

ENVIRONMENTAL
PROTECTION

99 JAN 27 PM 3: 42:16
MANMOHAN S. CHOPRA
4216 WARBLER LOOP
FREMONT, CA 94555
Tel. (510) 489-5696

January 21, 1999

Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
ALAMEDA, CA 94502-6577

ATTN: Mr Scott Seery

SUB: Subsurface Investigation report
1401 Grand Ave. San Leandro, CA.

Dear Mr Seery,

Attached, for your review and records, please find a copy of Subsurface Investigation Report for the above site. This work was performed ~~XXXXXX~~ following our discussion and detailed discussion between you and Paul King of P & D Environmental. I am sure this report meets your requirements. However, if you have any comments or questions, please contact me or Paul King. We will do our best to clarify the situation and work with you, as we have always done in the past.

My day time phone # is 510-790-9252.

Paul king's phone # is 510-658-6916.

Sincerely,



Manmohan S. Chopra
Property Owner

P.S. Please let me know about the next step to be taken to close the case, if the report meets your criteria.

P & D ENVIRONMENTAL

A Division of Paul H. King, Inc.

4020 Panama Court

Oakland, CA 94611

(510) 658-6916

December 31, 1998
Report 0055.R12

Mr. Manmohan Chopra
4216 Warbler Loop
Fremont, CA 94555

SUBJECT: SUBSURFACE INVESTIGATION REPORT
Former ARCO Service Station
1401 Grand Avenue
San Leandro, California

Dear Mr. Chopra:

P&D Environmental, a division of Paul H. King, Inc. (P&D) is pleased to present this report documenting the results of the collection of one offsite groundwater grab sample, designated as B10, downgradient of the subject site. Field activities were performed on December 4, 1998. This work was performed in accordance with P&D's proposal 052998.P1 dated May 29, 1998. A Site Location Map (Figure 1) and Site Vicinity Map showing the drilling location (Figure 2) are attached with this report.

BACKGROUND

The site is presently used as an active gasoline station. It is P&D's understanding that on April 24, 1991 Aegis Environmental, Inc. (Aegis) personnel drilled four soil borings, designated as B-1 through B-4, to a vertical depth of approximately 40 feet at the site. The locations of the borings are shown on Figure 2. A total of nine soil samples collected from the boreholes were analyzed for total petroleum hydrocarbons as gasoline (TPH-G); benzene, toluene, ethylbenzene, and total xylenes (BTEX) by EPA Method 8260; and for total lead by EPA Method 7420. TPH-G concentrations ranged from below detection limit to 66 parts per million (ppm). Benzene concentrations ranged from not detected to 0.94 ppm. Total lead concentrations ranged from not detected to 3 ppm. Documentation of the subsurface investigation and results are presented in a report prepared by Aegis titled, "Soil Boring Results Report," dated June 10, 1991.

It is P&D's understanding that on April 14, 1992 Aegis personnel returned to the site to drill three slant borings, designated as B5 through B7, to a total vertical depth of approximately 49 feet at the site. The borings were drilled at an angle of approximately 26 to 28 degrees to collect samples from beneath the underground storage tanks. The locations of the borings are shown on Figure 2. A total of twenty-two soil samples were analyzed for TPH-G using EPA Method 5030; and for BTEX using EPA Method 8240. In addition, one of the samples was analyzed for total lead using EPA Method 7420, and several of the soil samples were analyzed for soluble lead using the California Waste Extraction Test. TPH-G concentrations ranged from not detected to 4,000 ppm. Benzene, concentrations ranged from not detected to 11 ppm. Total lead was not detected, and soluble lead concentrations ranged from not detected to 0.061 ppm. Documentation of the subsurface investigation and results are presented in a report prepared by Aegis titled, "Initial Subsurface Investigation Results Report," dated June 22, 1992.

It is P&D's understanding that between September 15 and 18, 1992 Aegis personnel returned to the site to install five groundwater monitoring wells, designated as MW1 through MW5. The wells were drilled to total depths of between 50 and 55 feet, and were constructed using four-inch diameter PVC pipe. Wells MW1 and MW2 were constructed with perforated casing between the depths of approximately 15 and 55 feet. Wells MW3, MW4 and MW5 were constructed with perforated casing between the depths of approximately 35 and 55 feet. Groundwater was reported to have been first encountered at a depth of 42 feet. The locations of the wells are shown in Figure 2.

A total of thirty-one soil samples were analyzed for TPH-G using EPA Method 5030/8015; and for BTEX using EPA Method 8020. In addition, three soil samples containing TPH-G were analyzed for total metals concentrations of cadmium, chromium, lead, and zinc using EPA Method 6010 and 7421. One soil sample was collected from each borehole from below the air-water interface and analyzed for petrophysical properties, including saturated permeability and grain size distribution.

TPH-G concentrations ranged from not detected to 39 ppm. Benzene concentrations ranged from not detected to 0.27 ppm. The total metals concentrations were all less than 10 times their respective STLC values. The subsurface materials encountered in the borings indicate that soil types vary across the site, but generally consist of silty clay, silt, clayey silt and sandy silt from the surface to a depth of between 30 and 35 feet. Below the depth of 30 to 35 feet, layers of sand and sandy silt were reported to have been encountered.

It is P&D's understanding that on September 29, 1992 Aegis personnel collected groundwater samples from wells MW1, MW2, MW4 and MW5 at the site. A sample was not collected from well MW-3 due to the reported presence of 0.02 feet of floating hydrocarbons. The measured depth to water ranged from approximately 41.5 to 44.5 feet. The samples were analyzed for TPH-G using EPA Method 5030/8015; and for BTEX using EPA Method 8020. TPH-G concentrations ranged from 0.06 to 20 ppm, and benzene concentrations ranged from 0.16 to 10 ppm. Based upon the water level measurements in the wells, the groundwater flow direction was reported to be to the northwest. The water level measurements are summarized in Table 1. The analytical results are summarized in Table 2.

It is P&D's understanding that on October 7, 1992 Aegis personnel performed rising head slug tests wells MW1, MW2, and MW4 to estimate the saturated hydraulic conductivity at the site. In addition, two short-term soil vapor extraction tests were performed on wells MW1 and MW2. Wells MW-3, MW-4, and MW-5 were used as vacuum influence monitoring points. Documentation of the monitoring well groundwater sample collection, slug test and vapor extraction tests are presented in a report prepared by Aegis titled, "Problem Assessment Report," dated December 16, 1992.

On February 18, 1994 P&D personnel monitored the five groundwater monitoring wells at the site for depth to water and the presence of free product or sheen. The depth to water was measured using an electric water level indicator, and the presence of free product and sheen was evaluated using a transparent bailer. The measured depth to water in the wells ranged from approximately 39.8 to 42.9 feet. No evidence of free product or sheen was detected in any of the wells. Based on the measured depth to water in the wells, the groundwater flow direction was calculated to be to the north with a gradient of 0.054. In a letter dated October 19, 1995 Mr. Scott Seery of the Alameda County Department of Environmental Health requested that all of the onsite and offsite wells be monitored and sampled for the quarterly monitoring and sampling program. The measured depth to water in the wells is presented in Table 1.

On June 15 and 16, 1995 P&D installed three offsite monitoring wells, designated as MW6 through MW8. The locations of the wells are shown on Figure 2. Documentation of the well installation and sample results is presented in P&D's report 0055.R5 dated August 23, 1995.

The underground storage tanks at the subject site were replaced in the first half of 1997. Following removal of the tanks, excavation of soil was performed in the area surrounding well MW1. As a result of the excavation activities, the elevation at the top of well MW1 was altered. The present elevation for the top of well MW1 is unknown.

On April 16, 1998, P&D personnel met with Mr. Scott Seary of the Alameda County Department of Environmental Health to evaluate historical investigations at the site, and the need for any additional subsurface investigation. During the meeting, collection of one groundwater grab sample at the location designated as B10 was discussed.

FIELD ACTIVITIES

On December 4, 1998 P&D personnel oversaw the drilling of one offsite borehole designated as B10 to a depth of 41 feet in the vicinity of the subject site by VIRONEX of Hayward, California. This borehole was drilled and soil samples were collected from the borehole using Geoprobe push technology. One groundwater grab sample was collected from the borehole. Following sample collection, the offsite borehole was backfilled with neat cement by VIRONEX. The locations of the borehole is shown on the attached Site Vicinity Map, Figure 2.

Prior to performing field work, a permit was obtained from the Alameda County Public Works Agency; an encroachment permit was obtained from the City of San Leandro; Underground Service Alert was notified for buried utility location; and a site health and safety plan was prepared.

Soil Boring

The borehole was drilled using truck-mounted 1.5-inch outside diameter Geoprobe push technology. Soil samples were collected in the borehole at five-foot intervals to the total depth explored of 41 feet. Groundwater was initially encountered at a depth of approximately 37 feet and subsequently rose in the borehole to approximately 32 feet below the ground surface.

Prior to the beginning of drilling, the depth to groundwater was measured in groundwater monitoring wells MW6 and MW7 to the nearest 0.01 feet on December 4, 1998 using an electric water level indicator. The measured depth to groundwater in wells MW6 and MW7 was 33.13 and 34.93 feet, respectively.

The drilling and soil sample collection equipment were cleaned with an Alconox solution wash followed by a clean water rinse prior to use in the borehole. Excess soil samples from the borehole were placed into a DOT-approved 55-gallon drum at the subject site, and cleaning water generated during drilling activities was placed into a separate DOT-approved 55-gallon drum and stored onsite pending appropriate disposal.

Sample Collection

Soil samples were collected from the borehole at a maximum of five foot intervals using a Geoprobe core sampler lined with acetate tubes. The soil samples were classified lithologically in the field in accordance with standard geologic field techniques and the Unified Soil Classification System. Subsurface conditions observed in the soil samples were recorded on a boring log. In addition, the soil samples were 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 detectable concentrations of organic vapors were detected with the PID. PID readings were recorded on the boring log. No odors, staining, discoloration, or evidence of petroleum hydrocarbons was detected in soil or groundwater in the borehole.

None of the soil samples were retained for laboratory analysis. One groundwater grab sample was collected from the borehole using a stainless steel bailer. The water in the bailer was transferred to VOA vials which were sealed with Teflon-lined caps. The VOAs were overturned and tapped to ensure that air

bubbles were not present. The VOAs were labeled, placed in a ziplock baggie, and then placed into a cooler with ice pending delivery to McCampbell Analytical Laboratory in Pacheco, California. McCampbell Analytical Laboratory is a State-certified hazardous waste testing laboratory. Chain of custody procedures were followed for all sample handling. A copy of the boring log for borehole B10 is attached with this report.

GEOLOGY AND HYDROGEOLOGY

The subsurface materials encountered in the borings drilled by Aegis indicate that soil types vary across the subject site, but generally consist of silty clay, silt, clayey silt and sandy silt from the surface to a depth of between 30 and 35 feet. Below the depth of 30 to 35 feet, layers of sand and sandy silt were reported to have been encountered. Groundwater has historically been encountered at the site at depths ranging from approximately 40 to 45 feet below grade.

The subsurface materials encountered in borehole B10 consisted of silty clay or silt to a depth of approximately 12.5 feet below the ground surface, beneath which was encountered gravelly sand, clayey sand, or silty sand to the total depth explored of 41.0 feet below the ground surface. Within the sandy layers, sandy or silty clay layers were encountered between the depths of approximately 23.5 to 27.5, and 32.5 to 37.0 feet. Groundwater was initially encountered in the borehole at a depth of approximately 37.0 feet, and subsequently rose in the borehole to approximately 32.3 feet below the ground surface.

Based upon the regional groundwater flow direction identified by Woodward-Clyde Consultants in a report titled, "Hydrogeology of Central San Leandro and Remedial Investigation of Regional Groundwater Contamination - San Leandro Plume - San Leandro, California - Volume I," prepared for the California Environmental Protection Agency and dated December 29, 1993 the regional groundwater flow direction to the west of the site appears to be to the southwest. However, based upon the measured depth to water in the five wells at the site on September 29, 1992 Aegis identified a northwesterly groundwater flow direction. Based upon water level measurements collected by P&D from the five wells at the site on February 18, July 5, and October 12, 1994, February 1, and May 4, 1995 the groundwater flow direction at the site was calculated to be to the north, towards San Leandro Creek. Based upon water level measurements collected in wells MW1 through MW8 by P&D personnel since June 23, 1995, the groundwater flow direction has been calculated to be to the northwest.

The measured depth to water at or near the site during the most recent quarterly monitoring and sampling event on January 25, 1998 for all of the wells ranged from 31.64 to 34.08 feet. The measured depth to water in all of the wells on December 4, 1998 ranged from 33.13 to 35.20 feet.

LABORATORY RESULTS

The groundwater grab sample collected from the borehole was analyzed for TPH-G using EPA Method 5030 in conjunction with Modified EPA Method 8015 and for BTEX and MTBE using EPA Method 8020.

The laboratory analytical results for the groundwater grab sample showed that TPH-G, MTBE and ethylbenzene were not detected. Benzene, toluene and xylenes were detected at concentrations of 0.54, 0.73 and 0.52 ug/L, respectively.

The sample analytical results are summarized in Table 1. 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 borehole B10 at an offsite downgradient location relative to the subject site. Based on the historical northwesterly groundwater flow direction at and near the site, and the absence or low concentrations of petroleum hydrocarbons detected in the groundwater grab sample from borehole B10, P&D recommends that no further investigation be performed to evaluate the extent of impacted groundwater in the vicinity of the subject site.

DISTRIBUTION

Copies of this report should be forwarded to Mr. Scott Seery at the Alameda County Department of Environmental Health and to the San Francisco Bay Regional Water Quality Control Board.

LIMITATIONS

This report was prepared solely for the use of Mr. Manmohan Chopra. 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 the 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 pits 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.

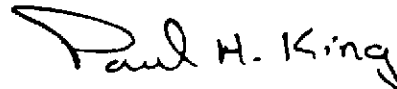
December 31, 1998
Report 0055.R12

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

Sincerely,

P&D Environmental



Paul H. King
Hydrogeologist



Don R. Braun
Certified Engineering Geologist
Registration No.: 1310
Expiration Date: 6/30/00

PHK
0055.R12

Attachments: Table 1
Site Location Map (Figure 1)
Site Vicinity Map (Figure 2)
Laboratory Analytical Report
Chain of Custody Documentation

TABLE 1
GROUNDWATER
LABORATORY ANALYTICAL RESULTS

Sample Location	TPH-G	MTBE	Benzene	Toluene	Ethylbenzene	Total Xylenes
Sample Collected On December 4, 1998						
B10	ND	ND	0.54	0.73	ND	0.52

NOTES:

TPH-G = Total Petroleum Hydrocarbons as Gasoline.

MTBE = Methyl Tert Butyl Ether.

ND = Not Detected.

Results are in parts per billion (ppb), unless otherwise specified.

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4020 Panama Court

Oakland, CA 94611

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Base Map from:
U.S. Geological Survey
San Leandro, Calif.
7.5 Minute Quadrangle
Photorevised 1980

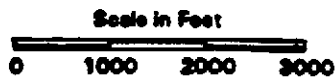
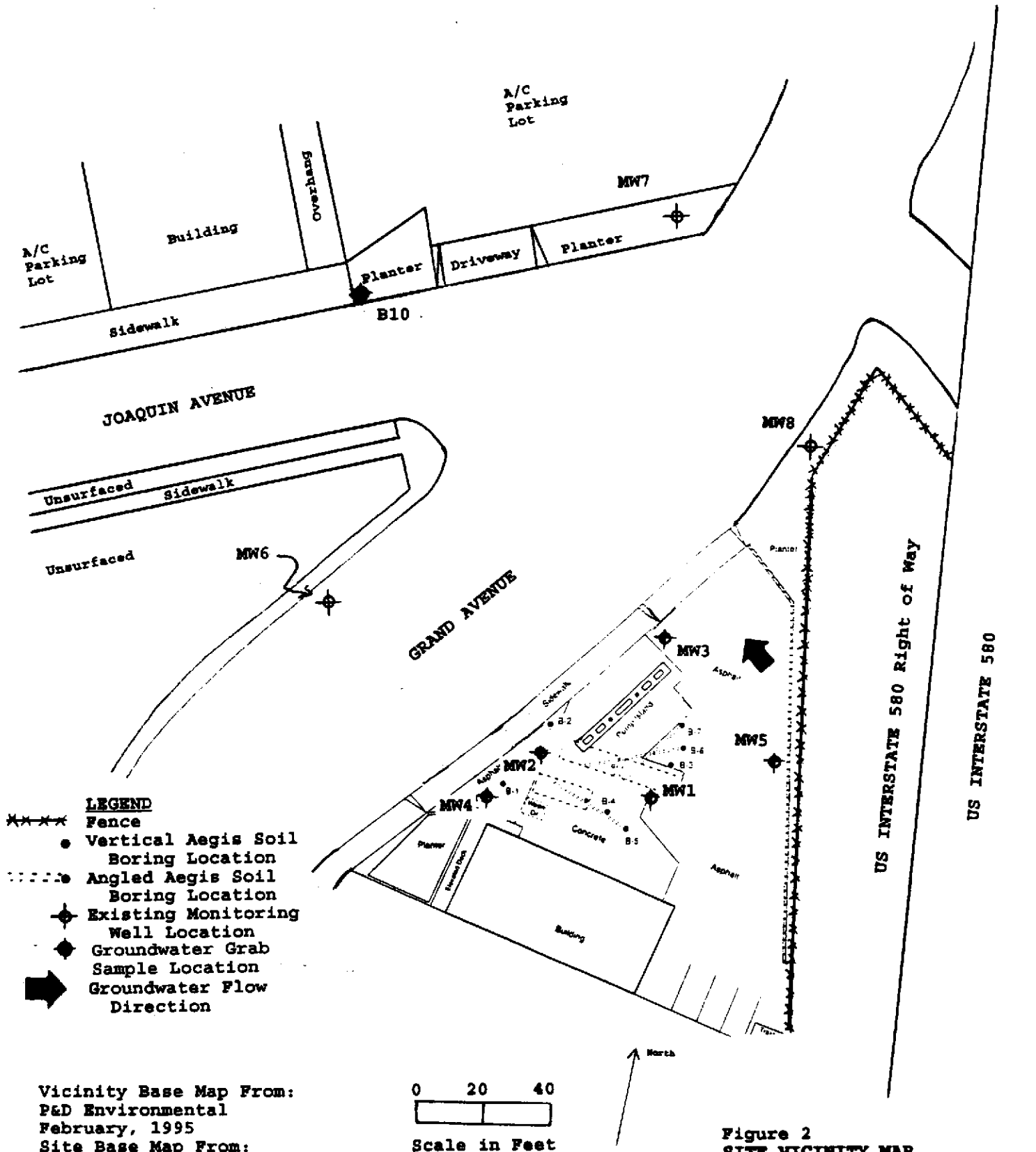


Figure 1
SITE LOCATION MAP
Former ARCO Service Station
1401 Grand Avenue
San Leandro, California

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



Vicinity Base Map From:
 P&D Environmental
 February, 1995
 Site Base Map From:
 Aegis Environmental, Inc.
 Problem Assessment Report
 dated December 16, 1992

Figure 2
SITE VICINITY MAP
 Former ARCO Service Station
 1401 Grand Avenue
 San Leandro, California

P&D Environmental

BORING NO: B10	PROJECT NO: 0055	PROJECT NAME: Former ARCO - San Leandro, CA	
BORING LOCATION: In Planter on North Side of Joaquin Avenue		ELEVATION & DATUM: NONE	
DRILLING AGENCY: VIRONEX		DRILLER: John	DATE & TIME STARTED: 12/4/98
DRILLING EQUIPMENT: 1.5" OD Geoprobe			DATE & TIME FINISHED: 12/4/98
COMPLETION DEPTH: 41.0	BEDROCK DEPTH: None	LOGGED BY: PHK	CHECKED BY:
FIRST WATER DEPTH: 37.0	NO. OF SAMPLES: 1 Water		

DEPTH (FT.)	DESCRIPTION	GRAPHIC COLUMN	WELL CONSTRUCTION LOG	PID	SAMPLE INTERVAL	BLOW COUNT PER 6"	REMARKS
0							
5	Black Silty clay (CH); Trace fine sand, moist, stiff. No Petroleum Hydrocarbon (PHC) odor.	CH		0			
10	Brown clayey silt. (ML); Moist, soft. No PHC odor.	ML		0			
15				0			
20	Brown gravelly sand (SW); Fine to medium sand, gravel up to 1/4" diameter, trace silt, moist to wet, loose. No PHC odor.	SW		0			
25	Brown sandy clay (CL); Fine sand, trace medium and coarse sand, moist to wet, soft. Stiff, dry. No PHC odor.	CL		0			
30	Brown clayey sand (SC); Fine medium and coarse sand, wet, medium dense. No PHC odor.	SC		0			

P&D Environmental

DEPTH (FT.)	DESCRIPTION	GRAPHIC COLUMN	WELL CONSTRUCTION LOG	PID	SAMPLE INTERVAL	BLOW COUNT PER 6"	REMARKS
	Brown clayey sand (SC); Fine sand, minor medium and coarse sand, wet, medium dense. No PHC odor.	SC		0			
35	Brown silty clay (CL); Moist, hard. No PHC odor.	CL		0			Very hard drilling beginning at 37'. Groundwater first encountered at 37' at 9:15 AM on 12/4/98. Water at 32.3' at 9:20 AM. Collect groundwater grab sample from open borehole with stainless steel bailer.
40	Brown silty sand. (SM); Fine to coarse sand, minor silt, saturated loose. No PHC odor.	SM		0			
45							
50							
55							
60							



McCAMPBELL ANALYTICAL INC.

110 Second Avenue South, #D7, Pacheco, CA 94553
 Telephone : 925-798-1620 Fax : 925-798-1622
<http://www.mccampbell.com> E-mail: main@mccampbell.com

P&D Environmental 4020 Panama Court Oakland, CA 94611	Client Project ID: #0055; Former Arco, San Leandro	Date Sampled: 12/04/98
	Client Contact: Paul King	Date Received: 12/07/98
	Client P.O:	Date Extracted: 12/07-12/09/98
		Date Analyzed: 12/07-12/09/98

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with Methyl tert-Butyl Ether* & BTEX*

EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g) ⁺	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	% Recovery Surrogate
99729	B10-Water	W	ND,i	ND	0.54	0.73	ND	0.52	107
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit	W		50 ug/L	5.0	0.5	0.5	0.5	0.5	
	S		1.0 mg/kg	0.05	0.005	0.005	0.005	0.005	

* water and vapor samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCLP and SPLP extracts in ug/L

* cluttered chromatogram; sample peak coelutes with surrogate peak

*The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment; j) no recognizable pattern.

QC REPORT FOR HYDROCARBON ANALYSES

Date: 12/07/98

Matrix: WATER

Analyte	Concentration (mg/L)			Amount Spiked	% Recovery		
	Sample (#99495)	MS	MSD		MS	MSD	RPD
TPH (gas)	0.0	88.4	91.8	100.0	88.4	91.8	3.8
Benzene	0.0	9.5	9.8	10.0	95.0	98.0	3.1
Toluene	0.0	9.8	10.2	10.0	98.0	102.0	4.0
Ethyl Benzene	0.0	9.9	10.3	10.0	99.0	103.0	4.0
Xylenes	0.0	29.7	30.8	30.0	99.0	102.7	3.6
TPH(diesel)	0.0	158	156	150	105	104	1.6
TRPH (oil & grease)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

$$\% \text{ Rec.} = (\text{MS} - \text{Sample}) / \text{amount spiked} \times 100$$

$$\text{RPD} = (\text{MS} - \text{MSD}) / (\text{MS} + \text{MSD}) \times 2 \times 100$$

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4020 Panama Court
Oakland, CA 94611
(510) 658-6916

CHAIN OF CUSTODY RECORD

15234 x P1287

PROJECT NUMBER: 0055 0055		PROJECT NAME: FORMER ARCO, SAN LEANDRO			NUMBER OF CONTAINERS	ANALYSIS(ES): THG/STX/MTSE				PRESERVATIVE	REMARKS
SAMPLED BY: (PRINTED AND SIGNATURE) Paul H. King											
SAMPLE NUMBER	DATE	TIME	TYPE	SAMPLE LOCATION							
BID-WATER	12/4/98		Water	BOREHOLE BID GROUNDWATER GRAB SAMPLER	3	X				ICE	NORMAL TURN AROUND 99729
RELINQUISHED BY: (SIGNATURE) Paul H. King		DATE 12/1/98	TIME 15:43	RECEIVED BY: (SIGNATURE) DAVID MORO		TOTAL NO. OF SAMPLES (THIS SHIPMENT)	1	LABORATORY: McCAMPBELL Analytical, Inc.			
RELINQUISHED BY: (SIGNATURE) DAVID MORO		DATE 12/3/98	TIME 17:17	RECEIVED BY: (SIGNATURE) Nina Nica		TOTAL NO. OF CONTAINERS (THIS SHIPMENT)	3	LABORATORY CONTACT: ED HAMILTON			
RELINQUISHED BY: (SIGNATURE)		DATE	TIME	RECEIVED FOR LABORATORY BY: (SIGNATURE)		LABORATORY PHONE NUMBER: (925) 798-1620					
VOAS/O&G		METALS/OT		SAMPLE ANALYSIS REQUEST SHEET ATTACHED: () YES (X) NO							
ICE <input checked="" type="checkbox"/> GOOD CONDITION <input checked="" type="checkbox"/> HEADSPACE ABSENT <input checked="" type="checkbox"/>		PRESERVATION APPROPRIATE <input checked="" type="checkbox"/> CONTAINERS <input checked="" type="checkbox"/>		REMARKS:							