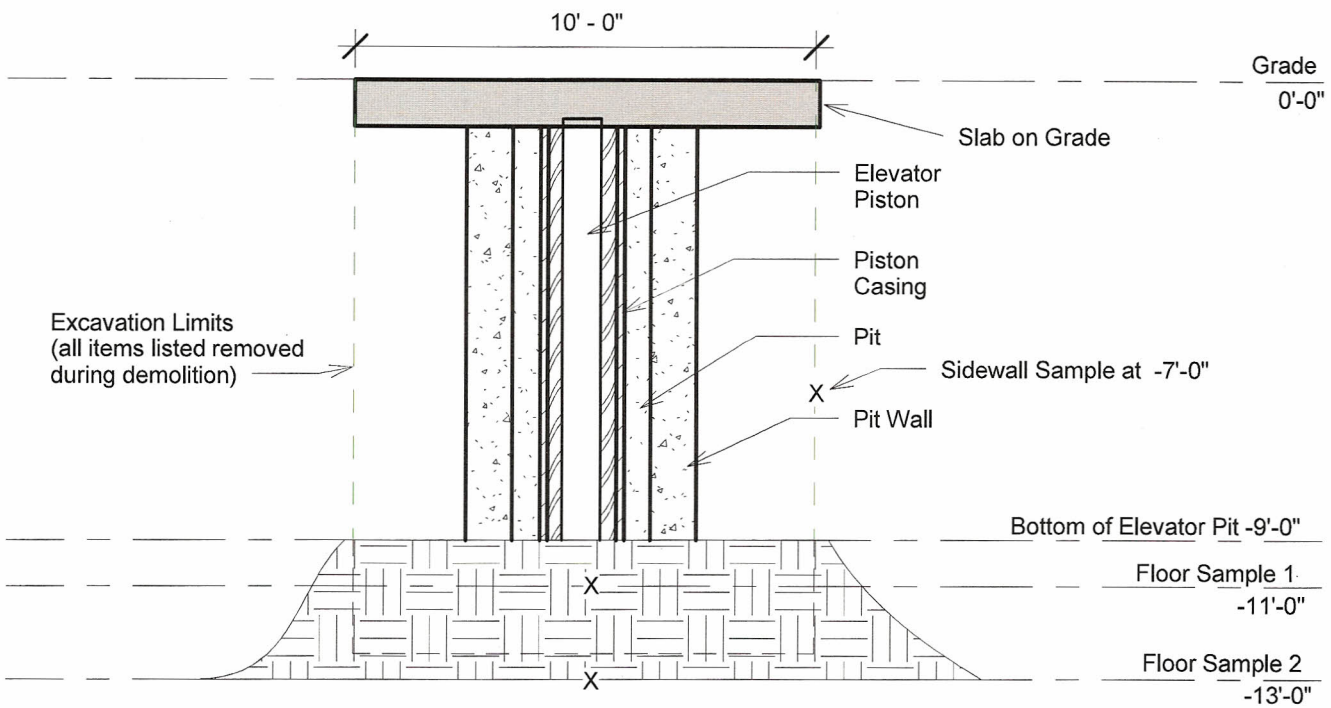
Figure 1

Freight Elevator location Map.



Elevator Pit Floor Plan

3/8" = 1'-0"



2 Section 1

1/4" = 1'-0"

X -Soil Sample Location

Nova Abatement & Construction Services, Inc. 3051 Research Drive Richmond, CA 94806 Phone 510-812-6469	**ICP Demolition**	Freight Elevator Piston Removal and Soil Sample Location Map Project number: Project Number Date: 2/3/15 Drawn by: Author Checked by: Steve Schwartz Scale: As indicated **Figure 2**

2/5/2015 4:04:13 PM

ATTACHMENT 1

LABORATORY ANALYTICAL REPORTS

McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 1501827

Report Created for: Nova Abatement & Construction Services, Inc.
3051 Research Drive
Richmond, CA 94806

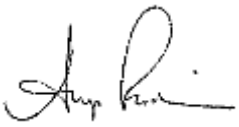
Project Contact: Steve Schwartz
Project P.O.:
Project Name: ICP

Project Received: 01/28/2015

Analytical Report reviewed & approved for release on 01/29/2015 by:

Question about your data?

Click here to email McCampbell



Angela Rydelius,
Laboratory Manager

McCampbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Glossary of Terms & Qualifier Definitions

Client: Nova Abatement & Construction Services, Inc.
Project: ICP
WorkOrder: 1501827

Glossary Abbreviation

95% Interval	95% Confident Interval
DF	Dilution Factor
DUP	Duplicate
EDL	Estimated Detection Limit
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
MB	Method Blank
MB % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
ND	Not detected at or above the indicated MDL or RL
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit (The RL is the lowest calibration standard in a multipoint calibration.)
RPD	Relative Percent Deviation
RRT	Relative Retention Time
SPK Val	Spike Value
SPKRef Val	Spike Reference Value
TEQ	Toxicity Equivalence

Analytical Qualifiers

e2	diesel range compounds are significant; no recognizable pattern
e7	oil range compounds are significant

McCampbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Analytical Report

Client:	Nova Abatement & Construction Services, Inc.	**WorkOrder:**	1501827
Project:	ICP	**Extraction Method:**	SW3550B
Date Received:	1/28/15 12:19	**Analytical Method:**	SW8015B
Date Prepared:	1/28/15	**Unit:**	mg/Kg

Total Extractable Petroleum Hydrocarbons

Client ID	Lab ID	Matrix/ExtType	Date Collected	Instrument	Batch ID
ICP-Sidewall	**1501827-001A**	**Soil**	**01/27/2015**	**GC11B**	**100445**

Analytes	Result	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	1.0	1	01/28/2015 19:35
TPH-Hydraulic Oil (C18-C36)	ND	5.0	1	01/28/2015 19:35

Surrogates	REC (%)	Limits	
C9	107	70-130	01/28/2015 19:35

Analyst(s): TK

Client ID	Lab ID	Matrix/ExtType	Date Collected	Instrument	Batch ID
ICP-Floor	**1501827-002A**	**Soil**	**01/27/2015**	**GC11B**	**100445**

Analytes	Result	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	**3.6**	1.0	1	01/28/2015 21:52
TPH-Hydraulic Oil (C18-C36)	**29**	5.0	1	01/28/2015 21:52

Surrogates	REC (%)	Limits	Analytical Comments: e7,e2	
C9	108	70-130		01/28/2015 21:52

Analyst(s): TK

McCampbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Quality Control Report

Client:	Nova Abatement & Construction Services, Inc.	**WorkOrder:**	1501827
Date Prepared:	1/27/15	**BatchID:**	100445
Date Analyzed:	1/27/15	**Extraction Method:**	SW3550B
Instrument:	GC2A	**Analytical Method:**	SW8015B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	ICP	**Sample ID:**	MB/LCS-100445 1501769-001AMS/MSD

QC Summary Report for SW8015B

Analyte	MB Result	LCS Result	RL	SPK Val	MB SS %REC	LCS %REC	LCS Limits
TPH-Diesel (C10-C23)	ND	40.1	1.0	40	-	98	70-130
TPH-Motor Oil (C18-C36)	ND	-	5.0	-	-	-	-
Surrogate Recovery							
C9	26.2	26.2		25	105	105	70-130

Analyte	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
TPH-Diesel (C10-C23)	50.6	51.9	40	8.421	106	109	70-130	2.40	30
Surrogate Recovery									
C9	26.1	26.2	25		104	105	70-130	0.435	30

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1501827 **ClientCode: NACS**

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ☐ EQuIS ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Report to:
Steve Schwartz
Nova Abatement & Construction Service
3051 Research Drive
Richmond, CA 94806
(510) 669-0256 FAX: (510) 758-7692

Email: sschwartz1@sbcglobal.net
cc/3rd Party:
PO:
ProjectNo: ICP

Bill to:
Accounts Payable
Nova Abatement & Construction Service
3051 Research Drive
Richmond,, CA 94806

Requested TAT: 1 day

Date Received: **01/28/2015**
Date Printed: **01/29/2015**

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
1501827-001	ICP-Sidewall	Soil	1/27/2015	☐	A											
1501827-002	ICP-Floor	Soil	1/27/2015	☐	A											

Test Legend:

1	TPH_S	2		3		4		5	
6		7		8		9		10	
11		12							

Prepared by: Erika Santos

Comments: 1 Day TAT

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

McCampbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

WORK ORDER SUMMARY

Client Name: NOVA ABATEMENT & CONSTRUCTION SERVICES, I
QC Level: LEVEL 2
Work Order: 1501827
Project: ICP
Client Contact: Steve Schwartz
Date Received: 1/28/2015
Comments: 1 Day TAT
Contact's Email: sschwartz1@sbcglobal.net

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ☐ Fax ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Lab ID	Client ID	Matrix	Test Name	Containers /Composites	Bottle & Preservative	De-chlorinated	Collection Date & Time	TAT	Sediment Content	Hold	SubOut
1501827-001A	ICP-Sidewall	Soil	SW8015B (TEPHs) <TPH-Diesel (C10-C23), TPH-Hydraulic Oil (C18-C36)>	1	Brass tube 2"x6"	☐	1/27/2015	1 day		☐	
1501827-002A	ICP-Floor	Soil	SW8015B (TEPHs) <TPH-Diesel (C10-C23), TPH-Hydraulic Oil (C18-C36)>	1	Brass tube 2"x6"	☐	1/27/2015	1 day		☐	

NOTES: - STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

1501827

McCampbell Analytical, Inc.

1534 Willow Pass Rd. / Pittsburg, Ca. 94565-1701
www.mccampbell.com / main@mccampbell.com
Telephone: (877) 252-9262 / Fax: (925) 252-9269

RUSH CHAIN OF CUSTODY RECORD

TURN AROUND TIME: RUSH ☐ 24 HR ☑ 48 HR ☐ 72 HR ☐ 5 DAY ☐

GeoTracker EDF ☐ PDF ☐ EDD ☐ Write On (DW) ☐ EQuIS ☐ 10 DAY ☐

Effluent Sample Requiring "J" flag ☐ **UST Clean Up Fund Project** ☐ ; **Claim #**_____

Report To: Nova | **Bill To:**

Company: Nova Abatement + Construction Services, Inc

3051 Research Dr.

Richmond, CA 94806 | **E-Mail:** sschwartz2@sbcglobal.net

Tele: (510) 812 6469 | **Fax:** ( )

Project #: ICP | **Project Name:** ICP

Project Location: Oakland/Fibert | **Purchase Order#**

Sampler Signature:

SAMPLE ID	Location/ Field Point Name	SAMPLING Date	SAMPLING Time	# Containers	MATRIX: Ground Water	Waste Water	Drinking Water	Sea \ Water	Soil	Air	Sludge	Other	METHOD PRESERVED: HCL	HNO_3	Other
ICP-Sidewall		1/27		1					X						
ICP-Floor		1		1					X						

Analysis Request

SAMPLE ID	BTEX & TPH as Gas (8021/ 8015 or 8260) / MTBE	TPH as Diesel (8015) + HP	Total Petroleum Oil & Grease (1664 / 5520 E/B&F)	Total Petroleum Hydrocarbons (418.1)	MTBE / BTEX ONLY (EPA 8260/ 8021)	EPA 505/ 608 / 8081 (Cl Pesticides)	EPA 608 / 8082 PCB's ; Aroclors / Congeners	EPA 507 / 8141 (NP Pesticides)	EPA 515 / 8151 (Acidic Cl Herbicides)	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525.2 / 625 / 8270 (SVOCs)	EPA 8270 SIM / 8310 (PAHs / PNAs)	CAM 17 Metals (200.7 / 200.8 / 6010 / 6020)	LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020)	Metals (200.7 / 200.8 / 6010 / 6020)	Filter sample for DISSOLVED metals analysis
ICP-Sidewall		X														
ICP-Floor		X														

****MAI clients MUST disclose any dangerous chemicals known to be present in their submitted samples in concentrations that may cause immediate harm or serious future health endangerment as a result of brief, gloved, open air, sample handling by MAI staff. Non-disclosure incurs an immediate $250 surcharge and the client is subject to full legal liability for harm suffered. Thank you for your understanding and for allowing us to work safely.**

Relinquished By:	Date:	Time:	Received By:
	1/28/15	1155	
Relinquished By:	Date:	Time:	Received By:
Relinquished By:	Date:	Time:	Received By:

ICE/t° 22.5
GOOD CONDITION_____
HEAD SPACE ABSENT_____
DECHLORINATED IN LAB_____
APPROPRIATE CONTAINERS_____
PRESERVED IN LAB_____

VOAS O&G METALS OTHER HAZARDOUS:
PRESERVATION_____ pH<2_____

COMMENTS:

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Sample Receipt Checklist

Client Name:	**Nova Abatement & Construction Services, Inc.**	Date and Time Received:	**1/28/2015 12:19:08 PM**
Project Name:	**ICP**	LogIn Reviewed by:	Erika Santos
WorkOrder №:	**1501827** Matrix: Soil	Carrier:	Client Drop-In

Chain of Custody (COC) Information

Chain of custody present?	Yes	☑	No	☐	
Chain of custody signed when relinquished and received?	Yes	☑	No	☐	
Chain of custody agrees with sample labels?	Yes	☑	No	☐	
Sample IDs noted by Client on COC?	Yes	☑	No	☐	
Date and Time of collection noted by Client on COC?	Yes	☑	No	☐	
Sampler's name noted on COC?	Yes	☐	No	☑	

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes	☐	No	☐	NA ☑
Shipping container/cooler in good condition?	Yes	☑	No	☐	
Samples in proper containers/bottles?	Yes	☑	No	☐	
Sample containers intact?	Yes	☑	No	☐	
Sufficient sample volume for indicated test?	Yes	☑	No	☐	

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes	☑	No	☐	
Sample/Temp Blank temperature	Temp: 22.5°C				NA ☐
Water - VOA vials have zero headspace / no bubbles?	Yes	☐	No	☐	NA ☑
Sample labels checked for correct preservation?	Yes	☑	No	☐	
pH acceptable upon receipt (Metal: <2; 522: <4; 218.7: >8)?	Yes	☐	No	☐	NA ☑
Samples Received on Ice?	Yes	☐	No	☑	

UCMR3 Samples:

Total Chlorine tested and acceptable upon receipt for EPA 522?	Yes	☐	No	☐	NA ☑
Free Chlorine tested and acceptable upon receipt for EPA 218.7, 300.1, 537, 539?	Yes	☐	No	☐	NA ☑

** NOTE: If the "No" box is checked, see comments below.*

Comments:

McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 1501928

Report Created for: Nova Abatement & Construction Services, Inc.
3051 Research Drive
Richmond, CA 94806

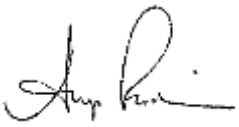
Project Contact: Steve Schwartz
Project P.O.:
Project Name: ICP-Oakland

Project Received: 01/30/2015

Analytical Report reviewed & approved for release on 02/02/2015 by:

Question about your data?

Click here to email McCampbell



Angela Rydelius,
Laboratory Manager

McCampbell Analytical, Inc.
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Glossary of Terms & Qualifier Definitions

Client: Nova Abatement & Construction Services, Inc.
Project: ICP-Oakland
WorkOrder: 1501928

Glossary Abbreviation

95% Interval	95% Confident Interval
DF	Dilution Factor
DUP	Duplicate
EDL	Estimated Detection Limit
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
MB	Method Blank
MB % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
ND	Not detected at or above the indicated MDL or RL
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit (The RL is the lowest calibration standard in a multipoint calibration.)
RPD	Relative Percent Deviation
RRT	Relative Retention Time
SPK Val	Spike Value
SPKRef Val	Spike Reference Value
TEQ	Toxicity Equivalence

Analytical Qualifiers

e2	diesel range compounds are significant; no recognizable pattern
e7	oil range compounds are significant

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Analytical Report

Client:	Nova Abatement & Construction Services, Inc.	**WorkOrder:**	1501928
Project:	ICP-Oakland	**Extraction Method:**	SW3550B
Date Received:	1/30/15 14:38	**Analytical Method:**	SW8015B
Date Prepared:	1/30/15	**Unit:**	mg/Kg

Total Extractable Petroleum Hydrocarbons

Client ID	Lab ID	Matrix/ExtType	Date Collected	Instrument	Batch ID
ICP-Floor 2	**1501928-001A**	**Soil**	**01/30/2015 13:00**	**GC6B**	**100560**

Analytes	Result	RL	DF	Date Analyzed
TPH-Hydraulic Oil (C18-C36)	**99**	5.0	1	02/02/2015 10:25

Surrogates	REC (%)	Limits	Analytical Comments: e7,e2	
C9	107	70-130		02/02/2015 10:25

Analyst(s): TK

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Quality Control Report

Client:	Nova Abatement & Construction Services, Inc.	**WorkOrder:**	1501928
Date Prepared:	1/29/15	**BatchID:**	100560
Date Analyzed:	1/29/15 - 1/30/15	**Extraction Method:**	SW3550B
Instrument:	GC6B	**Analytical Method:**	SW8015B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	ICP-Oakland	**Sample ID:**	MB/LCS-100560 1501893-001AMS/MSD

QC Summary Report for SW8015B

Analyte	MB Result	LCS Result	RL	SPK Val	MB SS %REC	LCS %REC	LCS Limits
TPH-Diesel (C10-C23)	ND	50.0	1.0	40	-	125	70-130
TPH-Motor Oil (C18-C36)	ND	-	5.0	-	-	-	-
Surrogate Recovery							
C9	26.3	26.0		25	105	104	70-130

Analyte	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
TPH-Diesel (C10-C23)	72.6	72.0	40	23.41	123	121	70-130	0.850	30
Surrogate Recovery									
C9	24.9	25.0	25		100	100	70-130	0	30

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Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1501928 **ClientCode: NACS**

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ☐ EQuIS ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Report to:
Steve Schwartz
Nova Abatement & Construction Service
3051 Research Drive
Richmond, CA 94806
(510) 669-0256 FAX: (510) 758-7692

Email: sschwartz1@sbcglobal.net
cc/3rd Party:
PO:
ProjectNo: ICP-Oakland

Bill to:
Accounts Payable
Nova Abatement & Construction Service
3051 Research Drive
Richmond, CA 94806

Requested TAT: 1 day
Date Received: 01/30/2015
Date Printed: 01/30/2015

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
1501928-001	ICP-Floor 2	Soil	1/30/2015 13:00	☐	A											

Test Legend:

1	TPH_S	2		3		4		5	
6		7		8		9		10	
11		12							

Prepared by: Erika Santos

Comments:

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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WORK ORDER SUMMARY

Client Name: NOVA ABATEMENT & CONSTRUCTION SERVICES, I
QC Level: LEVEL 2
Work Order: 1501928
Project: ICP-Oakland
Client Contact: Steve Schwartz
Date Received: 1/30/2015
Comments:
Contact's Email: sschwartz1@sbcglobal.net

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ☐ Fax ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Lab ID	Client ID	Matrix	Test Name	Containers /Composites	Bottle & Preservative	De-chlorinated	Collection Date & Time	TAT	Sediment Content	Hold	SubOut
1501928-001A	ICP-Floor 2	Soil	SW8015B (TEPHs) <TPH-Hydraulic Oil (C18-C36)>	1	Brass tube 2"x6"	☐	1/30/2015 13:00	1 day		☐	

NOTES: - STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

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RUSH

CHAIN OF CUSTODY RECORD

TURN AROUND TIME: RUSH ☐ 24 HR ☒ 48 HR ☐ 72 HR ☐ 5 DAY ☐

GeoTracker EDF ☐ PDF ☐ EDD ☐ Write On (DW) ☐ EQuIS ☐ 10 DAY ☐

Effluent Sample Requiring "J" flag ☐ **UST Clean Up Fund Project** ☐ **; Claim #**_____

Report To: Nova **Bill To:**

Company: Nova Abatement + Const Services

E-Mail: sschwartz@sbcglobal.net

Tele: (510) 812-6469 **Fax:** ( )

Project #: **Project Name:** ICP-Oakland

Project Location: ICP-Oakland **Purchase Order#**

Sampler Signature:

SAMPLE ID	Location/ Field Point Name	SAMPLING Date	SAMPLING Time	# Containers	MATRIX: Ground Water	Waste Water	Drinking Water	Sea \ Water	Soil	Air	Sludge	Other	METHOD PRESERVED: HCL	HNO_3	Other	BTEX & TPH as Gas (8021/ 8015 or 8260) / MTBE	TPH as Diesel (8015) H2	Total Petroleum Oil & Grease (1664 / 5520 E/B&F)	Total Petroleum Hydrocarbons (418.1)	MTBE / BTEX ONLY (EPA 8260/ 8021)	EPA 505/ 608 / 8081 (Cl Pesticides)	EPA 608 / 8082 PCB's ; Aroclors / Congeners	EPA 507 / 8141 (NP Pesticides)	EPA 515 / 8151 (Acidic Cl Herbicides)	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525.2 / 625 / 8270 (SVOCs)	EPA 8270 SIM / 8310 (PAHs / PNAs)	CAM 17 Metals (200.7 / 200.8 / 6010 / 6020)	LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020)	Metals (200.7 / 200.8 / 6010 / 6020)	Filter sample for DISSOLVED metals analysis
ICP-Floor 2		1/30/15	1300	1					X								X															

Analysis Request

**MAI clients MUST disclose any dangerous chemicals known to be present in their submitted samples in concentrations that may cause immediate harm or serious future health endangerment as a result of brief, gloved, open air, sample handling by MAI staff. Non-disclosure incurs an immediate $250 surcharge and the client is subject to full legal liability for harm suffered. Thank you for your understanding and for allowing us to work safely.

Relinquished By:	Date:	Time:	Received By:
	1/30/15	1535	
Relinquished By:	Date:	Time:	Received By:
Relinquished By:	Date:	Time:	Received By:

ICE/t° 24.4
GOOD CONDITION_____
HEAD SPACE ABSENT_____
DECHLORINATED IN LAB_____
APPROPRIATE CONTAINERS_____
PRESERVED IN LAB_____

COMMENTS: Hydraulic O.K. Rush

VOAS O&G METALS OTHER HAZARDOUS:
PRESERVATION_____ pH<2_____

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Sample Receipt Checklist

Client Name:	**Nova Abatement & Construction Services, Inc.**	Date and Time Received:	**1/30/2015 2:38:00 PM**
Project Name:	**ICP-Oakland**	LogIn Reviewed by:	Erika Santos
WorkOrder №:	**1501928** Matrix: Soil	Carrier:	Client Drop-In

Chain of Custody (COC) Information

Chain of custody present?	Yes	☑	No	☐	
Chain of custody signed when relinquished and received?	Yes	☑	No	☐	
Chain of custody agrees with sample labels?	Yes	☑	No	☐	
Sample IDs noted by Client on COC?	Yes	☑	No	☐	
Date and Time of collection noted by Client on COC?	Yes	☑	No	☐	
Sampler's name noted on COC?	Yes	☑	No	☐	

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes	☐	No	☐	NA ☑
Shipping container/cooler in good condition?	Yes	☑	No	☐	
Samples in proper containers/bottles?	Yes	☑	No	☐	
Sample containers intact?	Yes	☑	No	☐	
Sufficient sample volume for indicated test?	Yes	☑	No	☐	

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes	☑	No	☐	
Sample/Temp Blank temperature	Temp: 24.4°C				NA ☐
Water - VOA vials have zero headspace / no bubbles?	Yes	☐	No	☐	NA ☑
Sample labels checked for correct preservation?	Yes	☑	No	☐	
pH acceptable upon receipt (Metal: <2; 522: <4; 218.7: >8)?	Yes	☐	No	☐	NA ☑
Samples Received on Ice?	Yes	☐	No	☑	

UCMR3 Samples:

Total Chlorine tested and acceptable upon receipt for EPA 522?	Yes	☐	No	☐	NA ☑
Free Chlorine tested and acceptable upon receipt for EPA 218.7, 300.1, 537, 539?	Yes	☐	No	☐	NA ☑

** NOTE: If the "No" box is checked, see comments below.*

Comments: