

THE SAN JOAQUIN COMPANY INC.
1120 HOLLYWOOD AVENUE, SUITE 3, OAKLAND, CALIFORNIA 94602

Alameda County Health Care Services Agency
Environmental Protection Division
1131 Harbor Way Parkway, Suite 250
Alameda,
California
94502-6577

Date: June 02, 1999

Our Reference: 9401.114

Attn. Mr. Larry Seto

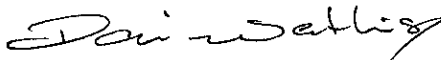
SUBJECT: Quarterly Status Report – 208 Jackson Street, Oakland, California

Dear Mr. Seto:

At the request of the property owner, SNK Development Inc, we transmit herewith a copy of our: *Quarterly Status and Groundwater-quality Monitoring Report March 1, 1999 to May 31, 1999 – 208 Jackson Street, Oakland, California.*

If you have any questions, please call me at (510) 336-1772.

Sincerely,



D. J. Watkins
President
The San Joaquin Company Inc.

Enc: Quarterly Status Report

99 JUN -3 PM 3:23
ENVIRONMENTAL
PROTECTION

THE SAN JOAQUIN COMPANY INC.
1120 HOLLYWOOD AVENUE, SUITE 3, OAKLAND, CALIFORNIA 94602

QUARTERLY STATUS AND GROUNDWATER-QUALITY MONITORING
REPORT

MARCH 1, 1999 to MAY 31, 1999

208 Jackson Street, Oakland, California

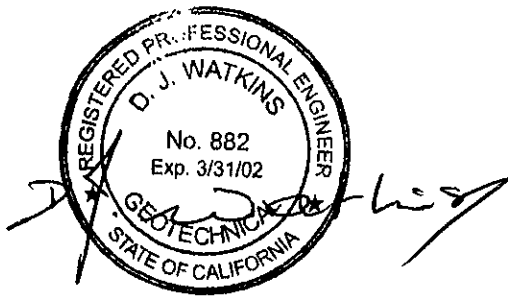
Prepared for.
SNK Development Inc

June 1999

Project No. 9401.114

PROFESSIONAL CERTIFICATION AND LIMITATIONS

This report was prepared under the direction of the engineer whose seal and signature appear below. The work was performed in accordance with generally accepted standards of engineering practice based on information available to us at the time of its preparation and within the limits of the scope of work directed by the client. No other representation, expressed or implied, and no warranty or guarantee is included or intended as to professional opinions, recommendations, or field or laboratory data provided.



D J Watkins, Ph.D., P.E.
Geotechnical Engineer
The San Joaquin Company Inc.

INTRODUCTION

This status report is for the property at 208 Jackson Street, Oakland, California. It covers the period from March 1, 1998 to May 31, 1999

SITE LOCATION

The subject property is situated at 208 Jackson Street, Oakland, California. That location is shown on Figure 1. Figure 2 is a site plan showing the location of groundwater-quality monitoring wells that have been installed on the site.

BACKGROUND

Between 1946 and 1947, a steel-framed building, approximately 2,450 ft² in plan area, was constructed at the corner of Second and Madison Streets for the Marine Steel Company (**Marine Steel**). Associated with this building was a storage yard that extended northeast along Madison Street. At that time, the Marine Steel site had the address 205 Madison Street.

Subsequent to its initial occupancy by Marine Steel, the site at 205 Madison Street was occupied by a variety of businesses that included used machinery and scrap metal dealers. At some time prior to 1963, the metal building and property at that address was used by a truck-rental business. At an unknown date, presumably when the truck rental business occupied the site, four underground storage tanks were installed on that property. These included a 10,000-gallon and an 8,000-gallon gasoline tank and a 10,000-gallon and a 2,000-gallon diesel tank.

In January 1963, ownership of the site at 205 Madison Street passed to the John Morell Company (**Morell**), which incorporated it into its meatpacking facility at 208 Jackson Street. In 1970, Morell sold all of its property at 208 Jackson Street, but the site continued in use as a meatpacking facility with a succession of owners, the last of which was the East Bay Packing Company (**East Bay Packing**).

In May 1990, all four tanks were removed from the property by East Bay Packing. Testing at the bottom of the tank pits showed that soil and groundwater beneath the tanks was affected by components of fuel hydrocarbons.

In November 1990, the 208 Jackson Street property was purchased by Mr. Tzu Ming Chen and Mrs. Chih Chin Lin Chen (**the Chens**), the owners of Wo Lee Food, which used the property for production, packaging and distribution of Asian specialty foods. In the period between 1990 and 1998, under the direction and oversight of the California Regional Water Quality Control Board – San Francisco Bay Region (**RWQCB**) and the Alameda County Health Care Services Agency, Environmental Health Services Division (**ACHCSA**), the Chens retained a series of consultants to characterize the site and monitor groundwater quality in the affected area.

In September 1998, SNK Development Inc. (SNK) purchased the 208 Jackson Street property from the Chens and immediately retained The San Joaquin Company Inc. (SJC) to develop a remediation plan that would permit redevelopment of the property. SNK also contracted with Dietz Irrigation of Tracy, California, to implement the remediation

The remediation was conducted in compliance with a work plan approved by the ACHCS (SJC, 1998. ACHCSA, 1998b, 1998c.) The remediation work involved excavation of soil from beneath the affected part of the site, treatment of the soil on site, and restoration of the remedial excavation.

On-site remediation work was completed in November 1998 (Dietz Irrigation, 1998) and, with the concurrence of the ACHCSA, the site was released for redevelopment on December 3, 1998 (ACHCSA, 1998a)

All previously existing groundwater-quality monitoring wells present on the site were closed when the hydrocarbon-affected soil was remediated. As called for by the remediation work plan, two new off-site wells - Nos MW-6 and MW-7 - were installed on December 30, 1998 at the locations shown on Figure 2. A first round of groundwater-quality monitoring using these wells was completed on January 9, 1999

ACTIVITY DURING THE REPORTING PERIOD

Following is a summary of activity related to the subject site for the period March 1, 1999 to May 31, 1999.

Groundwater-quality Monitoring

The second round of groundwater sampling using well MW-6 and MW-7 was conducted on April 25, 1999

To initiate the sampling program, the depth to groundwater in both of the monitoring wells (MW-6 and MW-7) was measured using a conductivity probe. The water table elevations were computed relative to mean sea level (MSL). These measurements and the computed groundwater-table elevations are recorded in Table 1. In the period between January 9 and April 25, 1999, the groundwater table had risen approximately six inches

After the depth to groundwater in each well had been measured, they were purged by pumping a minimum of five well volumes of water from each. The purge water was decanted into 5-gallon pails, which, when full, were emptied onto a non-draining, paved area of the site, from which it evaporated

After both wells had been purged, the depth to groundwater in each was measured again, prior to sampling, to ensure that a representative sample would be obtained. In both cases, the water levels in the wells had fully recovered between the time of purging and the time of

sampling.

Groundwater samples were then recovered from the wells using the dedicated PVC bailers with which they had been equipped when they were constructed. Water was decanted from the bailers using a valved decanting spigot to fill completely clean, laboratory-supplied glassware. The sample vials, jars and bottles were then tightly closed, labeled for identification, entered into chain-of-custody control, and packed on chemical ice for transport to Chromalab Inc.'s (**Chromalab**) laboratory in Pleasanton, California for analysis.

Sample Analyses

Following receipt at the laboratory, each groundwater water sample was analyzed for the following suite of analytes

Analyte	Method of Analysis
Total Petroleum Hydrocarbons (quantified as Diesel)	EPA Method 8015
Total Petroleum Hydrocarbons (quantified as Gasoline)	EPA Method 8015
Benzene	EPA Method 602
Toluene	EPA Method 602
Ethyl Benzene	EPA Method 602
Total Xylene Polymers	EPA Method 602

Results of Groundwater Analyses

The results of the analyses of samples of groundwater recovered from monitoring well MW-6 and MW-7 on April 25, 1999 are presented in Table 2, which also includes the results from the round of groundwater sampling that was conducted on January 9, 1999.

Results of the analysis of the sample recovered from MW-6 on April 25, 1999 were unexpected. That sample contained 140 µg/L of TPH(d), 4,500 µg/L of TPH(g), with 26 µg/L of Benzene, 160 µg/L of Toluene, 9.8 µg/L of Ethel benzene and 140 µg/L of Total Xylene Polymers. The previous sample of groundwater recovered from that well (January 9, 1999) contained no detectable concentrations of fuel hydrocarbons with the exception of a trace of total xylene polymers at 1.70 µg/L.

Following receipt of the laboratory data indicating the unexpectedly-high concentration of gasoline and diesel in MW-6, the field and laboratory techniques used to sample and analyze the groundwater in that well was carefully reviewed. Each of the wells at the subject site are

equipped with a dedicated bailer that is used exclusively to recover groundwater samples from its associated well. The well pump used to purge the wells is thoroughly cleaned in a solution of trisodium phosphate before and after its use in each well. Furthermore, when the wells were sampled on April 25, 1999, MW-6 was purged prior to MW-7. This is standard procedure whereby, to control the risk of cross-contamination, wells where the groundwater is known to be affected by analytes of concern in either non-detectable or very low concentrations are purged before wells that are known to contain higher concentrations of those analytes.

An investigation by Chromalab's laboratory director could find no error in processing the sample from MW-6. It was noted that, while an accidental misidentification of the sample or analytical results can not be entirely excluded, both of the VOA's that contained the groundwater sample were used for the analysis, thus making it unlikely that a sample misidentification could have occurred with both the first and second container.

It is difficult to find any hydrogeologic or geochemical explanation for such a large change in the components of fuel hydrocarbons detected in the fuel sample collected on April 25, 1999, compared to that collected on January 9, 1999. However, two possibilities might be considered. Shortly before the April sampling round, both Second and Madison Streets were resurfaced. That work involved grinding away the existing bituminous macadam surfacing and re-paving with new material. Although the well-head boxes were bolted shut, and, insofar as is known, were not removed during the process of the re-paving, it may be that petroleum hydrocarbon-based liquids or fuel from machinery may have leaked into the casing of MW-6. There is also a possibility that the 6-in rise in groundwater level that occurred between the January and April sampling rounds may have submerged a zone of hydrocarbon-affected soil that had not previously been in contact with the groundwater, from which the analytes of concern dispersed into the groundwater. There is no specific evidence to support either of these hypotheses; the sudden increase in the concentrations of fuel hydrocarbons in MW-6 remains unexplained.

The concentrations of analytes in the sample recovered from MW-7 on April 25, 1999 were generally consistent with those detected in the sample recovered on January 9, 1999. The groundwater sample recovered from that well was affected by TPH(d) at 1,800 µg/L, TPH(g) at 4,500 µg/L, Benzene at 960 µg/L, Toluene at 47 µg/L, and Total Xylene Polymers at 730 µg/L. No Ethyl benzene was detected. With the exception of Benzene, which increased moderately, all of these concentrations are lower than the equivalent concentrations detected in the January sampling round. They are at least an order of magnitude lower than the concentrations found in groundwater in nearby MW-4, prior to its removal during the remediation of contaminated soil by excavation in late 1988.

Engineering Reports and Filings

During the reporting period, the following report was prepared.

Quarterly Status and Groundwater-quality Monitoring Report, December 1, 1998 to February 29, 1999 - 208 Jackson Street, Oakland, California. April 1999.

It was submitted to the ACHCSA on April 24, 1999.

WORK IN PROGRESS

The following work is in progress:

Groundwater-quality Monitoring

The third round of sampling from groundwater-quality monitoring wells MW-6 and MW-7 is scheduled for July 24, 1999. Because of the unexpectedly high concentrations of components of fuel hydrocarbons detected in the sample recovered from MW-6 on April 25, 1999, each step of the sampling procedure will be carefully monitored to ensure that results are produced without cross-contamination or other element of inaccuracy. In addition, duplicate samples will be recovered from MW-6. One of the duplicate samples will be submitted to Chromalab for analysis, the other sample will be analyzed by a second Cal-EPA certified laboratory to provide a quality assurance check of the analytical procedures employed.

Engineer's Report of Remediation

A formal engineer's report of remediation is being prepared that will document the environmental history of the site, including the work performed for the site remediation, and tabulations of all geotechnical and geochemical data gathered from the subject site over the years, together with assessments and evaluations of that data

REFERENCES

Alameda County Health Care Services Agency (1998a) Letter *RE: 208 Jackson Street, Oakland, California 94607*, from Larry Seto (Senior Hazardous Materials Specialist) to Mr. Scott Johnson, SNK Development Inc December 3, 1998.

Alameda County Health Care Services Agency (1998b), Letter *RE: 208 Jackson Street, Oakland, California 94607*, from Larry Seto (Senior Hazardous Materials Specialist) to Mr Scott Johnson, SNK Development Inc October 21, 1998

Alameda County Health Care Services Agency (1998c) Letter *RE: 208 Jackson Street, Oakland, California 94607*, from Larry Seto (Senior Hazardous Materials Specialist) to Mr. Scott Johnson, SNK Development Inc. August 3, 1998

Dietz Irrigation (1998) Report of Excavation and Treatment of Hydrocarbon Affected Soil - 208 Jackson Street, Oakland, California. November 30, 1998

The San Joaquin Company Inc. (1999), Quarterly Status and Groundwater-quality Monitoring Report, December 1, 1998 to February 29, 1999 - 208 Jackson Street, Oakland, California. April 1999.

The San Joaquin Company Inc. (1998), Remediation Plan - 208 Jackson Street, Oakland, California June 1998 (Revised October 1998).

TABLE 1

208 JACKSON STREET, OAKLAND, CA

DEPTHS TO GROUNDWATER

Well No.	Date Measured	Casing Elevation MSL	Groundwater Depth in feet	Groundwater Elevation MSL
MW-6	01/09/99	5.63	4.57	1.06
	04/25/99		4.00	1.63
MW-7	01/09/99	5.15	4.58	0.57
	04/25/99		4.10	1.05

Notes: (1) All elevations in feet relative to mean sea level (MSL).

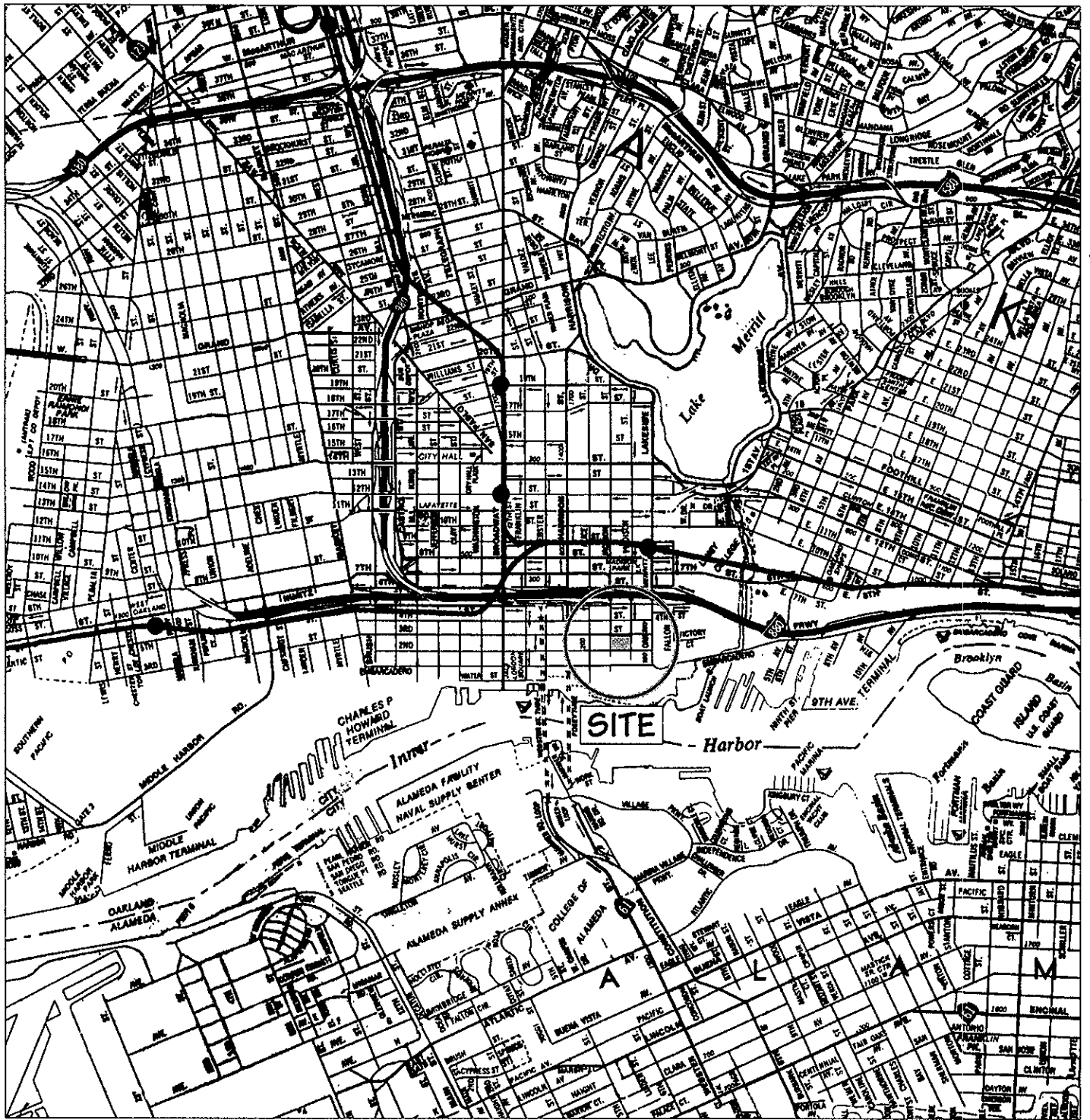
TABLE 2

208 JACKSON STREET, OAKLAND, CA

RESULTS OF ANALYSES OF SAMPLES FROM
GROUNDWATER-QUALITY MONITORING WELLS

Well No.	Date Sampled	TPHd µg/L	TPHg µg/L	Benzene µg/L	Toluene µg/L	Ethyl- benzene µg/L	Total Xylenes µg/L
MW-6	01/09/99	ND	ND	ND	ND	ND	1.70
	04/25/99	140	4500	26	160	9.8	140
MW-7	01/09/99	1900	7200	410	550	120	1200
	04/25/99	1800	4500	960	47	ND	730

Notes: (1) ND = Not Detected above the Method Detection Limit (MDL)



Basemap: AAA; Oakland-Berkeley-Alameda (2/91)

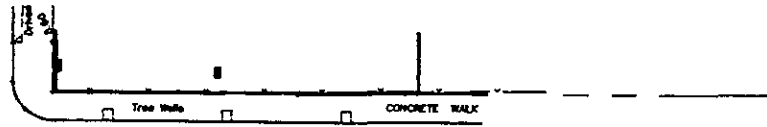
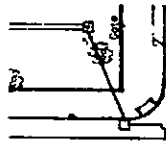
SITE LOCATION
 208 Jackson Street, Oakland, California

FIG 1

The San Joaquin Company, Inc.

Project Number: 9401.113
 Drawn by: GNM Date: 06/09/98

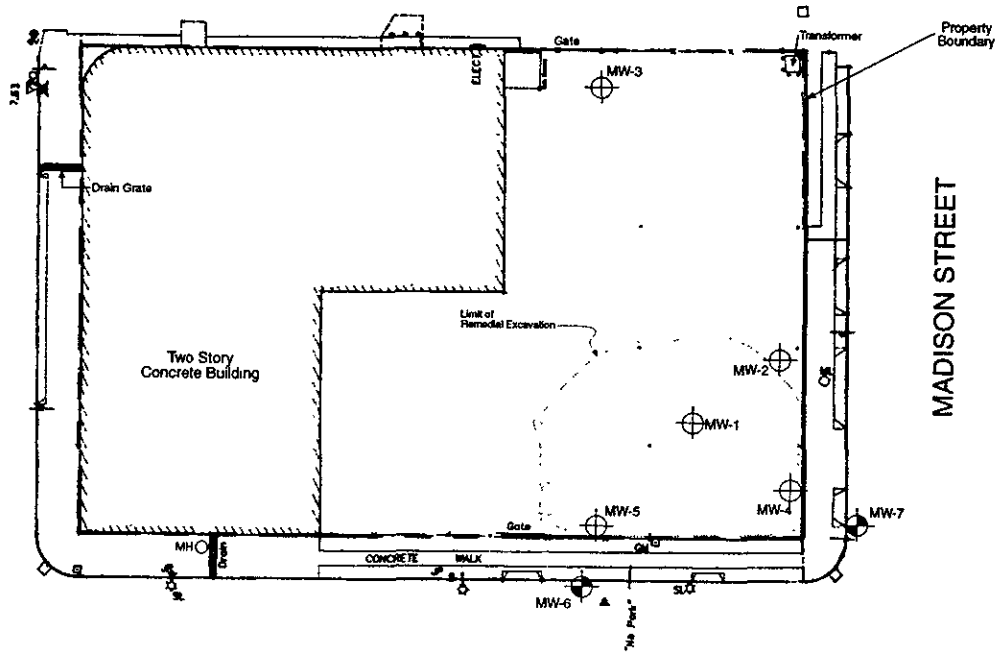
Based on:
 Philippi Engineering (04/11/98)
 Project: A L.T.A. Survey Block 13 & Portions of 35 & 36
 Sheet Title: S.N.K. Realty Group



THIRD STREET



JACKSON STREET

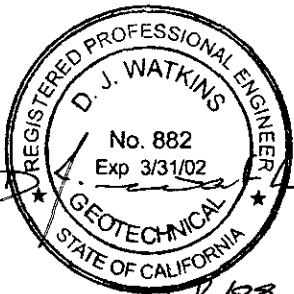


MADISON STREET

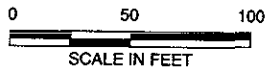
SECOND STREET

EXPLANATION

- MW-5 Monitoring Well (closed)
- MW-7 Monitoring Well



01/28/99



WELL LOCATIONS

208 Jackson Street, Oakland, California

FIG. 2	The San Joaquin Company, Inc.	Project Number: 9401.114
		Drawn by: GNM Date: 01/28/99

APPENDIX A

LABORATORY CERTIFICATES OF ANALYSIS

CHROMALAB, INC.

Environmental Services (SDB)

May 3, 1999

Submission #: 9904349

THE SAN JOAQUIN COMPANY, INC.

Atten: Bernie Dietz.

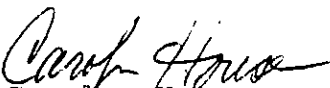
Project: SNK OAKLAND
Received: April 26, 1999

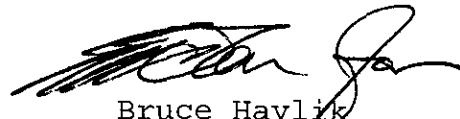
Project#: 9401.14

re: 2 samples for TPH - Diesel analysis.
Method: EPA 8015M

Sampled: April 26, 1999 Matrix: WATER Extracted: April 27, 1999
Run#: 18509 Analyzed: April 30, 1999

Spl#	CLIENT SPL ID	DIESEL (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
238213	MW-6	140	50	N.D.	78.4	1
<i>Note: Hydrocarbon reported does not match the pattern of our Diesel Standard.</i>						
238214	MW-7	1800	50	N.D.	78.4	1
<i>Note: Hydrocarbon reported does not match the pattern of our Diesel Standard.</i>						


Carolyn House
Analyst


Bruce Havlik
Analyst

CHROMALAB, INC.

Environmental Services (SDB)

May 3, 1999

Submission #: 9904349

THE SAN JOAQUIN COMPANY, INC.

Atten: Bernie Dietz.

Project: SNK OAKLAND
Received: April 26, 1999

Project#: 9401.14

re: One sample for Gasoline BTEX analysis.
Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: MW-6

Spl#: 238213

Matrix: WATER


Sampled: April 26, 1999

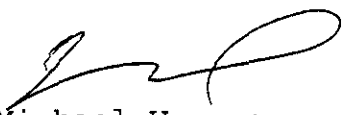
Run#:18572

Analyzed: April 29, 1999

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
GASOLINE	4500	500	N.D.	98	10
BENZENE	26	5.0	N.D.	109	10
TOLUENE	160	5.0	N.D.	111	10
ETHYL BENZENE	9.8	5.0	N.D.	110	10
XYLENES	140	5.0	N.D.	109	10

Note: Hydrocarbon found in Gasoline Range is uncharacteristic of Gasoline Profile.


Craig Huntzinger
Analyst


Michael Verona
Laboratory Operations Manager

510-336-9119

1220 Quarry Lane • Pleasanton, California 94566-4756
(925) 484-1919 • Facsimile (925) 484-1096
Federal ID #68-0140157

GC V132 O:BTEXQC0220
CRAIG 17-15

CHROMALAB, INC.

Environmental Services (SDB)

May 3, 1999

Submission #: 9904349

THE SAN JOAQUIN COMPANY, INC.

Atten: Bernie Dietz.

Project: SNK OAKLAND
Received: April 26, 1999

Project#: 9401.14

re: One sample for Gasoline BTEX analysis.
Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: MW-7

Spl#: 238214

Matrix: WATER

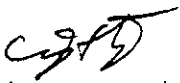
Sampled: April 26, 1999


Run#:18572

Analyzed: April 29, 1999

<u>ANALYTE</u>	<u>RESULT</u> <u>(ug/L)</u>	<u>REPORTING</u> <u>LIMIT</u> <u>(ug/L)</u>	<u>BLANK</u> <u>RESULT</u> <u>(ug/L)</u>	<u>BLANK</u> <u>SPIKE</u> <u>(%)</u>	<u>DILUTION</u> <u>FACTOR</u>
GASOLINE	4500	2500	N.D.	98	50
BENZENE	960	25	N.D.	109	50
TOLUENE	47	25	N.D.	111	50
ETHYL BENZENE	N.D.	25	N.D.	110	50
XYLENES	730	25	N.D.	109	50

Note: Hydrocarbon found in Gasoline Range is uncharacteristic of Gasoline Profile.


Craig Huntzinger
Analyst


Michael Verona
Laboratory Operations Manager

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CRAIG 17 15

