

FIRE DEPARTMENT

SEP 10 1997

Donald Coffel
2604 Londonderry Rd
Alexandria, VA 22308-2333
USA
Fax (703) 780-0221
Home Phone(703) 780-0221

September 05, 1997

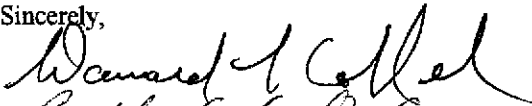
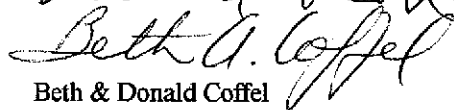
Fire Department
ATTN: Mike Bakaldin
835 East 14th Street
San Leandro, CA 94577

Dear Mr. Bakaldin:

RE: 2144 Alvarado Street, San Leandro, CA 94577-3430

Enclosed is a copy of Phase II on above referenced property. Please let us know if anything else is required for closure on the property.

Sincerely,

Beth & Donald Coffel



CONSOLIDATED ENGINEERING
LABORATORIES

August 29, 1997

Mr. Don Coffel
2604 Londonderry Road
Alexandria, Virginia 22308

Subject: **Limited Phase II Environmental Site Assessment**
2144 Alvarado Street
San Leandro, California
CEL Project No. G11813

Dear Mr. Coffel:

In response to your request, Consolidated Engineering Laboratories (CEL) is pleased to submit the following report summarizing the environmental sampling and laboratory testing performed for the above noted site.

Introduction

As stated in our proposal dated August 6, 1997, it is our understanding that in 1990, a 1,000 gallon underground storage tank (UST) was removed from the subject property. The tank was located approximately 5 feet below existing grade and had previously contained gasoline and/or diesel fuel. Mr. Coffel indicated that the tank was empty upon removal and that no odors were observed in the excavation. Following the tank removal, the excavation was backfilled with native soil, and the ground surface was covered with a concrete slab. No soil or groundwater samples were collected at the time of the tank removal.

It is our understanding that a Phase I Environmental Site Assessment was previously performed for the subject site, however a copy of the report was not available at the time this report was prepared.

Purpose and Scope

The purpose of this limited Phase II Environmental Site Assessment was to confirm the presence or absence of petroleum impacted soil and/or groundwater resulting from the presence of the underground storage tank previously located on the property. Based on our conversation with Mr. Don Coffel, environmental sampling is required in order to satisfy case closure requirements with the City of San Leandro Hazardous Materials Division, which is the local UST oversight agency for this site.



In general, the proposed environmental services for this project included exploration and sampling of the subsurface soil and/or groundwater, laboratory testing and preparation of this summary report.

Subsurface Exploration

The subsurface exploration at the site was performed on August 15, 1997, and consisted of a single exploratory boring at the approximate center of the previous UST location. The boring location was determined by Mr. Mike Bakaldin with the City of San Leandro Hazardous Materials Division using photographs of the tank removal provided by Mr. Don Coffel. The boring location is shown on the attached site plan.

The boring was advanced to a depth of 20 feet below the existing ground surface using a truck-mounted Geoprobe rig equipped with direct penetration technology (DPT) soil sampling equipment. Continuous samples of the subsurface soil were collected using a 2-inch diameter 4-foot long steel core sampler containing a transparent polyethylene terephthalate glycol (PETG) liner. Discrete 6-inch sections of the liners were cut to represent samples collected at depths of 11, 15 and 20 feet below the ground surface. The samples were sealed with teflon caps for transport to the laboratory for testing. The boring was sealed with neat cement grout.

In general, the subsurface soil encountered at the boring location consisted of approximately 12 feet of silty fine sand underlain by clay extending to the depth explored of 20 feet. No odors or obvious discoloration were observed in the samples collected. A graphical log of the soil encountered is shown on the attached boring log. Groundwater was not encountered during the advancement of the boring therefore a groundwater sample was not collected as part of this study.

Laboratory Testing

The laboratory testing consisted of Total Petroleum Hydrocarbons (TPH) as gasoline, TPH as diesel and Benzene, Toluene, Ethylbenzene and Xylene (BTEX) for each of the samples collected. The results of the laboratory testing did not indicate the presence of constituents associated with petroleum contamination above the test detection limits. The laboratory test results are attached.

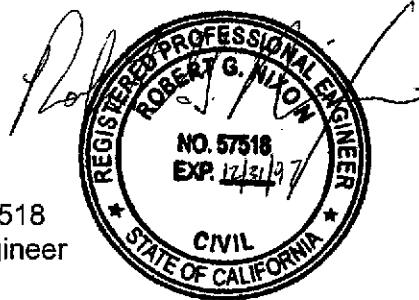
Conclusions and Recommendations

Based upon the subsurface conditions observed during our field exploration and the results of the laboratory testing it would appear that the subsurface soil in the vicinity of the previous UST was not impacted by petroleum contamination. CEL recommends no further investigation regarding this site.

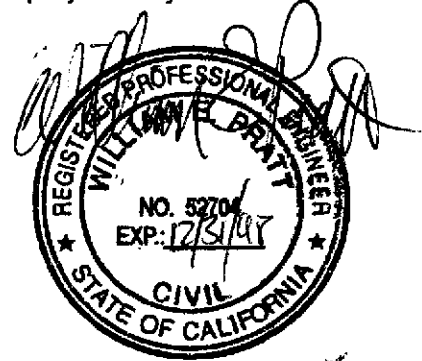


We appreciate the opportunity to be of assistance to you on this project. If you should have any questions please feel free to contact the undersigned.

Sincerely,
CONSOLIDATED ENGINEERING LABORATORIES



Robert G. Nixon, C.E. 57518
Project Geotechnical Engineer



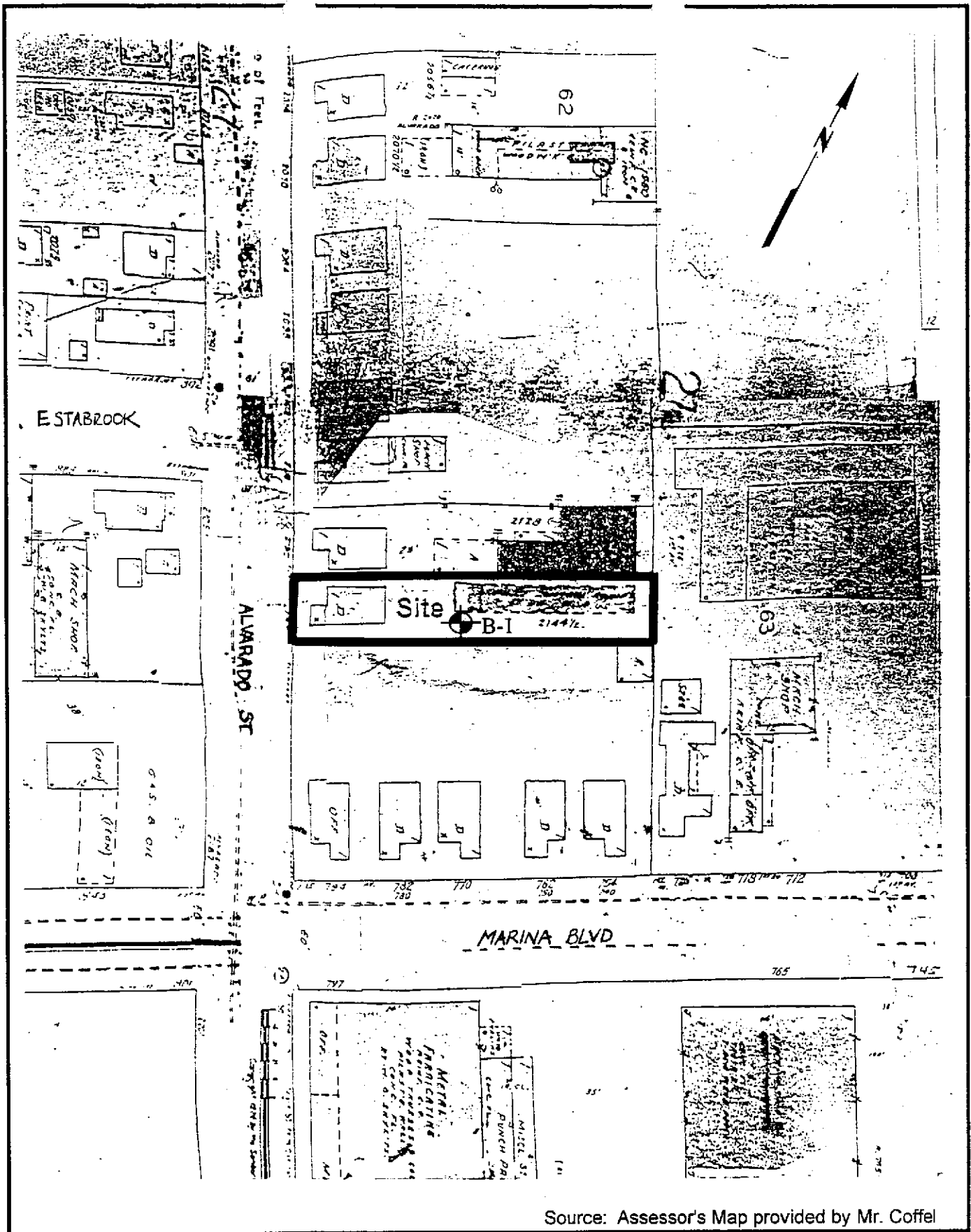
William E. Pratt, C.E. 52704
Principal Geotechnical Engineer

RN/WEP:tm

Copies: 3 to Addressee

Attachments: Site Plan, Boring Log, Laboratory Test Results

I:\users\m\vepts\alvarado.rpt



Source: Assessor's Map provided by Mr. Coffel

<h2 style="text-align: center;">CONSOLIDATED ENGINEERING LABORATORIES</h2>		Date: Aug. 1997
Site Plan - 2144 Alvarado Street, San Leandro, California	CEL Project No. G11813	Figure 1

CALCOAST ANALYTICAL

Materials Chemistry

Certified by
California Department of Health Services
City of Los Angeles, Dept. of Building & Safety

August 18, 1997

Consolidated Engineering Labs
4464 Willow Road, Suite C
Pleasanton, CA 94598

Attn: Mr. Rob Nixon

Ref: Lab File #0815-1A/F-97

1. **SAMPLE(s):**

Six (6) soil cores from 2144 Alvarado Street; CEL Project No. G11813.

- A. 1-1 @ 11ft
- B. 1-2 @ 15 ft
- C. 1-3 @ 20 ft
- D. 9-11ft
- E. 12-15ft
- F. 16-19ft

Samples A, B and C ~~only~~ are to be analyzed.

Collected: August 15, 1997

Received: August 15, 1 997

2. **ANALYSIS REQUIRED:**

- A. Total Petroleum Hydrocarbons - gasoline (TPH-g) by Gas Chromatography (GC).
- B. Total Petroleum Hydrocarbons - diesel (TPH-d) by GC.
- C. Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) by Gas Chromatography / Mass Spectrometry (GC/MS).

COATINGS • BUILDING MATERIALS • HAZARDOUS WASTE
SPECTROSCOPY • CHROMATOGRAPHY • MICROSCOPY

TELEPHONE (510) 652-2979
FAX (510) 652-3085

P.O. Box 8702 • EMERYVILLE, CA 94662
4072 WATTS STREET • EMERYVILLE, CA 94608

3. METHODS OF ANALYSIS:

- A. EPA Method 8015; SW-846
- B. EPA Method 8015; SW-846
- C. EPA Method 8240; SW-846

4. RESULTS:

A. TPH - gasoline

Sample	TPH - g (mg/kg)
A. 1-1 @ 11ft	< 0.05 (ND)
B. 1-2 @ 15 ft	< 0.05 (ND)
C. 1-3 @ 20 ft	< 0.05 (ND)

Method Blank = < 0.05 mg/kg (none detected)
 Mean Spike Recovery = 112%

B. TPH - diesel


Sample	TPH - g (mg/kg)
A. 1-1 @ 11ft	< 0.05 (ND)
B. 1-2 @ 15 ft	< 0.05 (ND)
C. 1-3 @ 20 ft	< 0.05 (ND)

Method Blank = < 0.05 mg/kg (none detected)
 Mean Spike Recovery = 105%

C. BTEX

Sample	Concentration (µg/kg)			
	Benzene	Toluene	Ethylbenzene	Xylene
A. 1-1 @ 11ft	< 5.0 (ND)	< 5.0 (ND)	< 5.0 (ND)	< 5.0 (ND)
B. 1-2 @ 15 ft	< 5.0 (ND)	< 5.0 (ND)	< 5.0 (ND)	< 5.0 (ND)
C. 1-3 @ 20 ft	< 5.0 (ND)	< 5.0 (ND)	< 5.0 (ND)	< 5.0 (ND)
Method Blank	< 5.0 (ND)	< 5.0 (ND)	< 5.0 (ND)	< 5.0 (ND)
Mean Spike Recovery	106%	110%	102%	84%

Method Blank = < 0.05 mg/kg (none detected)
 Mean Spike Recovery = 105%



Ronald W. Shrewsbury
 Analytical Chemist

RS/ag

ALL SAMPLES SUBMITTED FOR TESTING WILL BE HELD 30 DAYS FROM REPORT DATE AT WHICH TIME THEY WILL BE RETURNED TO CLIENT OR DESTROYED. CLIENT WILL BE RESPONSIBLE FOR ALL SHIPPING, HANDLING, AND DISPOSAL CHARGES. SAMPLES WILL BE STORED UPON WRITTEN INSTRUCTIONS AND FEE ARRANGEMENTS.

This report was made at the request of and for the use only of the purchaser of said report. Any use of or dissemination of information contained herein or reference to Calcoast Labs, Inc. without prior written consent of Calcoast Labs, Inc. is strictly prohibited.

CALCOAST ANALYTICAL

Materials Chemistry

P.O. Box 8702

Emeryville, CA 94662-0702

CHAIN OF CUSTODY RECORD

Project Name: 2144 ALVARADO ST. C.E.L. PROJECT NO. G11813

Date: 8/15/97

Time: 11⁰⁰AM

Sample	Analysis Required						Remarks
	TPH-G	TPH-D	BTEX				
SUBSURFACE SOIL							
1-1 @ 11 ft	X	X	X				FAX RESULTS TO C.E.L. c/o ROB NIXON (510) 460-5118
1-2 @ 15 ft	X	X	X				
1-3 @ 20 ft	X	X	X				
A 9-11 ft B 12-15 ft C 16-19 ft							PLACE ON HOLD PENDING RESULTS OF 1-1, 1-2, 1-3

Relinquished by: (Signature) 	Date/Time <u>8/15/97</u> <u>11⁰⁰AM</u>	Received by: (Signature)	Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Relinquished by: (Signature)	Date/Time	Received for Laboratory by: (Signature)	Date/Time	Remarks	