

United Beverage, Inc.

FOUNDED IN 1933

BROKER – BOTTLER – WHOLESALER – DISTRIBUTOR – CONSULTANT TO THE INDUSTRY
2307 BLANDING AVENUE, SUITE E, ALAMEDA, CALIFORNIA 94501-1476
PHONE (510) 748-0595 FAX (510) 748-0599

June 6, 2001

4004

JUN 11 2001

Mr. Barney Chan
Hazardous Materials Specialist
Alameda County Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

RE: CLOSURE LETTER FOR UNITED BEVERAGE SITE AT 105 JACKSON
STREET OAKLAND, CA, PER SUBSURFACE INVESTIGATION
REPORT 0248.R1 BY P&D ENVIRONMENTAL

Dear Mr. Chan:

We have enclosed two copies of P&D Environmental's report (one for your office and one for S.F. Regional Water Quality Control Board if necessary), showing no reportable traces of MTBE, lead, or any substance for which testing was required.

We, therefore, respectfully request this be submitted to the appropriate agencies and a case closure letter be issued for this site.

Thank you for your professional courtesies.

Very truly yours,



John G. Roveda, President

P & D ENVIRONMENTAL

A Division of Paul H. King, Inc.
4020 Panama Court
Oakland, CA 94611
(510) 658-6916

June 1, 2001
Report 0248.R1

Mr. John Roveda
United Beverage, Inc.
2307 Blanding Ave., Suite E
Alameda, CA 94501-1476

SUBJECT: SUBSURFACE INVESTIGATION REPORT
United Beverage Distributors Site
105 Jackson Street
Oakland, California

Dear Mr. Roveda:

P&D Environmental, a division of Paul H. King, Inc. (P&D) is pleased to present this report documenting the drilling of one soil boring (designated as B1) on May 20, 2001 at the subject site. The soil boring was drilled for the collection of one groundwater grab sample to evaluate the presence of MTBE and total lead in groundwater in the former Underground Storage Tank (UST) pit at the subject site.

This work was performed in accordance with a letter requesting the investigation dated March 5, 2001 from Mr. Barney Chan at the Alameda County Department of Environmental Health (ACDEH). A Subsurface Investigation Work Plan (Work Plan 0248.W1) dated May 4, 2001 was approved by Mr. Chan in a letter dated May 7, 2001. A Site Plan prepared by others (Figure 1) showing the soil boring location and former UST pit is attached with this report.

All work was performed under the direct supervision of an appropriately registered professional. This report is prepared in accordance with guidelines set forth in the document "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites" dated August 10, 1990 and "Appendix A - Workplan for Initial Subsurface Investigation" dated August 20, 1991.

BACKGROUND

It is P&D's understanding that the subject site is being considered for case closure. It is also P&D's understanding that for ACDEH to consider this site for case closure, the analyses requested by Mr. Chan must be performed.

FIELD ACTIVITIES

Prior to performing field work, an encroachment permit was obtained from the City of Oakland Department of Public Works, the drilling location was marked with white paint and Underground Service Alert was notified for buried utility location, and a site health and safety plan was prepared.

On May 20, 2001, P&D hand augered one borehole at the subject site, designated as boring B1. The boring was hand augered to a depth of 4 feet below the ground surface. Groundwater was encountered at a depth of 4 feet below the ground surface. No soil samples were collected from the borehole for laboratory analysis. Following groundwater grab sample collection, the borehole was backfilled with neat cement grout. The location of the borehole is shown on the attached Site Plan.

The soil from the borehole was classified lithologically in the field in accordance with standard geologic field techniques and the Unified Soil Classification System. Subsurface conditions observed in the soil from the borehole was recorded on a boring log. In addition, the soil from the borehole was evaluated in the field using a Model 580B OVM Photoionization Detector (PID) equipped with a 10.0 eV bulb and calibrated against a 100 ppm isobutylene

standard. No staining, discoloration, odors, detectable PID values or other evidence of petroleum hydrocarbons was detected in the borehole or in the water in the borehole. A copy of the boring log is attached with this report.

One groundwater grab sample was collected from the borehole as follows. A temporary one-inch diameter slotted and capped PVC casing was hammered approximately 12 inches into the bottom of the borehole. The groundwater grab sample was collected from the PVC casing in the borehole using a polyethylene tube with a stainless steel foot valve. The water sample was transferred to 40-milliliter VOA vials which were sealed with Teflon-lined screw caps and a polyethylene bottle with a plastic screw cap. The VOAs were overturned and tapped to ensure that air bubbles were not present. The VOAs and polypropylene bottle were labeled, and then placed into a cooler with ice pending delivery to McCampbell Analytical, Inc. in Pacheco, California. McCampbell Analytical, Inc. is a State-accredited hazardous waste testing laboratory. Chain of custody procedures were observed for all sample handling.

GEOLOGY AND HYDROGEOLOGY

Based on review of regional geologic maps from U.S. Geological Survey Professional Paper 943, "Flatland Deposits - Their Geology and Engineering Properties and Their Importance to Comprehensive Planning," by E.J. Helley and K.R. Lajoie, 1979 the subject site is underlain by Holocene Bay Mud (Qhbm). The Bay Mud is described as typically consisting of unconsolidated water-saturated dark plastic carbonaceous clay and silty clay. Based on observations of the developed surface conditions, this area has an unknown thickness of fill material overlying the Bay Mud.

Subsurface conditions encountered in the borehole consisted of 6 inches of concrete cover, underlain by tank pit backfill material which is described as follows. Brown or black gravelly silt was encountered to a depth of approximately 2 feet below the ground surface, beneath which washed coarse sand was encountered to the total depth explored of 4 feet.

Groundwater was encountered at a depth of 4 feet below the ground surface. San Francisco Bay is located approximately 700 feet to the southwest of the site. Based on discussions with Mr. John Roveda, it is P&D's understanding that at the time of UST removal, groundwater was observed in the UST pit and the depth to water appeared to be tidally influenced. The predominant groundwater flow direction at the site is unknown, but is presumed to be towards San Francisco Bay.

LABORATORY ANALYTICAL RESULTS

The groundwater grab sample was analyzed for TPH-Gasoline (TPH-G) using EPA Method 5030 in conjunction with modified EPA Method 8015, and for benzene, toluene, ethylbenzene and xylenes (BTEX) and MTBE using EPA Method 8020, and for total dissolved lead using EPA Method 239.2. The sample results show that TPH-G, BTEX and MTBE were not detected. Copies of the laboratory analytical report and chain of custody documentation are attached with this report.

DISCUSSION AND RECOMMENDATIONS

One groundwater grab sample was collected from the former UST pit on May 20, 2001. No staining, discoloration, odors, detectable PID values or other evidence of petroleum hydrocarbons was detected in the borehole or in the groundwater grab sample collected from the borehole. Review of the laboratory analytical reports show that TPH-G, BTEX, MTBE and dissolved lead were not detected in any of the samples. The detection limit for the total dissolved lead analysis was 5 ppb.

Based on the observed subsurface conditions and the laboratory analytical results, P&D recommends that no further investigation be performed and that case closure be requested for this site.

DISTRIBUTION

Copies of this report should be distributed to Mr. Barney Chan at the ACDEH, and to Mr. Chuck Headlee at the San Francisco Regional Water Quality Control Board. Copies of the report should be accompanied by a transmittal letter signed by the owner of the subject site.

LIMITATIONS

This report was prepared solely for the use of United Beverage, Inc. The content and conclusions provided by P&D in this assessment are based on information collected during our investigation, which may include, but not be limited to, visual site inspections; interviews with site owner, regulatory agencies and other pertinent individuals; review of available public documents; subsurface exploration and our professional judgement based on said information at the time of preparation of this document. Any subsurface sample results and observations presented herein are considered to be representative of the area of investigation; however, geological conditions may vary between borings and may not necessarily apply to the general site as a whole. If future subsurface or other conditions are revealed which vary from these findings, the newly-revealed conditions must be evaluated and may invalidate the findings of this report.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information contained herein is brought to the attention of the appropriate regulatory agencies, where required by law. Additionally, it is the sole responsibility of the owner to properly dispose of any hazardous materials or hazardous wastes left onsite, in accordance with existing laws and regulations.

This report has been prepared in accordance with generally accepted practices using standards of care and diligence normally practiced by recognized consulting firms performing services of a similar nature. P&D is not responsible for the accuracy or completeness of information provided by other individuals or entities which is used in this report. This report presents our professional judgement based upon data and findings identified in this report and interpretation of such data based upon our experience and background, and no warranty, either express or implied, is made. The conclusions presented are based upon the current regulatory climate and may require revision if future regulatory changes occur.

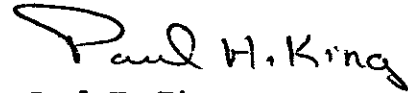
June 1, 2001
Report 0248.R1

4

Should you have any questions, please do not hesitate to contact us at (510) 658-6916.

Sincerely,

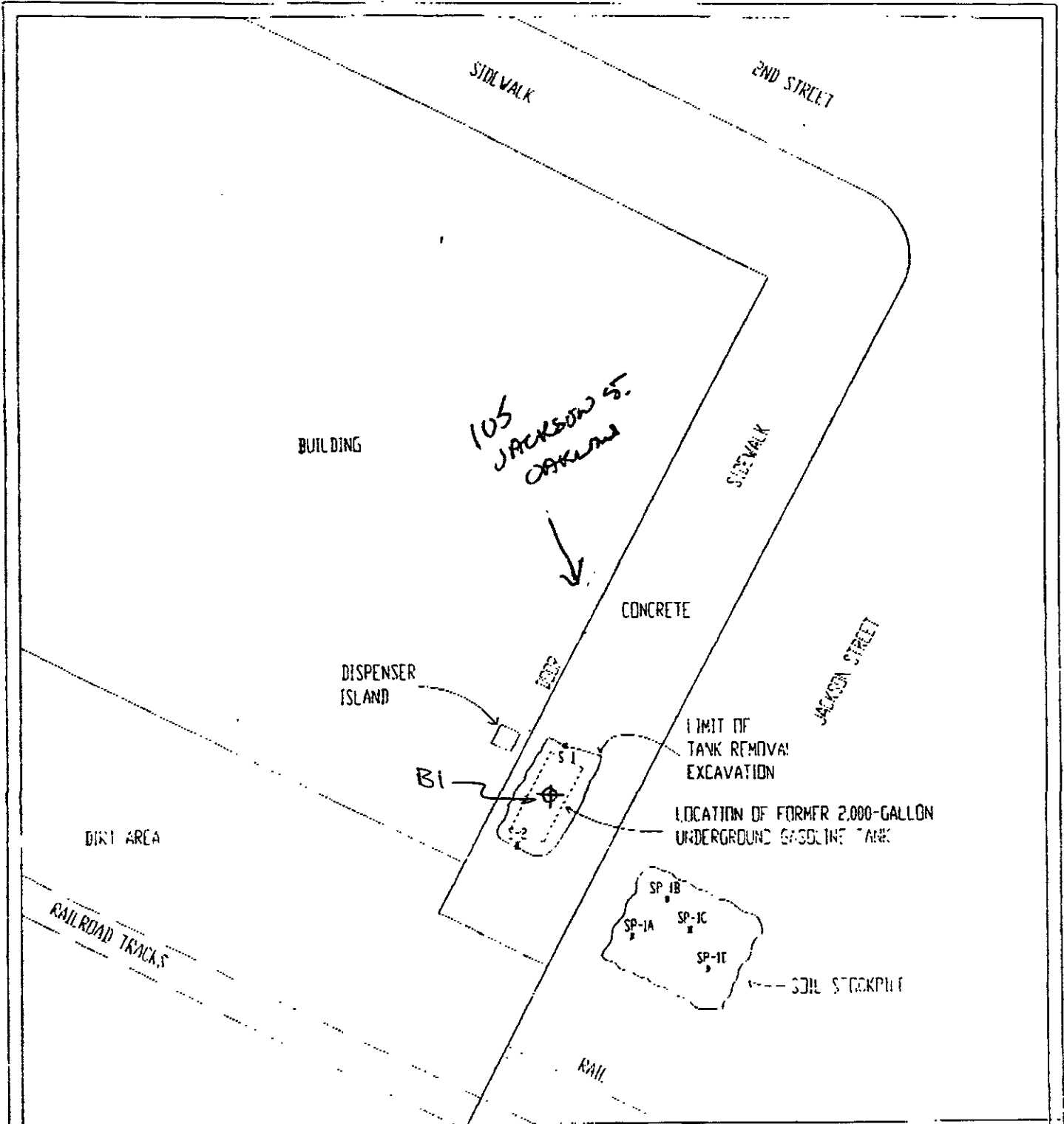
P&D Environmental



Paul H. King
California Registered Geologist
Registration #5901
Expiration: 12/31/01

Attachments: Site Plan
 Boring Log
 Laboratory Analytical Reports
 Chain of Custody Documentation

PHK
0220.R5



LEGEND

S-1 NAME AND LOCATION OF
 X EXCAVATION SOIL SAMPLE

SP-1-A NAME AND LOCATION OF
 X STOCKPILE SOIL SAMPLE

SCALE IN FEET

TANK PROJECT ENGINEERING

SITE PLAN
 TANK REMOVAL (4/27/93)

UNITED BEVERAGE DISTRIBUTORS 105 JACKSON STREET OAKLAND, CA 94667	DATE	5/5/93
	FIGURE	1
	FILE #	259A-2
	DRAWN BY	MAC
	CHECKED BY	WJ

BORING NO.: B1		PROJECT NO.: 0248		PROJECT NAME: UNITED BEVERAGE, INC. FACILITY			
BORING LOCATION: SEE MAP				ELEVATION AND DATUM: NONE			
DRILLING AGENCY: P. KING		DRILLER: P. KING		DATE & TIME STARTED:		DATE & TIME FINISHED:	
DRILLING EQUIPMENT: 3.5-INCH O.D. HAND AUGER				05/20/01		05/20/01	
COMPLETION DEPTH: 4.0 FEET		BEDROCK DEPTH: NONE ENCOUNTERED		LOGGED BY:		CHECKED BY:	
FIRST WATER DEPTH: 4.0 FEET		NO. OF SAMPLES: 1 WATER		PHK			
DEPTH (FT.)	DESCRIPTION	GRAPHIC COLUMN	WELL CONSTRUCTION LOG	BLOW COUNT PER 6"	PID	REMARKS	
	6" Concrete. BROWN AND BLACK SILTY GRAVEL (FILL); Soft, moist.No Petroleum Hydrocarbon (PHC) odor. BROWN COARSE SAND (FILL); Wet to saturated, loose, no PHC odor	FILL ▽	No Well Constructed.		0 0	Groundwater encountered in borehole at 4.0 feet below ground surface. No evidence of PHC.	
5						Temporary 1-inch diameter-slotted PVC pipe was hammered one foot into the bottom of the borehole for liquid collection. A groundwater grab sample was collected using polypropylene tubing equipped with a stainless steel footvalve.	
10							
15							
20							
25							
30							

25938 ZPPWS

CHAIN OF CUSTODY RECORD

8020
by

PROJECT NUMBER: 0248			PROJECT NAME: United Beverage Inc			NUMBER OF CONTAINERS	ANALYSIS(ES): TPH-HAS/MTBE/MTBE Lead Diss Pb changed to Diss Pb on 5/24/01 per PK	PRESERVATIVE	REMARKS
SAMPLED BY: (PRINTED AND SIGNATURE) Paul H. King									
SAMPLE NUMBER	DATE	TIME	TYPE	SAMPLE LOCATION					
W1	5/2/01		water	Borehole in Center of UST# 6	6	X X		Normal Turn Around 68011	
RELINQUISHED BY: (SIGNATURE) Paul H. King			DATE 5/2/01	TIME	RECEIVED BY: (SIGNATURE) G. Boyes	TOTAL NO. OF SAMPLES (THIS SHIPMENT) 1	LABORATORY: McCampbell Analytical		
RELINQUISHED BY: (SIGNATURE) G. Boyes			DATE 5/2/01	TIME 17:00	RECEIVED BY: (SIGNATURE) Shirley Hamilton 5/2/01	TOTAL NO. OF CONTAINERS (THIS SHIPMENT) 6	LABORATORY CONTACT: Angela LABORATORY PHONE NUMBER: (925) 798-1620		
RELINQUISHED BY: (SIGNATURE)			DATE	TIME	RECEIVED FOR LABORATORY BY: (SIGNATURE)	SAMPLE ANALYSIS REQUEST SHEET ATTACHED: () YES (X) NO			
REMARKS: VOAs preserved with HCl Polypropylene container not preserved. Analyze for MTBE by 8260 if MTBE is detected									