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Phone (916) 372-7535 Fax (916) 372-4209

November 13, 1992

Ms. Jennifer Eberle Hazardous Materials Specialist Alameda County Health Care Services Agency Department of Environmental Health 80 Swan Way, Room 200 Oakland, CA. 94621

RE- SOIL & GROUNDWATER SITE ASSESSMENT WORK PLAN:

DONGARY INVESTMENTS - OAKLAND 2225 7th street Oakland, CA. 94607 RAMCON Job #476002

Dear Ms. Eberle,

I have attached RAMCON's "Soil & Ground Water Site Assessment Work Plan" for your review and approval. In addition to the assessment plan; a summary of the interim remedial action that recovered free product from both excavations is presented. The assessment work plan has been accepted by our clients who are ready to identify the limits the contamination at the subject site.

Copies of the assessment work plan have been forwarded to Mr. Rich Hiett of the California Regional Water Quality Control Board, Zone 7.

If you have any questions pertaining to the assessment work plan or recovery of free product; please feel free to contact me at @ (916) 372-7535.

Sincerely,

Jaffrey S Auchterloine

**RAMCON**- Project Geologist

file: WP51\DOCS\JAFF\476wkpl3



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Phone (916) 372-7535 Fax (916) 372-4209

# SOIL & GROUNDWATER SITE ASSESSMENT WORK PLAN:

DONGARY INVESTMENTS - OAKLAND 2225 7th street Oakland, CA. 94607

November 13, 1992 RAMCON Job #476002



P.O. Box 1026 3751 Commerce Drive West Sacramento, CA 95691

Phone (916) 372-7535 Fax (916) 372-4209

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Ms. Jennifer Eberle Hazardous Materials Specialist Alameda County Health Care Services Agency Department of Environmental Health 80 Swan Way, Room 200 Oakland, CA. 94621

RE- SOIL & GROUNDWATER SITE ASSESSMENT WORK PLAN:
DONGARY INVESTMENTS- OAKLAND
2225 7th street
Oakland, CA. 94607
RAMCON Job #476002

Dear Ms. Eberle,

The following report presents RAMCON's work plan to assess the extent of soil and groundwater contamination at the subject site. The assessment work plan is presented in multiple phases; each phase of the assessment work is adjusted based on the results of the previous assessment. The recommendations have been made based on the information gathered from the removal of eight underground storage tanks: a 2,000 gallon waste oil tank, one 6,500 gallon bulk oil, one 8,000 gallon diesel tank, and five 20,000 gallon diesel tanks from the subject site, (Plates 1 & 2). For a summary of the tank removal work and analytical results please refer to RAMCON's report "Tank Removal Work Summary" dated 10-12-92.

The subject site is located approximately 1 mile south of the Interstate 80 toll gate to the Bay Bridge at the intersection of Maritime and 7th Street, (Plates 1 & 2).

## SITE BACKGROUND & TANK REMOVALS:

The site is currently leased by NW Transport Services Inc. and Sealand Services Inc. for cargo distribution and automobile loading. During the summer of 1989 one of the 20,000 gallon diesel tanks failed a leak detection test. Bore holes were placed around the eight existing tanks and samples of the soil and water were collected and analyzed. Contamination was detected and in March of 1990 the one leaking diesel tank was removed. Soil samples were collected and hydrocarbon contamination found below the former diesel tank. The contaminated soil was excavated, disposed of off site, and the excavation was backfilled. A report summarizing the soil borings and tank removal was forwarded to the Alameda County of Hazardous Materials Division on June 7, 1991.

On 7-27-92, **RAMCON's** personnel removed 6 diesel tanks and 1 bulk oil tank. Upon removal the tanks were inspected and no obvious holes or leaks were noted in the six diesel tanks: (A/C/D/E/F/G). One hole was observed in the bulk oil tank, (Tank B, see Plate 3), during the removal process.

Groundwater seeped into the excavation filling the tank impressions. Hydrocarbon contamination was noted floating on the water and the excavated soil had a strong diesel odor. Groundwater was observed at approximately 8 feet from grade and fluctuated about 1 foot in response to tidal effects. The dimensions of the single excavation containing the seven tanks are 110 ft by 45 ft and ranged in depth from 10 to 13 feet.

The soil samples collected from the tank pit and stockpiled soil and one water sample were analyzed for BTEX and TPH as Diesel & Motor Oil (Plate 3 & 4). The concentration of TPH as Diesel measured in the 16 excavation soil samples averaged 28,000 ppm. The soil samples collected from below Tanks A & B also detected concentrations of BTEX that ranged from a low of 7 ppm Benzene to a high of 250 ppm Xylene. The one water sample, PW-1, had concentrations of Benzene of 6.2 ppm and 47,000 ppm TPH as Diesel. The analyses of the composite samples from the stockpiled soil detected an average concentration of TPH as Diesel of 5,800 ppm. The stockpile composite samples were free of BTEX, except for one sample that detected 34 ppm Xylene. The level of TPH as Motor Oil present in the samples is difficult to determine due to the interference of the analyses from the high levels of Diesel, (Plate 1).

On 8-18-92, **RAMCON** personnel excavated and removed one 2,000 gallon waste oil tank. Upon removal the tank was inspected and no obvious holes or leaks were noted. The tar coating surrounding the tank had been dissolved away.

Ground water seeped into the excavation filling the tank impression to a depth of 8 feet from grade. Diesel fuel was noted floating on the surface of the water. The dimensions of the excavation containing the waste oil tank are 18 ft by 12 ft and 11 ft deep.

Following the removal of the tank, 2 soil samples from the floor of the excavation, one water sample from the excavation, and one composite sample from the stockpiled soil were collected, (Plate 5). The two pit floor samples were analyzed for BTEX & TPH as Gasoline & Diesel (EPA 8015/8020, 602), Volatile Organics (EPA 8240), Semi-Volatile Organics (EPA 8270), and 5 Luft "Waste Oil" Metals- Cd, Cr, Pb, Zn, Ni (EPA 6010, 200.7).

The water sample appeared to be pure diesel and was analyzed for TPH as Diesel, yielding 110% diesel, (Table 2). No further analyses of the "water sample" was performed. Since additional soil will most likely be excavated and additional analyses will be required in order to dispose of the soil; the composite soil sample from the waste oil stockpile was not analyzed.

Referring to Table 2, the two pit floor samples had measurable levels of Benzene (.011 ppm and .0077), TPH as Diesel (270 ppm and 27 ppm), and four Halogenated Solvent compounds. Analyses of sample PFA-1 also detected low levels TPH as Motor Oil (14 ppm) and five Semi-Volatile compounds. Analyses of sample PFB-1 detected low levels of TPH as Gasoline (2.7 ppm).

No Oil & Grease compounds or Organochlorine Pesticides & PCB's were detected in the two soil samples. The level of the Five Waste Oil Metals, (Cd/Cr/Pb/Ni/Zn), measured in the two pit floor samples were below the Title 22 STLC values.

## **CURRENT SITE CONDITIONS:**

Based on field observations and analytical data from soil and water samples collected from the main excavation and the waste oil pit; both the soil and ground water on the site have been contaminated with diesel and BTEX. The soil samples collected from the waste oil tank also contain measurable amounts of Semi-Volatile Hydrocarbons and Chlorinated Solvents.

Free product, diesel, is present floating on the groundwater in the main excavation and the waste oil tank pit. The lateral limits of the surface diesel contamination are unknown at the present time. The ground water gradient and direction of ground water flow is not known. Remediation of the soil will be necessary to gain closure of the site.

Review of other soil and groundwater remediation projects on file at the Alameda County Department of Environmental Health revealed three projects sites located within one half mile of the subject site: Southern Pacific Site, (Northeast, across the street from the Dongary Site), a site at 801 Maritime, and one site at the intersection of Ferry and Petroleum. The study of the S.P. site determined the groundwater gradient was in the North-Northwest direction. The 801 Maritime site concluded the tidal effects would override the gradient and the groundwater flow direction was not studied. At the Ferry and Petroleum site a groundwater study determined that the tidal influences did not effect the groundwater. The varied conclusions of the three groundwater studies may be the result of the heterogenous nature of the Bay mud and the backfill material used to originally develop the Port of Oakland. From observations made at the Dongary site open pit; tidal influences appear to effect the groundwater level.

## RECOVERY OF FREE PRODUCT FROM OPEN EXCAVATIONS:

Ms Jennifer Eberle, of the Alameda County Department of Environmental Health and Mr. Rich Hiett of the California Regional Water Quality Board were contacted on 10-23-92. During discussions about the subject site, both regulators indicated the <u>primary concern was the recovery of free floating product from the excavations</u>.

On 11-11-92, recovery of free product from both excavations was initiated. Using a floating boom to collect the free product from the surface water; the product was drawn to one side of the excavations. A vacuum truck operated by Petroleum Recycling Corporation (PRC) pumped the free and water product out of the excavations. Based on information provided by PRC, of the 4,817 gallons pumped from the excavation, 4,335 gallons was water and 482 gallons was product. The product/water mixture was transported under manifest to PRC facility in Paterson, CA. A copy of the manifest and the PRC pick-receipt has been attached. yorky I may on Plate 6

# PRELIMINARY SITE ASSESSMENT WORK PLAN:

In order to determine the extent of the soil and groundwater hydrocarbon contamination associated with the former underground storage tanks; RAMCON proposes to drill 10 soil borings and install 4 groundwater monitoring wells. All of the soil borings, monitor well installation and development, and sample collection and analyses will follow the guidelines established in the "California Underground Storage Tank Regulations", dated August 1992.

The location of the monitor wells will be controlled by the information gathered from the 10 soil borings. As shown on Plate 6; four of the borings will be located around the main excavation, four borings will be placed around the waste oil tank excavation, and two borings will be located between the two excavations. Two of the borings will be located within the building: one boring in the auto-wash area and the other boring in the shop area south of the waste oil pit. The borings around the main excavation will be set-back 20 feet from the existing excavations and the waste oil pit borings will have a 10 foot set-back.

The borings will be drilled to just above the groundwater surface; to a depth of approximately 8 to 10 feet from grade. The drill cuttings will be observed for obvious contamination and an LEL meter will be used to measure any organic vapors coming off the soil. A log of each soil boring will be made using the Unified Soil Classification System. If obvious contamination, (free product), is observed while drilling; the rig will be moved back another 20 feet from the excavation, site conditions allowing, and a second soil boring will be drilled Plate 2.

A total of 20 soil samples will be collected: two from each boring. One sample will be collected at 5 feet and the second sample will be collected at the base of the boring. By collecting two soil samples, the depth of the contamination may be more accurately defined, thereby allowing the segregation of clean overburden from the underlying contaminated soil.

10 water samples will be collected using a hydro-punch. The water samples will not be analyzed if free product is observed floating on the water sample.

The soil samples will be analyzed for TPH as Diesel, (EPA method 8015 modified). Lif low levels of diesel are detected the samples will also be analyzed for BTEX & TPH as Gasoline, (EPA method 8015/8020). The water samples will be analyzed for BTEX, TPH as Gasoline, and TPH as Diesel & Motor Oil, (EPA method 602).

A hollow stem auger will be used to drill the holes and soil samples will be collected using a split-spoon sampler containing three 6 inch brass sleeves. Water samples will be collected from the borings using a hydro-punch. Prior to abandoning the bore holes; each bore hole will be inspected for the presence of water and or free product.

Based on review of the field observations and the analytical data; the locations of the groundwater monitoring wells will be selected. Two soil and one water sample will be collected from each well and analyzed as listed above. Prior to collecting water samples the wells will be developed by pumping a volume of water equal to 4 well volumes and allowing the wells to recharge. If free product is observed in a water sample collected from a monitor well; no analyses will be run.

The primary purpose of the monitor wells is to determine the gradient and flow direction of the groundwater under the subject site. The wells will also be used for water sample collection and direct measurement of free product on the water surface.

The drilling cuttings main pit and the waste oil pit will be stockpiled in separate piles on site. The residual fluids from developing the monitor wells and steam cleaning the auger flights and hydro-punch will be collected and stored in 55 gallon barrels on-site. Disposal of the cuttings and residual water will be addressed when the original stockpiles are profiled for disposal.

Following review of the analytical data; further soil borings may be required to define the limits of hydrocarbon contamination in the soil. Additional groundwater wells to define the extent of the contamination and for recovery/treatment of the free product or contaminated water may be required.

# SITE REMEDIATION:

When the limits of the soil and groundwater contamination are defined; a work plan to excavate the contaminated soil surrounding the two excavations, recover additional volumes of free product floating on the surface water, and to remediate the groundwater will be submitted to the regulating agencies.

If you have any questions pertaining to the assessment work plan; please feel free to contact Jaff Auchterlonie @ (916) 372-7535.

Sincerely,

Jaffrey S Auchterloine

RAMCON- Project Geologist

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Daniel J. Hinrichs P.E. Consulting Engineer

The following Plates and Tables have been included with the report:

Plate 1	Genera	1	Location	Map
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Plate 2 General Site Plan

Main Excavation Sample Locations Site Plan Plate 3

Plate 4 Stockpile Sample Locations Site Plan

Plate 5 Waste Oil Pit Sample Locations Site Plan

Plate 6 Soil Boring Location Site Plan

Table 1 Analytical Summary, Main Excavation & Stockpiles Table 2 Analytical Summary, Waste Oil Pit & Stockpiles

Uniform Hazardous Waste Manifest- 5,000 gallons oil & water hauled to PRC. Pick-Up Receipt- 5,000 gallons oil & Water, Petroleum Recycling Corporation.

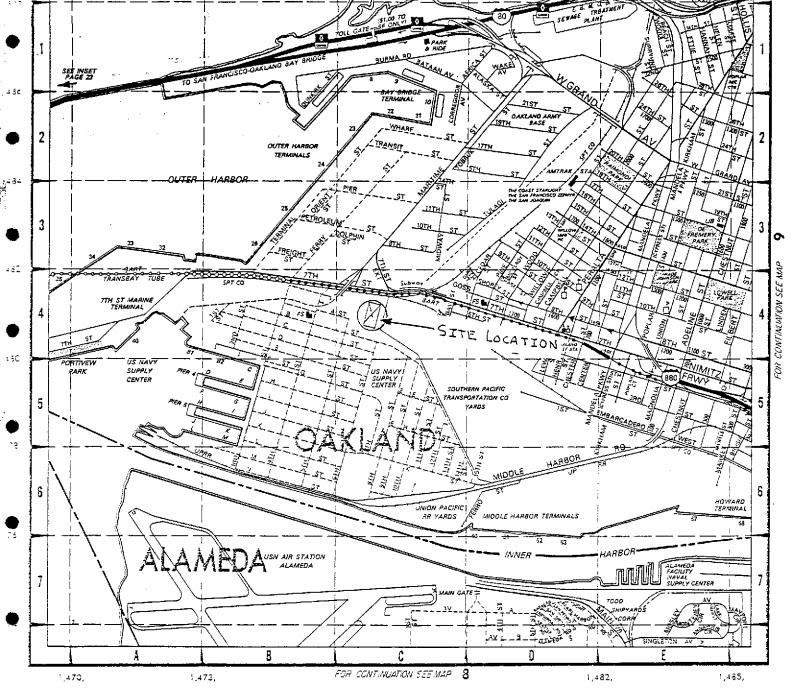
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# TABLE 1: ANALYTICAL SUMMARY Dongary Investments - Oakland, CA. RAMCON Job #476001 Sampled 7-27-92

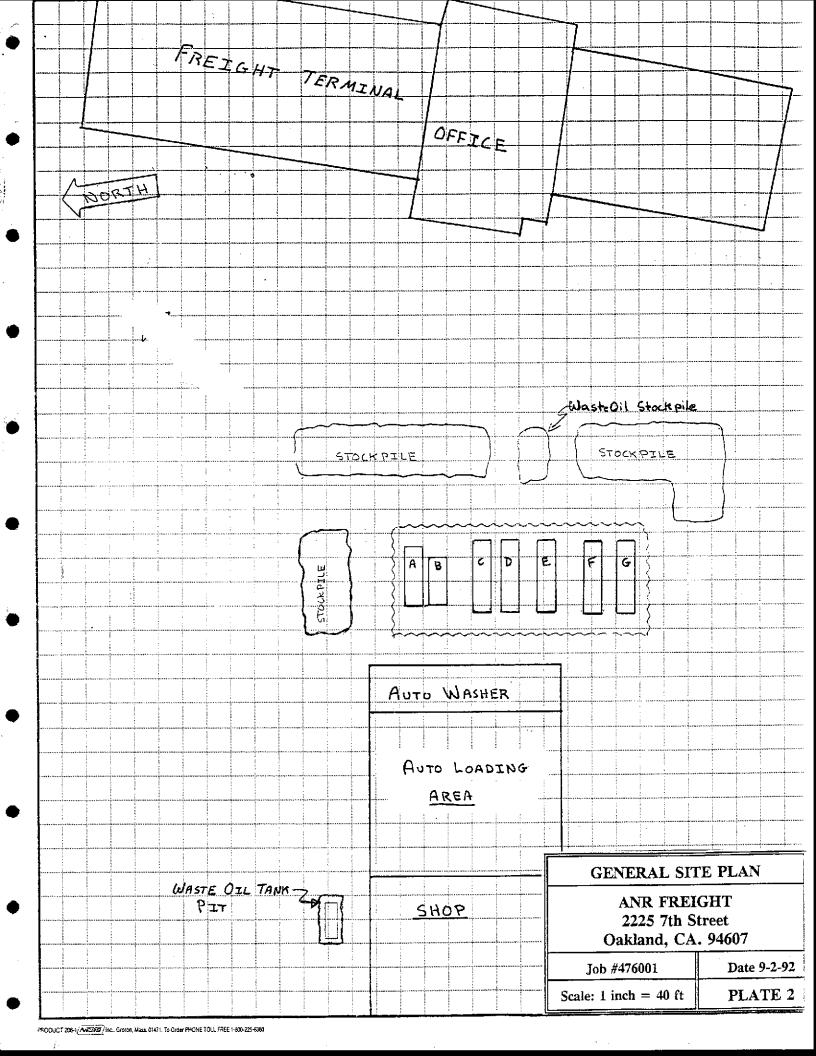
WEST Sample Logs #4776 & #4777
MAIN EXCAVATION TANK REMOVAL

MAIN EXCAVATION TANK REMOVAL								
Sample	В	ТТ	Е	x	TPH as Diesel	TPH as Motor Oil		
PFA-1	7.4	ND	11	47	12,000	< 250		
PFA-2	11	27	19	65	43,000	<1,000		
PFB-1	44	87	54	250	100,000	<2,500		
PFB-2	20	38	31	100	43,000	<1,000		
PFC-1	ND	ND	ND	6.1	17,000	< 250		
PFC-2	ND	ND	ND	ND	33,000	<250		
PFD-1	ND	ND	ND	5.3	9,000	< 250		
PFD-2	ND*	ND*	ND*	.0085	4,600	< 100		
PFE-1	ND	ND	ND	ND	8,200	< 250		
PFE-2	ND_	ND	ND	ND	81,000	<2,500		
PFF-1	ND	ND	ND	ND	20,000	<1,000		
PFF-2	ND	ND	ND	ND	18,000	< 1,000		
PFG-1	ND	ND	ND	ND	20,000	< 500		
PFG-2	ND	ND	ND	ND	7,800	< 250		
D1	ND	ND	ND	12	20,000	< 250		
D2	ND	ND	ND	ND	23,000	< 500		
R2				-		<del></del>		
PW-1	6.2	16	7.3	47	47,000	< 500		
C1(ABCD)	ND	ND	ND	ND	4,000	< 100		
C2(ABCD)	ND	ND	ND	ND	5,400	<250		
C3(ABCD)	ND	ND	ND	ND	4,900	< 250		
C4(ABCD)	ND	ND	ND	34	5,600	< 250		
C5(ABCD)	ND	ND	ND	ND	8,900	< 250		
C6(ABCD)	ND	ND	ND	ND	6,000	<250		
Reporting Limits	( 5	.0 mg/kg to ~	.005 mg/kg	)	50 mg/kg	100 to 2500 mg/kg		

Note: The increased reporting limit for TPH as Motor Oil is due to interference from the elevated concentrations of Diesel.



# GENERAL LOCATION MAP ANR FREIGHT 2225 7th Street Oakland, CA. 94607 RAMCON Job #476001 Date 9-2-92 Scale: 1 inch = 2,200 ft PLATE 1

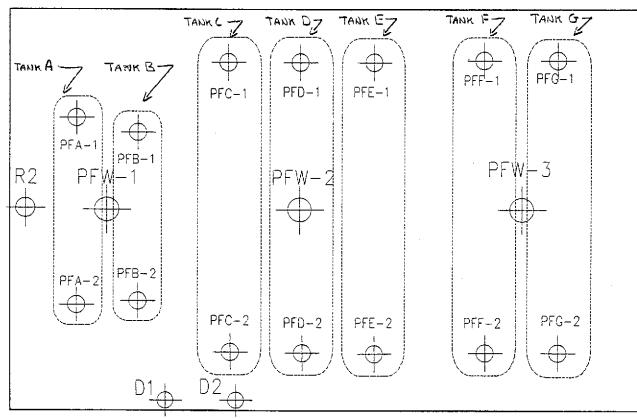


# NOTES:

- Samples taken in 2" x 6" brass sleeves with 0 headspace, covered with PTFE, ends capped with Caplugs and placed on ice for transport.
- The Pit Floor samples were taken at a depth of seven feet.
- All tanks previously contained diesel fuel.

Tank B Contained Bulk Dil





ANR FREIGHT

2225 7TH STREET

OAKLAND, CALIFORNIA

RAMCON

Sample Log#: 4776

DATE: 8/4/1992

SCALE N.T.S.



Western Environmental Science & Technology

45133 County Road 32B, Davis, CA 95616

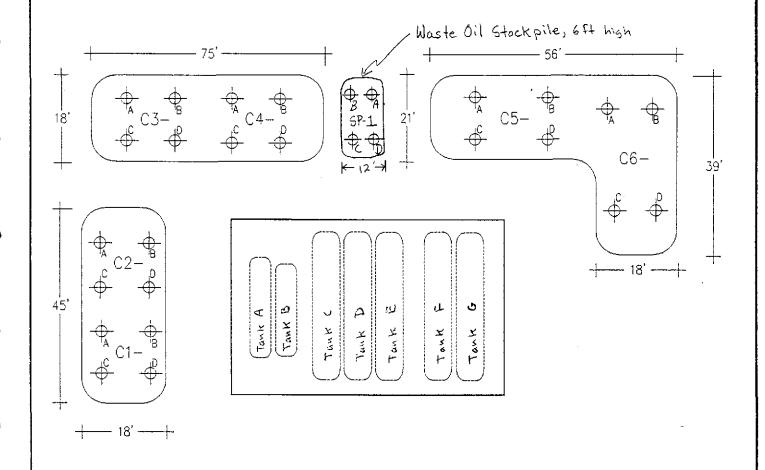
Phone: (916) 753-9500

Drawn by: D PLATE 3

# NOTES:



- Samples taken in 2" x 6" brass sleeves with 0 headspace, covered with PTFE, ends capped with Caplugs and placed on ice for transport.
- The stockpiles all had an average height of 8 feet.
- Samples C1, C2, C3, C4, C5 & C6 consist of 4 samples which are composited in the laboratory for analysis.



ANR FREIGHT

2225 7TH STREET

OAKLAND, CALIFORNIA

RAMCON

Sample Log#: 4776

DATE: 8/4/1992

SCALE N.T.S.

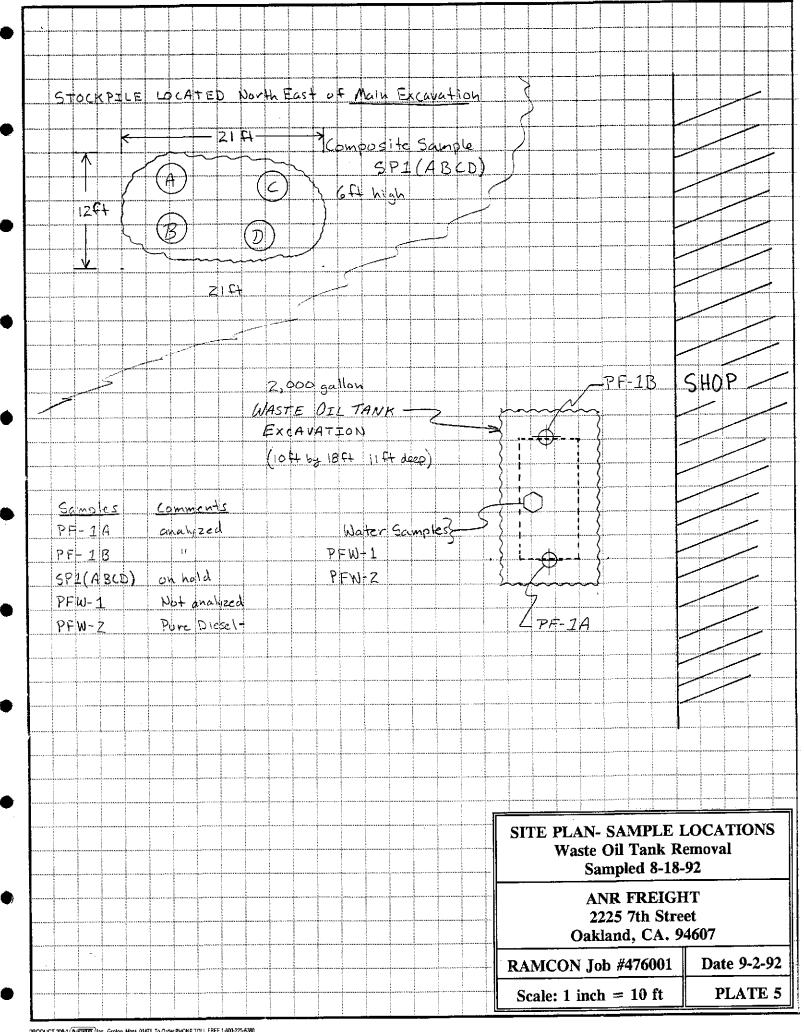


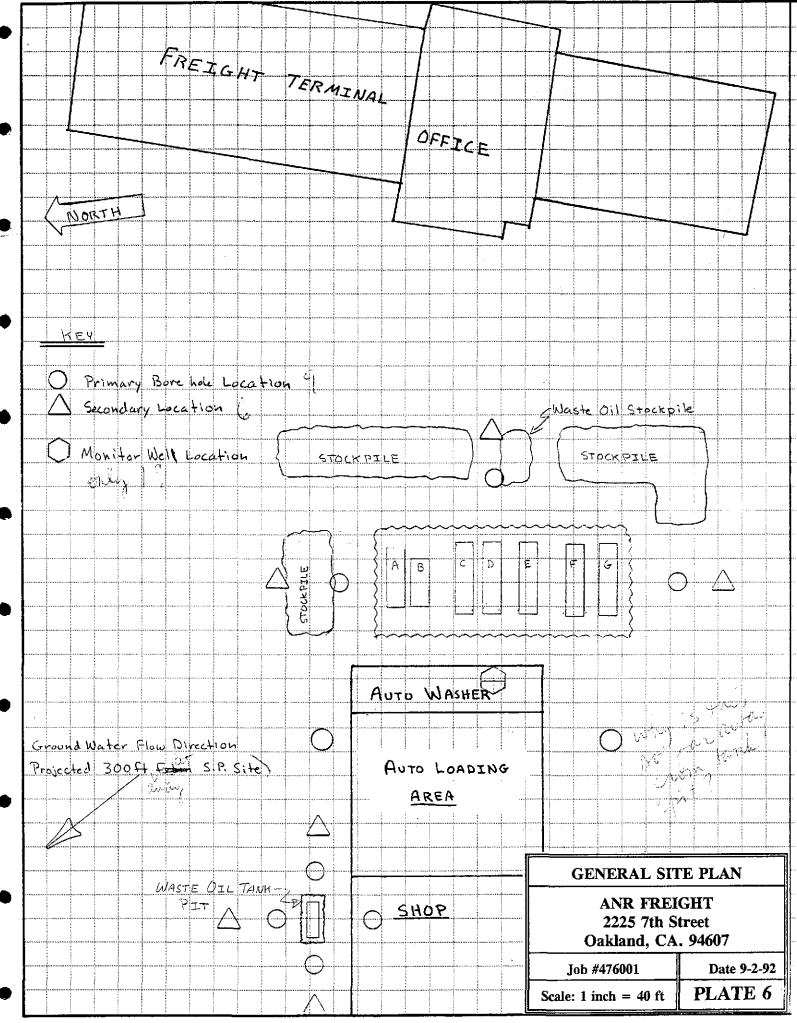
Western Environmental Science & Technology

45133 County Road 328, Davis, CA 95616

Phone: (916) 753-9500

Drawn by: Dc PLATE 4





# TABLE 2 ANALYTICAL SUMMARY Dongary Investments- Oakland, CA. RAMCON Job #476001 Sampled 8-18-92 WEST Sample Log #4896 Waste Oil Tank Removal

ANAI	.YSES	Reporting Limits	Sample Number		
			PFA-1	PFB-1	
Benzene (EPA 8020) Toluene Ethylbenzene Xylene		.005 mg/kg	.011 ND ND ND	.0076 ND ND .0058	
TPH as Gasoline (EPA	8015)	.50 mg/kg	ND	2.7	
TPH as Diesel (EPA 80	915)	10 mg/kg	270	27	
TPH as Motor Oil (EPA	A 8015)	10 mg/kg	14	ND	
Oil & Grease (ASTM 5	520)	50 mg/kg	ND	ND	
Semi-Volatile Organics Benzo a pyren Benzo ghi per Naphthalene Phenanthrene Pyrene	e	(1.1 to .57) mg/kg 0.10 mg/kg " "	ND ND ND ND ND	ND 0.11 0.10 0.24 0.29 0.12	
Organochlorine Pesticides & PCB's (EPA 8080)		.10 to .20 mg/kg	ND	ND	
Halogenated Volatile On t-1, 2-Dichlor 1, 2-Dichlopre c-1, 2-Dichlor Tetrachloroeth	oethene opane oethene	.005 mg/kg " " " " .001 mg/kg	.066 .048 .36 .0021	.066 .087 .036 ND	
Waste Oil Metals: Cadmium Chromium Lead Nickel Zine	Title 22 STLC: 1.0 mg/kg 5 mg/kg 5.0 mg/kg 20 mg/kg 250 mg/kg	0.01 mg/kg 0.05 mg/kg 0.005 mg/kg 0.30 mg/kg 0.05 mg/kg	.020 0.25 0.28 1.5 0.40	0.025 0.29 0.32 1.4 0.49	

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# PETROLEUM RECYCLING CORPORATION

EPA # CAD 083166728 13331 N. Hwy 33 Patterson, CA 95363 (209) 892-8670 (800) 882-8670

PICK-UP RECEIPT			
02094	P.O. NO.		
DATE	RELEASE NO.		
TRUCK NO. 95 - ///	MANIFEST NO.	92 , 52 , 53	

CONSIGNEE

**ORIGIN** 

**BILL TO** 

PETROLEUM RECYCLING CORP. 13331 N. HIGHWAY 33 PATTERSON, CA. 95363 DON GARY INVESTMENTS 2225 7TH STREET OAKLAND, CA

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Solids P/Gal:		· · · · · · · · · · · · · · · · · · ·
Minimum:		
Transportation:		
Lab Fee:		
Wash Out:	<u> </u>	·
TOTAL:		PURMMP91