ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
COLLEEN CHAWA, Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

February 26, 2018

Wheeler David B
927 Main St,
Pleasanton, CA 94566-6072

Autogal, Inc. Agent: The Prentice-Hall Corporation System, Inc.
2711 Centerville Road Suite 400
Wilmington, DE 19808

C&H Development Co
43 Panoramic Way
Walnut Creek, CA 94595-1605

Sun Paul C & Alice T TRS
PO Box 117941
Burlingame, CA 94011-7941
(*Sent via email to* dsun@dsunlaw.com)

Gross Morey & Ethel & Lane Peggy
915 Main St,
Pleasanton, CA 94566-8218

C&H Development Co Hirst Bradley A & Sandra L TRS
43 Panoramic Way,
Walnut Creek, CA 94595-1605

Santa Rita Investment Company
915 Main St,
Pleasanton, CA 94566-8218

Hirst Bradley A & Sandra L TRS
205 Main St STE E,
Pleasanton, CA 94566-4500
(*Sent via email to* brad@equityenterprises.net)

Subject: Case Closure for Fuel Leak Case No. RO0003199 and GeoTracker Global ID T10000008158, Main Street Property, 927 Main Street, Pleasanton, CA 94566

Dear Responsible Parties

This letter transmits the enclosed Remedial Action Completion Certificate and Case Closure Summary for the subject leaking underground fuel tank case. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. This Remedial Action Completion Certificate and the case closure summary can also be viewed on the State Water Resources Control Board's GeoTracker website (http://geotracker.waterboards.ca.gov) and the Alameda County Environmental Health website (http://www.acgov.org/aceh/index.htm).

This site is closed with residual contamination that limit future land use to the current commercial land use as a food facility. Land use restrictions are described in the attached Case Closure Summary.

If you have any questions, please call Dilan Roe at (510) 567-6700. Thank you.

Sincerely,

Dilan Roe, P.E.
Chief, Land Water Division

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

cc w/enc.:

Colleen Winey (QIC 8021), Zone 7 Water Agency, 100 North Canyons Pkwy, Livermore, CA 94551 (*Sent via E-mail to: cwiney@zone7water.com*)

Danielle Stefani, Livermore-Pleasanton Fire Department, 3560 Nevada Street, Pleasanton, CA 94566 (*Sent via E-mail to: dstefani@lpfire.org*)

Christina Morales, City of Pleasanton Planning Services, 200 Old Bernal Avenue, Pleasanton, CA 94566 (*Sent via E-mail to: cmorales@cityofpleasantonca.gov*)

Lita Freeman, Environmental Risk Assessors, 1420 East Roseville Parkway, Roseville, CA 95661 (Sent via E-mail to: litafreeman@gmail.com)

Dilan Roe, ACDEH, (sent via e-mail to: dilan.roe@acgov.org)
eFile, GeoTracker.

ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
COLLEEN CHAWLA, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

REMEDIAL ACTION COMPLETION CERTIFICATION

February 23, 2018

Wheeler David B
927 Main St,
Pleasanton, CA 94566-6072

Autogal, Inc. Agent: The Prentice-Hall Corporation System, Inc.
2711 Centerville Road Suite 400
Wilmington, DE 19808

C&H Development Co
43 Panoramic Way
Walnut Creek, CA 94595-1605

Sun Paul C & Alice T TRS
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915 Main St,
Pleasanton, CA 94566-8218

Hirst Bradley A & Sandra L TRS
205 Main St STE E,
Pleasanton, CA 94566-4500
(*Sent via email to* brad@equityenterprises.net)

Subject: Case Closure for Fuel Leak Case No. RO0003199 and GeoTracker Global ID T10000008158, Main Street Property, 927 Main Street, Pleasanton, CA 94566

Dear Responsible Parties:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

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

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

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

Sincerely,

Ronald Browder
Director

Leaking Underground Storage Tank (LUST) Cleanup Site
Case Closure Summary Form
Main Street Property (T10000008158)

I. CASE INFORMATION

A. Facility/Site Address (Case Name & Address)

Project Name	Address
Main Street Property	927 Main Street, Pleasanton, CA 94566

B. Case Identification Numbers

Cleanup Oversight Agency	Case/ID No
Alameda County Local Oversight Program (LOP) - Lead Agency	RO0003199
San Francisco Bay RWQCB (Region 2)	N/A
State Water Board GeoTracker Global ID	T10000008158

C. Lead Agency Information

Agency Name:	Agency Address:	Agency Phone:
Alameda County Department of Environmental Health (ACDEH)	1131 Harbor Bay Parkway, Alameda, CA 94502-6577	(510) 567-6700
Case Worker:	LOP Supervisor:	Land Water Division Chief:
Dilan Roe, PE C73703	Paresh Khatri	Dilan Roe, PE C73703

D. Assessor Parcel Numbers (APNs)

Historic	APN 946-3370-7
Current	APN 946-3370-22

E. Alternate Addresses

N/A

II. RESPONSIBLE PARTY INFORMATION

Responsible Party(s):	Address:
Wheeler David B	927 Main St, Pleasanton, CA 94566-6072
C&H Development Co	43 Panoramic Way, Walnut Creek, CA 94595-1605
Gross Morey & Ethel & Lane Peggy	915 Main St, Pleasanton, CA 94566-8218
Santa Rita Investment Company	915 Main St, Pleasanton, CA 94566-8218
Autogal, Inc. Agent: The Prentice-Hall Corporation System, Inc.	2711 Centerville Road Suite 400, Wilmington, DE 19808
Sun Paul C & Alice T TRS	PO Box 117941, Burlingame, CA 94011-7941
C&H Development Co Hirst Bradley A & Sandra L TRS	43 Panoramic Way, Walnut Creek, CA 94595-1605
Hirst Bradley A & Sandra L TRS	205 Main St STE E, Pleasanton, CA 94566-4500

III. LAND USE, OPERATIONS & IMPROVEMENTS

Time Period	Description
At Time of Case Closure Commercial: Restaurant	The site is located on the west side of Main Street/ Santa Rita Road in a commercial area of Pleasanton. At the time of this case closure the approximately 8,115-square-foot parcel is developed with a 2,340 square feet single-story commercial building occupied by two restaurants, asphalt-paved parking areas and associated landscaping. This case has been evaluated for closure as a low risk site based on the configuration and land use at and in the immediate vicinity of the site at the time of closure. Future modifications to site improvements and/or land use at the site may change the low risk closure determination.
Historic Commercial: Auto Repair Facility, Gas & Oil Facility, and Car Wash	Alameda County Assessor's records indicate that the site (APN 946-3370-22) was formerly part of a larger parcel (APN 946-3370-7) that was subdivided into five parcels in 1978. Historic land use on APN 946-3370-7 included an auto repair facility which operated from the late 1930s until late 1960s; a gas and oil facility from late 1930s to early 1950s; and a car wash from the 1970s. The locations of two former building footprints and two former dispenser canopy footprints are partially located on APN 946-3370-22. No specific information on former operations, UST and pump island locations, auto maintenance areas, hazardous material use, and tank removals was identified in local regulatory agency files. Anomalies indicative of USTs or backfilled excavations were not identified during a geophysical survey conducted in 2016 on the larger historic parcel. APN 946-3370-22 was redeveloped in 1980 with the current building and asphalt parking lot.
Future	There are no known plans to redevelop the site in the near future.

IV. ASSOCIATED CLEANUP SITE IDENTIFICATION NUMBERS

Case Type	Lead Oversight Agency	Site ID	Potential Contaminants of Concern	Status (Open/Closed)
LUST[1]	ACDEH	T10000008158	TPH, VOCs, Metals	02-26-2018
SCP	N/A	N/A	N/A	N/A
DTSC	N/A	N/A	N/A	N/A
EPA	N/A	N/A	N/A	N/A
Post-Closure	N/A	N/A	N/A	N/A

[1] Refer to the California Environmental Protection Agency (Cal EPA) State Water Resources Control Boards GeoTracker database for case information: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000008158

V. CASE SUMMARY

A. Reason Case Opened

UST Cleanup Site Case No. RO0003199 was opened in 2016 by Alameda County Department of Environmental Health (ACDEH) to evaluate potential impacts to human health and the environment from historic releases of petroleum hydrocarbons to the subsurface from underground storage tank (UST) system(s) associated with historic land uses at the site. Other potential chemicals of concern from land uses at the site not associated with the release of petroleum hydrocarbons and related fuel constituents from the UST System(s) identified in Section V.B. below have not been evaluated in association with this case.

B. UST System Release Type

UST System Component	Size / Quantity	Material Stored	Status	URF Filing Date:
UST	Unknown	Unknown	Unknown	Not Filed
Dispenser	Unknown	Unknown	Unknown	Not Filed
Piping	Unknown	Unknown	Unknown	Not Filed

C. UST System Potential Contaminants of Concern (PCOCs)

Material Stored	Required Soil and Groundwater Analytes		Analytes Sampled in Media & Identified PCOCs (Sampled; PCOC)						
			S	GW	SW	SV	SS	IA	OA
Unknown Fuel & Unknown Oil	TPHg	Sampled	☒	☒	☐	☐	☐	☐	☐
		PCOC	☒	☒	☐	☒	☐	☐	☐
	TPHd	Sampled	☒	☒	☐	☐	☐	☐	☐
		PCOC	☒	☒	☐	☐	☐	☐	☐
	TPHmo	Sampled	☒	☒	☐	☐	☐	☐	☐
		PCOC	☒	☒	☐	☐	☐	☐	☐
	TPHss	Sampled	☒	☒	☐	☐	☐	☐	☐
		PCOC	☒	☒	☐	☐	☐	☐	☐
	BTEX	Sampled	☒	☒	☐	☒	☒	☒	☒
		PCOC	☒	☒	☐	☒	☒	☒	☒
	MTBE	Sampled	☒	☒	☐	☐	☐	☐	☐
		PCOC	☒	☒	☐	☐	☐	☐	☐
	Naphthalene	Sampled	☒	☒	☐	☒	☒	☒	☒
		PCOC	☒	☒	☐	☒	☒	☒	☒
	Metals: Cd, Cr, Pb, Ni, Zn	Sampled	☒	☒	☐	☐	☐	☐	☐
		PCOC	☒	☒	☐	☐	☐	☐	☐
	VOCs (full scan)	Sampled	☒	☒	☐	☒	☒	☒	☒
		PCOC	☒	☒	☐	☒	☒	☒	☒

VI. ADMINISTRATIVE, INSTITUTIONAL & ENGINEERING CONTROLS

A. Engineering Controls

Not Applicable

B. Administrative Controls

1) **Site Management Requirements:** Due to historic land use at the site and residual petroleum hydrocarbon subsurface contamination, the site has been closed with the following site management requirements:

   a. **Existing Site Improvements - Repair & Maintenance Activities:** Any repair or maintenance activity of existing site improvements in areas of residual contamination requires planning and implementation of appropriate health and safety procedures prior to and during excavation activities. These activities include repair or maintenance of existing foundations, utility lines, hardscape, landscaping or other work occurring beneath the grade level of the existing finished surface**. Activities covered under this category do not include modifications or redevelopment activities described below.**

      Each contractor shall be responsible for the safety of its employees and site visitors and must adhere to a site-specific health and safety plan prepared for the work in accordance with California Occupational Safety and Health Administration requirements and use properly trained personnel in accordance with California Code of Regulations, Title 29, Part 1910.120 Hazardous Waste Operations and Emergency Response (HAZWOPER) standards.

      Please note that the site management requirements associated with this case are specific to petroleum hydrocarbon contamination related to historic releases from UST systems and do not address other site contamination that may be in the subsurface from historic land use at and in the vicinity of the site.

   b. **Existing Site Improvements - Modifications.** Prior to permitting of any proposed modifications to the existing site improvements that include modifications to the foundation, subsurface utilities and/or hardscape or subsurface work, **the property owner and the local building and planning authority with permitting jurisdiction at the site must notify ACDEH** as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed modifications to assess risk to human health under the proposed changes.

   c. **Site Redevelopment.** Prior to permitting of any proposed site redevelopment including a change in land use to residential, or other conservative land use, **the property owner and the local building and planning authority with permitting jurisdiction at the site must notify ACDEH** as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed redevelopment to assess risk to human health under the proposed land use scenario from subsurface contamination associated all recognized environmental concerns at the site.

2) **Environmental Due Diligence.** ACDEH recommends that during the environmental due diligence process (initiated as part of activities including, but not limited to, property transactions, bank refinancing, and redevelopment) that parcels in the vicinity of the site be evaluated for risk from and exposure to potential chemicals of concern identified at this site.

C. Institutional Controls

Not Applicable

VII. LOCAL AGENCY SIGNATURES

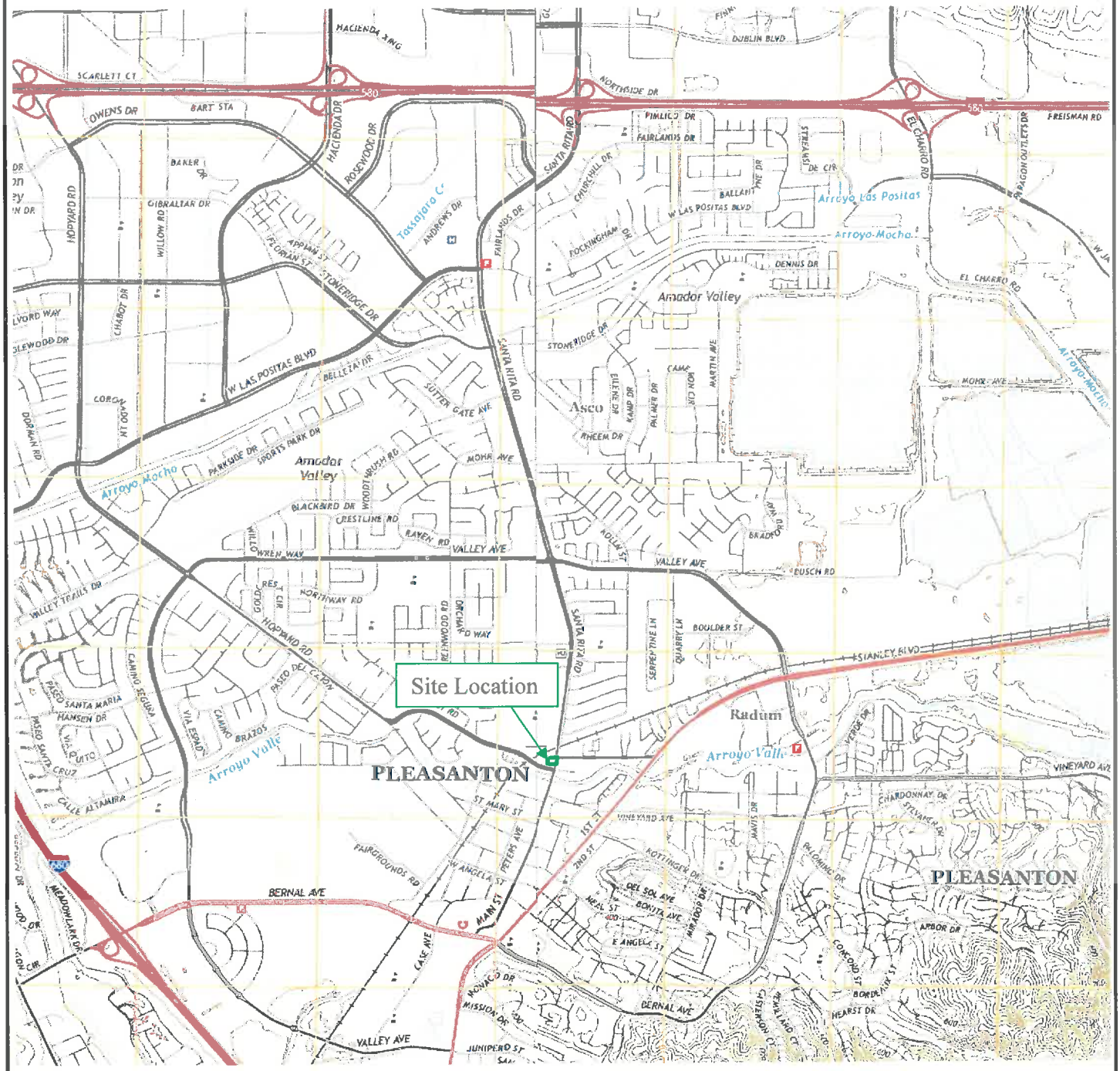
Dilan Roe, PE, C73703	Title: Chief, Land Water Division
Signature: Dilan Roe	Date: 2/26/2018
Paresh Khatri	LOP Supervisor
Signature:	Date: 2/26/2018
Tamami French	Title: Hazardous Materials Specialist
Signature: Tamami French	Date: 2/26/2018

This Case Closure Summary along with the Case Closure Transmittal letter and the Remedial Action Completion Certification provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. Additional information on the case can be viewed in the online case file. Case files can be viewed over the Internet on the Alameda County Department of Environmental Health (ACDEH) website (http://www.acgov.org/aceh/lop/ust.htm) or the State of California Water Resources Control Board GeoTracker website (http://geotracker.waterboards.ca.gov). Both databases should be reviewed to obtain a complete history.

Attachments:

Attachment 1– Historic, Current & Future Land Use Information (3 pages)
Attachment 2 - Responsible Party Information (13 pages)
Attachment 3 - Case Closure Public Notification Information (2 pages)
Attachment 4 – Geotracker LTCP Evaluation Checklist (1 page)
Attachment 5 – LTCP Media Specific Evaluation - Groundwater (16 pages)
Attachment 6 – LTCP Media Specific Evaluation - Vapor Intrusion (8 pages)
Attachment 7 – LTCP Media Specific Evaluation - Direct Contact (36 pages)
Attachment 8 – Figures with Sampling Locations
Attachment 9 – Boring Logs
Attachment 10 – Groundwater Data
Attachment 11 – Soil Data
Attachment 12 – Soil Vapor Data
Attachment 13 – Sensitive Receptor Data

ATTACHMENT 1



USGS Dublin and Livermore, California Quadrangle Topographic Maps, 2015

Legend
Site (boundaries approximate)

Scale
feet (approximate)
0 2000 4000

North

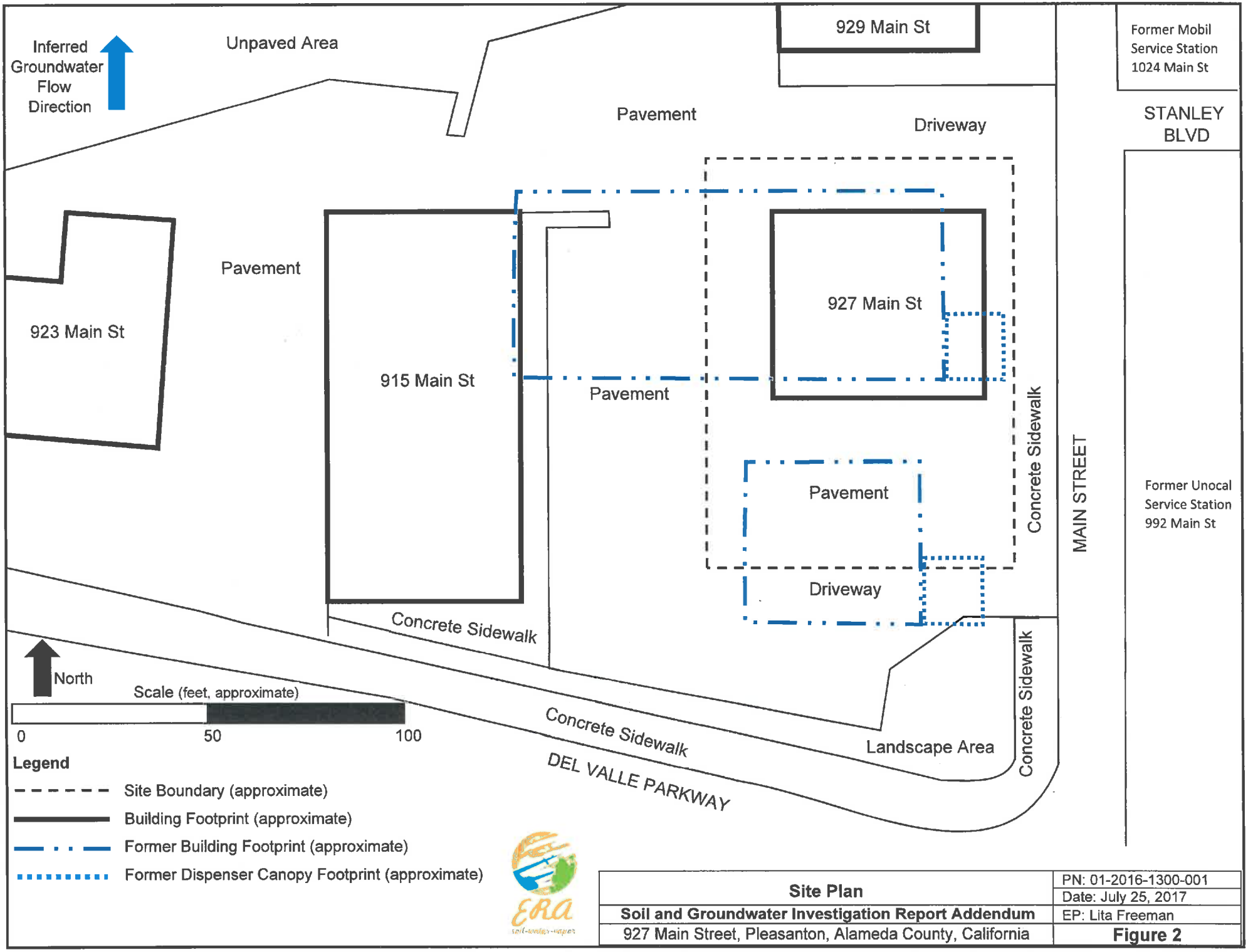
ERA	**Site Location Map**	PN: 01-2016-1300-001
		Date: July 25, 2017
	Soil and Groundwater Investigation Report Addendum	EP: Lita Freeman
	927 Main Street, Pleasanton, Alameda County, California	**Figure 1**

Google Maps Hanabi Sushi Restaurant

Hanabi Sushi Restaurant

4.5 ★★★★★ · 79 reviews

Sushi Restaurant



Site Plan	PN: 01-2016-1300-001
	Date: July 25, 2017
Soil and Groundwater Investigation Report Addendum	EP: Lita Freeman
927 Main Street, Pleasanton, Alameda County, California	**Figure 2**

ATTACHMENT 2

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
Rebecca Gebhart, Acting Director

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

June 3, 2016

Paul C. and Alice T. Sun, Trustees
Attn: Darrick D. Sun, Esq. *(Sent via E-mail to: dsun@dsunlaw.com)*
PO Box 117941
Burlingame, CA 94011-7941

C & H Development Co
address unknown

Bradley A. and Sandra L. Hirst, Trustees
c/o Equity Enterprises *(Sent via E-mail to: brad@equityenterprises.net)*
4460 Black Avenue, Suite L
Pleasanton, CA 94566

C & H Development Co.
Bradley A and Sandra L Hirst, Trustees
address unknown

Santa Rita Investment Company
address unknown

Morey and Ethel Gross and Peggy Lane
address unknown

David B. Wheeler
address unknown

Autogal, Inc.
Agent: The Prentice-Hall Corporation System, Inc.
address unknown

Subject: Revised Notice of Responsibility for Fuel Leak Case No. RO0003199 and GeoTracker Global ID T10000008158, Main Street Property, 927 Main Street, Pleasanton, CA 94566

Dear Responsible Parties:

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file for the above-referenced site. A Notice of Responsibility dated February 18, 2016 was sent out to THE above Responsible Parties. Due to inaccuracies in Attachment A, Responsible Parties Data Sheet, a revised Notice of Responsibility will be sent out on June 3, 2016. The identified Responsible Parties will remain the same.

If you have any questions, please call me at 510-567-6721 or send me an e-mail message at anne.jurek@acgov.org.

Sincerely,

Digitally signed by Anne Jurek
DN: cn=Anne Jurek, o, ou, email=anne.jurek@acgov.org, c=US
Date: 2016.06.03 11:28:48 -07'00'

Anne Jurek
Professional Technical Specialist II

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
Rebecca Gebhart, Acting Agency Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7011 3500 0003 1810 9625

February 18, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:
MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

Local ID: RO0003199
Related ID: NA
RWQCB ID: NA
Global ID: T10000008158

Responsible Party:

C & H DEVELOPMENT CO
43 PANORAMIC WAY
WALNUT CREEK, CA 94595-1605
(925) 932-2030

Date First Reported: 12/02/2015

Substance:
- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
- 12035 Waste Oil/Used Oil
- 8052413 Stoddard Solvent
- 7440020 Nickel; 7440473 Chromium; 7439921 Lead
- 13 Solvents

Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified C & H DEVELOPMENT CO as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker Anne Jurek at this office at (510) 567-6721 if you have questions regarding your site.

Ronald Browder Date: 02-19-2016

RONALD BROWDER, Acting Director
Contract Project Director

Action: Update
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
Rebecca Gebhart, Acting Agency Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7011 3500 0003 1810 9564

February 18, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:
MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

Local ID:	**RO0003199**
Related ID:	**NA**
RWQCB ID:	**NA**
Global ID:	**T10000008158**

Responsible Party:

C & H DEVELOPMENT CO
HIRST BRADLEY A & SANDRA L TRS
43 PANORAMIC WAY
WALNUT CREEK, CA 94595-1605

Date First Reported: 12/02/2015

Substance:
- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
- 12035 Waste Oil/Used Oil
- 8052413 Stoddard Solvent
- 7440020 Nickel; 7440473 Chromium; 7439921 Lead
- 13 Solvents

Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified C & H DEVELOPMENT CO HIRST BRADLEY A & SANDRA L TRS as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

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Please contact your caseworker Anne Jurek at this office at (510) 567-6721 if you have questions regarding your site.

Ronald Browder Date: 02-19-2016

RONALD BROWDER, Acting Director
Contract Project Director

Action:	Update
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
Rebecca Gebhart, Acting Agency Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7011 3500 0003 1810 9632

February 18, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:
MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

Local ID: RO0003199
Related ID: NA
RWQCB ID: NA
Global ID: T10000008158

Responsible Party:

WHEELER DAVID B
927 MAIN ST
PLEASANTON, CA 94566-6072

Date First Reported: 12/02/2015

Substance:
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- 13 Solvents

Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified WHEELER DAVID B as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker Anne Jurek at this office at (510) 567-6721 if you have questions regarding your site.

Ronald Browder Date: 02-19-2016

RONALD BROWDER, Acting Director
Contract Project Director

Action: Update
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
Rebecca Gebhart, Acting Agency Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7011 3500 0003 1810 9618

February 18, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:
MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

Local ID:	**RO0003199**
Related ID:	**NA**
RWQCB ID:	**NA**
Global ID:	**T10000008158**

Responsible Party:

GROSS MOREY & ETHEL & LANE PEGGY
915 MAIN ST
PLEASANTON, CA 94566-8218

Date First Reported: 12/02/2015

Substance:
- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
- 12035 Waste Oil/Used Oil
- 8052413 Stoddard Solvent
- 7440020 Nickel; 7440473 Chromium; 7439921 Lead
- 13 Solvents

Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified GROSS MOREY & ETHEL & LANE PEGGY as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker Anne Jurek at this office at (510) 567-6721 if you have questions regarding your site.

Ronald Browder Date: 02-19-2016

RONALD BROWDER, Acting Director
Contract Project Director

Action:	Update
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
Rebecca Gebhart, Acting Agency Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7011 3500 0003 1810 9601

February 18, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:
MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

Local ID:	**RO0003199**
Related ID:	**NA**
RWQCB ID:	**NA**
Global ID:	**T10000008158**

Responsible Party:

SANTA RITA INVESTMENT COMPANY
915 MAIN ST
PLEASANTON, CA 94566-8218

Date First Reported: 12/02/2015

Substance:
- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
- 12035 Waste Oil/Used Oil
- 8052413 Stoddard Solvent
- 7440020 Nickel; 7440473 Chromium; 7439921 Lead
- 13 Solvents

Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified SANTA RITA INVESTMENT COMPANY as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker Anne Jurek at this office at (510) 567-6721 if you have questions regarding your site.

Ronald Browder Date: 02-19-2016

RONALD BROWDER, Acting Director
Contract Project Director

Action:	Update
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
Rebecca Gebhart, Acting Agency Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7011 3500 0003 1810 9595

February 18, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:
MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

Local ID:	**RO0003199**
Related ID:	**NA**
RWQCB ID:	**NA**
Global ID:	**T10000008158**

Responsible Party:

AUTOGAL, INC.
Agent: The Prentice-Hall Corporation System Inc.
2711 CENTERVILLE ROAD SUITE 400
WILMINGTON, DE 19808

Date First Reported: 12/02/2015

Substance:
- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
- 12035 Waste Oil/Used Oil
- 8052413 Stoddard Solvent
- 7440020 Nickel; 7440473 Chromium; 7439921 Lead
- 13 Solvents

Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified AUTOGAL, INC. as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

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Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker Anne Jurek at this office at (510) 567-6721 if you have questions regarding your site.

Ronald Browder Date: 02-19-2016

RONALD BROWDER, Acting Director
Contract Project Director

Action:	Update
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
Rebecca Gebhart, Acting Agency Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7011 3500 0003 1810 9588

February 18, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:
MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

Local ID:	**RO0003199**
Related ID:	**NA**
RWQCB ID:	**NA**
Global ID:	**T10000008158**

Responsible Party:

SUN PAUL C & ALICE T TRS
PO BOX 117941
BURLINGAME, CA 94011-7941

Date First Reported: 12/02/2015

Substance:
- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
- 12035 Waste Oil/Used Oil
- 8052413 Stoddard Solvent
- 7440020 Nickel; 7440473 Chromium; 7439921 Lead
- 13 Solvents

Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified SUN PAUL C & ALICE T TRS as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

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Please contact your caseworker Anne Jurek at this office at (510) 567-6721 if you have questions regarding your site.

Ronald Browder Date: 02-19-2016

RONALD BROWDER, Acting Director
Contract Project Director

Action:	Update
Reason:	ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
Rebecca Gebhart, Acting Agency Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7011 3500 0003 1810 9571

February 18, 2016

NOTICE OF RESPONSIBILITY

Site Name & Address:
MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

Local ID: RO0003199
Related ID: NA
RWQCB ID: NA
Global ID: T10000008158

Responsible Party:

HIRST BRADLEY A & SANDRA L TRS
205 MAIN ST STE E
PLEASANTON, CA 94566-4500

Date First Reported: 12/02/2015

Substance:
- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)
- 12035 Waste Oil/Used Oil
- 8052413 Stoddard Solvent
- 7440020 Nickel; 7440473 Chromium; 7439921 Lead
- 13 Solvents

Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified HIRST BRADLEY A & SANDRA L TRS as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

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Please contact your caseworker Anne Jurek at this office at (510) 567-6721 if you have questions regarding your site.

Ronald Browder Date: 02-19-2016

RONALD BROWDER, Acting Director
Contract Project Director

Action: Update
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

February 18, 2016

Site Name & Address:

MAIN STREET PROPERTY
927 MAIN ST
PLEASANTON, CA 94566

Local ID:	**RO0003199**
Related ID:	**NA**
RWQCB ID:	**NA**
Global ID:	**T10000008158**

All Responsible Parties

RP has been named a Primary RP - WHEELER DAVID B
927 MAIN ST| PLEASANTON, CA 94566-6072| No Phone Number Listed

RP has been named a Primary RP - C & H DEVELOPMENT CO
43 PANORAMIC WAY | WALNUT CREEK, CA 94595-1605| (925) 932-2030

RP has been named a Primary RP - GROSS MOREY & ETHEL & LANE PEGGY
915 MAIN ST| PLEASANTON, CA 94566-8218| No Phone Number Listed

RP has been named a Primary RP - SANTA RITA INVESTMENT COMPANY
915 MAIN ST| PLEASANTON, CA 94566-8218| No Phone Number Listed

RP has been named a Primary RP – AUTOGAL, INC.
AGENT: THE PRENTICE-HALL CORPORATION SYSTEM, INC.| 2711 CENTERVILLE ROAD SUITE 400| WILMINGTON, DE 19808| No Phone Number Listed

RP has been named a Primary RP - SUN PAUL C & ALICE T TRS
PO BOX 117941| BURLINGAME, CA 94011-7941| No Phone Number Listed

RP has been named a Primary RP - C & H DEVELOPMENT CO HIRST BRADLEY A & SANDRA L TRS
43 PANORAMIC WAY| WALNUT CREEK, CA 94595-1605| No Phone Number Listed

RP has been named a Primary RP - HIRST BRADLEY A & SANDRA L TRS
205 MAIN ST STE E| PLEASANTON, CA 94566-4500| No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

February 18, 2016

Responsible Party Identification Background

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

Existence of Unauthorized Release

ACEH reviewed the following documents and records: a phase I environmental site assessment dated June 15, 2010; 1943 and 1953 Sanborn Fire Insurance maps; aerial photographs dated between 1939 and 2002; and a parcel map from the County of Alameda Assessor's Office. Findings from these documents indicate that between approximately 1943 and 1969, an auto repair/ gas and oil facility operated on the property at 927 Main Street, Pleasanton, CA 94566 (parcel number 946-3370-22) and a gas and oil facility operated on the property at 927 Main Street and on the property adjacent to the south at 915 Main Street, Pleasanton, CA 94566 (parcel number 946-3370-19). Because the gas and oil facility operated on parcel number 946-3370-22 and parcel number 946-3370-19, both property parcels are considered potential sources of an unauthorized release. No information at regulatory agencies exists regarding the operation or removal of any underground storage tanks. Due to the absence of tank removal documentation, it is possible that an underground storage system remains in place on one or both parcels.

In November 2015, two borings were advanced north and south of the building that is presently on parcel number 946-3370-22. Total petroleum hydrocarbons as diesel (TPHd) were detected in soil at concentrations up to 16 milligrams per kilogram (mg/kg). TPHd and total petroleum hydrocarbons as gasoline (TPHg) and Stoddard solvent (TPHss) were detected in groundwater at concentrations of up to 1,000 micrograms per liter (µg/L), 1,400 µg/L, and 1,400 µg/L, respectively. The detections of petroleum hydrocarbons in soil and groundwater beneath the location of the former gas and oil facilities on parcel number 946-3370-22 and parcel number 946-3370-19 indicate that a release occurred, and the release may have been secondary to the storage of petroleum on one or both parcels.

Responsible Party Identification

David B. Wheeler purchased parcel number 946-3370-7 on May 4, 1978. Parcel number 946-3370-7 was split into several parcels, which included parcel numbers 946-3370-22 and 946-3370-19. The individual, trustee(s), or the trust of David B. Wheeler are Responsible Parties because they owned parcel numbers 946-3370-22 and 946-3370-19 (Definition 3). Union Oil Company of California ("Union Oil"), a wholly-owned subsidiary of Unocal Corporation, acquired title of the property in March 1972. Through mergers and acquisitions, Chevron acquired Union Oil. Chevron Corporation, as a successor to Union Oil, meets the definition of a responsible party for the site because it owned or operated underground storage tanks used for the storage of any hazardous substance (Definition 1), owned the property where an unauthorized release occurred (Definition 3), and had control over underground storage tanks at the time of or following an unauthorized release of a hazardous substance (Definition 4).

C & H Development Company purchased parcel numbers 946-3370-22 and 946-3370-19 on May 4, 1978. C & H Development Company, or its trustee(s) or trust are Responsible Parties because they owned parcel numbers 946-3370-22 and 946-3370-19 (Definition 3).

Morey and Ethel Gross and Peggy Lane purchased parcel number 946-3370-19 on October 3, 1978. The individuals, trustee(s), or the trusts of Morey and Ethel Gross and Peggy Lane are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3).

Santa Rita Investment Company purchased parcel number 946-3370-19 from Morey and Ethel Gross and Peggy Lane on May 15, 1980. Autogal, NV, now known as Autogal, Inc., purchased parcel number 946-3370-19 from Santa Rita Investment Company on May 15, 1980. Paul C and Alice Sun purchased parcel number 946-3370-19 from Autogal, NV on May 15, 1980. Paul C and Alice T Sun Trustees purchased parcel number 946-3370-19 on January 10, 1983. Santa Rita Investment Company, or its trustee(s) or trusts are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3). Autogal Inc., or its trustee(s) or trusts are Responsible Parties because they owned parcel number 946-3370-19 (Definition 3). Paul C and Alice T Sun Trustees are Responsible Parties because they currently own parcel number 946-3370-19 (Definition 3).

C & H Development Company and Bradley A and Sandra L Hirst purchased parcel number 946-3370-22 on June 9, 1980. C & H Development Company and Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on November 9, 2000. Bradley A and Sandra L Hirst Trustees purchased parcel number 946-3370-22 on October 20, 2004. C & H Development Company or its trustees or trust are Responsible Parties because they owned parcel number 946-3370-22 (Definition 3). Bradley A and Sandra L Hirst Trustees are Responsible Parties because they currently own parcel number 946-3370-22 (Definition 3).

ATTACHMENT 3

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
REBECCA GEBHART, Interim Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

November 6, 2017

Bradley A & Sandra L Hirst, Trustees & Bradley Hirst et al.
c/o Equity Enterprises
4460 Black Avenue, Suite L
Pleasanton, CA 94566-6142
(*Sent via email to* brad@equityenterprises.net)

Paul C and Alice T Sun, Trustees
PO Box 117941
Burlingame, CA 94011-7941
(*Sent via email to* dsun@dsunlaw.com)

C&H Development Co
43 Panoramic Way
Walnut Creek, CA 94566-8218

Morey and Ethel Gross and Peggy Lane
915 Main Street
Pleasanton, CA 94566-8218

David B. Wheeler
927 Main Street
Pleasanton, CA 94566-6072

Santa Rita Investment Company
915 Main Street
Pleasanton, CA 94566-8218

C&H Development Co
Bradley A. and Sandra L Hirst, Trustees
43 Panoramic Way
Walnut Creek, CA 94595-1605

Autogal, Inc.
Agent: The Prentice-Hall Corporation System, Inc.
2711 Centerville Road Suite 400
Wilmington, DE 19808

Subject: Fuel Leak Case RO0003199 and GeoTracker Global ID T10000008158, Main Street Property, 927 Main Street, Pleasanton, CA

Ladies and Gentlemen:

Alameda County Department of Environmental Health (ACDEH) is considering closure of the above referenced fuel leak case. As you are aware, numerous site investigations and groundwater monitoring events for underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party. Thank you for returning the *List of Landowners Form* to ACDEH.

Public Participation

Public participation is a requirement for the case closure and Corrective Action Plan processes. In order to notify potentially affected members of the public of the potential fuel leak case closure, *Notification of Potential Case Closure* will be distributed to addresses in the immediate vicinity. The *Notification of Potential Case Closure* requests that landowners or residents submit any comments or questions to ACDEH regarding potential case closure. ACDEH will consider all comments from the public prior to potential case closure. ACDEH will provide you with written notification if any comments are received during the following Public Comment Period:

- **November 13, 2017 –** Public Comment Period Begins
- **January 12, 2018** – Public Comment Period Ends

Online case files are available for review at the following website: http://www.acgov.org/aceh/index.htm.

Should you have any questions, please contact me at (510) 567-6767 or send me an e-mail message at Tamami.french@acgov.org

Sincerely,

Dilan Roe

Dilan Roe, PE.
Chief – Land Water Division

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements/Obligations and Electronic Report Upload (ftp) Instructions

Attachment 2 - *Invitation to Comment – Potential Case Closure* and *Address List*

cc: Lita Freeman, Environmental Risk Assessors, 1420 East Roseville Parkway, Roseville, CA 95661 (Sent via E-mail to: litafreeman@gmail.com)
Dilan Roe, ACDEH, (sent via e-mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH, (sent via e-mail to: paresh.khatri@acgov.org)
Geotracker, Electronic File
Geotracker, Electronic File

Attachment 1

Responsible Party(ies) Legal Requirements / Obligations

REPORT REQUESTS

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

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to $10,000 per day for each day of violation.

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	**REVISION DATE:** May 15, 2014
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	**SUBJECT:** Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as **a single portable document format (PDF) with no password protection**.
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document**. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted**.
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

  RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

1) Obtain User Name and Password
   a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
      i) Send an e-mail to deh.loptoxic@acgov.org
   b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses**, and the **Case Numbers (RO# available in Geotracker) you will be posting for**.

2) Upload Files to the ftp Site
   a) Using Internet Explorer (IE4+), go to ftp://alcoftp1.acgov.org
      (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
   b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
   c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
   d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
   e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.

3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
   a) Send email to deh.loptoxic@acgov.org notify us that you have placed a report on our ftp site.
   b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
   c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
   d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
REBECCA GEBHART, Interim Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

INVITATION TO COMMENT-POTENTIAL CASE CLOSURE

MAIN STREET PROPERTY
927 MAIN STREET, PLEASANTON, CA 94566
FUEL LEAK CASE RO0003199
GEOTRACKER GLOBAL ID T10000008158

November 13, 2017

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-Threat Closure Policy. Therefore, ACDEH is considering closure of the fuel leak case. Due to the presence of residual contamination not addressed in the Low-Threat Closure Policy, a Site Cleanup Program case has been opened to address this contamination.

The public is invited to review and comment on the potential closure of the fuel leak case. This notice is being sent to the current occupants and landowners of the site and adjacent properties and other known interested parties. The entire case file can be viewed over the Internet on the ACDEH website (http://www.acgov.org/aceh/lop/ust.html) or the State of California Water Resources Control Board GeoTracker website (http://geotracker.waterboards.ca.gov). Please send written comments to Dilan Roe at the address below; all comments will be forwarded to the responsible parties. Comments received by January 12, 2018 will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACDEH caseworker, Dilan Roe at 510-567-6767 or by email at dilan.roe@acgov.org . Please refer to ACDEH case RO0003199 in any correspondence.

Sort APN	Parcel APN	Name	StreetAddress	Unit	City	Zip	Zip 4		
		OCCUPANT			CA				
094 019700100	94-197-1	CITY OF PLEASANTON	200 BERNAL AVE		PLEASANTON CA	94566			
094 019700100	94-197-1	OCCUPANT	890 MAIN ST		PLEASANTON CA	94566			
094 019800105	94-198-1-5	HULME PAUL L & HELGA A TRS	15222 MONTALVO HEIGHTS CT		SARATOGA CA	95070	6300		
094 019800105	94-198-1-5	OCCUPANT	900 MAIN ST		PLEASANTON CA	94566			
094 019900107	94-199-1-7	PLEASANTON ON MAIN LLC	156 DIABLO RD		DANVILLE CA	94526	3312		
094 019900107	94-199-1-7	OCCUPANT	1024 SANTA RITA RD		PLEASANTON CA	94566			
946 125003002	946-1250-30-2	W P CO 843-1-21-17	1700 FARNAM ST	10TH	OMAHA NE	68102	2022		
946 125003002	946-1250-30-2	OCCUPANT	BERNAL AVE		PLEASANTON CA	94566			
946 168901500	946-1689-15	HULME PAUL L & HELGA A TRS	15222 MONTALVO HEIGHTS CT		SARATOGA CA	95070	6300		
946 168901500	946-1689-15	OCCUPANT	4287 STANLEY BLVD		PLEASANTON CA	94566			
946 169100600	946-1691-6	DONDERO ROBERT J & STELLINIDONDERO JULIE A ETAL	1454 IRONGATE CT		PLEASANTON CA	94588	2891		
946 169100600	946-1691-6	OCCUPANT	4257 VERVAIS AVE		PLEASANTON CA	94566			
946 337000602	946-3370-6-2	BYRD ROBERT W & BERATLIS FAMILY LLC	205 NEAL ST		PLEASANTON CA	94566	7314		
946 337000602	946-3370-6-2	OCCUPANT	929 MAIN ST		PLEASANTON CA	94566			
946 337000901	946-3370-9-1	CITY OF PLEASANTON	PO BOX 520		PLEASANTON CA	94566	0802		
946 337000901	946-3370-9-1	OCCUPANT	4000 DEL VALLE PKWY		PLEASANTON CA	94566			
946 337000902	946-3370-9-2	CITY OF PLEASANTON	200 BERNAL AVE		PLEASANTON CA	94566			
946 337000902	946-3370-9-2	OCCUPANT	SANTA RITA RD		PLEASANTON CA	94566			
946 337001101	946-3370-11-1	CITY OF PLEASANTON	200 BERNAL AVE		PLEASANTON CA	94566			
946 337001101	946-3370-11-1	OCCUPANT	MAIN ST		PLEASANTON CA	94566			
946 337001300	946-3370-13	GARDNER DONALD R TR	4030 SCHOOL ST		PLEASANTON CA	94566	6216		
946 337001300	946-3370-13	OCCUPANT	923 MAIN ST		PLEASANTON CA	94566			
946 337001800	946-3370-18	W P CO 843-1-21-POR 16	1700 FARNAM ST	10TH	OMAHA NE	68102	2022		
946 337001800	946-3370-18	OCCUPANT	SANTA RITA RD		PLEASANTON CA	94566			
946 337001900	946-3370-19	SUN PAUL C & ALICE T TRS	P.O. BOX 117941		BURLINGAME CA	94011	7941		
946 337001900	946-3370-19	OCCUPANT	915 MAIN ST		PLEASANTON CA	94566			
946 337002000	946-3370-20	CITY OF PLEASANTON	200 BERNAL AVE		PLEASANTON CA	94566			
946 337002000	946-3370-20	OCCUPANT	SANTA RITA RD		PLEASANTON CA	94566			
946 337002100	946-3370-21	CITY OF PLEASANTON	200 BERNAL AVE		PLEASANTON CA	94566			
946 337002100	946-3370-21	OCCUPANT	SANTA RITA RD		PLEASANTON CA	94566			
		COLLEEN WINEY, ZONE 7 WATER AGENCY	100 N. CANYONS PARKWAY		LIVERMORE CA	94551		CWINEY@ZONE7WATER.COM	
		SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD	1515 CLAY STREET	SUITE 1400	OAKAND CA	94612		CHERIE MCCAULOU	CMCCAULOU@WATERBOARDS.CA.GOV
		ALAMEDA COUNTY DEPT OF ENVIRONMENTAL HEALTH CUPA	SUSAN.HUGO@ACGOV.ORG					SUSAN HUGO	
		CITY OF PLEASANTON PLANNING DIVISION	200 Old Bernal Avenue		PLEASANTON CA	94566		ADAM WEINSTEIN	

ATTACHMENT 4

MAIN STREET PROPERTY (T10000008158) - MAP THIS SITE

PUBLIC PAGE

927 MAIN ST
PLEASANTON , CA 94566
ALAMEDA COUNTY
LUST CLEANUP SITE (INFO)
STATUS: OPEN - ELIGIBLE FOR CLOSURE

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP *(LEAD)* - *CASE #: RO0003199* - *DILAN ROE* - *TAMAMI FRENCH*
SAN FRANCISCO BAY RWQCB (REGION 2) - *Cherie McCaulou*

THIS PROJECT WAS LAST MODIFIED BY *TAMAMI FRENCH* ON 2/1/2018 11:45:21 AM - HISTORY

CLOSURE POLICY

THIS VERSION IS IN PROGRESS AS OF 1/24/2018

CHECKLIST INITIATED ON 6/17/2016

CLOSURE POLICY HISTORY

General Criteria - *The site satisfies the policy general criteria* - CLEAR SECTION ANSWERS — **YES**

a. Is the unauthorized release located within the service area of a public water system?
Name of Water System : City of Pleasanton — (●) YES ( ) NO

b. The unauthorized release consists only of petroleum (info). — (●) YES ( ) NO

c. The unauthorized ("primary") release from the UST system has been stopped. — (●) YES ( ) NO

d. Free product has been removed to the maximum extent practicable (info). — (●) FP Not Encountered ( ) YES ( ) NO

e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed (info). — (●) YES ( ) NO

f. Secondary source has been removed to the extent practicable (info). — (●) YES ( ) NO

g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15. — ( ) Not Required (●) YES ( ) NO

h. Does a nuisance exist, as defined by Water Code section 13050. — ( ) YES (●) NO

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

EXEMPTION - Soil Only Case (Release has not Affected Groundwater - Info) — ( ) YES (●) NO

Does the site meet any of the Groundwater specific criteria scenarios? — (●) YES ( ) NO

1.1 - The contaminant plume that exceeds water quality objectives is <100 feet in length. There is no free product. The nearest existing water supply well or surface water body is >250 feet from the defined plume boundary. — (●) YES ( ) NO

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

EXEMPTION - Active Commercial Petroleum Fueling Facility — ( ) YES (●) NO

Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios? — (●) YES ( ) NO

2a - Scenario 3 (example): Dissolved Phase Benzene Concentrations Only in Groundwater (Low concentration groundwater scenarios with or without O2 measurements must satisfy one i, ii, or iii): — **YES**

i. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are <100 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building; and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone. — (●) YES ( ) NO

ii. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are >100 µg/L but <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 10 feet vertically between the dissolved phase benzene and the foundation of existing or potential building, and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone. — ( ) YES (●) NO

iii. For bioattenuation zone with oxygen ≥ 4% and benzene concentration are <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building, and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone. — ( ) YES (●) NO

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

EXEMPTION - The upper 10 feet of soil is free of petroleum contamination — ( ) YES (●) NO

Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios? — (●) YES ( ) NO

3(a) - Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in the following table (LINK) for the specified depth below ground surface. — (●) YES ( ) NO

Additional Information

This case should be kept OPEN in spite of meeting policy criteria. — ( ) YES (●) NO

Has this LTCP Checklist been updated for FY 17/18? — (●) YES ( ) NO

SPELL CHECK

Save Form as Partially Completed | Save Form as Complete

ATTACHMENT 5

Attachment 5 – Groundwater Evaluation and Data

LTCP GROUNDWATER MEDIA SPECIFIC CRITERIA - PETROLEUM							
Closure Scenario							
__ Site has not affected groundwater; _X_ **Scenario 1**; __ Scenario 2; __ Scenario 3; __ Scenario 4; __ Scenario 5; __ This case should be closed in spite of not meeting the groundwater specific media criteria							
Evaluation Criteria: Bold text indicates site specific data. Shading indicates LTCP criteria met.							
Site Specific Data		**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**	**Scenario 5**	
Plume Length	**< 100 feet (around 75 ft)**	<100 feet	<250 feet	<1,000 feet	<1,000 feet	The site does not meet scenarios 1 through 4; however, a determination has been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame.	
Free Product	**No free product**	No free product	No free product	Removed to maximum extent practicable	No free product		
Plume Stable or Decreasing	**Stable or decreasing**	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 years	Stable or decreasing		
Distance to Nearest Water Supply Well (from plume boundary)	**> 1,320 feet (DWR / ACPWA) >2,000 (GAMA)**	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet		
Distance to Nearest Surface Water Body (from plume boundary)	**Upgradient: 325 feet (Arroyo Del Valle) Downgradient: 7000 feet (Pleasanton Canal)**	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet		
Benzene Concentrations (µg/l)	**Historic Max: <0.62 Current Max: <0.62**	No criteria	<3,000	<1,000	<1,000		
MTBE Concentrations (µg/l)	**Historic Max: <1.2 Current Max: <1.2**	No criteria	<1,000	<1,000	<1,000		
Property Owner Willing to Accept a Land Use Restriction	**Not applicable**	Not applicable	Not applicable	Yes	Not applicable		

Notes: DWR = Department of Water Resources
ACPWA = Alameda County Public Works Agency
GAMA = Groundwater Ambient Monitoring Assessment (GeoTracker)

Attachment 5 – Groundwater Evaluation and Data

Analysis	
Plume Length	Defined to water quality objectives. (Contaminant plume that exceeds water quality objectives is less than 100 feet.)
Free Product	Not observed at site.
Plume Stability	Plume is stable in aerial extent. (The contaminant mass has expanded to its maximum extent defined as the distance from the release where attenuation exceeds migration.)
Water Supply Wells	An Alameda County Public Works Agency (ACPWA) and the Department of Water Resources (DWR) well survey indicate no public water supply wells, irrigation wells within 1,320 feet of the site. The well survey results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) website indicates there are no public water supply wells, irrigation wells, California Department of Public Health wells, Department of Pesticide Regulation wells located within a 2,000 foot radius of the site.
Surface Water Bodies	Pleasanton Canal is downgradient to the west at an approximate distance of 7000 feet. Arroyo Valle is upgradient at an approximate distance of 325 feet.

ATTACHMENT 6

Attachment 6 – Vapor Intrusion Evaluation and Data

LTCP VAPOR INTRUSION MEDIA SPECIFIC CRITERIA - PETROLEUM

Closure Scenario

Exemption: __ Active fueling station exempt from vapor specific criteria; Active as of date: _____

__ Scenario 1; __ Scenario 2; _X_ **Scenario 3(i)**; __ Scenario 3(ii); __Scenario3(iii) _**X**_ **Scenario 4(i)** without bioattenuation zone;__ Scenario 4(ii) with bioattenuation zone; __ Site specific risk assessment demonstrates human health is protected;
__ Exposure controlled through use of mitigation measures or institutional controls;
__ Case closed in spite of not meeting the vapor specific media criteria

Evaluation Criteria: Bold text indicates site specific data. Shading indicates LTCP criteria met.

Site Specific Data		**Scenario 1**	**Scenario 2**	**Scenario 3(i)**	**Scenario 3(ii)**	**Scenario 3(iii)**	**Scenario 4(i)**	**Scenario 4(ii)**
Unweathered LNAPL	**No LNAPL**	LNAPL in gw	LNAPL in soil	No LNAPL	No LNAPL	No LNAPL	No criteria	No criteria
Thickness of Bio attenuation Zone Beneath Foundation	**≥ 30 feet**	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	No criteria	≥ 5 feet
Depth to Shallowest Groundwater	**37 feet**	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥ 5 feet	≥ 5 feet	≥ 5 feet
Total TPH in Soil in Bioattenuation Zone	**61 mg/kg**	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	No criteria	<100 mg/kg
Maximum Current Benzene Concentration in Groundwater	**< 0.62 µg/L**	No criteria	No criteria	<100 µg/L	≥100 and <1,000 µg/L	<1,000 µg/L	No criteria	No criteria
Oxygen Data in Bioattenuation Zone	**No oxygen data**	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4%	No criteria	≥4% at bottom of zone
Soil Vapor Depth Beneath Foundation	**No soil vapor data**	No criteria	No criteria	No criteria	No criteria	No criteria	5 feet	5 feet
Benzene Concentrations (µg/m^3)	**Historic Max:3.3 Current Max:3.3**	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 85; Com: < 280	Res: < 85K; Com: < 280K
Ethylbenzene Concentrations (µg/m^3)	**Historic Max:2.2 Current Max:2.2**	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 1,100; Com: < 3,600	Res: < 1,100K; Com: < 3,600K
Naphthalene Concentrations (µg/m^3)	**Historic Max: 11 Current Max 11**	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 93; Com: < 310	Res: < 93K; Com: < 310K

LTCP VAPOR MEDIA SPECIFIC CRITERIA – PETROLEUM (cont.)	
Vapor Intrusion to Indoor Air Analysis	
Onsite	The site meets Scenario 3(i) and Scenario 4(i) of the Low Threat Closure Policy. Due to detections of naphthalene in a grab groundwater sample collected from soil boring SB-5 in the vicinity of the former dispenser island canopy and adjacent to the existing onsite building, soil gas were collected to evaluate potential vapor intrusion risk to occupants of the building. Indoor and outdoor air samples were also collected to evaluate potential vapor intrusion risk to occupants of the commercial building due to the unknown status and location of the UST System components, and thus potential contamination beneath the building. The indoor air samples had concentrations of naphthalene greater than the outdoor air samples, however due to location of the onsite parking immediately adjacent to the entrance of the building and the high traffic use of the building as a fast food restaurant the results of the indoor air and outdoor air were inconclusive. Additionally, the naphthalene levels detected in indoor air are below the San Francisco Bay Regional Water Quality Control Board's 2016 Environmental Screening Levels for indoor air.
Offsite	The petroleum hydrocarbon vapor plume does not extend offsite.

ATTACHMENT 7

Attachment 7 – Direct Contact Evaluation and Data

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE MEDIA SPECIFIC CRITERIA

Closure Scenario

__ Exemption (no petroleum hydrocarbons in upper 10 feet), **_X Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below,** __ Site-specific risk assessment, __ A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health, __ A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls, __ This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria.

Evaluation Criteria: Shading indicate LTCP criteria. Bold text indicates criteria met.

Are maximum concentrations less than those in Table 1 below?		Yes				
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 10 feet bgs (mg/kg)
Site Maximum	Benzene	**< 0.005**	**< 0.005**	**< 0.005**	**< 0.005**	**< 0.005**
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	**< 0.005**	**< 0.005**	**< 0.005**	**< 0.005**	**< 0.005**
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	**< 0.005**	**< 0.005**	**< 0.005**	**< 0.005**	**< 0.005**
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	----	------	----	-----	---
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5

Direct Contact and Outdoor Air Analysis

Onsite	This site meets the criteria for direct contact and outdoor air analysis. Sampling and analysis for PAHs is only necessary when soil is affected by either waste oil or Bunker C oil.
Offsite	The petroleum hydrocarbon soil contamination does not extend offsite.

ATTACHMENT 8

Property Boundary (approximate)

Former Building Footprint (approximate)

Former Dispenser Canopy Location (approximate)

Soil/Groundwater Sampling Location (ERA 2015)

Soil/Groundwater/Soil Gas Sampling Location (ERA 2016)

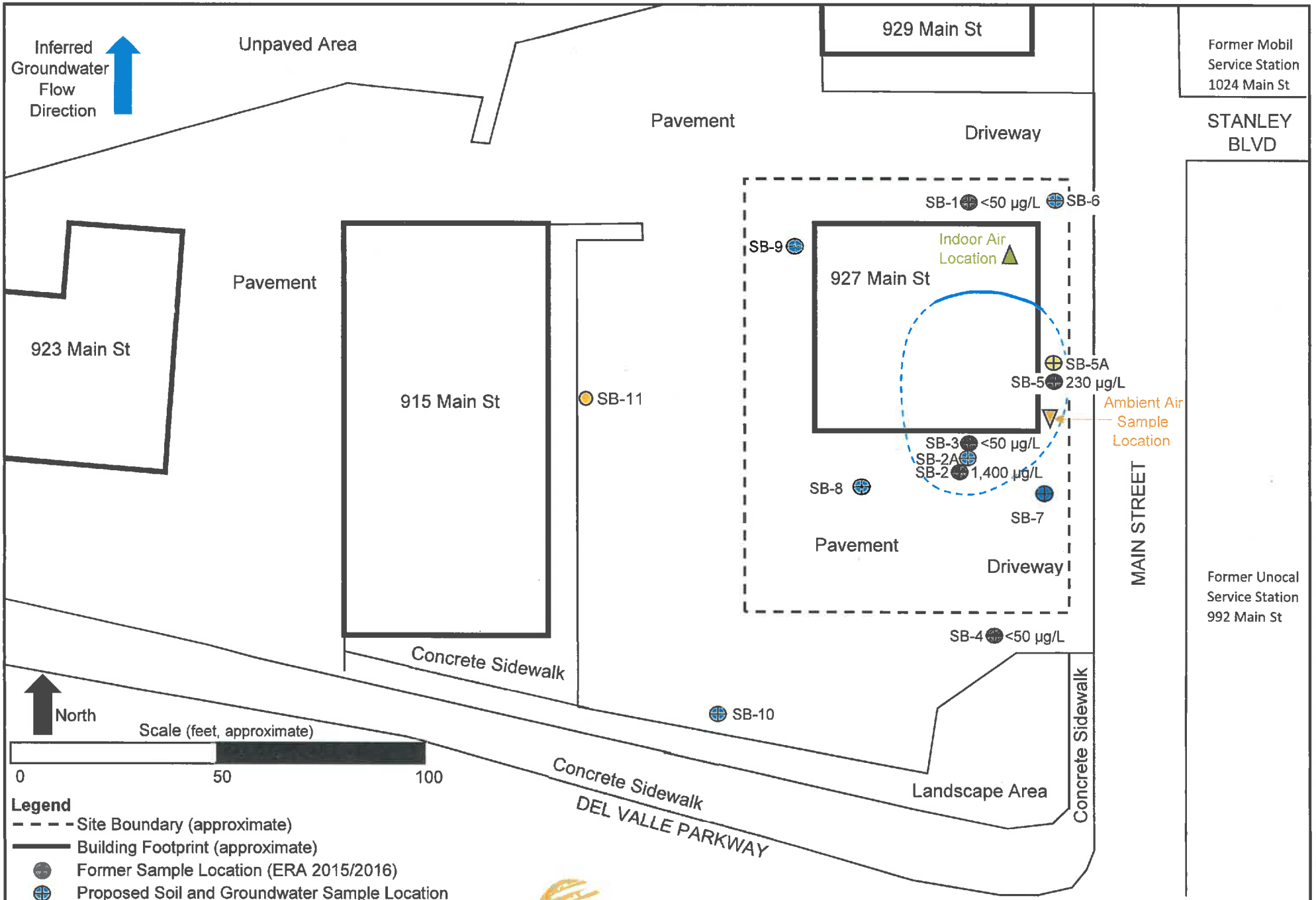
<0.5 Benzene Concentration (micrograms per liter)

North

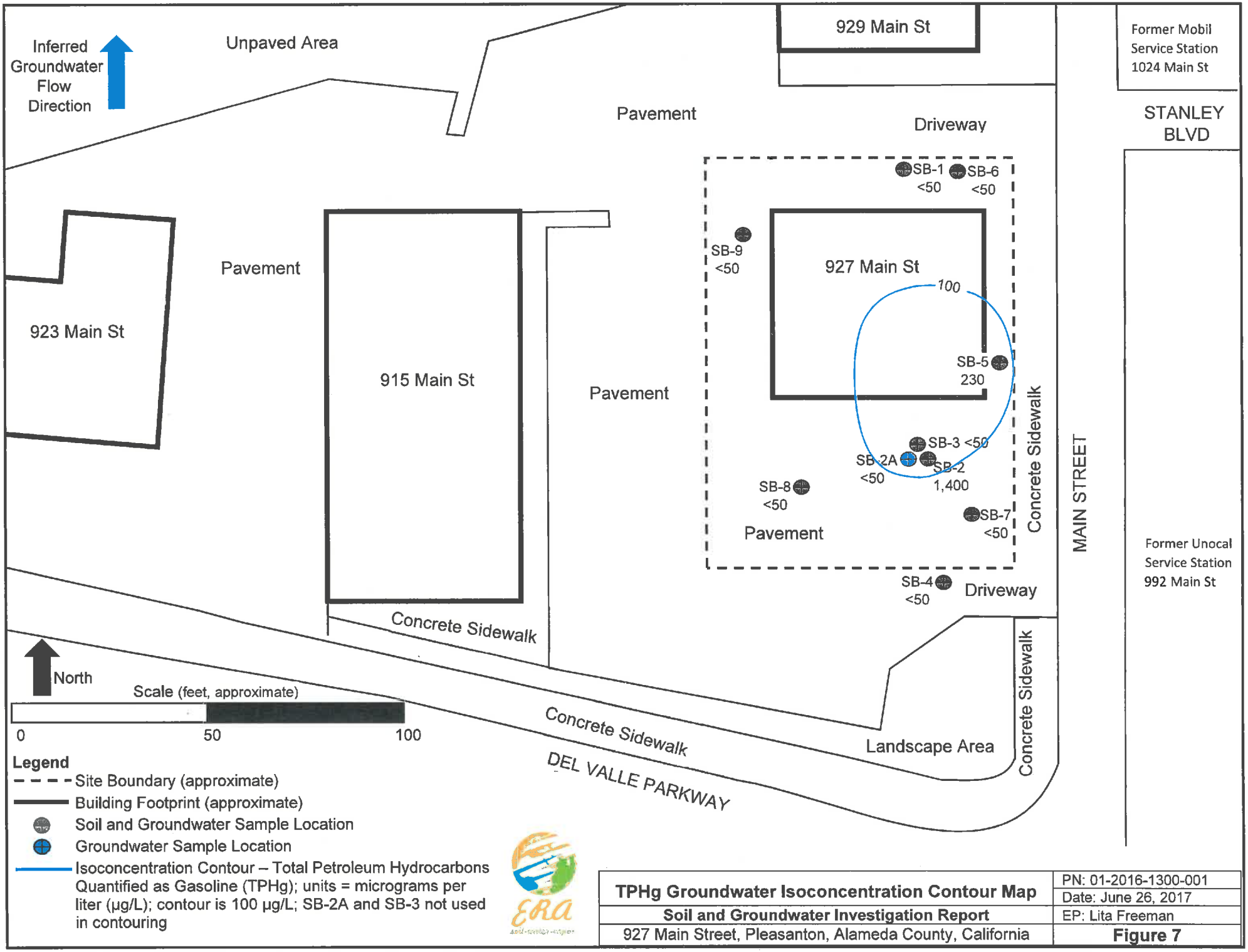
0 55

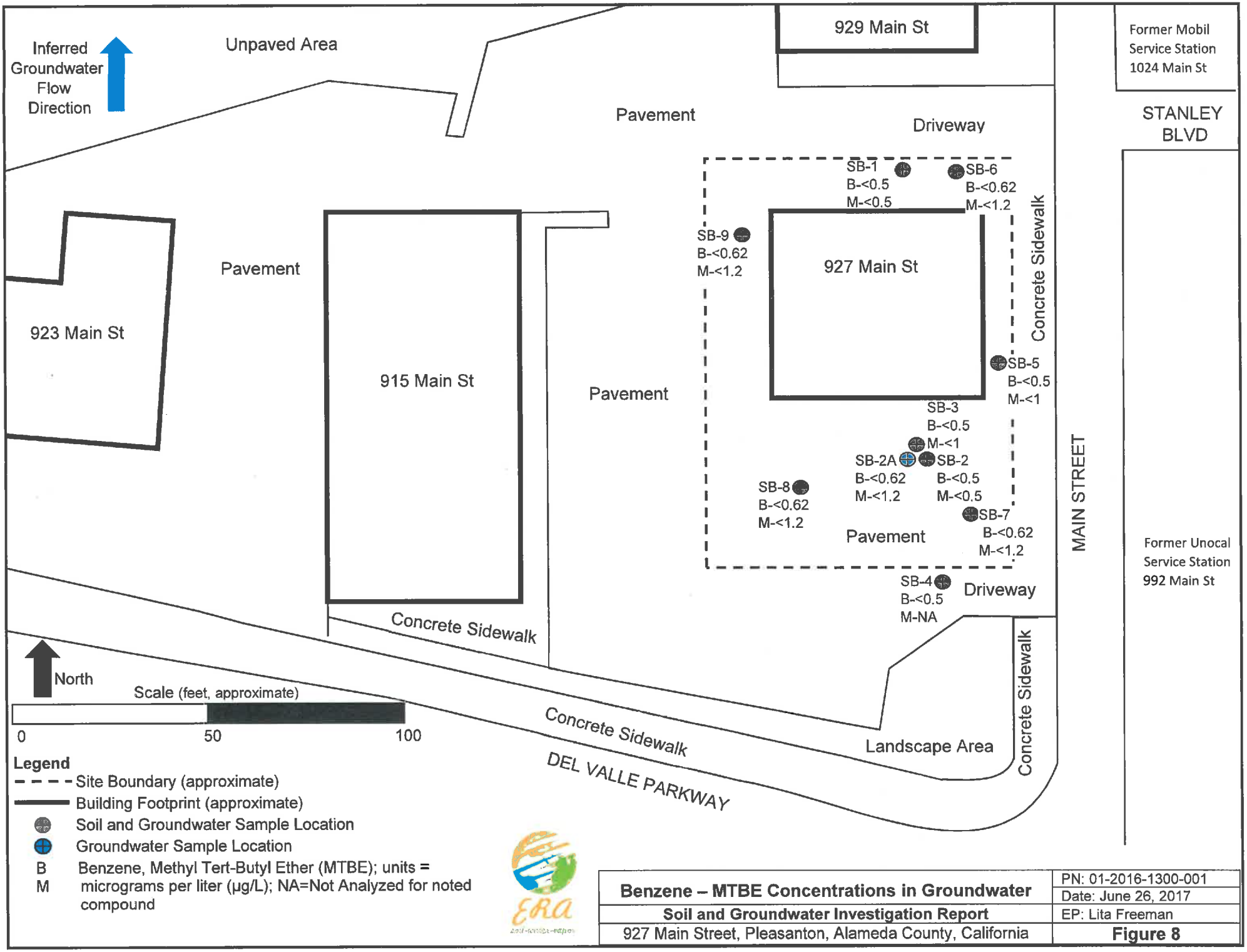
Scale (feet, approximate)

ERA	**Benzene Concentrations in Groundwater**	PN: 01-2016-1300-001
		Date: October 10, 2016
	SOIL AND GROUNDWATER INVESTIGATION 927 Main Street, Pleasanton, California	EP: Lita Freeman
		Figure 4



Site Plan with Proposed Sampling Locations	PN: 01-2016-1300-001
	Date: April 14, 2017
Soil and Groundwater Investigation Work Plan	EP: Lita Freeman
927 Main Street, Pleasanton, Alameda County, California	**Figure 3**


Inferred Groundwater Flow Direction
Unpaved Area
929 Main St
Former Mobil Service Station 1024 Main St
STANLEY BLVD
Pavement
Driveway
SB-1 <50
SB-6 <50
SB-9 <50
927 Main St
100
SB-5 230
SB-3 <50
SB-2A <50
SB-2 1,400
SB-8 <50
SB-7 <50
Pavement
Concrete Sidewalk
MAIN STREET
SB-4 <50
Driveway
923 Main St
Pavement
915 Main St
Pavement
Concrete Sidewalk
Former Unocal Service Station 992 Main St
North
Scale (feet, approximate)
0
50
100
Concrete Sidewalk
Landscape Area
Concrete Sidewalk
DEL VALLE PARKWAY
Legend
Site Boundary (approximate)
Building Footprint (approximate)
Soil and Groundwater Sample Location
Groundwater Sample Location
Isoconcentration Contour – Total Petroleum Hydrocarbons Quantified as Gasoline (TPHg); units = micrograms per liter (µg/L); contour is 100 µg/L; SB-2A and SB-3 not used in contouring
ERA
TPHg Groundwater Isoconcentration Contour Map
Soil and Groundwater Investigation Report
927 Main Street, Pleasanton, Alameda County, California
PN: 01-2016-1300-001
Date: June 26, 2017
EP: Lita Freeman
Figure 7



Benzene – MTBE Concentrations in Groundwater	PN: 01-2016-1300-001
	Date: June 26, 2017
Soil and Groundwater Investigation Report	EP: Lita Freeman
927 Main Street, Pleasanton, Alameda County, California	**Figure 8**

ATTACHMENT 9

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-1

Boring location: See Figure 2

Date started: 11/13/15 Date finished: 11/13/15

Logged by: Lita Freeman

Drilling method: Direct Push

Hammer weight/drop: NA Hammer type: NA

Sampler: Fernando-Cascade/Lita Freeman-ERA

DEPTH (feet)	SAMPLES: PID (ppmv)	Sample	Blows/ 6"	SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
						Ground Surface Elevation: -- feet[2]						
						Asphalt (8 inches) / Baserock (4 inches)						
1						Silt (ML), Brown (7.5 YR 4/6), low plasticity, stiff, dry						
2												
3												
4												
5	184											
6												
7												
8												
9												
10	225											
11						Silty Clay (CL/CH), Brown (7.5 YR 4/6), moderate plasticity, stiff, dry						
12												
13												
14												
15	269											
16												
17												
18												
19												
20	241											
21												
22												
23												
24												
25												
26												
27												
28						- color change to Light Brown (7.5 YR 6/4) at 28 feet bgs						
29												
30												

Boring terminated at a depth of 40 feet below ground surface.
Boring backfilled with cement grout.
Groundwater encountered at a depth of NA feet during drilling.

Environmental Risk Assessors

Project No.: 01-2015-500-007

Figure: C-1

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-1

Boring location: See Figure 2

Date started: 11/13/15 Date finished: 11/13/15

Drilling method: Direct Push

Logged by: Lita Freeman

Hammer weight/drop: NA Hammer type: NA

Sampler: Fernando-Cascade/Lita Freeman-ERA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION (Ground Surface Elevation: – feet[2])	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
31						- moist at 30 feet bgs						
32												
33												
34						- very moist at 34 feet bgs						
35												
36												
37												
38												
39												
40						Bottom of Boring = 40 feet						
41												
42												
43												
44												
45												
46												
47												
48												
49												
50												
51												
52												
53												
54												
55												
56												
57												
58												
59												
60												

Boring terminated at a depth of 40 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of NA feet during drilling.

Environmental Risk Assessors

Project No.: 01-2015-500-007

Figure: C-1

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-2

Boring location: See Figure 2

Logged by: Lita Freeman

Date started: 11/13/15 Date finished: 11/13/15

Drilling method: Direct Push

Hammer weight/drop: NA Hammer type: NA

Sampler: Fernando-Cascade/Lita Freeman-ERA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION (Ground Surface Elevation: – feet[2])
31						-color change to green with petroleum hydrocarbon odor from 30 feet bgs to 34 feet bgs
32						
33						
34						-very moist at 34 feet bgs
35						
36						Bottom of Boring = 36 feet
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50						
51						
52						
53						
54						
55						
56						
57						
58						
59						
60						

LABORATORY TEST DATA

Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft

Boring terminated at a depth of 36 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of NA feet during drilling.

Environmental Risk Assessors

Project No.: 01-2015-500-007

Figure: C-2

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-2

Boring location: See Figure 2

Date started: 11/13/15 Date finished: 11/13/15

Logged by: Lita Freeman

Drilling method: Direct Push

Hammer weight/drop: NA Hammer type: NA

Sampler: Fernando-Cascade/Lita Freeman-ERA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
						Ground Surface Elevation: -- feet[2]						
						Asphalt (6 inches) / Baserock (4 inches)						
1						FILL MATERIAL, Silt (ML), Brown (7.5 YR 4/6), some medium-grained to coarse-grained gravel with increasing gravel with depth, low plasticity, stiff, dry						
2												
3												
4												
5	264											
6												
7						- fine-grained sand with medium-grained to coarse-grained gravel at 7 feet bgs						
8												
9												
10	209											
11						FILL MATERIAL, Sandy Gravel (GP), Brown (7.5 YR 4/6), coarse-grained gravel, fine-grained to coarse-grained sand, dry						
12												
13												
14												
15	267											
16												
17												
18												
19												
20	298											
21						Silty Clay (CL/CH), Brown (7.5 YR 4/6), moderate plasticity, stiff, dry						
22												
23												
24												
25												
26												
27												
28						-moist at 28 feet bgs						
29												
30	376											

Boring terminated at a depth of 36 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of NA feet during drilling.

Environmental Risk Assessors

Project No.: 01-2015-500-007

Figure: C-2

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-3

Boring location: See Figure 2

Date started: 8/5/16 Date finished: 8/5/16

Logged by: Lita Freeman

Drilling method: Direct Push

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

LABORATORY TEST DATA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
						Ground Surface Elevation: – feet[2]						
						Asphalt (6 inches) / Baserock (4 inches)						
1					GW	Sandy Gravel (GW), Brown (7.5 YR 4/6), fine-grained to						
2						to coarse-grained gravel, fine-grained to coarse-grained						
3						sand, sub-angular to sub-rounded gravel, dry						
4	0.0	☒										
5		☒										
6												
7												
8	0.0											
9												
10		☒										
11												
12	0.0											
13												
14					CL/ CH	Silty Clay (CL/CH), Brown (7.5 YR 4/6), moderate plasticity,						
15		☒				stiff, dry						
16	0.0											
17												
18												
19												
20		☒										
21												
22												
23												
24												
25	0.0	☒										
26												
27												
28						-moist at 28 feet bgs						
29												
30	2.5	☒										

Boring terminated at a depth of 40 feet below ground surface. Boring backfilled with cement grout.

Groundwater encountered at a depth of 38 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: C-3

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-3

Boring location: See Figure 2

Logged by: Lita Freeman

Date started: 8/5/16 Date finished: 8/5/16

Drilling method: Direct Push

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

LABORATORY TEST DATA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
						Ground Surface Elevation: –__ feet[2]						
31						-color change to green with petroleum hydrocarbon odor at 31 feet bgs						
32	1.8	⊠										
33						-color change to brown (7.5 YR 4/6) at 33 feet bgs						
34	0.0					-color change to green with petroleum hydrocarbon odor from 34 feet bgs, very moist at 34 feet bgs						
35		⊠										
36	0.0					-color change to brown (7.5 YR 4/6) at 36 feet bgs						
37	0.0											
38					▽	-wet at 38 feet bgs						
39												
40						Bottom of Boring = 40 feet						
41												
42												
43												
44												
45												
46												
47												
48												
49												
50												
51												
52												
53												
54												
55												
56												
57												
58												
59												
60												

Boring terminated at a depth of 40 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: C-3

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-4

Boring location: See Figure 2

Logged by: Lita Freeman

Date started: 7/22/16 | Date finished: 7/22/16

Drilling method: Direct Push

Hammer weight/drop: NA | Hammer type: NA

Sampler: Ricky-Cascade/Lita Freeman-ERA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION (Ground Surface Elevation: -- feet[2])	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
						Asphalt (6 inches) / Baserock (4 inches)						
1–8	0.0	☒			GW	Sandy Gravel (GW), Brown (7.5 YR 4/6), fine-grained to coarse-grained gravel, fine-grained to coarse-grained sand, sub-angular to sub-rounded gravel, dry						
3	0.0	☒										
5	0.0	☒										
7	0.0	☒										
8–28	0.0	☒			CL/ CH	Silty Clay (CL/CH), Dark Reddish Brown (2.5 YR 2.5/4), moderate plasticity, stiff, dry						
10		☒										
12	0.0											
15		☒										
16	0.0											
20	0.0	☒										
25	0.0	☒										
28						-moist at 28 feet bgs						
30												

Boring terminated at a depth of 40 feet below ground surface. Boring backfilled with cement grout.

Groundwater encountered at a depth of 38 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: C-4

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-4

Boring location: See Figure 2

Logged by: Lita Freeman

Date started: 7/22/16 Date finished: 7/22/16

Drilling method: Direct Push

Hammer weight/drop: NA Hammer type: NA

Sampler: Ricky-Cascade/Lita Freeman-ERA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
31–60						Ground Surface Elevation: –__ feet[2]						
38					▽	Sandy Gravel (GW), Dark Reddish Brown (2.5 YR 2.5/4), fine-grained to to coarse-grained gravel, fine-grained to coarse-grained sand, rounded gravel, wet at 38 feet bgs						
40						Bottom of Boring = 40 feet						

Boring terminated at a depth of 40 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: C-4

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-5

Boring location: See Figure 2

Date started: 8/5/16 Date finished: 8/5/16

Drilling method: Direct Push

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

Logged by: Lita Freeman

LABORATORY TEST DATA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
						Ground Surface Elevation: – feet[2]						
						Landscaping top soil						
1					CL/ CH	Silty Clay (CL/CH), Brown (7.5 YR 4/6), moderate plasticity, stiff, dry						
2												
3												
4		☒										
5	0.0											
6												
7												
8	0.0	☒										
9												
10		☒										
11												
12	0.0											
13												
14												
15		☒										
16	0.0											
17												
18												
19												
20	0.0	☒										
21												
22												
23												
24	0.0											
25		☒										
26												
27												
28	0.0											
29						-moist at 29 feet bgs						
30												

Boring terminated at a depth of 44 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 37 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: C-5

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-5

Boring location: See Figure 2

Date started: 8/5/16 Date finished: 8/5/16

Logged by: Lita Freeman

Drilling method: Direct Push

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION (Ground Surface Elevation: -- feet[2])
31		⊠				-color change to green with petroleum hydrocarbon odor at 31 feet bgs
32						-color change to brown (7.5 YR 4/6) at 32 feet bgs
33						-color change to green with petroleum hydrocarbon odor at 34 feet bgs, very moist at 35 feet bgs
34						
35						-some fine-grained sand at 35 feet bgs to 35.5 feet bgs
36	1.2	⊠			▽	
37						-sand and gravel at 37 feet bgs to 37.5 feet bgs, wet at 37 feet bgs
38						
39	2.7	⊠				-color change to brown (7.5 YR 4/6) at 39 feet bgs
40	83.9					
41						
42						
43					GW	Sandy Gravel (GW), Brown (7.5 YR 4/6), fine-grained to coarse-grained gravel, fine-grained to coarse-grained sand, sub-angular to sub-rounded gravel, saturated
44						Bottom of Boring = 44 feet
45						
46						
47						
48						
49						
50						
51						
52						
53						
54						
55						
56						
57						
58						
59						
60						

LABORATORY TEST DATA

Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft

Boring terminated at a depth of 44 feet below ground surface. Boring backfilled with cement grout.

Groundwater encountered at a depth of 37 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: C-5

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-6

Boring location: See Figure 3

Logged by: Lita Freeman

Date started: 5/10/2017 Date finished: 5/10/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
						Ground Surface Elevation: NM feet[2]						
						Asphalt (6 inches) / Baserock (4 inches)						
1					ML	Silt (ML), Brown (7.5 YR 4/6), low plasticity, stiff, dry						
2	0.0	☒										
3												
4												
5												
6												
7	0.0	☒										
8					CL/ CH	Silty Clay (CL/CH), Brown (7.5 YR 4/6), medium plasticity, stiff, dry						
9												
10	0.0	☒										
11												
12												
13												
14												
15	0.0	☒										
16												
17												
18												
19												
20	0.0	☒										
21												
22												
23												
24												
25	0.0	☒										
26												
27												
28												
29						- color change to Light Brown (7.5 YR 6/4) at 29 feet bgs							
30												

Boring terminated at a depth of 42 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-1

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-6

Boring location: See Figure 3

Date started: 5/10/2017 Date finished: 5/10/2017

Drilling method: Direct Push 7720DT

Logged by: Lita Freeman

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION (Ground Surface Elevation: NM feet[2])	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
31						- moist at 32 feet bgs						
32												
33												
34						-some fine-grained sand lenses between 33 and 35 feet bgs						
35												
36												
37					▽							
38					SC	Clayey Sand (SC), Brown (7.5 YR 4/6), fine-grained to medium-grained sand, saturated						
39												
40					GW	Sandy Gravel (GW), Brown (7.5 YR 4/6), fine-grained to coarse-grained gravel, sub-angular to sub-rounded gravel, fine-grained to coarse-grained sand, saturated						
41												
42						Bottom of Boring = 42 feet						
43												
44												
45												
46												
47												
48												
49												
50												
51												
52												
53												
54												
55												
56												
57												
58												
59												
60												

Boring terminated at a depth of 42 feet below ground surface.
Boring backfilled with cement grout.
Groundwater encountered at a depth of 38 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-1

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-7

Boring location: See Figure 3

Date started: 5/9/2017 Date finished: 5/9/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

Logged by: Lita Freeman

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION (Ground Surface Elevation: NM feet[2])
						Asphalt (6 inches) / Baserock (4 inches)
1–6	0.0	☒			GW	Sandy Gravel (GW), Brown (7.5 YR 4/6), fine-grained to coarse-grained gravel, fine-grained to coarse-grained sand, sub-angular to sub-rounded gravel, dry
7–11	0.0	☒			CL/ CH	Silty Clay (CL/CH), Brown (7.5 YR 4/6), medium plasticity, stiff, dry
12–14	0.0	☒				-lenses of fine-grained to coarse-grained gravel and sand, sub-angular to sub-rounded gravel, dry between 12 feet and 15 feet
15–19	0.0	☒				
20–24	0.0	☒				-slightly moist at 20 feet bgs
25–29	0.0	☒				-very moist at 30 feet bgs
30						

LABORATORY TEST DATA					
Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft

Boring terminated at a depth of 40 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38.5 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-2

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-7

Boring location: See Figure 3

Date started: 5/9/2017 Date finished: 5/9/2017

Drilling method: Direct Push 7720DT

Logged by: Lita Freeman

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION (Ground Surface Elevation: NM feet[2])
31						-color change to green with petroleum hydrocarbon odor at 34.5 feet bgs
32						
33						
34						
35						
36						-color change to brown (7.5 YR 4/6) at 36 feet bgs
37						
38					▽	-saturated at 38.5 feet bgs
39						-color change to green with petroleum hydrocarbon odor at 39.9 feet bgs
40						Bottom of Boring = 40 feet
41						
42						
43						
44						
45						
46						
47						
48						
49						
50						
51						
52						
53						
54						
55						
56						
57						
58						
59						
60						

LABORATORY TEST DATA

Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft

Boring terminated at a depth of 40 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38.5 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-2

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-8

Boring location: See Figure 3

Date started: 5/10/2017 Date finished: 5/10/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

Logged by: Lita Freeman

LABORATORY TEST DATA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
						Ground Surface Elevation: NM feet[2]						
						Asphalt (6 inches) / Baserock (4 inches)						
1					ML	Silt (ML), Brown (7.5 YR 4/6), low plasticity, stiff, dry						
2	0.0	☒										
3												
4												
5												
6												
7	0.0	☒										
8					CL/ CH	Silty Clay (CL/CH), Brown (7.5 YR 4/6), medium plasticity, stiff, dry						
9												
10	0.0	☒										
11												
12												
13												
14												
15	0.0	☒										
16												
17												
18												
19												
20	0.0	☒										
21												
22												
23												
24												
25	0.0	☒										
26												
27						- color change to Light Brown (7.5 YR 6/4) at 27.5 feet bgs						
28												
29												
30												

Boring terminated at a depth of 42 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38.5 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-3

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-8

Boring location: See Figure 3

Logged by: Lita Freeman

Date started: 5/10/2017 Date finished: 5/10/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION (Ground Surface Elevation: NM feet[2])
31						- moist at 31 feet bgs
32						
33						
34						
35						
36						
37						
38					▽	
39					GW	Sandy Gravel (GW), Brown (7.5 YR 4/6), fine-grained to coarse-grained gravel, sub-angular to sub-rounded gravel, fine-grained to coarse-grained sand, saturated
40						
41						
42						Bottom of Boring = 42 feet
43						
44						
45						
46						
47						
48						
49						
50						
51						
52						
53						
54						
55						
56						
57						
58						
59						
60						

LABORATORY TEST DATA

Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft

Boring terminated at a depth of 42 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38.5 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-3

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-9

Boring location: See Figure 3

Logged by: Lita Freeman

Date started: 5/9/2017 Date finished: 5/9/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value'	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
						Ground Surface Elevation: NM feet[2]						
						Asphalt (6 inches) / Baserock (4 inches)						
1					ML	Silt (ML), Brown (7.5 YR 4/6), low plasticity, stiff, dry						
2	0.0	☒										
3												
4												
5												
6												
7												
8	0.0	☒			CH	Silty Clay (CH), Brown (7.5 YR 4/6), high plasticity, stiff, dry						
9												
10												
11												
12												
13												
14												
15	0.0	☒										
16												
17												
18												
19												
20	0.0	☒										
21												
22												
23												
24												
25	0.0	☒										
26												
27						- color change to Light Brown (7.5 YR 6/4) at 27.5 feet bgs						
28												
29												
30												

Boring terminated at a depth of 40 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-4

PROJECT: 927 Main Street, Pleasanton, California

Log of Boring SB-9

Boring location: See Figure 3

Date started: 5/9/2017 Date finished: 5/9/2017

Drilling method: Direct Push 7720DT

Hammer weight/drop: NA Hammer type: NA

Sampler: Arturo-Cascade/Lita Freeman-ERA

Logged by: Lita Freeman

LABORATORY TEST DATA

DEPTH (feet)	SAMPLES: PID (ppmv)	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION (Ground Surface Elevation: NM feet[2])	Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
31						- moist at 31.5 feet bgs						
32												
33												
34					SW	Gravelly Sand (SW), Brown (7.5 YR 4/6), fine-grained to coarse-grained sand, fine-grained to coarse-grained gravel, sub-angular to sub-rounded gravel						
35												
36												
37												
38						-saturated at 38 feet bgs						
39					GW	Sandy Gravelly (GW), Brown (7.5 YR 4/6), fine-grained to coarse-grained gravel, sub-angular to sub-rounded gravel, fine-grained to coarse-grained sand, saturated						
40						Bottom of Boring = 40 feet						
41												
42												
43												
44												
45												
46												
47												
48												
49												
50												
51												
52												
53												
54												
55												
56												
57												
58												
59												
60												

Boring terminated at a depth of 40 feet below ground surface.

Boring backfilled with cement grout.

Groundwater encountered at a depth of 38 feet during drilling.

Environmental Risk Assessors

Project No.: 01-2016-1300-001

Figure: E-4

Borehole Log

FLD-108
Revision 0.0
Oct-12

ATC Branch: Sac		Date 5/19/17	Borehole ID SB-10
ATC Representative(s) CK		Project Pleasanton PH II	
Contact Information:		Location: 927 Main St. Pleasanton	
Attach Field Diagram (Form FLD-101) illustrating boring/well location		Project No.	Task No.
Initial Depth to GW Date and Time	Initial Depth to GW	Drilling Contractor Gregg	
Final Depth to GW Date and Time:	Final Depth to GW	Rig Type DP / Drilling Method DP / Sampler Type macrocore	
Boring Completion Information:		Boring Diameter 2"	Total Boring Depth
If boring completed as well, complete Well Completion Details (Form FLD 106b).		Logged By: Colin K.	Monitoring Equipment PID

Depth (Ft bgs)	Recovery (Inches)	Blow Counts 6" Increment	Sample ID	Sample Time	Vapor Reading (ppm)	USCS Soil Classification	SOIL TYPE DESCRIPTION (Modifier, Munsell Color, Density, Moisture, etc)	% Gravel	% Sand	% Silt	% Clay	Gradation: Well	Gradation: Medium	Gradation: Poor	Grain Shape: Angular	Grain Shape: Subangular	Grain Shape: Subrounded	Grain Shape: Rounded	Relative Density: Loose	Relative Density: Med. Dense	Relative Density: Dense	Relative Density: Very Dense	Plasticity: None	Plasticity: Low	Plasticity: Medium	Plasticity: High	Cementation: None	Cementation: Light	Cementation: Moderate	Cementation: Heavy
0'							Asphalt + AB 0-1																							
			SB-10-2.5' GSS		0.0		Gravel up to 1.5" long, brown, moist	60	20	20		X					X		X								X			
5'					0.0																									
			SB-10-7'	1000	0.0																									
10'							Dry-moist, appears to be semi-decomposed granitic material	20	70	10		X				XX			X								X			
			SB-10-11'	1005	0.0																									
15'																														
			SB-10-17'	1010	0.0																									
20'					0.0		Brown, gravel is fine, moist 20-20.5'	15	10	75		X				XX			X				X				X			
			SB-10-22'	1020	0.0		20.5 * Sand as in 8-20' This is believed to be stuff as the boring caves in to ~5' bgs prior to advancing each time. Representative soil is only observed in the drill bit and up to 3" in the acetate liner for depths runs from LO to TD																							
25'																														

Borehole Log

Pg 2 of 2

FLD-108
Revision 0.0
Oct-12

ATC Branch: Sau	Date	Borehole ID SB-10
ATC Representative(s) CK	Project	
Contact Information:	Location:	
Attach Field Diagram (Form FLD-101) illustrating boring/well location	Project No.	Task No.
Initial Depth to GW Date and Time / Initial Depth to GW	Drilling Contractor	
Final Depth to GW Date and Time: / Final Depth to GW	Rig Type / Drilling Method / Sampler Type	
Boring Completion Information:	Boring Diameter	Total Boring Depth
If boring completed as well, complete Well Completion Details (Form FLD 106b).	Logged By:	Monitoring Equipment

Depth (Ft bgs)	Recovery (inches)	Blow Counts 6" Increment	Sample ID	Sample Time	Vapor Reading (ppm)	USCS Soil Classification	SOIL TYPE DESCRIPTION (Modifier, Munsell Color, Density, Moisture, etc)	% Gravel	% Sand	% Silt	% Clay	Gradation: Well	Gradation: Medium	Gradation: Poor	Grain Shape: Angular	Grain Shape: Subangular	Grain Shape: Subrounded	Grain Shape: Rounded	Relative Density: Loose	Relative Density: Med. Dense	Relative Density: Dense	Relative Density: Very Dense	Plasticity: None	Plasticity: Low	Plasticity: Medium	Plasticity: High	Cementation: None	Cementation: Light	Cementation: Moderate	Cementation: Heavy
0'																													
25'					0.0		Brown, moist silt no mottles			100									X				X			X			
30'					0.0		moist - wet																						
35'					0.0		Grades to ~10% fine Sand, moist, brown		40	60			X						X				X			X			
40'							wet																						
45'			B-10-GW		1130		Sample by hydropunch because boring won't stay open																						

ATTACHMENT 10

Table 4
Groundwater Samples Organics Analytical Summary
Main Street Property
927 Main Street
Pleasanton, California

On-Site Location/ Comments	Sample ID	Petroleum Hydrocarbons[1] units: µg/L				VOCs[2] units: µg/L								
Analytes		TPHg[1]	TPHd[1]	TPHmo[1]	TPHss[1]	Benzene	MTBE	Naphthalene	Toluene	Ethylbenzene	Xylenes	EDB	1,2-DCA	TBA
ESL for Groundwater[3]		100	100	See Note 2[4]	100	1	5	0.12	40	13	20	0.05	0.5	1.2
North of Former Gas Station Building	SB-1-W	<50	**120**	NA	<50	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<2.0
South of Former Gas Station Building	SB-2-W	**1,400**	**1,000**	NA	**1,400**	<0.5	<0.5	**5.3**	<0.5	**6.1**	**19**	<0.5	<0.5	<2.0
South of Former Gas Station Building	SB-3-W	<50	<50	<100	<50	<0.5	<1.0	<1.0	**0.57**	**1.7**	**6.6**	NA	NA	NA
Area of Former Southern Canopy	SB-4-W	<50	<50	<100	<50	<0.5	NA	<1.0	<0.5	<0.5	<0.5	NA	NA	NA
Area of Former Northern Canopy	SB-5-W	**230**	<50	<100	**940**	<0.5	<1.0	**19**	<0.5	**2.8**	**40**	NA	NA	NA
South of Former Gas Station Building	SB-2A-GW	<50	<50	<100	NA	<0.62	<1.2	<1.2	<0.62	<0.62	<1.2	<1.2	<0.62	<12
East-Northeast Corner of Site Building	SB-6-GW	<50	<50	<100	NA	<0.62	<1.2	<1.2	<0.62	<0.62	<1.2	<1.2	<0.62	<12
Southeast Corner of Site Building	SB-7-GW	<50	<50	<100	NA	<0.62	<1.2	<1.2	<0.62	<0.62	<1.2	<1.2	<0.62	<12
Southeast Corner of Site Building	SB-8-GW	<50	<50	<100	NA	<0.62	<1.2	<1.2	<0.62	<0.62	<1.2	<1.2	<0.62	<12
Northwest Corner of Site Building	SB-9-GW	<50	<50	<100	NA	<0.62	<1.2	<1.2	<0.62	<0.62	<1.2	<1.2	<0.62	<12

Notes:

Units: µg/L = micrograms per liter

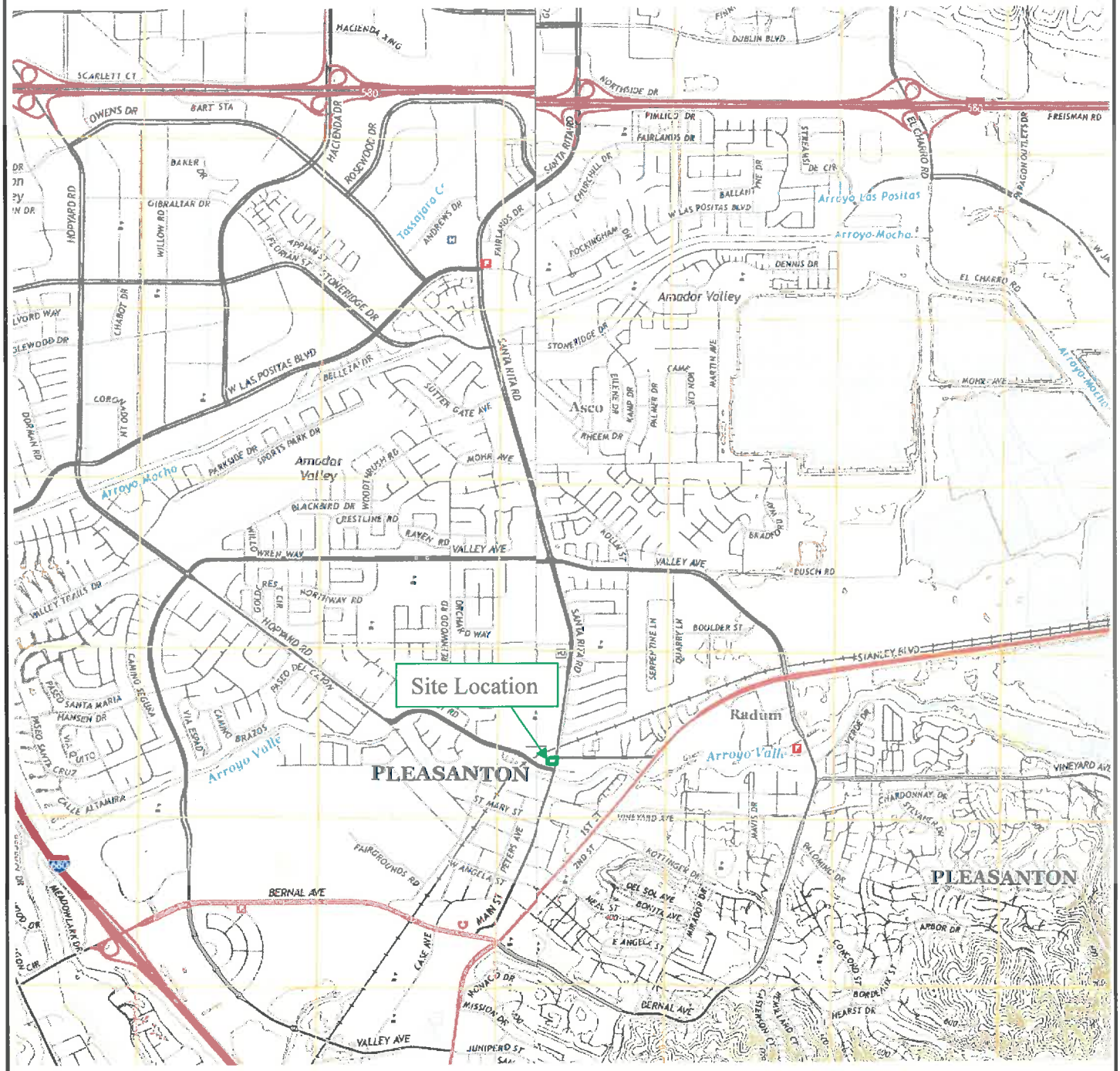
1. TPHg, TPHd, TPHmo, TPHss = Total petroleum hydrocarbons (TPH) quantified as gasoline (TPHg), diesel (TPHd), motor oil (TPHmo), and Stoddard solvent (TPHss) were analyzed using U.S. EPA Method 8015B/C.

2. Volatile organic compounds (VOCs) were analyzed using U.S. EPA Method 8260B.

3. ESL = Environmental Screening Levels as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Tier 1 ESLs, February 2016.

4. SFBRWQCB Tier 1 Environmental Screening Levels (SFBRWQCB, 2016) Note 2 states: TPH motor oil is not soluble. TPH motor oil detections in water most likely are petroleum degradates or less likely NAPL. If the detections are degradates, add TPH motor oil and TPH diesel results and compare to TPH diesel criterion. The noted ESL was established for TPH-d.

MTBE = Methyl tert-butyl ether
EDB=1,2-Dibromoethane
1,2-DCA = 1,2-Dichloroethane
1,2-DCE = 1,2-Dichloroethene
TBA = Tert butyl alcohol
NE = Not established
<50 = Not detected at stated concentration
Bold = Compound detected
Bold = Compound reported at concentration above ESL or laboratory reporting limit above ESL



USGS Dublin and Livermore, California Quadrangle Topographic Maps, 2015

Legend
Site (boundaries approximate)

Scale
feet (approximate)
0 2000 4000

North

ERA	**Site Location Map**	PN: 01-2016-1300-001
		Date: July 25, 2017
	Soil and Groundwater Investigation Report Addendum	EP: Lita Freeman
	927 Main Street, Pleasanton, Alameda County, California	**Figure 1**

Property Boundary (approximate)

Former Building Footprint (approximate)

Former Dispenser Canopy Location (approximate)

Soil/Groundwater Sampling Location (ERA 2015)

Soil/Groundwater/Soil Gas Sampling Location (ERA 2016)

<0.5 Benzene Concentration (micrograms per liter)

North

0 55

Scale (feet, approximate)

ERA	**Benzene Concentrations in Groundwater**	PN: 01-2016-1300-001
		Date: October 10, 2016
	SOIL AND GROUNDWATER INVESTIGATION 927 Main Street, Pleasanton, California	EP: Lita Freeman
		Figure 4

- - - - Property Boundary (approximate)

——— Former Building Footprint (approximate)

····· Former Dispenser Canopy Location (approximate)

● Soil/Groundwater Sampling Location (ERA 2015)

●● Soil/Groundwater/Soil Gas Sampling Location (ERA 2016)

<0.5 Methyl Tert-Butyl Ether (MTBE) Concentration (micrograms per liter)

(SB-4 groundwater sample not analyzed for MTBE)

⇧ North

0 55

Scale (feet, approximate)

ERA	**MTBE Concentrations in Groundwater**	PN: 01-2016-1300-001
		Date: October 10, 2016
	SOIL AND GROUNDWATER INVESTIGATION 927 Main Street, Pleasanton, California	EP: Lita Freeman
		Figure 5

- - - - Property Boundary (approximate)

Former Building Footprint (approximate)

Former Dispenser Canopy Location (approximate)

Soil/Groundwater Sampling Location (ERA 2015)

Soil/Groundwater/Soil Gas Sampling Location (ERA 2016)

1,400 Total Petroleum Hydrocarbons Quantified as Gasoline (TPHg) Concentration (micrograms per liter [µg/L])

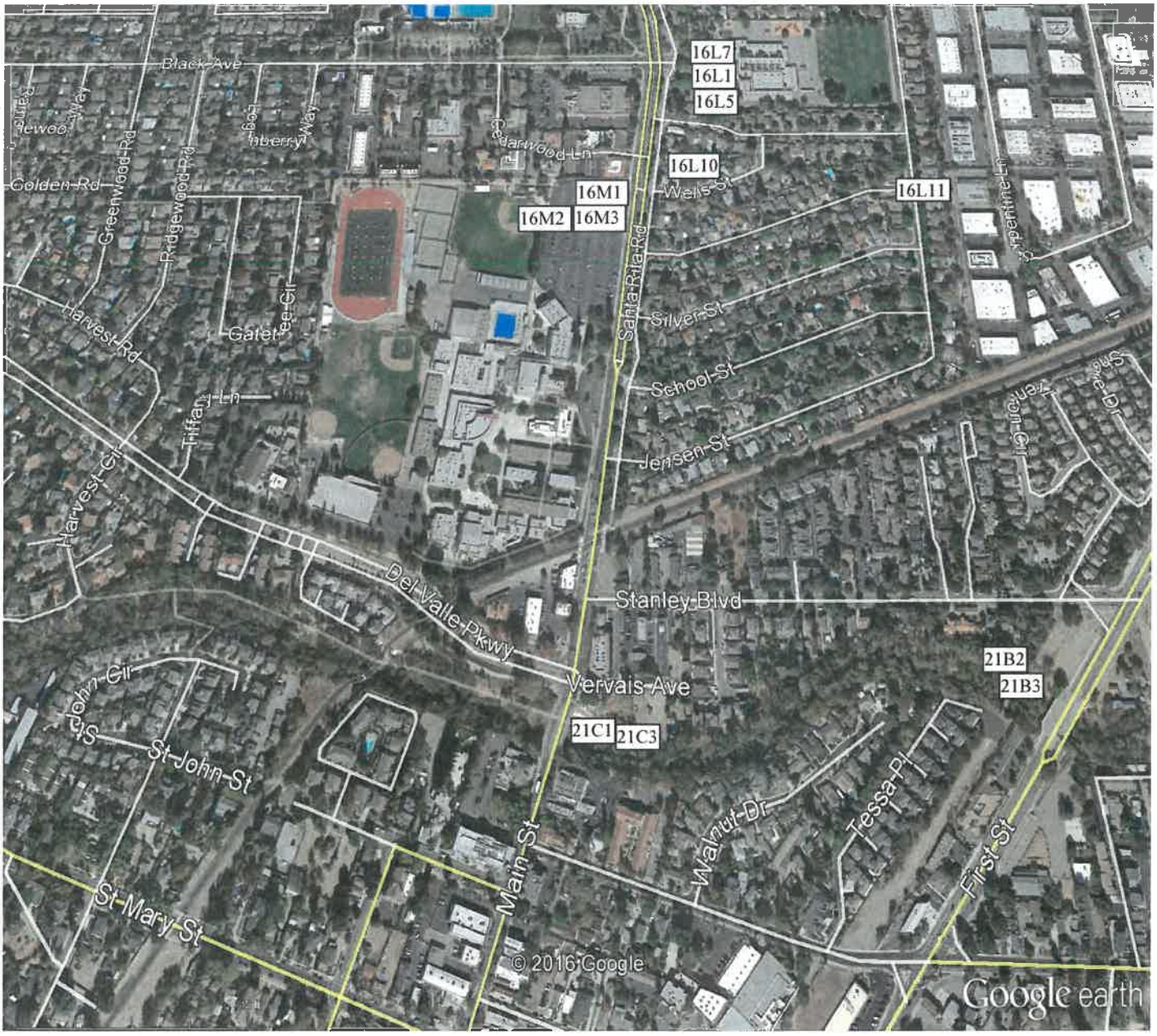
Inferred TPHg Isoconcentration Contour in µg/L
(SB-3 not used for contouring)

North

0 55

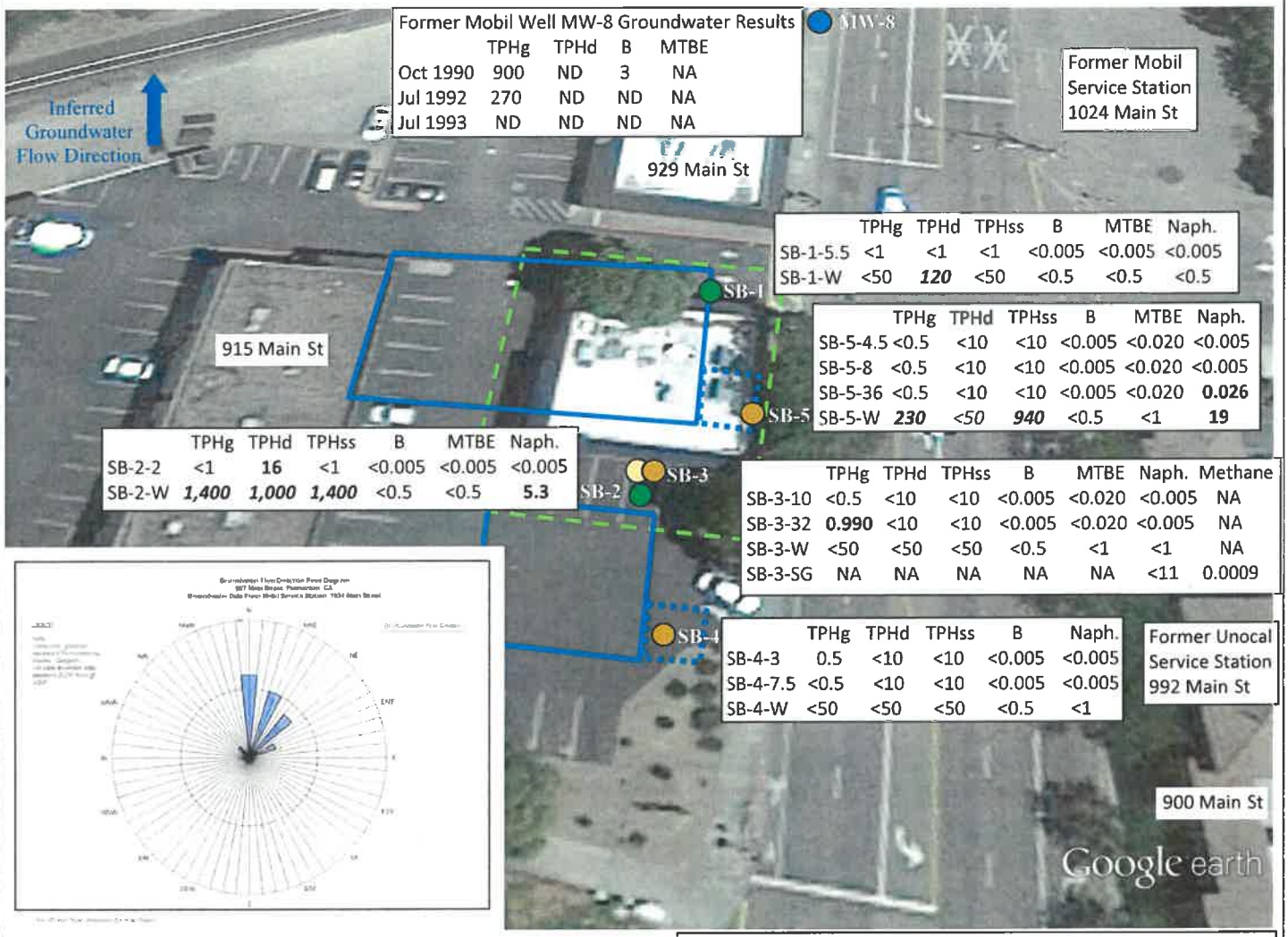
Scale (feet, approximate)

ERA	**TPHg Groundwater Isoconcentration Contour Map**	PN: 01-2016-1300-001
		Date: October 10, 2016
	SOIL AND GROUNDWATER INVESTIGATION	EP: Lita Freeman
	927 Main Street, Pleasanton, California	**Figure 6**



Well Location Source: ETIC, 2010, Detailed Well Survey Report

ERA	**Well Survey Results**	PN: 01-2016-1300-001
		Date: October 10, 2016
	SOIL AND GROUNDWATER INVESTIGATION	EP: Lita Freeman
	927 Main Street, Pleasanton, California	**Figure 7**



TPHg = Total Petroleum Hydrocarbons quantified as gasoline
TPHd = TPH quantified as diesel
TPHss = TPH quantified as Stoddard solvent
B = Benzene
MTBE = Methyl tert-butyl ether
Naph. = Napthalene
SB-1-5.5 = Soil sample from boring SB-1 at 5.0-5.5 depth interval
SB-1-W = Groundwater sample from boring SB-1
120 = Noted analyte detected at stated concentration
<1/NA = Noted analyte not detected at concentration at or above stated laboratory reporting limit/Not Analyzed

	TPHg	TPHd	TPHss	B	MTBE	
SB-1-5.5	<1	<1	<1	<0.005	<0.005	Soil in mg/kg
SB-1-W	<50	***120***	<50	<0.5	<0.5	Groundwater in µg/L

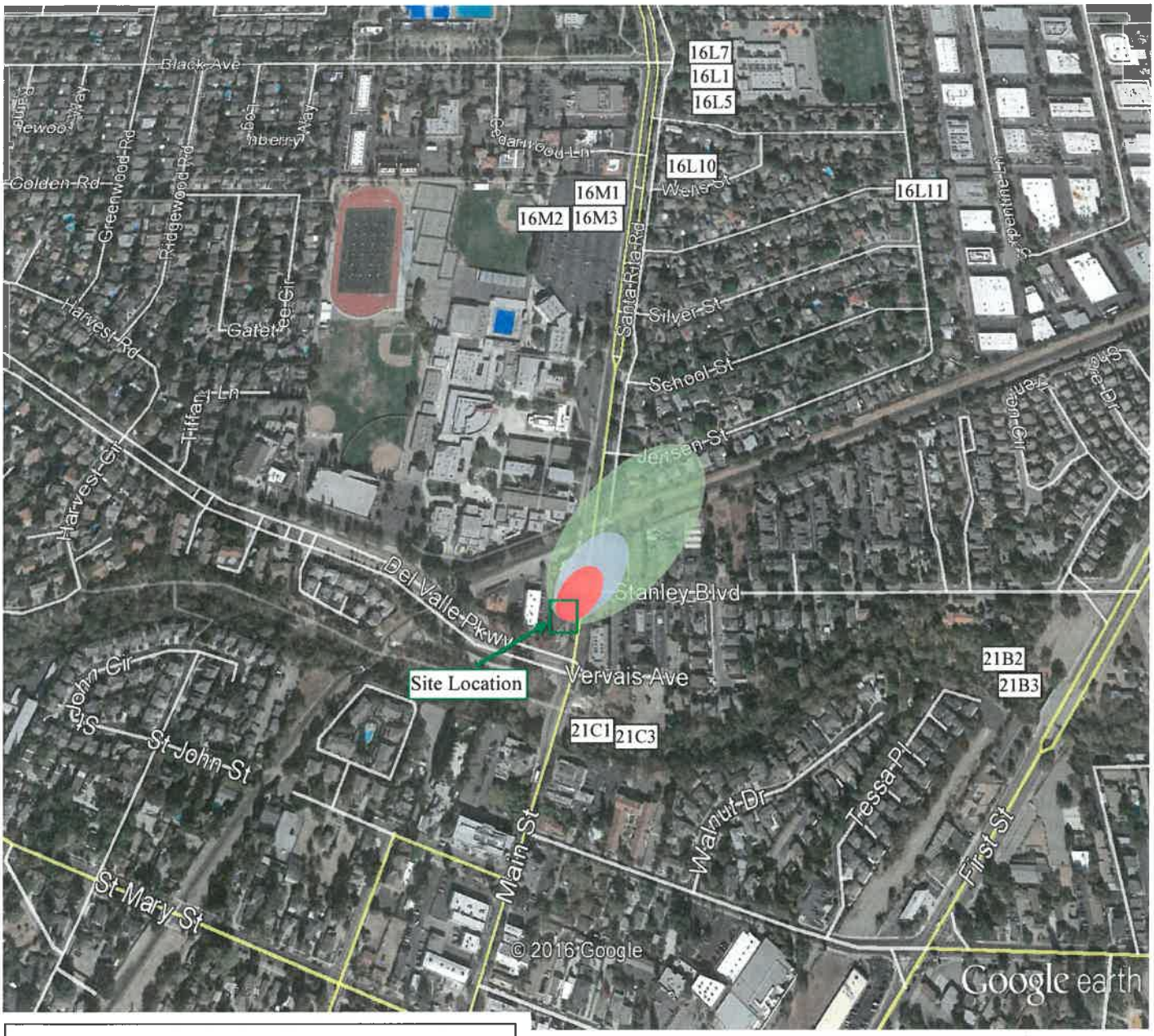
units: Soil: mg/kg = milligrams per kilogram
Groundwater: µg/L = micrograms per liter
Soil Gas (Naph.): µg/m^3 = micrograms per cubic meter
Soil Gas (Methane): % = Percent

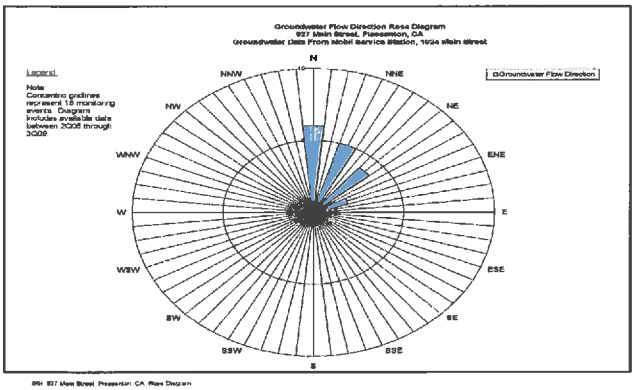
Property Boundary (approximate)
Former Building Footprint (approximate)
Former Dispenser Canopy Location (approximate)
Soil/Groundwater Sampling Location (ERA 2015)
Soil/Groundwater/Soil Gas Sampling Location (ERA 2016)

North

0 55
Scale (feet, approximate)

ERA	**Soil and Groundwater Samples Results Summary**	PN: 01-2016-1300-001
		Date: October 10, 2016
	SOIL AND GROUNDWATER INVESTIGATION	EP: Lita Freeman
	927 Main Street, Pleasanton, California	**Figure 3**





Legend

16L11 Well Identification

Average Plume Length (100 µg/L)

90th Percentile Plume Length (100 µg/L)

Maximum Plume Length (100 µg/L)

µg/L micrograms per liter

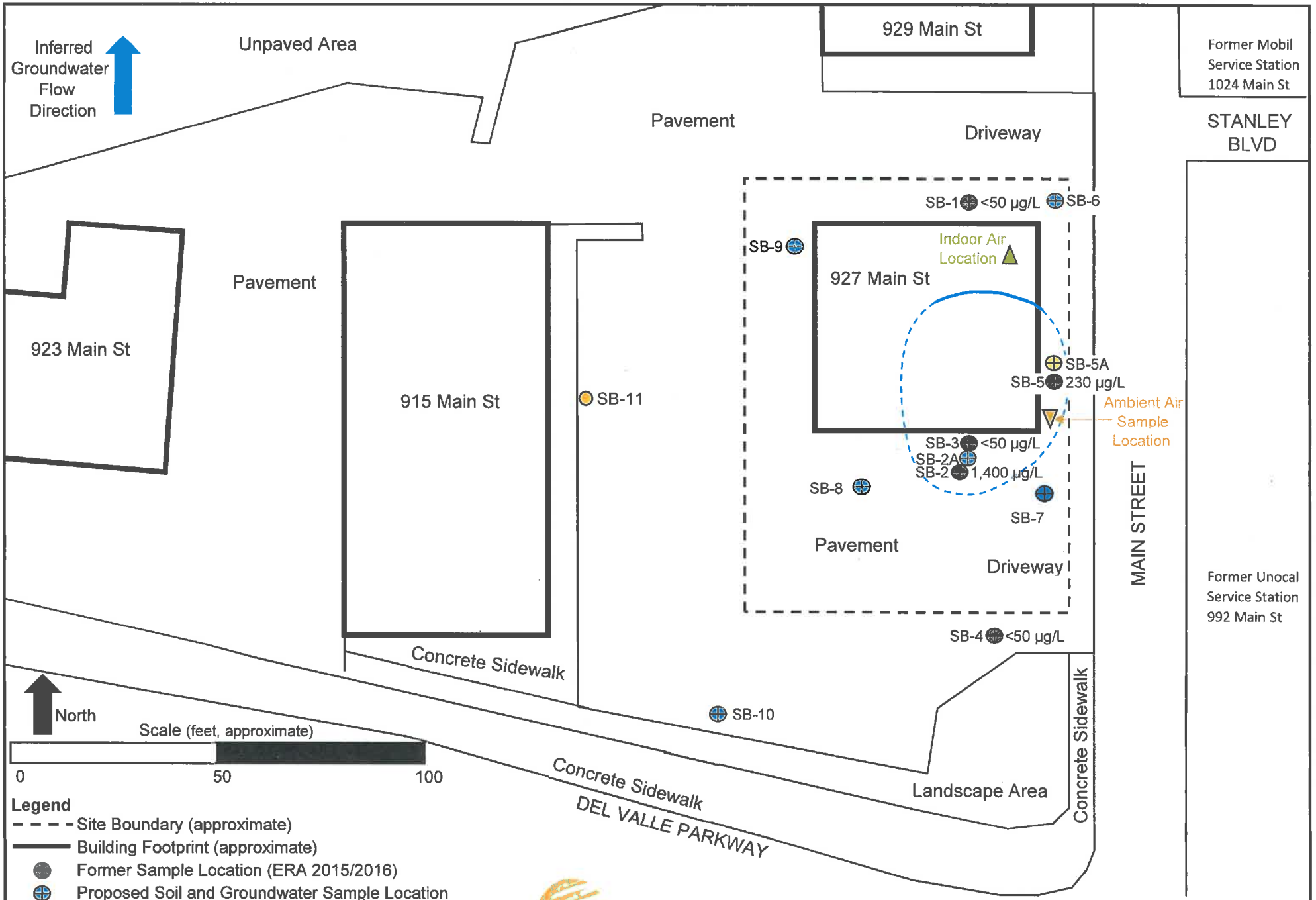
TPHg Total Petroleum Hydrocarbons as gasoline

Scale (feet, approximate)

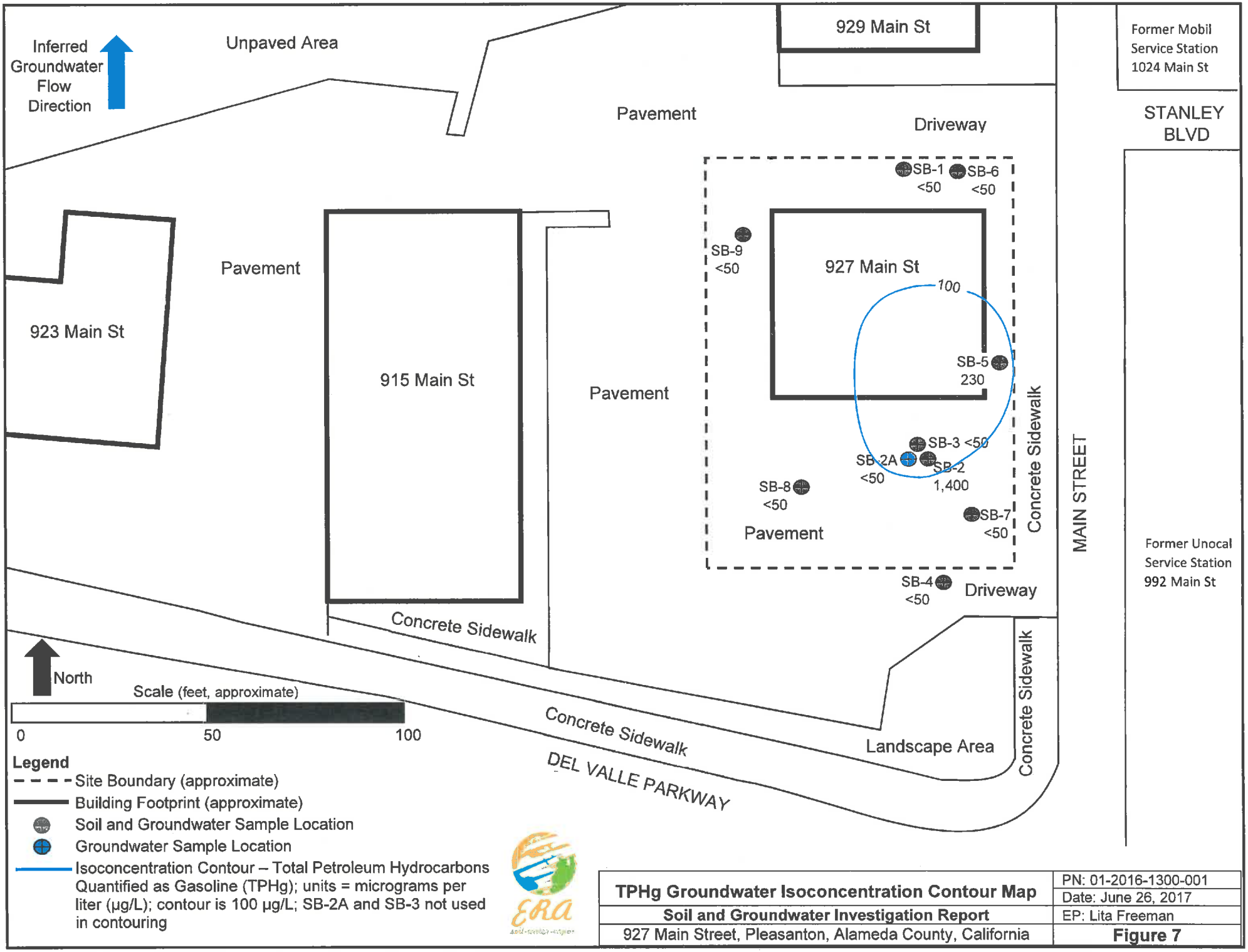
0 1,000 2,000

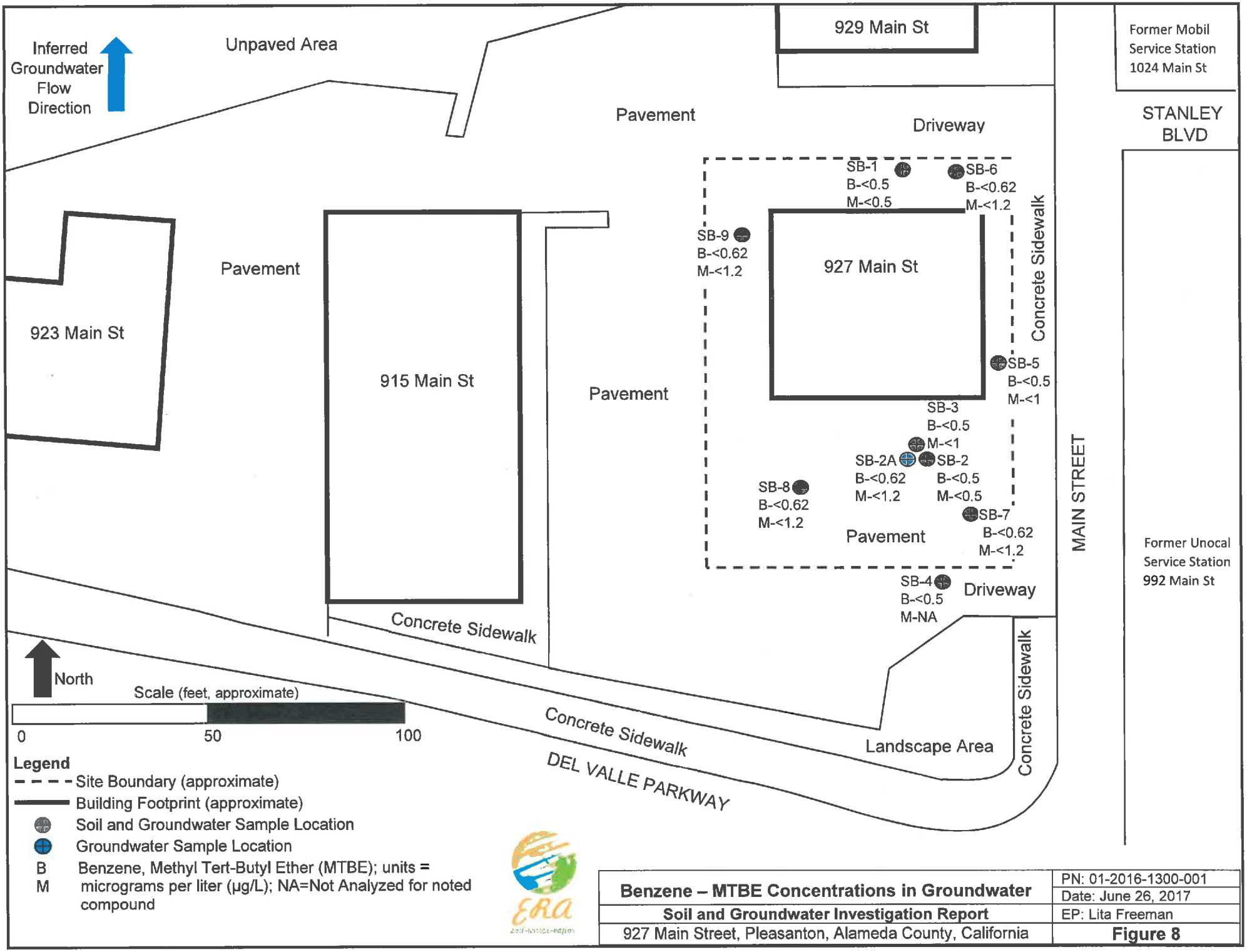
North

ERA	**Potential TPHg Plume Lengths**	PN: 01-2016-1300-001
		Date: October 16, 2017
	Soil and Groundwater Investigation Report Addendum	EP: Lita Freeman
	927 Main Street, Pleasanton, Alameda County, California	**Figure 3**

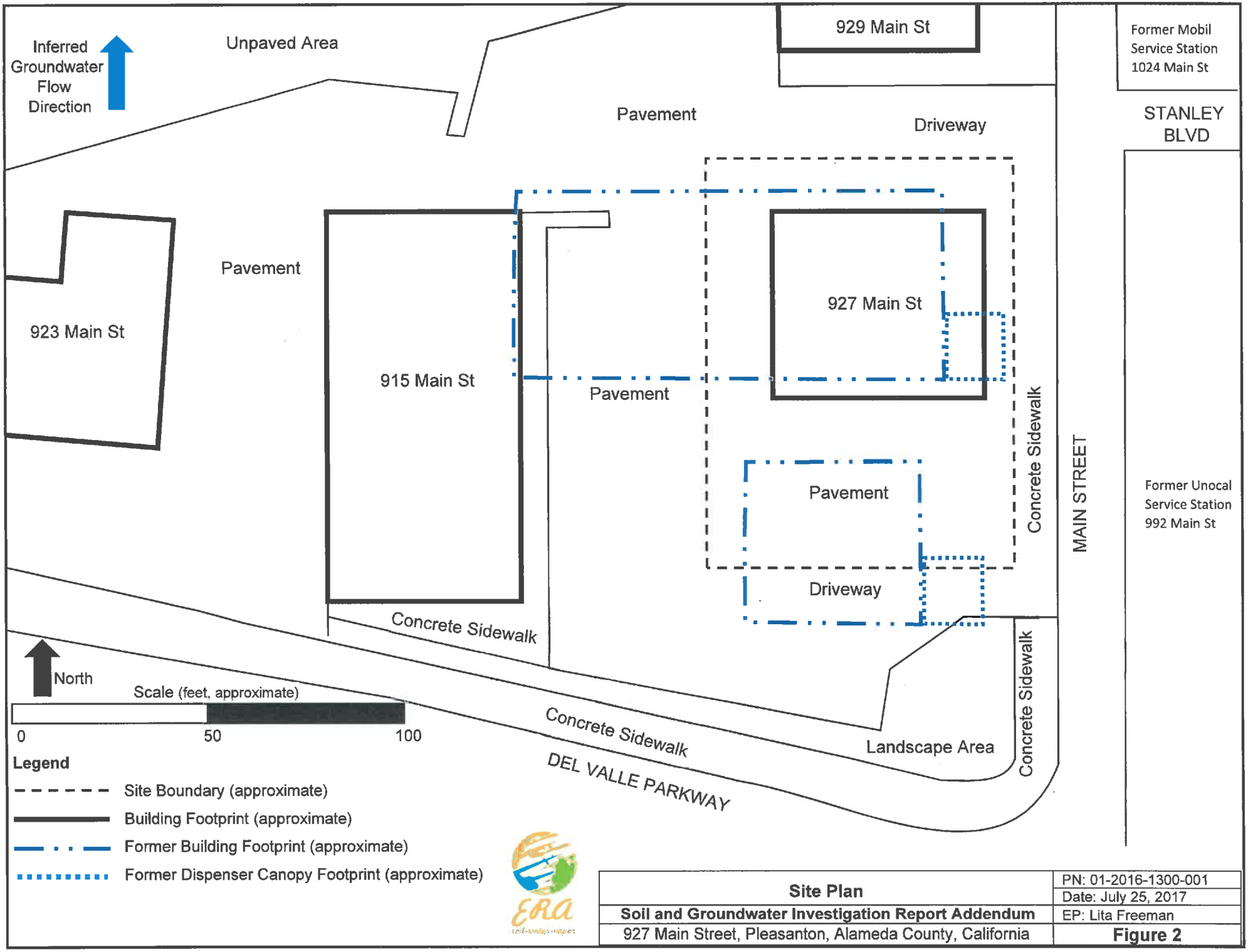


Site Plan with Proposed Sampling Locations	PN: 01-2016-1300-001
	Date: April 14, 2017
Soil and Groundwater Investigation Work Plan	EP: Lita Freeman
927 Main Street, Pleasanton, Alameda County, California	**Figure 3**


Inferred Groundwater Flow Direction
Unpaved Area
929 Main St
Former Mobil Service Station 1024 Main St
STANLEY BLVD
Pavement
Driveway
SB-1 <50
SB-6 <50
SB-9 <50
927 Main St
100
SB-5 230
SB-3 <50
SB-2A <50
SB-2 1,400
SB-8 <50
SB-7 <50
Pavement
Concrete Sidewalk
MAIN STREET
SB-4 <50
Driveway
923 Main St
Pavement
915 Main St
Pavement
Concrete Sidewalk
Former Unocal Service Station 992 Main St
North
Scale (feet, approximate)
0
50
100
Concrete Sidewalk
Landscape Area
Concrete Sidewalk
DEL VALLE PARKWAY
Legend
Site Boundary (approximate)
Building Footprint (approximate)
Soil and Groundwater Sample Location
Groundwater Sample Location
Isoconcentration Contour – Total Petroleum Hydrocarbons Quantified as Gasoline (TPHg); units = micrograms per liter (µg/L); contour is 100 µg/L; SB-2A and SB-3 not used in contouring
ERA
TPHg Groundwater Isoconcentration Contour Map
Soil and Groundwater Investigation Report
927 Main Street, Pleasanton, Alameda County, California
PN: 01-2016-1300-001
Date: June 26, 2017
EP: Lita Freeman
Figure 7



Benzene – MTBE Concentrations in Groundwater	PN: 01-2016-1300-001
	Date: June 26, 2017
Soil and Groundwater Investigation Report	EP: Lita Freeman
927 Main Street, Pleasanton, Alameda County, California	**Figure 8**



Site Plan	PN: 01-2016-1300-001
	Date: July 25, 2017
Soil and Groundwater Investigation Report Addendum	EP: Lita Freeman
927 Main Street, Pleasanton, Alameda County, California	**Figure 2**

ATTACHMENT 11

Table 3
Soil Samples Organics Analytical Summary
Main Street Property
927 Main Street
Pleasanton, California

On-Site Location/ Comments	Sample ID	Sample Depth (feet bgs)[1]	Petroleum Hydrocarbons[2] units: mg/kg				VOCs[3] units: mg/kg								
Analytes			TPHg[2]	TPHd[2]	TPHmo[2]	TPHss[2]	Benzene	MTBE	Naphthalene	Toluene	Ethylbenzene	Xylenes	EDB	1,2-DCA	TBA
ESL for Shallow Soil[4]			100	240	100	100	0.044	0.023	0.023	2.9	1.4	2.3	0.00033	0.0045	0.075
North of Former Gas Station Building	SB-1-5.5	5.0 - 5.5	<1	<1	NA	<1	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.004	<0.004	<0.05
South of Former Gas Station Building	SB-2-2	1.5 - 2.0	<1	**16**	NA	<1	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.004	<0.004	<0.05
South of Former Gas Station Building	SB-3-10	9.5 - 10.0	<0.5	<10	<10	<10	<0.005	<0.020	<0.005	<0.005	<0.005	<0.005	NA	NA	NA
South of Former Gas Station Building	SB-3-32	31.5 - 32.0	**0.99**	<10	<10	<10	<0.005	<0.020	<0.005	<0.005	**0.022**	**0.137**	NA	NA	NA
Area of Former Southern Canopy	SB-4-3	2.5 - 3.0	<0.5	<10	<10	<10	<0.005	NA	<0.005	<0.005	<0.005	<0.005	NA	NA	NA
Area of Former Southern Canopy	SB-4-7.5	7.0 - 7.5	<0.5	<10	<10	<10	<0.005	NA	<0.005	<0.005	<0.005	<0.005	NA	NA	NA
Area of Former Northern Canopy	SB-5-4.5	4.0 - 4.5	<0.5	<10	<10	<10	<0.005	<0.020	<0.005	<0.005	<0.005	<0.005	NA	NA	NA
Area of Former Northern Canopy	SB-5-8	7.5 - 8.0	<0.5	<10	<10	<10	<0.005	<0.020	<0.005	<0.005	<0.005	<0.005	NA	NA	NA
Area of Former Northern Canopy	SB-5-36	35.5 - 36.0	<0.5	<10	<10	<10	<0.005	<0.020	**0.026**	<0.005	<0.005	**0.022**	NA	NA	NA
East-Northeast Corner of Site Building	SB-6-2.5	2.0 - 2.5	<0.5	**37**	**24**	NA	<0.005	<0.020	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.05
East-Northeast Corner of Site Building	SB-6-7.5	7.0 - 7.5	<0.5	<10	<10	NA	<0.005	<0.020	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.05
Southeast Corner of Site Building	SB-7-2.5	2.0 - 2.5	<0.5	<10	**11**	NA	<0.005	<0.020	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.05
Southeast Corner of Site Building	SB-7-7.5	7.0 - 7.5	<0.5	<10	<10	NA	<0.005	<0.020	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.05
Southeast Corner of Site Building	SB-8-2.5	2.0 - 2.5	<0.5	<10	**14**	NA	<0.005	<0.020	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.05
Southeast Corner of Site Building	SB-8-7.5	7.0 - 7.5	<0.5	<10	**12**	NA	<0.005	<0.020	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.05
Northwest Corner of Site Building	SB-9-2.5	2.0 - 2.5	<0.5	<10	**22**	NA	<0.005	<0.020	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.05
Northwest Corner of Site Building	SB-9-8.5	8.0 - 8.5	<0.5	<10	**75**	NA	<0.005	<0.020	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.05

Notes:

Units: mg/kg = milligrams per kilogram

1. bgs = below ground surface

2. TPHg, TPHd, TPHmo, TPHss = Total petroleum hydrocarbons (TPH) quantified as gasoline (TPHg), diesel (TPHd), motor oil (TPHmo), and Stoddard solvent (TPHss) were analyzed using U.S. EPA Method 8015B/C.

3. Volatile organic compounds (VOCs) were analyzed using U.S. EPA Method 8260B.

4. ESL = Environmental Screening Levels as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Tier 1 ESLs, February 2016.

MTBE = Methyl tert-butyl ether
EDB=1,2-Dibromoethane
1,2-DCA = 1,2-Dichloroethane
1,2-DCE = 1,2-Dichloroethene
TBA = Tert butyl alcohol
NE = Not established
<0.5 = Not detected at stated concentration
Bold = Compound detected
Bold = Compound reported at concentration above ESL or laboratory reporting limit above ESL

Table 3
Soil and Groundwater Samples Inorganics Analytical Summary
Main Street Property
927 Main Street
Pleasanton, California

On-Site Location/ Comments	Sample ID	Sample Depth (feet bgs)[1]	Matrix	Metals (soil: mg/kg, GW: µg/L)				
Analytes				Cadmium	Chromium	Lead	Nickel	Zinc
ESL for Soil				0.00006	See Below	80	83	23,000
North of Former Gas Station Building	SB-1-5.5	5.0 - 5.5	Soil	<0.25	**260**	**10**	**240**	**60**
North End of Former Canopy	SB-2-2	1.5 - 2.0	Soil	**0.36**	**130**	**61**	**80**	**110**
ESL for Groundwater				0.25	50	2.5	8.2	81
North of Former Gas Station Building	SB-1-W	NA	Ground-water	<0.25	**0.63**	<0.5	**1.8**	<15
North End of Former Canopy	SB-2-W	NA	Groundwater	<0.25	<0.5	<0.5	**4.8**	<15

Notes:

Units: Soil: mg/kg = milligrams per kilogram; Groundwater: µg/L = micrograms per liter

1. bgs = below ground surface

ESL = Environmental screening levels (ESLs) for soil as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board Tier 1 Environmental Screening Levels (SFBRWQCB 2016), February 2016.

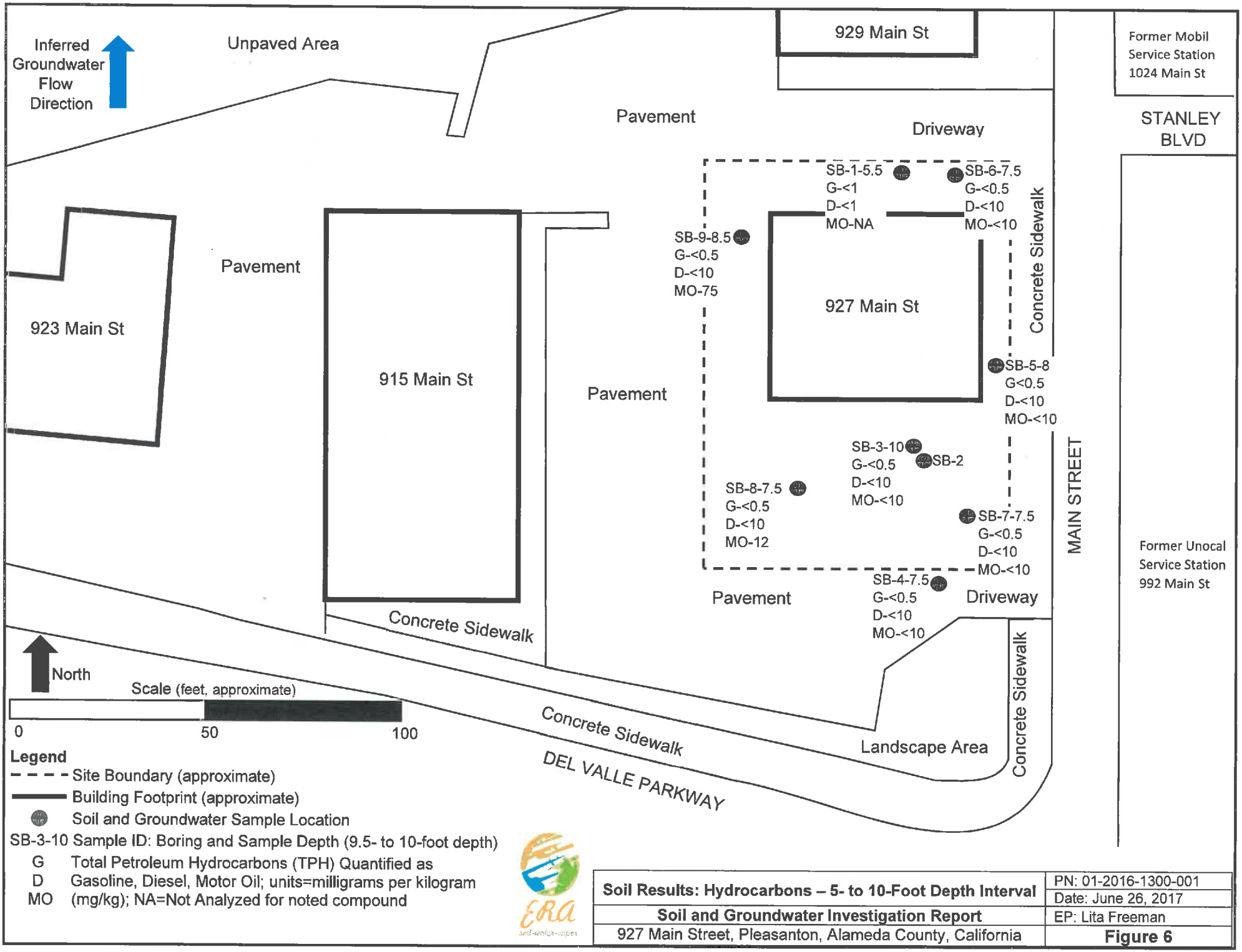
NA = Not Applicable

<0.25 = Not detected at stated concentration

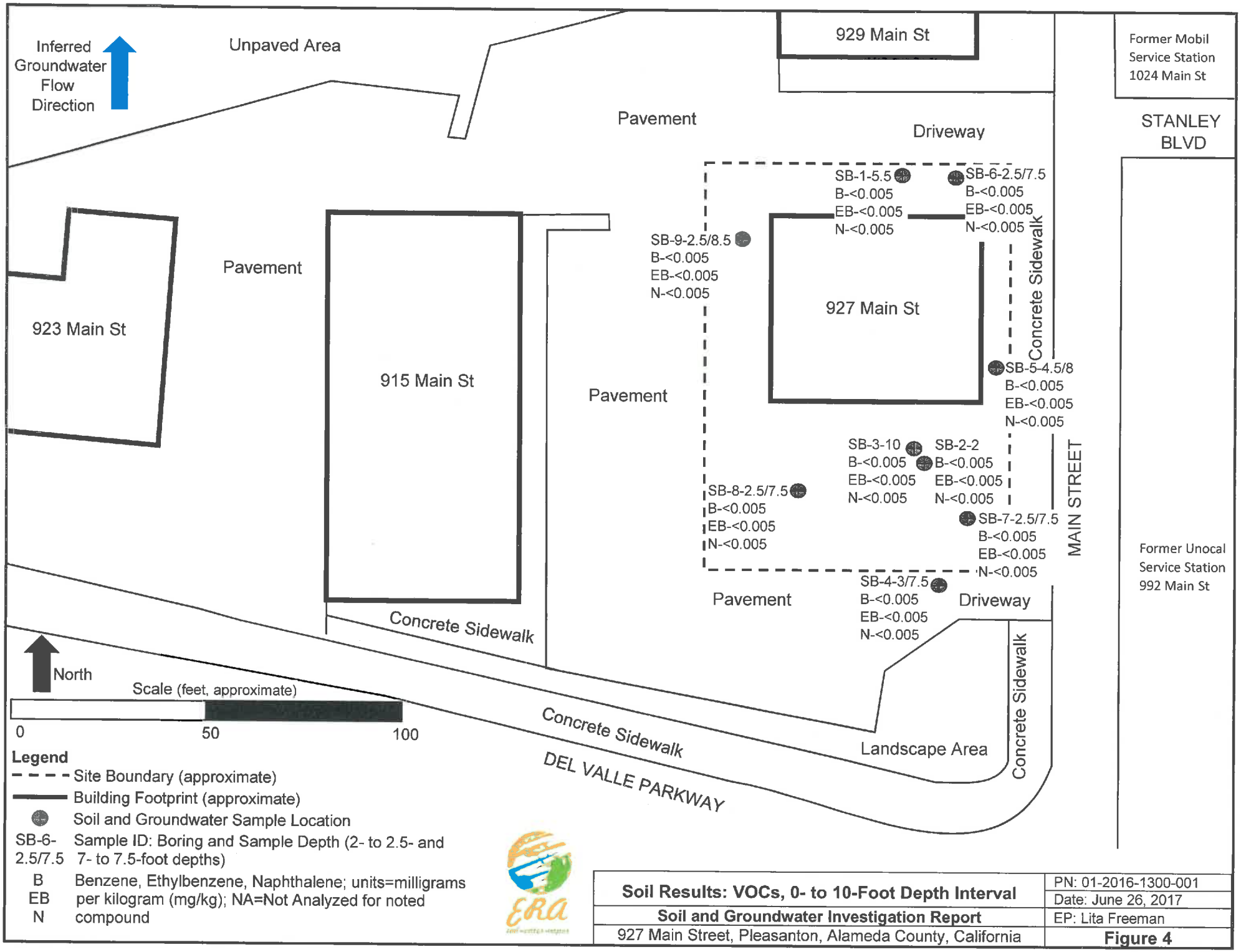
Bold = Compound detected

Bold = Compound detected above ESL

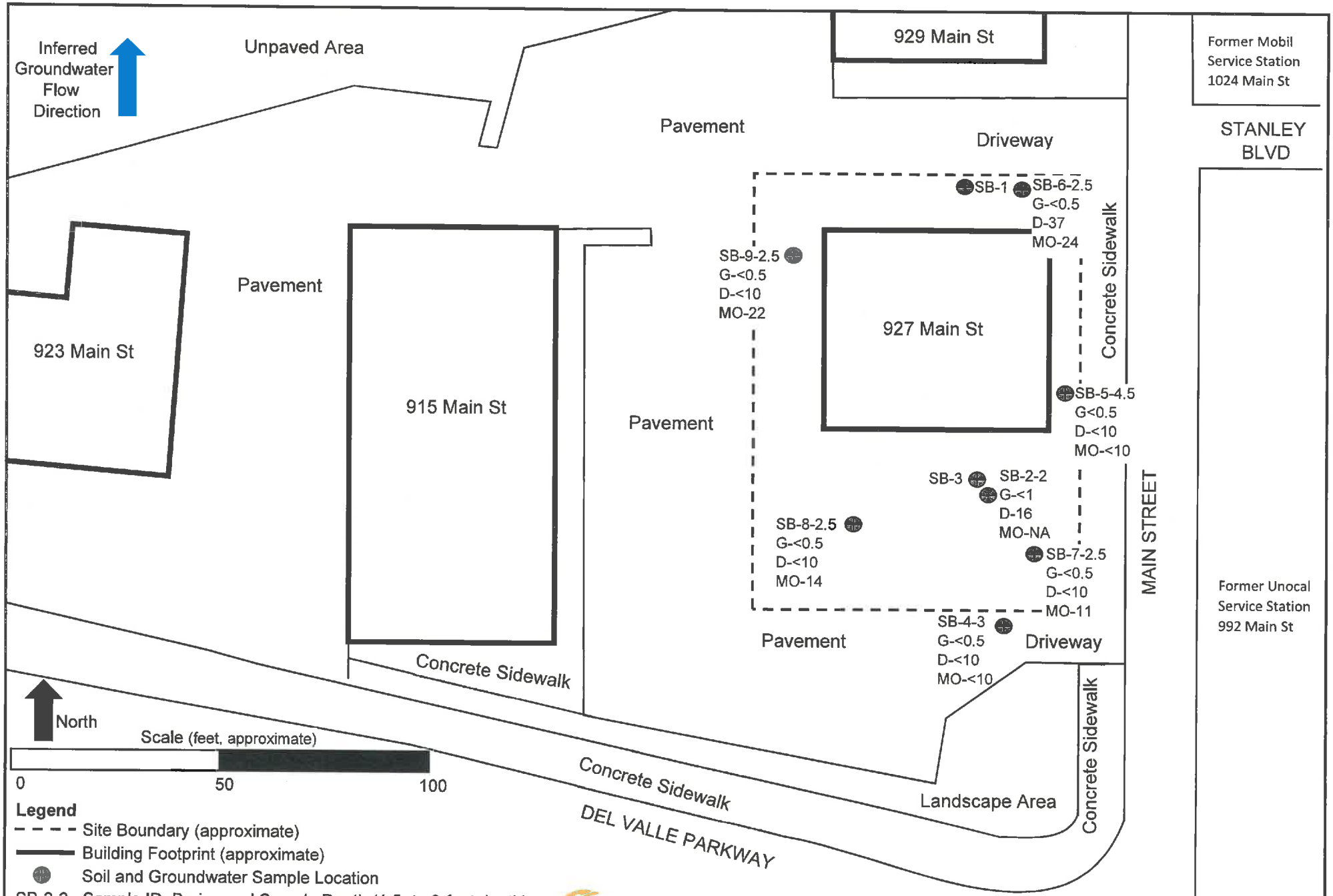
Chromium III ESL = 120,000
Chromium VI ESL = 1.3



Soil Results: Hydrocarbons – 5- to 10-Foot Depth Interval	PN: 01-2016-1300-001
	Date: June 26, 2017
Soil and Groundwater Investigation Report	EP: Lita Freeman
927 Main Street, Pleasanton, Alameda County, California	**Figure 6**



Soil Results: VOCs, 0- to 10-Foot Depth Interval	PN: 01-2016-1300-001
	Date: June 26, 2017
Soil and Groundwater Investigation Report	EP: Lita Freeman
927 Main Street, Pleasanton, Alameda County, California	**Figure 4**



Soil Results: Hydrocarbons, 0- to 5-Foot Depth Interval	PN: 01-2016-1300-001
	Date: June 26, 2017
Soil and Groundwater Investigation Report	EP: Lita Freeman
927 Main Street, Pleasanton, Alameda County, California	**Figure 5**

ATTACHMENT 12

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:	Environmental Risk Assessors	**WorkOrder:**	1607A34
Date Received:	7/22/16 18:00	**Extraction Method:**	ASTM D 1946-90
Date Prepared:	7/26/16	**Analytical Method:**	ASTM D 1946-90
Project:	01-1300-2016-001; Main St. Property	**Unit:**	%

Helium

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
SB-3-SG	1607A34-001A	SoilGas	07/22/2016 15:00	GC26	124421

Initial Pressure (psia)	Final Pressure (psia)	Analyst(s)
11.73	23.38	AK

Analytes	Result	RL	DF	Date Analyzed
Helium	ND	0.050	1	07/26/2016 08:39

Angela Rydelius, Lab Manager

McCampbell Analytical, Inc.
"When Quality Counts"

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Analytical Report

Client:	Environmental Risk Assessors	**WorkOrder:**	1607A34
Date Received:	7/22/16 18:00	**Extraction Method:**	ASTM D 1946-90
Date Prepared:	7/27/16	**Analytical Method:**	ASTM D 1946-90
Project:	01-1300-2016-001; Main St. Property	**Unit:**	uL/L

Light Gases

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
SB-3-SG	1607A34-001A	SoilGas	07/22/2016 15:00	GC26	124423

Initial Pressure (psia)	Final Pressure (psia)	Analyst(s)
11.73	23.38	AK

Analytes	Result	RL	DF	Date Analyzed
Methane	**9.0**	2.0	1	07/27/2016 10:53

Angela Rydelius, Lab Manager

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Analytical Report

Client:	Environmental Risk Assessors	**WorkOrder:**	1607A34
Date Received:	7/22/16 18:00	**Extraction Method:**	ASTM D 1946-90
Date Prepared:	7/27/16	**Analytical Method:**	ASTM D 1946-90
Project:	01-1300-2016-001; Main St. Property	**Unit:**	%

Light Gases

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
SB-3-SG	1607A34-001A	SoilGas	07/22/2016 15:00	GC26	124423

Initial Pressure (psia)	Final Pressure (psia)	Analyst(s)
11.73	23.38	AK

Analytes	Result	RL	DF	Date Analyzed
Methane	**0.00090**	0.00020	1	07/27/2016 10:53

Angela Rydelius, Lab Manager

McCampbell Analytical, Inc.
"When Quality Counts"

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Analytical Report

Client:	Environmental Risk Assessors	**WorkOrder:**	1607A34
Date Received:	7/22/16 18:00	**Extraction Method:**	TO15
Date Prepared:	7/27/16	**Analytical Method:**	TO15
Project:	01-1300-2016-001; Main St. Property	**Unit:**	µg/m³

Volatile Organic Compounds

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
SB-3-SG	1607A34-001A	SoilGas	07/22/2016 15:00	GC24	124413

Initial Pressure (psia)	Final Pressure (psia)	Analyst(s)
11.73	23.38	AK

Analytes	Result	RL	DF	Date Analyzed
Naphthalene	ND	11	2	07/27/2016 19:50
Surrogates	**REC (%)**	**Limits**		
1,2-DCA-d4	111	70-130		07/27/2016 19:50
Toluene-d8	106	70-130		07/27/2016 19:50
4-BFB	100	70-130		07/27/2016 19:50

Angela Rydelius, Lab Manager

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Analytical Report

Client:	Environmental Risk Assessors	**WorkOrder:**	1607A34
Date Received:	7/22/16 18:00	**Extraction Method:**	TO15
Date Prepared:	7/27/16	**Analytical Method:**	TO15
Project:	01-1300-2016-001; Main St. Property	**Unit:**	µL/L

Volatile Organic Compounds

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
SB-3-SG	1607A34-001A	SoilGas	07/22/2016 15:00	GC24	124413

Initial Pressure (psia)	Final Pressure (psia)	Analyst(s)
11.73	23.38	AK

Analytes	Result	RL	DF	Date Analyzed
Naphthalene	ND	0.0020	2	07/27/2016 19:50
Surrogates	**REC (%)**	**Limits**		
1,2-DCA-d4	111	70-130		07/27/2016 19:50
Toluene-d8	106	70-130		07/27/2016 19:50
4-BFB	100	70-130		07/27/2016 19:50

Angela Rydelius, Lab Manager

ATTACHMENT 13

GEOTRACKER GAMA

REGULATORS (CONFIDENTIAL)

927 main street, oakland | Map Address

Select Data to Display

Select a Data Category:

- ○ Groundwater Well Locations
- ◉ Wells with Groundwater Chemical Data
- ○ Groundwater Elevation / Depth Data

Select Datasets: (INFO)

- ☐ Department of Pesticide Regulation
- ☑ Department of Water Resources
- ☑ GAMA – Domestic Wells
- ☑ GAMA – Special Studies
- ☑ GAMA – Priority Basin Project
- ☐ Local Groundwater Projects
- ☐ Monitoring Wells (Water Board Regulated Sites)
- ☑ Public Water System Wells
- ☐ National Water Information System (NWIS)
- ☐ Central Valley RB Dairy Well Data (Secure)

Chemical Data Filter:

Any Chemical

RESULTS TO SHOW:

All Results

TIMEFRAME:

All Years

Run My Query

Filters / Data Export

Select a GIS Layer

SELECTING A GIS LAYER ABOVE WILL LIMIT YOUR QUERY TO RESULTS IN THAT GIS LAYER

DRAW A BOUNDARY ON THE MAP TO FILTER DATA

EXPORT DATA SHOWN ON MAP

DOWNLOAD MAP LOCATION DATA

TABULAR DATA DOWNLOAD

ADDITIONAL DATASET INFORMATION

Tools

☐ **Measure a Distance**

Well Quick Search

Reports and Well Logs

- ☐ Data Summary (Based on Viewable Map or Selected Filter)
- ☐ Concentration Summary

- County Water Quality Summary
- GeoTracker Boring Logs