

*San  
Lorenzo  
Village Homes Association*

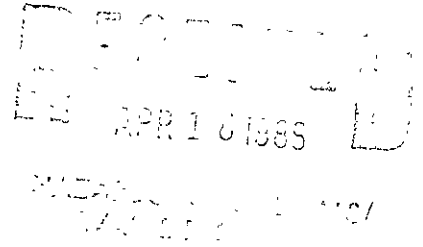
276-4554  
351-2731

LARGEST HOMES ASSOCIATION IN THE NATION

377 PASEO GRANDE

SAN LORENZO, CA. 94580

April 14, 1988



Mr. Larry Seto  
Alameda County Environmental  
Health Department  
470-27th Street  
Oakland, CA 94612

Dear Mr. Seto:

Per our telephone conversation, I am enclosing the reports that were done when our underground storage tank was being taken out.

Jim Ferdinand has indicated that he feels that since it has been removed, we may not need to have a monitoring well installed.

We would appreciate your looking into this situation for us with the Regional Water Quality Control Board located in Alameda County. Any assistance that you can give to us will be greatly appreciated as we have already spent an enormous amount of money on the tank.

Sincerely

Nancy Van Huffel  
Administrator

jms

Enclosures



**KAPREALIAN ENGINEERING, INC.**

Consulting Engineers

P. O. BOX 913

BENICIA, CA 94510

(415) 676-9100 (707) 746-6915

KEI-J87-122SD

February 24, 1988

Paradiso Construction Company  
P. O. Box 6397  
Oakland, CA 94603

Attn: Mr. P. Paradiso

Re: Stockpiled Soil Sampling For  
San Lorenzo Village Homes Assoc.  
427 Paseo Grande  
San Lorenzo, California

Dear Mr. Paradiso:

This letter report summarizes the results of the stockpiled soil sampling and laboratory analyses for the referenced site. The soil analyses were conducted to comply with the County Health Department requirements for proper disposal of contaminated soil.

On February 23, 1988, approximately 50 cubic yards of stockpiled soil at the referenced site was sampled for proper disposal. One (1) composite soil sample (designated as Comp A) was taken. The composite soil sample consisted of four (4) individual grab samples taken at various locations and depths ranging from 1 to 2 feet. The samples were collected in 2-inch by 4-inch, clean brass tubes which were then sealed with aluminum foil and plastic caps and placed in an ice chest for subsequent delivery to HAZCAT Mobile Organics Laboratory in San Carlos for analysis.

The composite sample was analyzed for total petroleum hydrocarbons (TPH) as gasoline, benzene, toluene, xylene and ethylbenzene (BTXE) concentrations. The results of the soil analyses showed concentrations of TPH as gasoline at 4.1 parts per million (ppm). Copies of the laboratory analyses and the chain of custody form are attached to this report.

Based on these analyses, the low level contaminants in the soil will not pose any impact to the environment. The TPH levels in the soil are considered to be non-hazardous by the Regional Water Quality Control Board. Therefore, no further sampling is necessary and the soil may be disposed of at any Class III disposal site.

KEI-J87-122SD  
February 24, 1988  
Page 2

A copy of this report should be sent to the San Lorenzo Fire Department.

Should you have any questions on this report, please do not hesitate to contact me at (415) 676-9100 or (707) 746-6915.

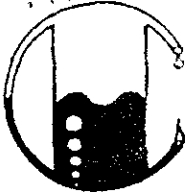
Sincerely,

Kaprealian Engineering, Inc.



Mardo Kaprealian

Attachment: Laboratory Results  
Chain of Custody



# HAZCAT Mobile Organics Lab

733 Dartmouth Avenue  
San Carlos, CA 94070 • (415) 591-5820

Kaprealian Engineering, Inc.  
P.O. BOX 913  
Benicia, CA 94510  
Attn: Mardo Kaprealian, P.E.  
President

Date Sampled: 02-23-88  
Date Received: 02-23-88  
Date Reported: 02-23-88

Sample Number

028137

Sample Description

Fire Dept.-San Lorenzo  
427 Paseo Grande  
Comp. A SOIL

ANALYSIS

	<u>Detection Limit</u>	<u>Sample Results</u>
	ppm	ppm
Total Petroleum Hydrocarbons as Gasoline	1	4.1
Benzene	0.1	<0.1
Toluene	0.1	<0.1
Xylenes	0.1	0.2
Ethylbenzene	0.1	<0.1

Note: Analysis was performed using EPA methods 5020 and 8015 with method 8020 used for BTX distinction.

HAZCAT

*Ronald G. Evans*  
Ronald G. Evans  
Lab Director

KAPREALIAN ENGINEERING, INC.

CHAIN OF CUSTODY

SAMPLER: Ray (N/E) DATE/TIME OF COLLECTION: 2/23/88 TURNAROUND TIME: 24 HRS  
(signature)

SAMPLE DESCRIPTION AND PROJECT NUMBER: FIRE DEPT. SAN LORENZO  
427 PASEO GRANDE

<u>SAMPLE #</u>	<u>ANALYSIS</u>	<u>GRAB OR COMP.</u>	<u>NUMBER OF CONTAINERS</u>	<u>SOIL/WATER</u>
<u>COMP A</u>	<u>TPH, BTXE</u>	<u>COMP</u>	<u>2</u>	<u>S</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

<u>RELINQUISHED BY*</u>	<u>TIME/DATE</u>	<u>RECEIVED BY*</u>	<u>TIME/DATE</u>
<u>1. Ray (N/E)</u>	<u>5:00 PM</u> <u>2/23/88</u>	<u>Alvarez</u> <u>Hayat</u>	<u>2/23/88</u> <u>5:00 PM</u>
<u>2.</u>	_____	_____	_____
<u>3.</u>	_____	_____	_____
<u>4.</u>	_____	_____	_____

\* STATE AFFILIATION NEXT TO SIGNATURE

REMARKS: \_\_\_\_\_

RECEIVED DEC 26 1987



**KAPREALIAN ENGINEERING, INC.**

Consulting Engineers

P. O. BOX 913

BENICIA, CA 94510

(415) 676-9100 (707) 746-6915

KEI-J87-122

December 17, 1987

Paradiso Construction Company  
P.O. Box 6397  
Oakland, CA 94608

Attention: Mr. P. Paradiso

Re: Soil Sampling Investigation  
San Lorenzo Village Homes Assoc.  
427 Paseo Grande  
San Lorenzo, California

Dear Mr. Paradiso:

This report summarizes the soil sampling performed by Kaprealian Engineering, Inc. (KEI) at the referenced site. All work was performed in compliance with the regulations and guidelines established by the Regional Water Quality Control Board (RWQCB), and the Alameda County Department of Environmental Health.

The scope of the work performed in our investigation consisted of the following:

Coordination with the regulatory agencies

Collection of samples of native soil beneath the storage tanks

Delivery of soil samples with proper chain of custody to a certified analytical laboratory

Technical review and preparation of this report

FIELD INVESTIGATION

KEI's field investigation was conducted on December 8, 1987. One (1) 550 gallon, regular gasoline underground storage tank was removed from the site. Tank removal and the soil sampling were performed in the presence of Mr. James Ferdinand of the San Lorenzo Fire Department. The tank was made of steel and had numerous pea-sized holes on the sides.

Two (2) soil samples, labeled A1 and A2, were collected from the native soil beneath the tank. The undisturbed samples were collected from bulk material excavated by backhoe. The samples were placed in clean, two-inch diameter brass tubes, sealed with aluminum foil and plastic caps, and were stored in a cooled ice chest for delivery to the contracted laboratory.

#### SUBSURFACE CONDITIONS

The subsurface soils exposed in the excavations consisted primarily of sandy clay. Strong product odors were present in both samples. The excavated soil was stockpiled on the site for further sampling.

#### ANALYTICAL RESULTS

All samples were analyzed by HAZCAT Mobile Organics Laboratory of San Carlos, California and were accompanied by proper chain of custody forms. The samples were analyzed for total hydrocarbon (TPH) as gasoline, benzene, toluene and xylene (BTX) concentrations. The analytical results are summarized in Table 1. Copies of the laboratory analyses and the chain of custody forms are attached to this report.

#### DISCUSSION AND RECOMMENDATIONS

Analytical results of the soil samples from the fuel tank pit indicate moderate levels of TPH (99 and 510 parts per million for A-1 and A-2, respectively) for both samples. According to the guidelines established by the Regional Water Quality Control Board (RWQCB), additional investigation is necessary at the site. To comply with the requirements of the RWQCB, KEI recommends installation of groundwater monitoring wells, within 10 feet of the fuel tank pit, to determine if the shallow groundwater beneath the site has been impacted. KEI's proposal for this work will be forwarded upon your request.

A copy of this report should be sent to the San Lorenzo Fire Department, and to the Regional Water Quality Control Board.

#### LIMITATIONS

Soil deposits and rock formations may vary in thickness, lithology, saturation, strength and other properties across any site. In addition, environmental changes, either naturally-occurring or artificially-induced, may cause changes in groundwater levels and flow paths, thereby changing the extent

KEI-J87-122  
December 17, 1987  
Page 3


and concentration of any contaminants. Our studies assume that the field and laboratory data are reasonably representative of the site as a whole, and assume that subsurface conditions are reasonably conducive to interpolation and extrapolation.

The results of this study are based on the data obtained from the field and laboratory investigations. We have analyzed this data using what we believe to be currently applicable engineering techniques and principles in the Northern California region. We make no warranty, either expressed or implied, except that our services have been performed in accordance with generally accepted professional principles and practices existing for such work.

Should you have any questions regarding this report, please feel free to call me at (415) 676-9100 or (707) 746-6915.

Sincerely,

Kaprealian Engineering, Inc.



Mardo Kaprealian

License #C29326  
Exp. date 3/31/91

Attachments: Location plan  
Laboratory analyses  
Chain of custody forms  
Table 1



KEI-J87-122  
December 17, 1987  
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TABLE 1

SUMMARY OF LABORATORY ANALYSES

(all analyses are in parts per million)

<u>Sample #</u>	<u>Depth</u>	<u>Total Hydrocarbon</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Xylene</u>
A1	8.0'	99	6.5	20	39
A2	8.0'	510	20	25	180



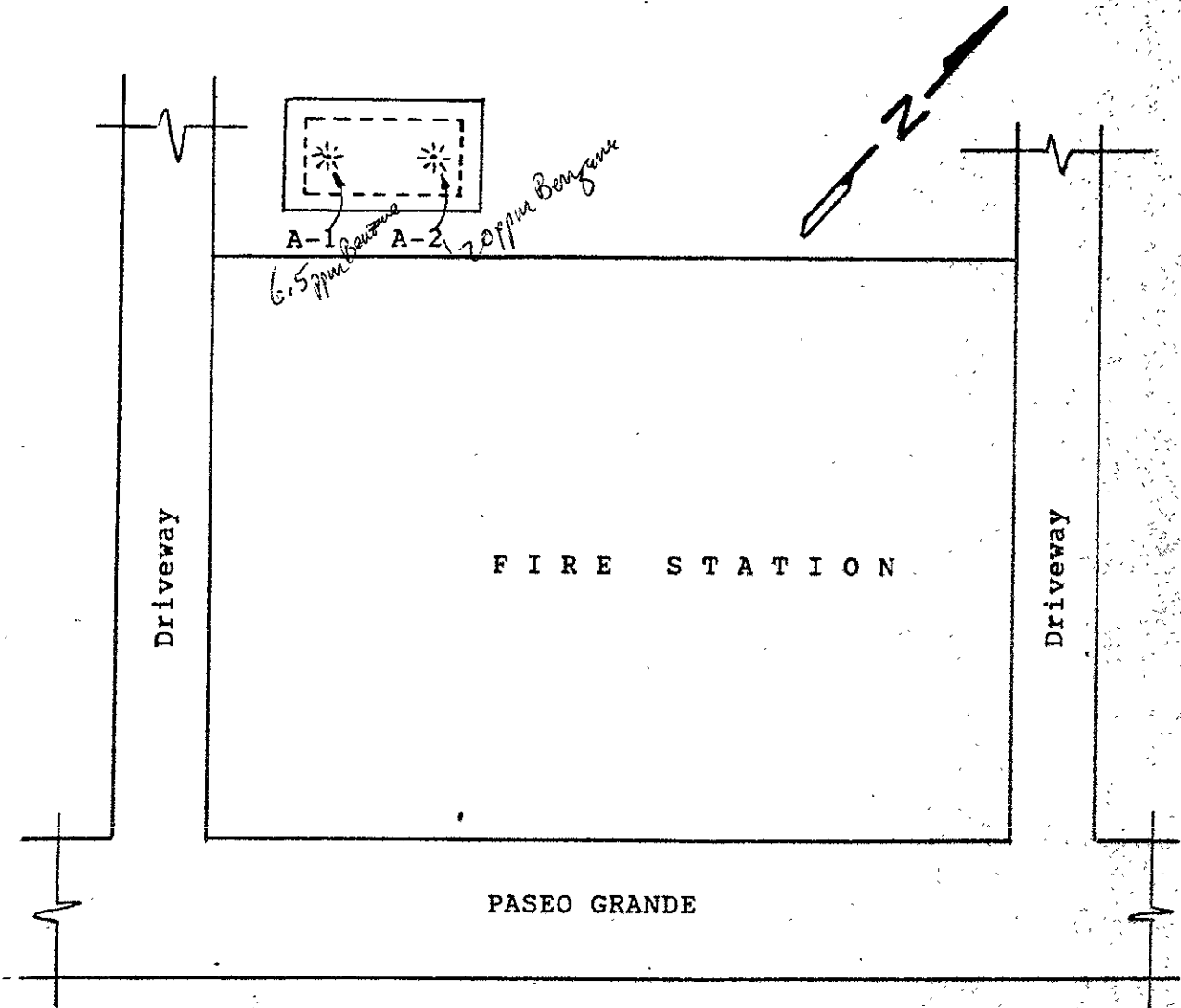
**KAPREALIAN ENGINEERING, INC.**

Consulting Engineers

P. O. BOX 913

BENICIA, CA 94510

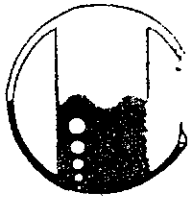
(415) 676-9100 (707) 746-6915



\* Sample location

LOCATION PLAN  
(nts)

427 Paseo Grande  
San Lorenzo, California



# HAZCAT Mobile Organics Lab

733 Dartmouth Avenue  
San Carlos, CA 94070 • (415) 591-5820

Kaprealian Engineering, Inc.  
P.O. BOX 913  
Benicia, CA 94510  
Attn: Mardo Kaprealian, P.E.  
President

Date Sampled: 12-08-87  
Date Received: 12-08-87  
Date Reported: 12-09-87

Sample Number

127006

Sample Description

Paradiso San Lorenzo  
427 Paseo Grande  
A-1

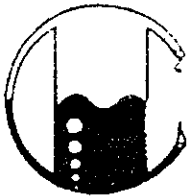
ANALYSIS

	<u>Detection Limit</u>	<u>Sample Results</u>
	ppm	ppm
Total Petroleum Hydrocarbons as Gasoline	1	99
Benzene	0.1	6.5
Toluene	0.1	20
Xylenes	0.1	39
Ethylbenzene	0.1	6.0

Note: Analysis was performed using EPA methods 5020 and 8015 with method 8020 used for BTX distinction.

HAZCAT

*Ronald G. Evans*  
Ronald G. Evans  
Lab Director



# HAZCAT Mobile Organics Lab

733 Dartmouth Avenue  
San Carlos, CA 94070 • (415) 591-5820

Kaprealian Engineering, Inc.  
P.O. BOX 913  
Benicia, CA 94510  
Attn: Mardo Kaprealian, P.E.  
President

Date Sampled: 12-08-87  
Date Received: 12-08-87  
Date Reported: 12-09-87

Sample Number  
-----  
127007

Sample Description  
-----  
Paradiso San Lorenzo  
427 Paseo Grande  
A-2

## ANALYSIS

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	Detection Limit	Sample Results
	ppm	ppm
Total Petroleum Hydrocarbons as Gasoline	1	510
Benzene	0.1	20
Toluene	0.1	25
Xylenes	0.1	180
Ethylbenzene	0.1	31

Note: Analysis was performed using EPA methods 5020 and 8015 with method 8020 used for BTX distinction.

HAZCAT

  
Ronald G. Evans  
Lab Director

KAPREALIAN ENGINEERING, INC.

CHAIN OF CUSTODY

SAMPLER: *[Signature]* <sup>tes</sup> DATE/TIME OF COLLECTION: 12-8-87 <sup>1:30</sup> TURNAROUND TIME: 10 DAYS  
 (signature)

SAMPLE DESCRIPTION AND PROJECT NUMBER: PALAPISO - San Lorenzo 427  
Paseo Grande.

SAMPLE #	ANALYSIS	GRAB OR COMP.	NUMBER OF CONTAINERS	SOIL/WATER
A-1	TPH, G & BTK; E	Grab	1	S
A-2	" "	Grab	1	S

RELINQUISHED BY*	TIME/DATE	RECEIVED BY*	TIME/DATE
<u><i>[Signature]</i></u> <sup>tes</sup>	3:06 12-8-87	<u><i>[Signature]</i></u>	12-8-87 3:00 PM
2.			
3.			
4.			

\* STATE AFFILIATION NEXT TO SIGNATURE

REMARKS: 10 DAS.