

ENVIRONMENTAL
PROTECTION
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**QUARTERLY GROUNDWATER
MONITORING REPORT**

FEBRUARY 1996

1630 - 162nd Avenue
San Leandro, California
(STID 1361)

Prepared for

Mr. Hiro Fukushima
1301 Hilliker Place
Livermore, CA 94550

March 20, 1996



ALFA ENVIRONMENTAL REMEDIATION SERVICES, INC.



P.O. BOX 1630 PLEASANTON CA 94566

(510)462-9765 Fax: (510)462-9726

ALFA ENVIRONMENTAL REMEDIATION SERVICES, INC.

275-5163 PA681
462-8261

March 20, 1996

Mr. Hiro Fukushima
1301 Hilliker Place
Livermore, CA 94550

Subject: Quarterly Groundwater Monitoring Report
February 1996
1630 - 162nd Avenue, San Leandro, California (STID 1361).

Dear Mr. Fukushima:

Enclosed is the subject report required by the Alameda County Department of Environmental Health (ACDEH) for the above mentioned site.

We appreciate the opportunity to provide our consulting engineering and hydrogeologic services to Hiro's Nursery. Please contact either of the undersigned if you have questions or require additional information.

Sincerely,

ALFA ENVIRONMENTAL REMEDIATION SERVICES, INC.

Valentin Constantinescu

Valentin Constantinescu, R.E.A., C.E.C.M.
Senior Environmental Geologist

Marvin D. Kirkeby

Marvin D. Kirkeby, P.E.
Registered Civil Engineer

VNC/MDK/avc
Enclosure



INTRODUCTION

ALFA Environmental Remediation Services, Inc. (ALFA) purged and sampled three (3) groundwater monitoring wells at the above referenced site on February 29, 1996. The tasks described were undertaken in response to requirements set forth by Mr. Dale Klettke, Hazardous Materials Specialist with the Alameda County Health Services Agency (ACHSA) and are intended to comply with standards for such work established by the ACHSA and the San Francisco Bay Regional Water Quality Control Board (RWQCB).

OVERVIEW OF RELEVANT ENVIRONMENTAL COMPLIANCE ACTIVITIES

In front of one of the site garages (see Plate 1) was a gasoline pump which serviced a 550 gallon underground storage tank (UST) (northern tank). This tank was installed in the 1970's. A second underground storage tank (southern tank) was located adjacent to the small nursery office, on the west side of the property. This gasoline underground storage tank was removed in 1992.

Four soil borings were drilled in the vicinity of the two USTs and tested for total volatile hydrocarbons (TVH) and benzene, toluene, ethylbenzene, and xylenes. Soil samples taken from the soil borings designated SB1 and SB2, located near the east and west ends of the northern UST, presented TVH concentrations at 230 and 79 parts per million (ppm), respectively, p-xylene level was 3 ppm in SB1 and 3 ppm in SB2. In addition, m-xylene was detected in SB2 at 7 ppm, making the total xylenes in SB2 equal to 10 ppm. No other BTEX compounds were detected in SB1 and SB2.

On August 31, 1989 a second soil and groundwater sampling event was performed in the area of northern UST. Two soil borings were drilled; SB-5 was drilled slightly upgradient of the tank and SB-6 was drilled approximately 30 feet in the presumed downgradient direction. Analytical results for soil samples collected from SB5 and SB6 indicated that TVH/BTEX compounds were not present above detection limits in the soil beneath the saturated zone in SB5, or in the unsaturated soil in SB-6. Analytical results of grab water samples collected from SB-5 and SB-6 showed 4.5 parts per billion (ppb) of benzene, 9.9 ppb of p-xylene, 0.8 ppb of m-xylene, and 290 ppb of TVH in SB-5. Benzene was the only compound detected in the grab water sample collected from SB-6, at a concentration of 1.6 ppb. However, these samples may not be representative of groundwater quality, since these are grab samples collected through the augers.

On September 3, 1992 the southern tank was removed. Two soil samples acquired from the tank pit and one composite soil sample from the excavated soil stockpile were tested for Total Petroleum Hydrocarbons as Gasoline (TPH-G), for Benzene, Toluene, Ethylbenzene and Total Xylenes (BTE&X) and for Total Lead. TPH-G and BTEX compounds were below the reporting limit (not detected). Total Lead was present in all soil samples at low levels (5.4 to 6.9 ppm). The former tank pit was backfilled with the excavated soil from the stockpile in accordance with the

September 17, 1992 letter signed by Mr. Robert Weston, Hazardous Materials Specialist with Alameda County-Health Care Services Agency.

The northern tank, a 500-gallon underground storage tank (UST) containing gasoline was removed from this site in August of 1994. At the time of the removal the UST was very rusty and pitted over much of the exterior. Holes were found on the upper/lower surfaces and the ends of the tank. One soil sample collected from the bottom of the excavation contained up to 18 parts per million (ppm) of total petroleum hydrocarbon as gasoline (TPH-G) and 0.45 ppm of benzene, 0.025 of toluene, 0.66 ppm of ethylbenzene, and 1.3 ppm of xylenes.

The site wells were constructed on May 9, 1995 at those locations shown in Plate 1, attached. The wells were developed on May 15, 1995 and sampled on May 22, 1995 in accordance with protocol set forth by the RWQCB in the document titled "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks...Tri-Regional Recommendations ". Quarterly groundwater monitorings were performed in August and November 1995.

On May 22, 1995 the elevations of the well heads were surveyed using an Alameda County benchmark located in the South-East corner of intersection of Maubert Avenue and 162nd Avenue (see Table 1).

WELL PURGING AND SAMPLING

Depth to static groundwater within each well was measured with an electrical tape prior to purging. Following calculations to determine well casing volumes, each well was then purged of more than three well volumes using a peristaltic pump and a dedicated tubing until temperature, pH, and electrical conductivity measurements stabilized and the water was observed to be relatively non-turbid. Measurements of pH, conductivity and temperature were acquired and recorded as referenced within Attachment A.

After the wells have been purged, recharged, and stabilized, water samples were acquired within a clean, disposable polyethylene bailer lowered to a point just below the surface of the water table. Upon bringing the bailer to grade, the sample was promptly transferred to Volatile Organic Analysis (VOA) vials containing sufficient HCl preservative to reduce the sample pH to <2.0, and to 1-liter plastic bottles preserved with HNO₃, with care given to minimize off-gassing. The water sample for Lead analysis was filtered in the field. The vials were filled so no headspace bubbles formed when inverted.

Each container was labeled, placed in a cooler on ice at a temperature of 4 degrees Celsius, for transport to a State Certified hazardous waste analytical laboratory under chain of custody. The samples thus acquired were free of sheen or other evidence of free product.

Groundwater samples were analyzed for Total Petroleum Hydrocarbons as Gasoline (TPH-G), for Benzene, Toluene, Ethylbenzene, and Total Xylenes (BTE&X), and for Total Lead using EPA-approved Methods.

The purge water from each well was stored in a labeled 55-gallon drum. This drum will be stored on-site pending development of an appropriate disposal protocol.

GROUNDWATER LEVEL MEASUREMENTS

Groundwater levels were measured by ALFA's geologist in the monitoring wells designated MW-1, MW-2, and MW-3. Groundwater level data as measured on February 29, 1996 are presented in Table 1.

On February 29, 1996 the groundwater flow direction was N79°W and the gradient value was 0.012 ft/ft (see Plate 1 and Table 1).

Field Quality Assurance/Quality Control

Sampling equipment was steam cleaned or thoroughly scrubbed withalconox solution followed by a distilled water rinse prior to being brought on site and between samplings. Sample blank was taken prior to water sampling and analyzed by the lab.

Site Safety

Because of the sampling methods employed during this phase of investigation, exposure to any contaminated water was kept to a minimum.

RESULTS OF LABORATORY ANALYSES

Copies of the reports of certified laboratory analyses are attached hereto as Attachment B.

CONCLUSIONS AND RECOMMENDATIONS

Groundwater analytical results for February 1996 sampling indicate that TPH-G, BTEX, and Total Lead compounds are below the level of detection. This is the fourth quarterly sampling event. During all four (4) quarterly sampling events no TPH-G, BTEX or Total Lead were detected in the groundwater samples collected from the three (3) existing wells. It is recommended that a Case Closure Report be submitted to the Alameda County - Health Care Services Agency.

TABLE 1
GROUNDWATER ELEVATION DATA (a,b)
February 1996

<i>Well No.</i>	<i>Elevation of MP (ft, NGVD of 1929)(c)</i>	<i>Depth to Water Below MP (ft)</i>	<i>Water-level Elevation (ft NGVD of 1929)</i>
MW-1	38.86	7.84	31.02
MW-2	39.35	7.99	31.36
MW-3	39.63	8.08	31.55

(a) Survey Benchmark: a standard Alameda County bronze disk near the southeasterly corner of intersection of Maubert Avenue and 162nd Avenue. Disc is stamped "Mau-162""1978", elevation 64.3746 feet. Elevations are relative to the National Geodetic Vertical Datum (NGVD) of 1929.

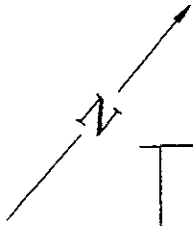
(b) Measurements taken in February 29, 1996 by ALFA's personnel.

(c) MP = Measuring point, north rim of well casing.

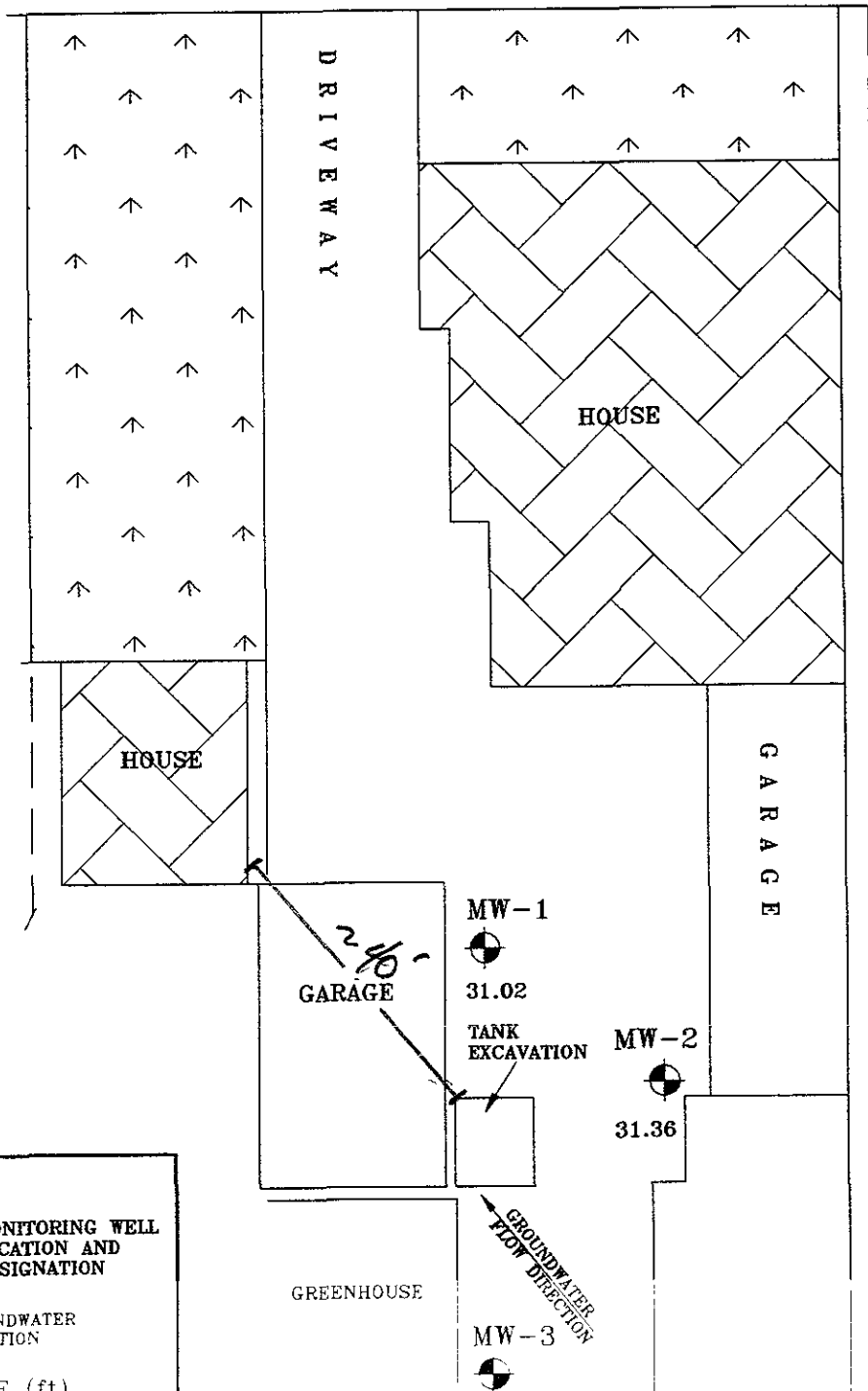
ATTACHMENT A

***SITE MAP
AND WELL MONITORING FORMS***

C/L



162nd AVENUE




LEGEND:

MW-1 MONITORING WELL LOCATION AND DESIGNATION

31.02 GROUNDWATER ELEVATION

SCALE (ft)
0 20

NOTE: GROUNDWATER FLOW DIRECTION N 79° W
GRADIENT VALUE = 0.012 FT/FT

 ALFA ENVIRONMENTAL REMEDIATION SERVICES, INC	
Project No. 95023	Drawn by: V.N.C
Date: 2/29/96	Checked by: M.D.K.

HIRO'S NURSERY
 1630 162nd AVENUE,
 SAN LEANDRO, CALIFORNIA

SITE MAP

Plate
 1

WELL MONITORING FORM:CLIENT: HIRO FUKUSHIMA DATE: 2/29/96SITE
ADDRESS: 1630-162nd AVENUESAN LEANDRO, CALIFORNIA

Note 1: TOTAL WELL DEPTH & DEPTH TO WATER measurements are read to an accuracy of .01' from a straight edge placed in a north-south orientation on top of the christy box.

Note 2: The 0.17 figure used below to convert WATER COLUMN HEIGHT to gallons has units of gallons/linear foot, and is for a 2" diameter, Schedule 40 PVC pipe with an inside diameter of 2.067". Similarly, use a conversion factor of 0.66 for a 4" pipe, which has a 4.026" I.D.

TOTAL WELL DEPTH 19.92' MONITORING WELL # MW-1- DEPTH TO WATER 7.84'= WATER COLUMN HEIGHT 12.08' X 0.17 = 2.05 Gallons (1 well volume)

Multiply 1 well volume by 3 to obtain the minimum number of gallons of water to be purged from monitoring well prior to taking samples.

3 X 2.05 = 6.15 Gallons (3 Well Volumes)

VOLUME	pH	TEMPERATURE °F	CONDUCTIVITY µmhos/cm
1	6.41	68.1	1.47
2	6.36	67.5	1.43
3	6.51	67.3	1.47
4	6.45	65.7	1.51
5	6.46	65.9	1.55
6	6.43	65.3	1.53
7	6.43	65.4	1.54

CONTAMINANT ODOR? NO TIME OF SAMPLE COLLECTION: 9:12TURBIDITY LEVEL: LOWSHEEN ON WATER? NO SAMPLER'S SIGNATURE: [Signature]

WELL MONITORING FORM:CLIENT: HIRO FUKUSHIMA DATE: 2/29/96

SITE

ADDRESS: 1630-162nd AVENUESAN LEANDRO, CALIFORNIA

Note 1: TOTAL WELL DEPTH & DEPTH TO WATER measurements are read to an accuracy of .01' from a straight edge placed in a north-south orientation on top of the christy box.

Note 2: The 0.17 figure used below to convert WATER COLUMN HEIGHT to gallons has units of gallons/linear foot, and is for a 2" diameter, Schedule 40 PVC pipe with an inside diameter of 2.067". Similarly, use a conversion factor of 0.66 for a 4" pipe, which has a 4.026" I.D.

TOTAL WELL DEPTH 19.89' MONITORING WELL # MW-2- DEPTH TO WATER 7.99= WATER COLUMN HEIGHT 11.90 X 0.17 = 2.02 Gallons (1 well volume)

Multiply 1 well volume by 3 to obtain the minimum number of gallons of water to be purged from monitoring well prior to taking samples.

3 X 2.02 = 6.06 Gallons (3 Well Volumes)

VOLUME	pH	TEMPERATURE °F	CONDUCTIVITY µmhos/cm
1	6.41	66.8	1.56
2	6.53	66.2	1.57
3	6.55	65.9	1.46
4	6.52	66.1	1.51
5	6.51	65.8	1.61
6	6.57	65.8	1.59
7	6.56	65.7	1.60

CONTAMINANT ODOR? NO TIME OF SAMPLE COLLECTION: 9:23TURBIDITY LEVEL: LOWSHEEN ON WATER? NO SAMPLER'S SIGNATURE: Taylor Hill

WELL MONITORING FORM:CLIENT: HIRO FUKUSHIMA DATE: 2/29/96

SITE

ADDRESS: 1630-162nd AVENUESAN LEANDRO, CALIFORNIA

Note 1: TOTAL WELL DEPTH & DEPTH TO WATER measurements are read to an accuracy of .01' from a straight edge placed in a north-south orientation on top of the christy box.

Note 2: The 0.17 figure used below to convert WATER COLUMN HEIGHT to gallons has units of gallons/linear foot, and is for a 2" diameter, Schedule 40 PVC pipe with an inside diameter of 2.067". Similarly, use a conversion factor of 0.66 for a 4" pipe, which has a 4.026" I.D.

TOTAL WELL DEPTH 19.91' MONITORING WELL # MW-3- DEPTH TO WATER 8.08= WATER COLUMN HEIGHT 11.83' X 0.17 = 2.01 Gallons (1 well volume)

Multiply 1 well volume by 3 to obtain the minimum number of gallons of water to be purged from monitoring well prior to taking samples.

3 X 2.01 = 6.03 Gallons (3 Well Volumes)

VOLUME	pH	TEMPERATURE °F	CONDUCTIVITY µmhos/cm
1	5.87	66.8	1.64
2	6.23	66.3	1.59
3	6.41	66.1	1.61
4	6.55	65.3	1.63
5	6.57	65.6	1.62
6	6.61	65.4	1.64
7	6.63	65.6	1.63

CONTAMINANT ODOR? NO TIME OF SAMPLE COLLECTION: 9:37TURBIDITY LEVEL: LOWSHEEN ON WATER? NOSAMPLER'S SIGNATURE: [Signature]

ATTACHMENT B

**LABORATORY RESULTS
AND CHAIN OF CUSTODY**



PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

PEL # 9602053

March 01, 1996

ALFA ENVIRONEMNTAL, INC.

Attn: Valentin Constantinescu

Re: Four water samples for total Lead analysis.

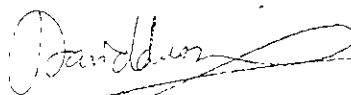
Project name:: Hiro

Date sampled: Feb 29, 1996
Date extracted: Feb 29-Mar 01, 1996

Date submitted: Feb 29, 1996
Date analyzed: Feb 29-Mar 01, 1996

RESULTS:

SAMPLE I.D.	Lead (mg/L)
Blank	N.D.
MW-1	N.D.
MW-2	N.D.
MW-3	N.D.
Blank	N.D.
Detection limit	0.05
Method of Analysis	7420


 David Duong
 Laboratory Director



PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

PEL # 9602053

March 02, 1996

ALFA ENVIRONMENTAL, INC.

Attn: Valentin Constantinescu

Re: Four water samples for Gasoline/BTEX analysis.

Project name: Hiro

Date sampled: Feb 29, 1996

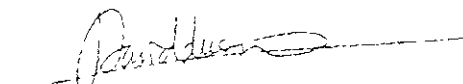
Date extracted: Feb 29-Mar 01, 1996

Date submitted: Feb 29, 1996

Date analyzed: Feb 29-Mar 01, 1996

RESULTS:

SAMPLE I.D.	Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylene (ug/L)
Blank	N.D.	N.D.	N.D.	N.D.	N.D.
MW-1	N.D.	N.D.	N.D.	N.D.	N.D.
MW-2	N.D.	N.D.	N.D.	N.D.	N.D.
MW-3	N.D.	N.D.	N.D.	N.D.	N.D.
Blank	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	96.3%	84.6%	80.2%	86.7%	89.7%
Detection limit	50	0.5	0.5	0.5	0.5
Method of Analysis	5030 / 8015	602	602	602	602


David Duong
Laboratory Director

PRIORITY ENVIRONMENTAL LABS

Chain of Custody

1764 Houret Ct. Milpitas, CA. 95035 Tel: 408-946-9636 Fax: 408-946-9663

DATE: 2/29/96 PAGE: 1 OF 1

PROJECT MGR				ANALYSIS REPORT											NUMBER OF CONTAINERS				
COMPANY				IPH-Gesoline (EPA 5030.8015)	IPH-Cesoline (5030.8015) w/BTEX (EPA 602.8020)	IPH-Diesel (EPA 3510/3550.8015)	PURGEABLE AROMATICS BTEX (EPA 602.8020)	TOTAL OIL & GREASE (EPA 5520 C.D&F)	PESTICIDES/PCB (EPA 608.8080)	TOTAL RECOVERABLE HYDROCARBONS (EPA 418.1)	CHLORINATED HYDROCARBONS (EPA 601.8010)	TOTAL LEAD	PEL #	INV #					
VALENTIN CONSTANTINESCU															9602053	26818			
ALFA ENVIRONMENTAL, INC.																			
ADDRESS: P.O. BOX 1630																			
P.O. BOX 1630																			
PHONE: 510-466-9703 FAX: 510-466-9726																			
SIGNATURE: <i>Valentin Constantinescu</i>																			
SAMPLE ID:	DATE	TIME	MATRIX	IPH-Gesoline (EPA 5030.8015)	IPH-Cesoline (5030.8015) w/BTEX (EPA 602.8020)	IPH-Diesel (EPA 3510/3550.8015)	PURGEABLE AROMATICS BTEX (EPA 602.8020)	TOTAL OIL & GREASE (EPA 5520 C.D&F)	PESTICIDES/PCB (EPA 608.8080)	TOTAL RECOVERABLE HYDROCARBONS (EPA 418.1)	CHLORINATED HYDROCARBONS (EPA 601.8010)	TOTAL LEAD							
BLANK	2/29/96	9:05	WATER		X							X		1/2					
MW-1		9:12	↓		X							X		1/2					
MW-2		9:23	↓		X							X		1/2					
MW-3		9:37	↓		X							X		1/2					
<p>NOTES: Samples received with NO headspace and in COLD & GOOD conditions</p> <p><i>David Duvo</i> 02/29/96</p>																			
PROJECT INFORMATION				SAMPLE RECEIPT				RELINQUISHED BY: 1				RECEIVED BY: 1				RELINQUISHED BY: 2		RECEIVED BY: 2	
PROJECT NAME: <u>HIRO</u>				TOTAL # OF CONTAINERS: <u>12</u>				SIGNATURE: <i>Valentin C.</i>				SIGNATURE: <i>David Duvo</i>				SIGNATURE:		SIGNATURE:	
PROJECT NUMBER:				RECD. GOOD COND./COLD:				Date: <u>2/29/96</u> Time: <u>10:45</u>				Date: <u>02/29/96</u> Time: <u>12:45</u>				Date:		Date:	
INSTRUCTIONS & COMMENTS: <u>BOTTLES PRESERVED WITH HCL INHIBITORS - WATER SAMPLE FOR LEAD FILTERED IN THE FIELD</u>				COMPANY: <u>ALFA ENV, INC.</u>				COMPANY: <u>PEL</u>				COMPANY:				COMPANY:			