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Noted E. P. SO. DEC 11 1991

ZACCOR

LIC. #478788

CORPORATION

New Case

December 2, 1991

Water Quality Control Board
San Francisco Bay Region
2101 Webster Street
Room 500
Oakland, CA 94621

RECEIVED
DEC 15 1991
WATER QUALITY CONTROL BOARD

Attn: Fuel Leaks Division

RE: 4341 Howard Street
Oakland, CA

Site Address

Site Name

T&S
MXSL = 8200 ppm TPH g
LD = L
Div = OST.
• 1 1/2 TKCR
• 33,000 ppm Benz.

Gentlemen:

Enclosed please find comprehensive report documenting the initial tank removal, excavation of contaminated soil and stockpile sampling performed at:

EL MONTE RV CENTER
4341 Howard Street
Oakland, CA

Zaccor Corporation has mailed one copy of this report to the Alameda County Office of Environmental Health Dept. and the Owner of the property

If I may be of further assistance to you, please do not hesitate to contact my office at (415) 363-2181.

Sincerely,
ZACCOR CORPORATION

Gary Zaccor
Gary A. Zaccor
Project Manager

GAZ/lis

November 25, 1991

Mr. Jim Minor
P.O. Box 726
Diablo, CA 94528

RE: The Removal of One Underground Storage Tank and the
Subsequent Field Sampling at

Minor Property
4341 Howard Street,
Oakland, California

The following report documents the underground storage tank removal and subsequent field sampling at 4341 Howard Street, City of Oakland, County of Alameda, California.

Field Sampling was performed in accordance with state and local agency approved methodology, in the presence of Mr. Paul Smith, Hazardous Materials Specialist, for the Alameda County Health Agency, Department of Environmental Health. Environmental Technical Services was retained by Zaccor Corporation to perform third party field sampling.

See accompanying site diagram for the tank location prior to removal, field sampling designations, and sampling depths.

TANK REMOVAL

On November 15, 1991, one underground storage tank was removed from the above referenced address.

Upon tank removal the following observations were noted;

The tank was a 1,000 gallon steel single wall gasoline underground storage tank. Rust and pitting were noted upon visual inspection. No holes were apparent. Hydrocarbon odor was present in the surrounding fill material and native soil.

TANK PIT CAVITY/SOIL SAMPLE COLLECTION

A soil sample was collected subsequent to the tank's removal beneath each end of the tank. The soil samples were designated as sample #TP-1 and #TP-2.

TANK PIT CAVITY/SOIL SAMPLE COLLECTION-continued

Soil sample collection was accomplished by the clearing of fill material and slough from the designated sample area. A backhoe bucket then obtained a sample from 12" to 18" into the native soil. The surface three inches of soil was removed from the backhoe bucket and a clean brass sleeve driven into the remaining soil. Soil was packed into the sleeve to eliminate headspace.

STOCKPILE SAMPLE COLLECTION

Approximately 30 cubic yards of contaminated fill material was removed from the tank pit cavity and stockpiled on Visqueen.

One composite soil sample was collected from the stockpile. The sample was designated as sample #SP1A-1C.

Soil sample collection was accomplished by dividing the stockpile into three sections then driving a discrete brass sleeve two feet into each section. Soil was packed into the sleeve to eliminate the possibility of headspace. The three soil samples were composited at a State Certified Laboratory as one sample for analysis.

SOIL SAMPLE QA/QC

Immediately upon packing each brass sleeve with collected soil the sleeve was covered with a teflon sheet, fitted with plastic caps, sealed with duct tape, labeled, and placed on dry ice under chain of custody to be transported to a certified hazardous waste analytical laboratory.

SAMPLE ANALYSIS

Each soil sample was analyzed for Total Petroleum Hydrocarbons as gasoline, benzene, toluene, ethylbenzene and total xylenes (TPH-G & BTEX, Using EPA Method 5030/8020)

SAMPLE DATA

<u>Sample#</u>	<u>Matrix</u>	<u>Location</u>	<u>Depth</u>
TP-1	soil	Beneath tank, opp. fill end	8'
TP-2	soil	Beneath tank, fill end	8'
SP1A-1C	soil	Composite stockpile sample	2'

ANALYTICAL RESULTS

The chain of custody and certified analytical results have been attached to this report.

<u>Sample#</u>	<u>TPH-G</u> ppm	<u>B</u> ppb	<u>T</u> ppb	<u>E</u> ppb	<u>X</u> ppb
TP-1	8,200	33,000	93,000	75,000	330,000
TP-2	140	120	210	1,200	2,000
SP1A-1C	19	79	110	170	1,700

RECOMMENDATIONS AND CONCLUSIONS

State Water Resources Board Document, Leaking Underground Fuel Tank Field Manual (LUFT), supported by the San Francisco Regional Water Quality Control Board (SFRWQCB), defines appropriate actions in dealing with contamination related to an unauthorized fuel release from an underground storage tank.

The presence of significant amounts of Total Petroleum Hydrocarbons as gasoline, benzene, toluene, ethylbenzene and total xylenes within the tank pit would necessitate a further investigation of the lateral and vertical extent of contaminants in soil.

The County of Alameda, Department of Environmental Health Services requires an investigation of the impact, if any, of petroleum hydrocarbons on soil beneath the pump dispenser and product lines.

RECOMMENDATIONS AND CONCLUSIONS-continued

In accordance with the LUFT manual one monitoring well would be placed within 10' of and down gradient from the original tank pit to determine the impact of contaminants upon the first encountered groundwater. A minimum of three groundwater reference points are necessary in order to determine the groundwater direction flow beneath the site. The three points would allow triangulation and the proper surveying of groundwater gradient. Should properly installed and screened wells exist on adjacent properties, they may qualify as eligible reference points.

REPORT

Please forward a copy of this report, the chain of custody, and the certified analytical report to the SFRWQCB and the Alameda County Department of Health Services, Division of Environmental Health.

Water Quality Control Board
San Francisco Region
2101 Webster Street
Room 500
Oakland, CA 94612

Alameda County Health Agency
Department of Environmental Health
Division of Hazardous Materials
80 Swan way, Room 200
Oakland, California 94612

If you have any questions, or if I may be of further assistance, please call me at (415) 363-2181.

Sincerely,
ZACCOR CORPORATION



Gary Zaccor
Project Manager

CHROMALAB, INC.

5 DAYS TURNAROUND

Analytical Laboratory (E694)

November 22, 1991

ChromaLab File No.: 1191156

ZACCOR CORPORATION

Attn: Gary Zaccor

RE: Three soil samples for Gasoline/BTEX analysis

Project Name: MINOT PROPERTY

Project Location: 4341 Howard St., Oakland

Date Sampled: Nov. 15, 1991

Date Submitted: Nov. 15, 1991

Date Extracted: Nov. 21, 1991

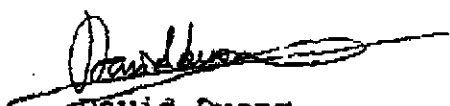
Date Analyzed: Nov. 21, 1991

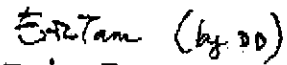
RESULTS:

Sample I.D.	Gasoline (mg/kg)	Benzene (µg/kg)	Toluene (µg/kg)	Ethyl Benzene (µg/kg)	Total Xylenes (µg/kg)
TP-1	8200	33000	93000	75000	330000
TP-2	140	120	210	1200	2000
SP1A-1C*	19	79	110	170	1700
BLANK	N.D.	N.D.	N.D.	N.D.	N.D.
SPIKE RECOVERY	98.0%	85.7%	93.9%	100.8%	106.6%
DUP SPIKE REC.	93.8%	103.4%	106.4%	108.9%	107.9%
DETECTION LIMIT	1.0	5.0	5.0	5.0	5.0
METHOD OF ANALYSIS	5030/ 8015	8020	8020	8020	8020

*Compositer soil sample.

ChromaLab, Inc.


David Duong
Chief Chemist


Eric Tam
Laboratory Director

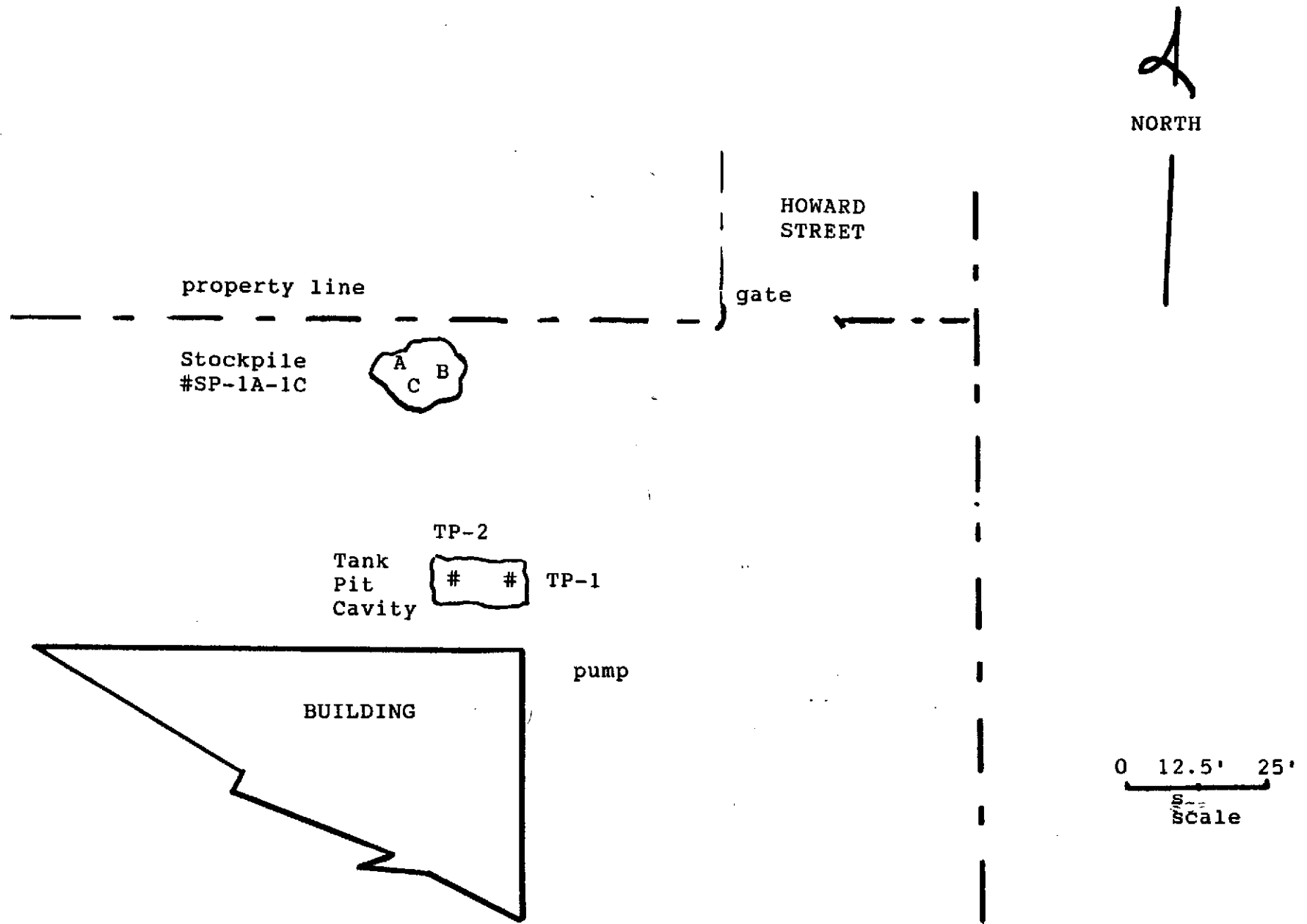
ZACCOR COMPANIES, INCORPORATED
CLIENT CHAIN-OF-CUSTODY RECORD

PROJECT NUMBER		PROJECT NAME		Type of Analysis					
Minor-Alam		4341 Howard St, Oakland Minor Property							
Send Report Attention of:		Report Due	Verbal Due	Number	Type	CHROMALAB FILE # 1191156 ORDER # 4198		Initial	
CARY ZACCOR		/ /	/ /	of	of				
Sample Number	Date	Time	Comp	Grab	Station Location	Cntrs	Containers		
Minor-Alam TP-1	11-15-91		✓	✓	Beneath Tank OPP Fill End	1	BRASS	✓	✓
Minor-Alam TP-2	" "		✓	✓	Beneath Tank Fill End	1		✓	✓
Minor-Alam SP1A-1C	" "		✓		Stockpile	3		✓	
Relinquished by: (Signature)		Date/Time	Received by: (Signature)	Date/Time	Remarks:		SAMPLE DISPOSAL:		
<i>[Signature]</i>		11-15-91	<i>[Signature]</i>	11-15-91/16:35			Return to Client <input type="checkbox"/>		
Relinquished by: (Signature)		Date/Time	Received by: (Signature)	Date/Time			Soil Disposal by Anamatrix <input type="checkbox"/>		
<i>[Signature]</i>							(\$5.00 per container) <input type="checkbox"/>		
Relinquished by: (Signature)		Date/Time	Received by: (Signature)	Date/Time	COMPANY:				
					ADDRESS:				
					PHONE :		FAX :		

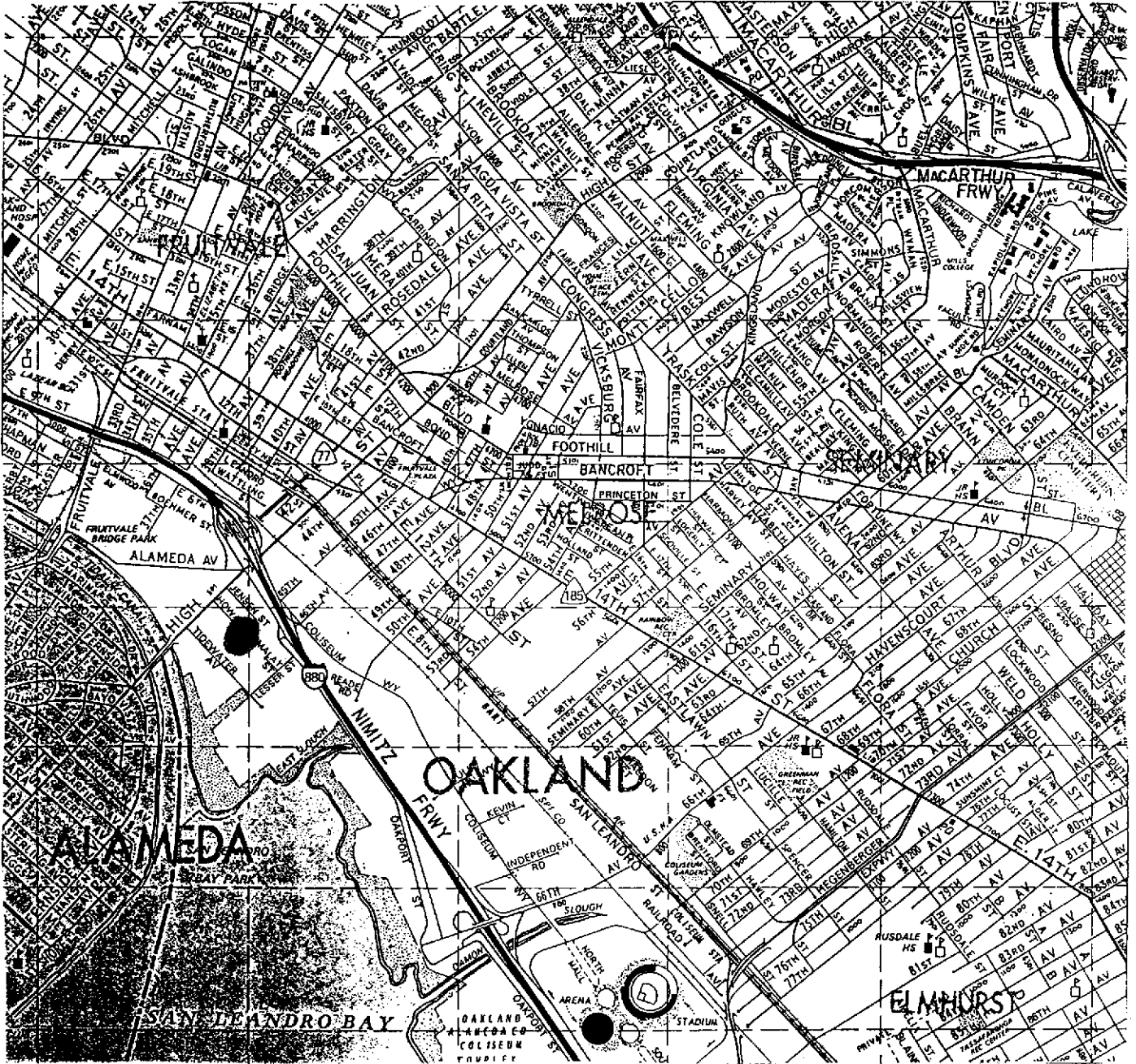
ENVIRONMENTAL
TECHNICAL
SERVICES

at: 4341 Howard Street, Oakland, California

November 15, 1991



MINOR PROPERTY
4341 HOWARD STREET
OAKLAND, CALIFORNIA



SITE LOCATION MAP