CITY OF SAN LEANDRO

MEMORANDUM

TO: Bill McCammon, SLFD

FROM: Dan Sullivan, Renewal Coordinator

SUBJECT: Graffenstatte Property--1696 Martinez Street--
Environmental Contamination Investigation

DATE: December 11, 1989

The attached report was prepared by Geo Resources Consultants, Inc. It indicates that there may be contaminants in the soils and/or groundwater beneath the site on the property and recommends that testing be undertaken.

We have attempted unsuccessfully to interest Mr. Graffenstatte in pursuing a testing program. We would like to seek a means of requiring him to do so.

Please review the attached report and send it to Larry Seto at Alameda County with an appropriate request if you feel that may be productive. If you have a better idea, give me a call.

Dan

DS:kt

Attachment: As stated.

cc w/o attachment: W. R. Rugg

Geo/Resource Consultants, Inc.
GEOLOGISTS / ENGINEERS / ENVIRONMENTAL SCIENTISTS

CORPORATE HEADQUARTERS:
851 HARRISON STREET
SAN FRANCISCO, CA 94107
TELEPHONE (415) 777-3177
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REGIONAL OFFICES:
SAN FRANCISCO
SEATTLE
TUCSON/PHOENIX
WASHINGTON, D C

December 29, 1988
1434-00-0

Potential Buyer of this parcel

Mr. Walter Chang
WESTLAKE DEVELOPMENT COMPANY, INC.
520 El Camino Real, Suite 840
San Mateo, CA 94402

RE: ENVIRONMENTAL ASSESSMENT FOR THE PARCEL AT 1696 MARTINEZ STREET SAN LEANDRO, CALIFORNIA

Gentlemen:

Transmitted herein is the Environmental Assessment report for the above referenced project. We refer you to the contents of this report for details.

We appreciate the opportunity to be of service to you for this project. If you have any questions or require additional information, please do not hesitate to contact us at (415) 777-3177.

Sincerely yours,
GEO/RESOURCE CONSULTANTS, INC.

Mary E. L. Loo
Staff Environmental Scientist

Gregory T. Carbullido
Manager, Environmental Programs Division

GTC:cmd

Mr. Graffenstatte
P.O Box 97347
Tacoma Wash
98497
(206) 584-2600

183W: 1434-3

ENVIRONMENTAL ASSESSMENT FOR THE PARCEL AT 1696 MARTINEZ STREET SAN LEANDRO, CALIFORNIA

PREPARED FOR:

WESTLAKE DEVELOPMENT COMPANY, INC.

520 EL CAMINO REAL, SUITE 840

SAN MATEO, CALIFORNIA 94402

PREPARED BY:

GEO/RESOURCE CONSULTANTS, INC.

851 HARRISON STREET

SAN FRANCISCO, CALIFORNIA 94107

DECEMBER 1988

JOB NUMBER: 1434-00-0

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APPENDICES

Hydrocarbons (TPH) (gasoline). The results of soil analyses under the second tank did not indicate a high concentration of TPH. Three soil samples were collected from the underlying soil following the removal of a third gasoline tank. Results from the analysis of these samples indicated TPH concentrations of 970 to 2080 ppm. Upon removal of a fourth tank containing regular gasoline, a hole was discovered in one side of the tank. Soil samples analyzed from the excavation of the fourth tank indicated gasoline concentrations of 920 to 5800 ppm. Toluene concentrations in a sample collected from the fourth tank area was in excess of 1200 ppm.

Due to the high TPH concentrations found in the samples collected around the third and fourth storage tanks, a groundwater monitoring investigation was initiated at the site. In addition, quarterly reports evaluating the groundwater status are currently submitted to the RWQCB. According to the most recent report compiled by Groundwater Technology, Inc. (GTI), there is currently no indication of migration of the contaminant plume. However, groundwater monitoring will continue at this site until further recommendations are made by the RWQCB (See Appendix A, GTI Quarterly Monitoring and Sampling Report, May 26,1988).

Fast Gas gasoline station is located southwest of the study site. Considering the general hydrogeology of the area the Fast Gas facility is located downgradient to the study site, the direct impact of any existing contamination at the facility is unlikely.

PETERSON TRACTOR COMPANY

On June 13, 1985, the RWQCB reported a discharge of "oily wastes" from areas on the Peterson Tractor Company property. No further information was recorded in the RWQCB file regarding the contamination levels nor action taken to clean up the discharge.

The Peterson Tractor property is located at 995 Marina Boulevard, approximately 2 miles southeast of the study site. The hydrogeology of the vicinity indicates the groundwater gradient to be in a northeast to southwest direction. Therefore, it is unlikely that contamination found at the Peterson Tractor site would directly impact the groundwater at the study site.

UNOCAL SERVICE STATION NO. 4845

Monitoring wells were installed at the UNOCAL Service Station No. 4845 located on Marine Boulevard and Alvarado Street. The wells were installed following the replacement of two leaking underground storage tanks and associated piping in April, 1987. Results from laboratory analyses conducted by Applied GeoSystems (using modified EPA 8015 for Total Volatile Hydrocarbons and Total Extractable Hydrocarbons, Standard Method 503E for Total Oil and Grease, and Modified EPA 8020 for Benzene, Toluene, Ethylbenzene, and Total Xylenes) indicated high concentrations of hydrocarbons in one soil boring and high levels of benzene, toluene, and xylene in the water samples collected.

On January 11, 1988, Applied GeoSystems submitted a quarterly ground-water monitoring report to the RWQCB (See Appendix A, Applied Geosystems Transmittal of Letter Report No. 87043-3, January 11, 1988). Results of laboratory analyses indicated a decrease in levels of hydrocarbon contamination since the initial monitoring was conducted in July, 1987. The report also noted that no floating product, sheen, emulsion, or product odor was detected in any of the samples collected. Applied GeoSystems recommended the discontinuation of monitoring activities at the facility provided the contamination levels remain low in subsequent quarterly reports.

In July, 1988, Applied Geosystems' Report concluded that according to the quarterly results, hydrocarbon concentrations were generally decreasing in the ground water with time. Further, the report suggested that the extent of the contamination is relatively limited due to the very low levels of hydrocarbon contamination found in the monitoring wells located on the margins of the UNOCAL property. Applied Geosystems recommended that, considering the most recent results of groundwater sample analyses, ground-water monitoring evaluations be changed from a quarterly to a semiannual basis for the following year (See Appendix A, Applied Geosystems Transmittal of Letter Report No. 87043-3, July 15, 1988).

The UNOCAL Service Station is located approximately two miles southwest of the study site, downgradient of the study site. The

geographic location and hydrogeologic flow of the groundwater from the study site suggests that the probability of direct impact of contaminated groundwater from the UNOCAL facility on the study site is not likely.

ROBINSON AUTO WORKS (CHAMPCO)

In May, 1987, corrosion of a 500 gallon gasoline storage tank at the Robinson Auto Works facility caused fuel leakage into the soil. Using EPA Method 8015, Trace Analysis Laboratory, Inc.(TAL), found the concentration of volatile hydrocarbons in soils to be 1900 ppm (See Appendix A, TAL Laboratory Report for CHAMPCO Facility, May 5. 1987). Following excavation and removal of the contaminated soil, samples were collected and analyzed, and were found to contain TPH concentrations of 16 ppm and 2 ppm. Current RWQCB records indicate a satisfactory cleanup of the contaminated soil at the facility has been completed.

The Robinson Auto Works facility, located at 1860 Alvarado Street, is situated approximately three-fourths of one mile southwest of the study site. Although located downgradient of the study site, permeation of the contamination may impact the study site due to the proximity of the facility to the study site. However, considering the satisfactory soil cleanup at the Robinson facility, it is unlikely that contamination could directly endanger the study site.

DEL MONTE CORPORATION

In January, 1986, a field investigation was conducted to determine the extent of soil and groundwater contamination beneath the Del Monte site located on Alvarado Street in San Leandro. The potential existence of DDT in the soil warranted installation of ground water monitoring wells. At the facility, soil and ground water samples were collected and analyzed by California Water Labs, Inc. Results indicated that contamination was not detected above state standards, therefore, according to data compiled by Beta Associates, the facility was considered to be clear of all possible contaminants that could potentially affect the Del Monte facility. However, as stated in the report,

Beta Associates recommended that any existing underground storage tanks not in use be removed and soil samples be collected upon removal (See Appendix A, Beta Associates, Soil and Ground Water Contamination Investigation, Del Monte Site, January 28, 1986).

In December, 1986, the Del Monte facility was demolished for redevelopment of the site. During the demolition operations, an underground bunker oil tank was observed. Groundwater monitoring was initiated, in addition, soil samples were analyzed for total petroleum hydrocarbons (TPH), benzene, toluene, and xylene (BTX).

A Quarterly Report was submitted by Beta Associates on April 13, 1987. The laboratory analyses of ground water samples found no indications of total dissolved petroleum hydrocarbons or benzene, toluene, xylene, ethylbenzene (BTXE) contamination. Consequently, Beta Associates recommended the permanent closure of the monitoring well, since the potential for migration of the contamination was considered to be "extremely remote" due to the predominant soil type of the area.

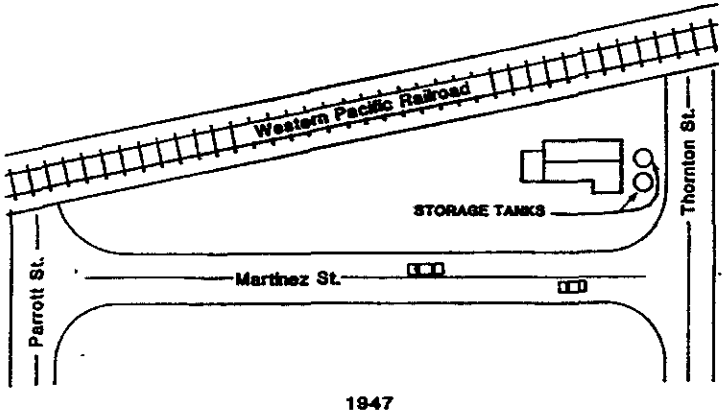
Currently, the Del Monte facility no longer operates from this location and the land has been redeveloped into separate light industrial operations (See Section 1.2). According to the Ground Water Monitoring Report by Beta Associates (March, 1987), any potential migration of the residual oil in the soil may be inhibited by the redevelopment of the land (i.e. the construction of buildings, asphalt paving, etc). Additionally, Beta Associates concluded that the development of the site may prevent the infilitration of surface water (from rains, etc.) that could carry any residual concentrations of oil down to the perched ground water table.

3.0 AERIAL PHOTOGRAPHIC INTERPRETATIONS

The following discussion summarizes the aerial photographic interpretations of the site history. The aerial photographs reviewed span a time period of approximately 58 years, from 1930 to 1988. The site history is also illustrated in a sketch on Figure 3.

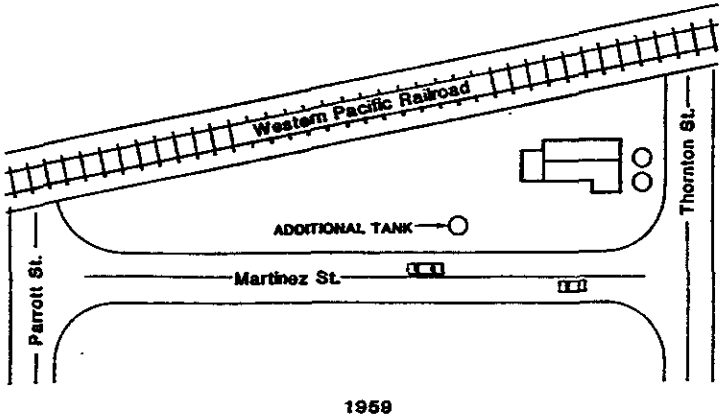
Air Photo Date	Description
02-14-30	This photograph displays two above ground tanks and the primary facility, a bulk oil transfer station on the study site. Because the photograph was taken at an oblique angle, the site specific location of these features was difficult to ascertain. A large commercial facility could be seen approximately 0.75 miles north of the site and a smaller commercial building was noted across the street, south of the property. Many residential buildings were noted east of the Southern Pacific Transportation railroad track, and to the west of the track, only a few residential buildings are present within agriculture land.
03-24-47	A warehouse is located in the southeastern portion of the study site with the long axis of the building trending north-south. Two above-ground storage tanks are present immediately south of the bulk oil transfer station. The Western Pacific railroad track parallels the northeastern property boundary line. In the central portion of this property line, a prominent darkened soil feature covers an area between the railroad tracks and the bulk oil transfer station warehouse. The residential building population appears to be dense to the east of the subject property. West of the property, commercial and residential buildings are relatively sparse.
07-02-59	This photograph reveals an additional storage tank approximately 30 feet northwest of the bulk oil transfer station. A warehouse, west of the site (across Martinez Street), was demolished and rebuilt with abundant tractor

A



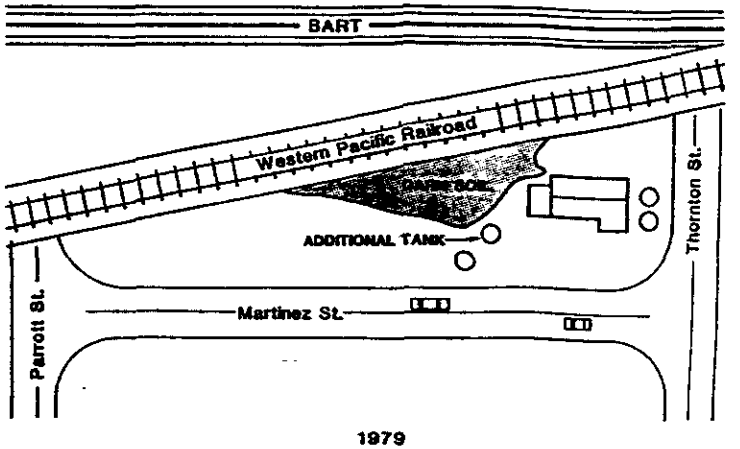
1947
AV 11-06-23/24

B



1959
AV 337-07-42/43

C



1979
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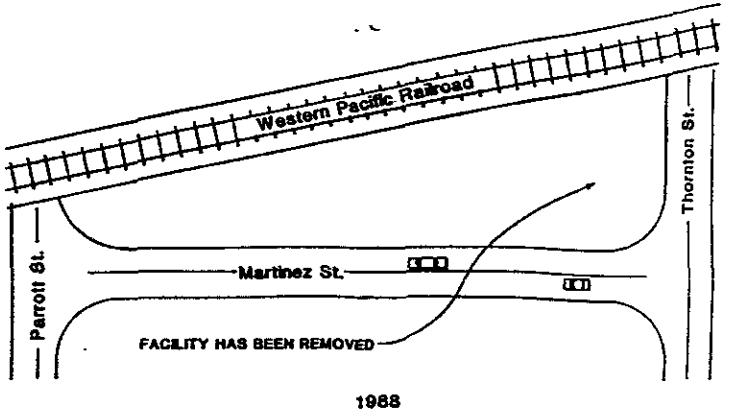
D



1988
AV 3268-7-35/36

N

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Job No. 1434-00 Appr. Date 12/7/88

AERIAL PHOTOGRAPH
INTERPRETATION SKETCHES
1686 MARTINEZ ST.
SAN LEANDRO, CALIFORNIA

FIGURE
3

trailer ramps and parking spaces. The number of commercial buildings has increased to the west of the property.

09-06-79 — An additional above-ground storage tank was noted in this photograph between the bulk oil transfer station and the storage tank described above. The Bay Area Rapid Transit (BART) light rail tracks exist immediately east of the property. As discussed earlier, a dark soil feature was noted northeast of the transfer facility.

06-21-83 — Minor residential building reconstruction was observed east of the site.

06-19-85 — Although the bulk oil transfer station and storage tanks were visible in this photograph, minor site activity was noted. Features seen in previous photographs such as motor vehicles, stockpiles, and dark soil features were absent from the site.

03-30-88 — The bulk oil transfer station and all four storage tanks are absent. The subject property appears to be graded showing no indication of what previously existed.

4.0 SEISMICITY

4.1 Regional Seismicity

The San Francisco Bay area has long been recognized as an area of high seismic activity. There have been numerous seismic events (earthquakes) that have been in the region caused by crustal movements along active faults.

Faults with the greatest potential for producing damage are the San Andreas, Calaveras and Hayward faults (See Figure 4). Potential seismic hazards associated with these active faults include strong ground shaking and surface rupture. Secondary effects could include liquefaction and ground settlement. In

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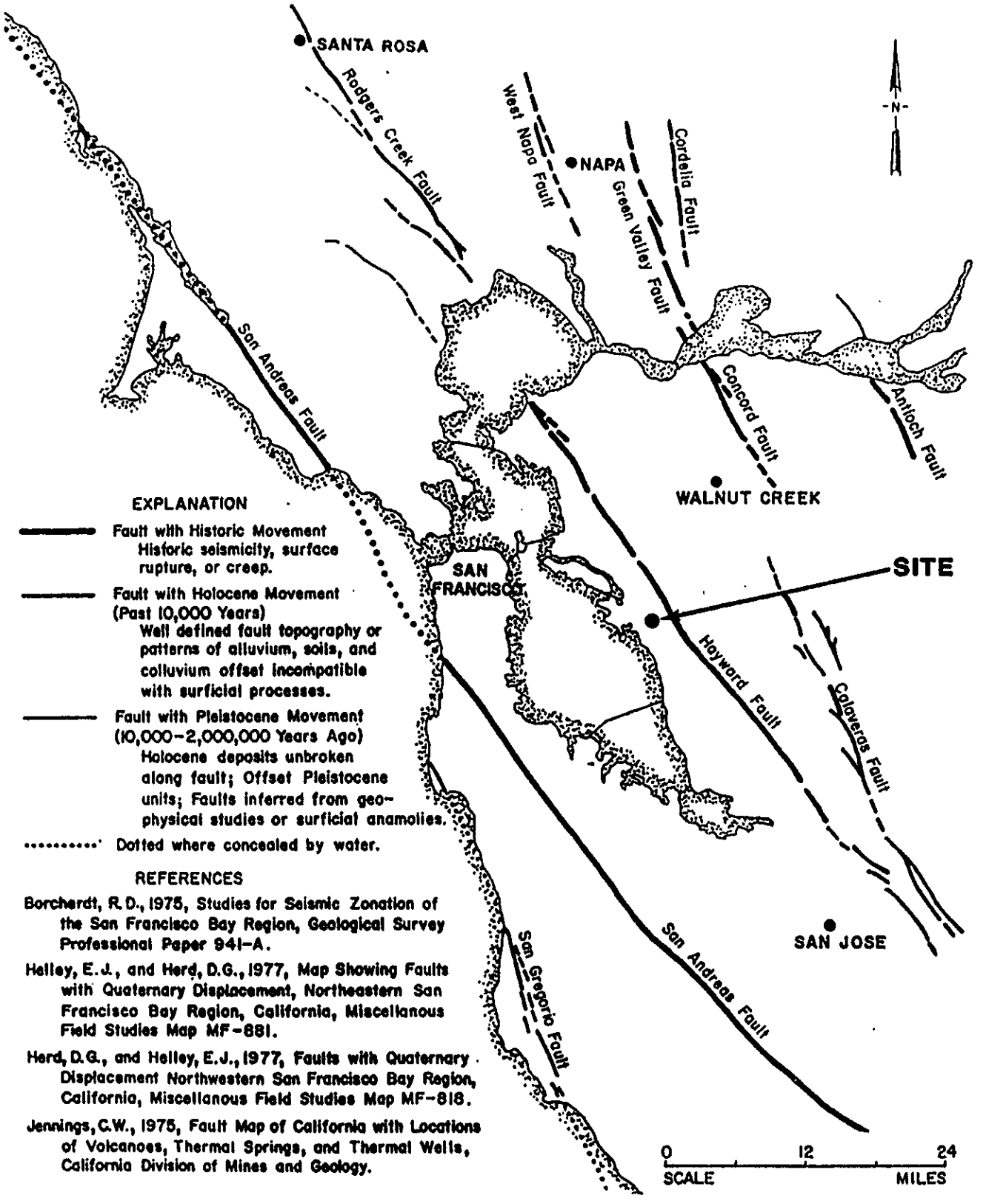

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CONSULTING GEOLOGISTS / ENGINEERS / GEOPHYSICISTS

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Major Historic-Active Faults and Potential-Active Faults in the San Francisco Bay Area

FIGURE 4

historic times, several major earthquakes of Richter Magnitude* 7.0 or greater have occurred on these faults, causing major damage to structures and loss of lives (i.e., the earthquakes of 1836 and 1868 on the Hayward Fault, and the San Francisco earthquake of 1906 on the San Andreas fault).

The maximum credible earthquake intensities on these faults, expressed in Richter Magnitude are as follows: the San Andreas, 8.3 and the Calaveras and Hayward Faults, approximately 7.6. Intensity values on smaller potentially active faults in the area have not been precisely determined due to insufficient seismic data.

Surface rupture has been observed along the San Andreas fault at various locations. A maximum of 0.3 feet of vertical, and 20 feet (6 meters) of horizontal displacement has been recorded in Marin County (Bonilla, 1970).

Fault creep is defined as a slow but measurable movement known to occur along some segments of the San Andreas, Calaveras, and Hayward faults. Fault creep averaging 0.12-0.16 inches per year has been recorded on the Hayward Fault in downtown Hayward and Fremont (Galehouse and others, 1982). Tectonic creep has also been recorded on the Calaveras Fault within Santa Clara County. Periodic displacement rates of 0.2 to 0.4 inches per year have been monitored at several localities east of the Santa Clara Valley (Radbruch, 1968). Such tectonic creep may pose a potential long-term hazard to buildings or engineered structures within the active fault zones.

4.2 Local Seismicity

No known active faults cross the site, therefore, no surface rupture hazard or effects of fault creep are anticipated. However, seismic intensity maps by the U. S. Geological Survey,

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* Values according to the Richter Scale, A logarithmic scale developed by Charles Richter to measure earthquake magnitude by the energy released, as opposed to earthquake intensity as determined by effects on people, structures and earth materials.

(Borcherdt and others, 1975) indicate that violent ground shaking could occur on the site from movement along the San Andreas Fault or the Hayward Fault during a major earthquake event. Violent ground shaking is known to cause: collapse of brick and weak framed buildings, serious cracking of brick work and masonry in solid structures, and wave-like folds in asphalt covered streets.

On the basis of current seismological data, it is reasonable to assume that the site might be subjected to at least one moderate to severe earthquake during its lifetime. During such an earthquake, the hazard from surface rupture is slight, but strong seismic shaking may occur.

Differential settlement may also occur at the site if various types of alluvial deposits densify during strong ground shaking. If settlement were uniform, resulting damage would be minimal. However, due to variations in the physical and spatial properties of subsurface materials (i.e., grain size, degree of consolidation), settlement is generally non-uniform and the resulting structural damage may be extensive.

Differential settlement can also occur from liquefaction, typically resulting in more severe settlement than from densification alone. Analyses indicate that the potential for failure of the ground surface (either vertically or laterally) by subsurface liquefaction varies from low to high in alluvial areas of San Jose. Obtaining site-specific information regarding settlement in the San Leandro area is not within this scope of work.

5.0 GEOLOGY

5.1 Regional Geologic Setting

The site lies within the East Bay Plain, approximately 1.5 miles west of the Diablo Range foothills. The East Bay Plain is comprised of unconsolidated alluvial sediments which were eroded from bedrock units to the east. The Franciscan Complex is the primary bedrock unit in the region and is exposed in the

foothills of the Diablo Range, parallel to the Hayward fault zone. Major active faults in the area include the San Andreas Fault Zone, approximately 7.0 miles to the southwest and the Hayward Fault and Calaveras Fault Zones, approximately 1.8 miles and 12.0 miles southwest, respectively (See Figure 4). Secondary faults related to these major faults occur in mountainous areas and may extend beneath thick alluvial deposits underlying the valley.

5.2 Local Geology

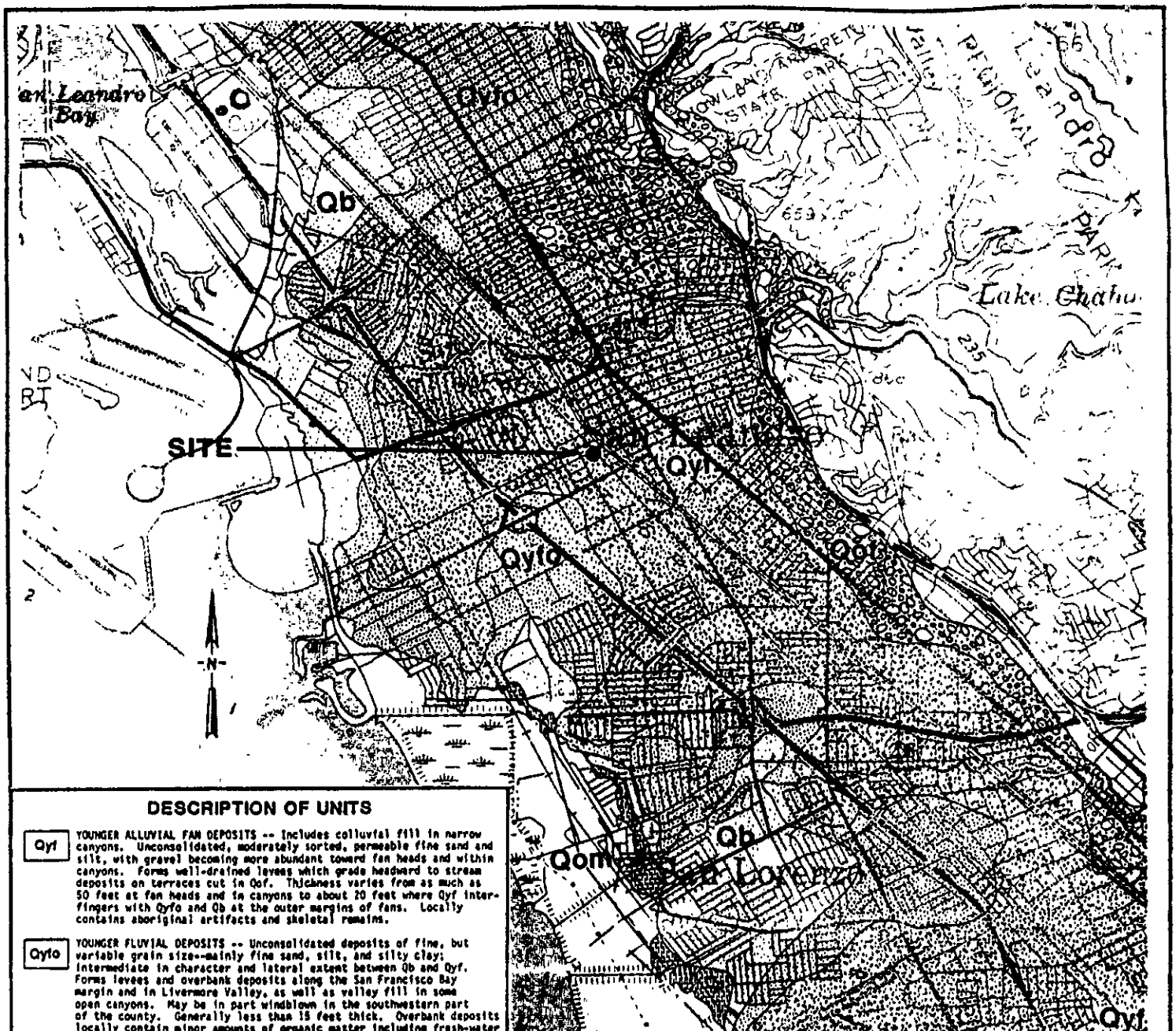
A geologic map of Alameda County (Helley et al.,1972) indicates that the material underlying the surficial soils at the site consists of Holocene younger alluvial fan deposits (Qyf) (See Figure 5). These deposits consist of unconsolidated, moderately sorted, fine sand and silt ranging from 20 to 50 feet in thickness. Pleistocene older alluvial fan deposits underlie younger alluvium. Older alluvium is composed of weathered, weakly consolidated, poorly sorted, silt, sand and gravel (Qof). The maximum thickness of older alluvium is estimated to be approximately 1100 feet (Hickenbottom and others, 1988) beneath the San Leandro and San Lorenzo shore lines.

6.0 HYDROGEOLOGY

6.1 Regional Hydrogeologic Setting

Water-bearing units in the East Bay Plain consist of Pleistocene Merritt Sand and older alluvium, and Holocene younger alluvium, fluvial deposits, and interfluvial basin deposits. These water bearing units are hydrogeologic components of the San Leandro Cone as indicated by Hickenbottom and others in the Alameda County East Bay Plains study (1988).

Older alluvium is the primary water-bearing unit in the East Bay Plain area. In the Hayward area, the hydraulic conductivity ranges from 30 to 56 feet per day and transmissivity ranges from 1300 to 6300 square feet per day (Hickenbottom and others, 1988).



DESCRIPTION OF UNITS

Qyf YOUNGER ALLUVIAL FAN DEPOSITS -- Includes colluvial fill in narrow canyons. Unconsolidated, moderately sorted, permeable fine sand and silt, with gravel becoming more abundant toward fan heads and within canyons. Forms well-drained levees which grade headward to stream deposits on terraces cut in Qof. Thickness varies from as much as 50 feet at fan heads and in canyons to about 20 feet where Qyf interfingers with Qyfo and Qb at the outer margins of fans. Locally contains aboriginal artifacts and skeletal remains.

Qyfo YOUNGER FLUVIAL DEPOSITS -- Unconsolidated deposits of fine, but variable grain size--mainly fine sand, silt, and silty clay; intermediate in character and lateral extent between Qb and Qyf. Forms levees and overbank deposits along the San Francisco Bay margin and in Livermore Valley, as well as valley fill in some open canyons. May be in part windblown in the southwestern part of the county. Generally less than 15 feet thick. Overbank deposits locally contain minor amounts of organic matter including fresh-water gastropods and pelecypods.

Qb INTERFLUVIAL BASIN DEPOSITS -- Plastic, poorly sorted, organic-rich clay and silty clay in poorly drained areas marginal to the bay and in Livermore Valley. Interfingers with Qyf, Qyfo, and recent mud of San Francisco Bay. Generally less than 10 feet thick. Locally contains fresh-water gastropods and pelecypods.

Qof OLDER ALLUVIAL FAN DEPOSITS -- Includes stream terrace deposits in some narrow canyons and on the margins of Livermore Valley. Weathered, weakly consolidated, poorly sorted silt sand and gravel (generally fine grained in northeastern Livermore Valley owing to derivation from friable sandstone bedrock). Less permeable and more poorly drained than younger alluvial fan deposits. Maximum thickness unknown but at least several hundred feet thick near bay margin. Headward portions overlapped by younger deposits on southern bay margin and incised by channels that are partially filled with younger deposits on northern bay margin and in Livermore Valley. Locally contains concentrations of continental vertebrate and invertebrate fossils. Includes the San Antonio Formation of Lawson (1914).

Qom OLDER MUD -- Dark, plastic, semiconsolidated, organic-rich clay and silty clay. Interfingers with Qof. Maximum thickness is unknown but greater than 50 feet near bay margin. Underlies recent mud of San Francisco Bay and locally underlies younger alluvial deposits on bay margin. Locally contains continental vertebrate fossils, fresh-water invertebrate fossils, and plant remains.

REFERENCE: U.S. GEOLOGICAL SURVEY, 1972.

SCALE: 1 INCH TO 5280 FEET

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851 HARRISON STREET, SAN FRANCISCO, CALIFORNIA 94107

Job No. 1434-00 Appr. [illegible] Date 12/7/88

SITE GEOLOGY
1686 MARTINEZ ST.
SAN LEANDRO, CALIFORNIA

FIGURE 5

1.0 INTRODUCTION

Geo/Resource Consultants, Inc. (GRC) has been retained to perform an Environmental Assessment for the parcel at 1696 Martinez Street in the City of San Leandro, California (See Figure 1). Throughout this assessment, the parcel at 1696 Martinez Street shall be referred to as the study site. The purpose of performing an Assessment is to investigate the past and present uses at the study site and surrounding areas to determine if the potential for hazardous materials contamination exists.

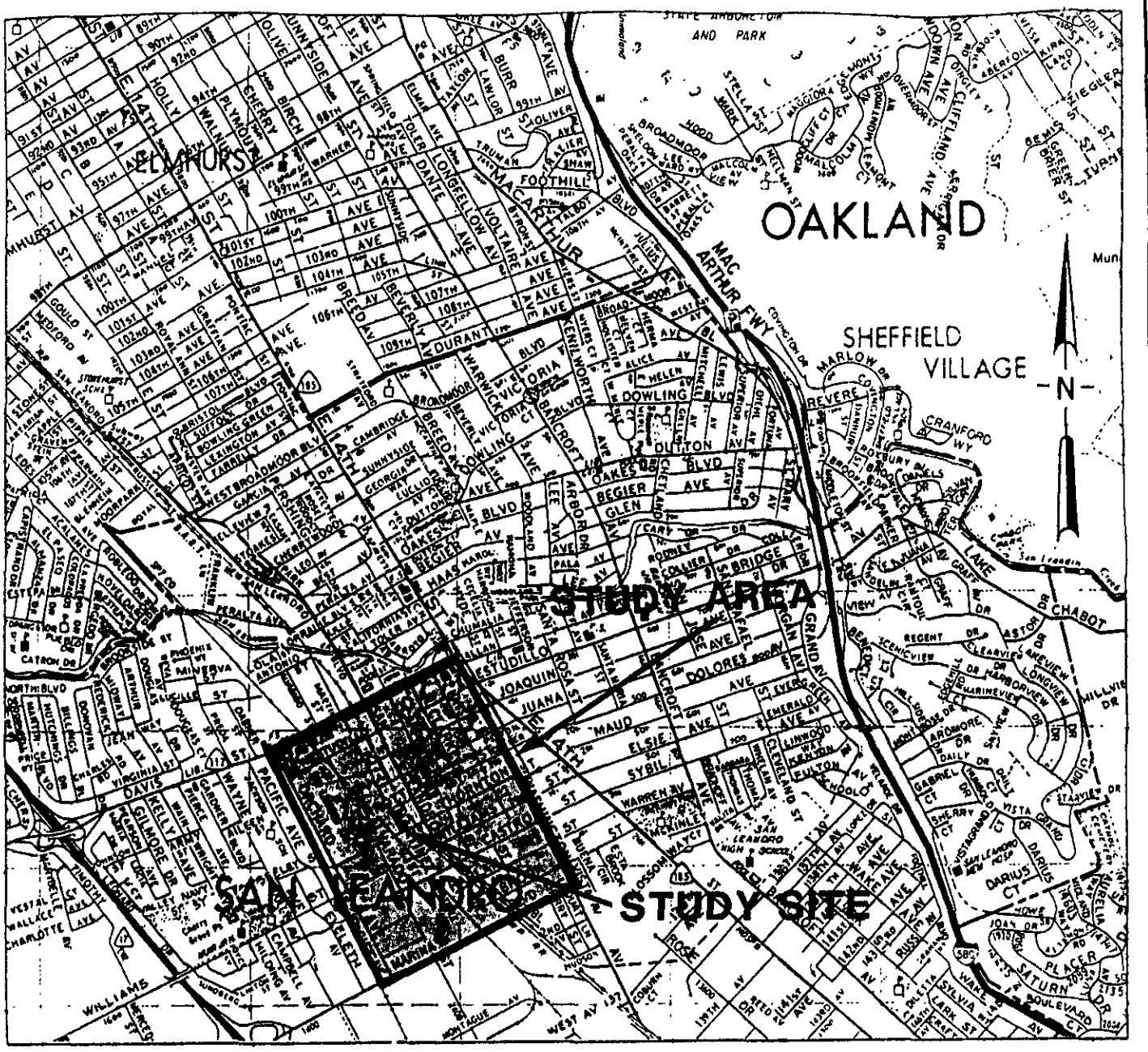
1.1 Site Description

The study site is situated east of the United States Interstate 880 (U.S. I-880, Nimitz Freeway) off the Davis Street exit in San Leandro, California. Located on the corner of Martinez and Thornton Streets, the parcel is triangular in configuration, occupying approximately 12,000 square feet. The parcel is located on a block bounded to the north by Parrott Street, to the south by Thornton Street, to the east by San Leandro Boulevard, and to the west by Martinez Street (See Figure 2). The study site is currently vacant, however, various light industrial businesses continue to operate in the surrounding area. Many of these surrounding facilities are discussed in Section 1.2.

The topography of the study site is relatively level with elevations slightly decreasing from the northeast to the southwest.

1.2 Site Walk-Through

On November 30, 1988, a site walk-through was conducted at the study site and the surrounding area. The focus of a site and vicinity walk-through is to observe the area for potential



REF: THOMAS BROS. MAPS

0 2640'
SCALE

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851 HARRISON STREET, SAN FRANCISCO, CALIFORNIA 94107

VICINITY LOCATION MAP
1686 MARTINEZ STREET
SAN LEANDRO, CALIFORNIA

FIGURE
1

Job No. 1434-00-0 Appr. [illegible] Date 12/14/88

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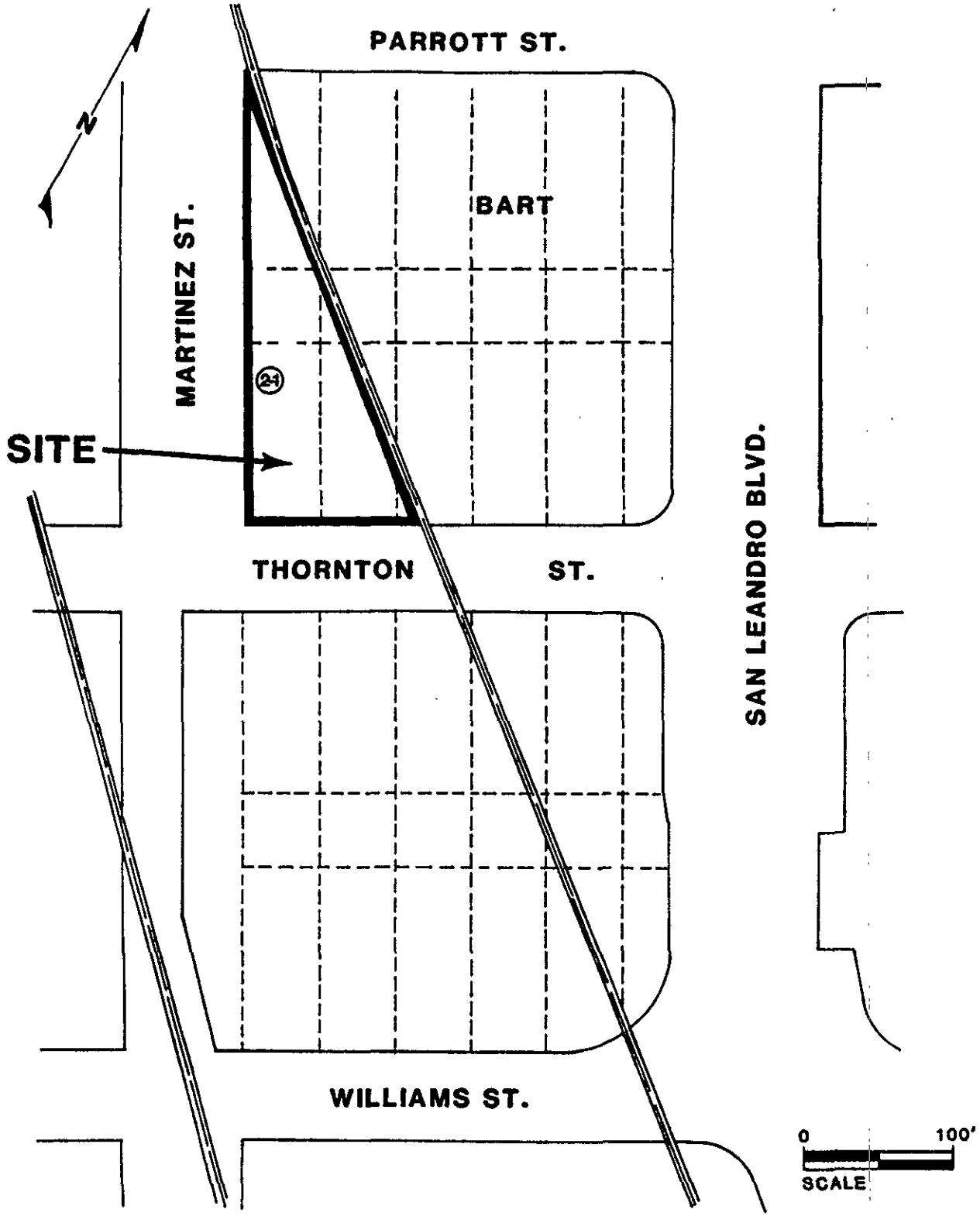


REF: ALAMEDA COUNTY ASSESSOR'S DEPARTMENT

Geo/Resource Consultants, Inc.
GEOLOGISTS / ENGINEERS / ENVIRONMENTAL SCIENTISTS
651 HARRISON STREET, SAN FRANCISCO, CALIFORNIA 94107

SITE LOCATION MAP
1686 MARTINEZ STREET
SAN LEANDRO, CALIFORNIA

FIGURE
2

Job No. 1434-00-0 Appr. Date 12/14/88

sources of contamination on the site and within the immediate vicinity. Currently, the site is vacant of any structures, with scattered brush and debris covering the site.

During a site inspection conducted by the Department of Health Services (DHS) in May 1987, oil stains were observed on the grounds in the vicinity where above-ground storage tanks previously existed at the site. During the site walk-through conducted by GRC, no surficial indications of oil stains on the grounds were evident, however, according to DHS Toxic Division records, the property has been vacated since late 1987. Due to weather conditions (i.e. rain), the oil may have been absorbed into the soil or washed from the ground surface, resulting in the inability to detect any visual signs of surface oils.

The study site area primarily consists of light industrial operations. Businesses located on Thornton Street, south of the study site include: Shepard and Son, a painting and drywall company; Hawk Auto and Truck Repair; Mobile Hydraulic Equipment, Inc., assemblers of hydraulic equipment; MTC Auto Body and Paint Shop, an automobile body repair shop; and the Del Monte Agricultural Research Center.

The eastern portion of the parcel is bound by railroad tracks that are presently in operation. A small railroad gate-operations shed is located on the southeast portion of the study site. The railway tracks for the Bay Area Rapid Transit (BART) system run adjacent to the railroad tracks on the study site. The BART passenger loading station (San Leandro station) is located northeast of the study site. East of San Leandro Boulevard, the area is primarily residential including private homes, schools, and small grocery markets. A Grafco Gasoline Station and a Shell Gasoline Station are located on San Leandro Boulevard.

Businesses located to the west of the study site along Martinez Street include Kirkwood Cabinets, a cabinet making company; a Greyhound Bus Depot; CAL BEST PAK, Inc., a cardboard packaging company; and Pacific Coast Lab, Inc., manufacturers of custom ear molds for hearing aids. At the north end of Martinez Street, where Martinez Street joins W. Estudillo Avenue, a vacant brick

facility is currently for lease. Previously, the entire block along Martinez Street was occupied by the Del Monte Corporation. This facility was used to process, package, and distribute Del Monte food products until 1987 when the property was subdivided.

2.0 OWNERSHIP AND AGENCY RECORD REVIEW

2.1 Site Ownership

A record review was conducted at the Alameda county Assessor's office to outline the history of land ownership for the study site. The study site is described by parcel number 2-1, as shown on Assessor's Map 75, Page 41 of the Alameda County Assessor's Parcel Map files (revised May 14, 1986, See Figure 2).

The study site was originally owned and utilized in 1930 by the Sunland Refinery Company, a bulk petroleum transfer station. In 1969, Mr. Carl Graffenstat of Grafco Oil Company purchased the property and continued to use the facility as a bulk oil transfer station. Graffenstat sold the property in 1979 to Mr. Bryan Fabian of Fabian Oil Company (later known as Liquid Gold Oil Corporation), who continued to use the facility as a bulk oil transfer station.In 1982, Fabian Oil Company leased the site to Refinery Service Company who maintained the same type of services as did the previous operations. The following year, Fabian Oil leased the facility to Lakewood Oil Company.

In 1984, the San Leandro Fire Department prohibited the continued operation of above-ground storage tanks within the San Leandro City limits. According to San Leandro Fire Department records, the above-ground storage tanks on the Liquid Gold property were requested to be removed in June, 1986 (communication with Mr. Robert Nolan, San Leandro Fire Prevention Department, December 13, 1988). Subsequently, in October, 1986, after repossessing the property from Mr. Fabian, Mr. Graffenstat contracted H & H Ship Service of San Francisco to remove the tanks from the facility. In 1987, the entire facility was demolished and the vacant property is currently for sale by Mr. Graffenstat.

2.2 Review of Liquid Gold Oil Facility Investigation Files

As described in the previous section, the study site has been used as a bulk petroleum transfer station since 1930. At the site, used oils from service stations, machine shops, and various industries were stored until sold to used-oil refineries or reprocessed for fuel. In 1979, Mr. Bryan Fabian purchased the facility under the name Liquid Gold to store used lubrication oils.

Prior to the relocation of the Liquid Gold facility to the San Leandro site, Mr. Fabian maintained the Liquid Gold operation at two other locations: Oakland and Richmond, California. In 1980, the U.S. Environmental Protection Agency (EPA) identified the Liquid Gold facility in Richmond as a Superfund site due to preliminary evaluations conducted by the DHS Toxics Division. High concentrations of PCB's were found, due to improper oil disposal at the Richmond Liquid Gold facility. This information lead the DHS to believe PCB contamination could also occur at the San Leandro Liquid Gold facility (See Appendix A, "Site Inspection Report", Ecology & Environment (Contract Number: 68-01-6692, Report Number C(85)C285).

In October, 1983, Ms. Barbara Barry of the DHS conducted a site inspection of the San Leandro site. During her investigation, Ms. Barry noted numerous oil stains on the facility grounds, consequently, Ms. Barry collected soil samples in a few of the heavily concentrated areas. Results from soil analysis did not indicate high levels of PCB in the soil, however, high levels of lead were detected in two of the samples collected as well as various alaphatic hydrocarbons.

In January, 1985, at the request of the EPA, Ecology and Environment, Inc. (E&E) conducted a site investigation on the San Leandro Liquid Gold facility ("Site Inspection Report", E&E Contract Number: 68-01-6692, Report Number C(85)C285). According to the E&E Site Inspection Report, the focus of the investigation was to determine the existence of contaminants (i.e. PCB's and heavy metals) at the San Leandro site. Based on the information collected during their inspection, E&E recommended that no further action was necessary regarding the

San Leandro Liquid Gold site. E&E concluded that although a small amount of oil contamination was observed during site inspections, no PCB's were detected in the soil samples analyzed, therefore no apparent public health nor environmental threat can be related to this Liquid Gold facility.

On September 4, 1986, a "Warning Letter" from the EPA was sent to Mr. Fabian regarding compliance with EPA requirements on ownership of Hazardous Waste facilities (See Appendix A, EPA Warning Letter, September 4, 1986). The EPA requested biennial reports describing activities conducted on the hazardous waste facility. No indications of response to the EPA letter from Mr. Fabian is included in the DHS site mitigation file.

On April 4, 1987, Ms. Martha Williams, inspector from the DHS Toxic Substances Control Division, conducted an inspection of the Liquid Gold facility. The purpose of the inspection was to evaluate compliance to DHS standards for facilities that treat, store, or dispose of hazardous wastes (ISD Compliance). At the time of the inspection, the facility was non-operational. Although photographs were taken at the facility showing oil stains in specific areas, no soil samples were collected at the time of the inspection. According to the DHS "Evaluation Inspection Checklist for Closed Facilities" (See Appendix A, DHS Hazardous Waste Inspection Report, May 15, 1987), the Liquid Gold facility was closed without approval from the DHS. Furthermore, the whereabouts of the Liquid Gold Operation owner, Mr. Bryan Fabian, were unknown. Although the landowner at the time of the inspection was listed as Mr. Carl Graffenstat, it is not indicated in the inspection report whether or not Mr. Graffenstat was contacted during Ms. Williams' investigation. The extent of soil and groundwater contamination at the site was not established during Ms. Williams investigation. In addition, no indication of clean up activities was reported.

Communication with Ms. Barbara Barry of the DHS on December 2, 1988, revealed that the DHS Toxics Complaints Section has transferred the Liquid Gold case to the Alameda County Deputy District Attorney, Mr. Gil Jensen. The case was brought to the DA's attention to identify a responsible party who will assume responsibility for any contamination found on the site, as well

as responsibility for clean-up activities. According to Mr. Jensen, there is currently no substantial evidence for determining the responsible party to pursue this case. The Deputy District Attorney's office has presently considered this case to be closed until further notice (communication with Mr. Gil Jensen, Alameda County Deputy District Attorney, December 13, 1988). However, according to the EPA Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) program database, the Liquid Gold file is currently open and awaiting further action and/or mitigation (Communication with Mr. Paul LaCourreye, EPA Database, CERCLA Program, December 14, 1988).

2.3 Underground Storage Tanks and Leaks

Underground Storage Tank Leak files were reviewed at the Regional Water Quality Control Board (RWQCB) for information regarding underground storage tanks in proximity to the study site. Based on these records, several facilities in the vicinity were investigated for potential hazardous materials and/or underground tank violations which may impact the study site. These facilities are described below.

FAST GAS STATION (KAYO OIL ENTERPRISES)

Four underground storage tanks were removed from the Fast Gas Gasoline Station, located southwest of the study site at 1088 Marina Boulevard. In January, 1987, soil samples were collected and analyzed by CHIPS Environmental Consultants (using EPA Methods 5020, 3550, and 8015 for soils) to determine the extent of soil contamination after removal of the four underground tanks.

In January, 1987, a 10,000-gallon waste oil tank was damaged upon removal from the grounds at the Fast Gas gasoline station, causing leakage of the waste oil into the underlying soil. Sampling results indicated concentration levels of waste oil at 195 parts per million (ppm) to 210 ppm. A second 10,000-gallon tank containing Super gasoline was also removed; soil analysis of samples taken in the area surrounding this tank indicated concentrations of 560 ppm and 620 ppm Total Petroleum

Hickenbottom and others (1988) suggest that wells developed in portions of the older alluvium generally have higher well yields than wells in the Merritt Sand or younger alluvium. The fluvial and interfluvial basin deposits, which are interfingered with the younger alluvium near the shoreline, are low to moderately permeable and are generally are less than 15 feet thick (See Figure 6).

6.2 Local Hydrogeology

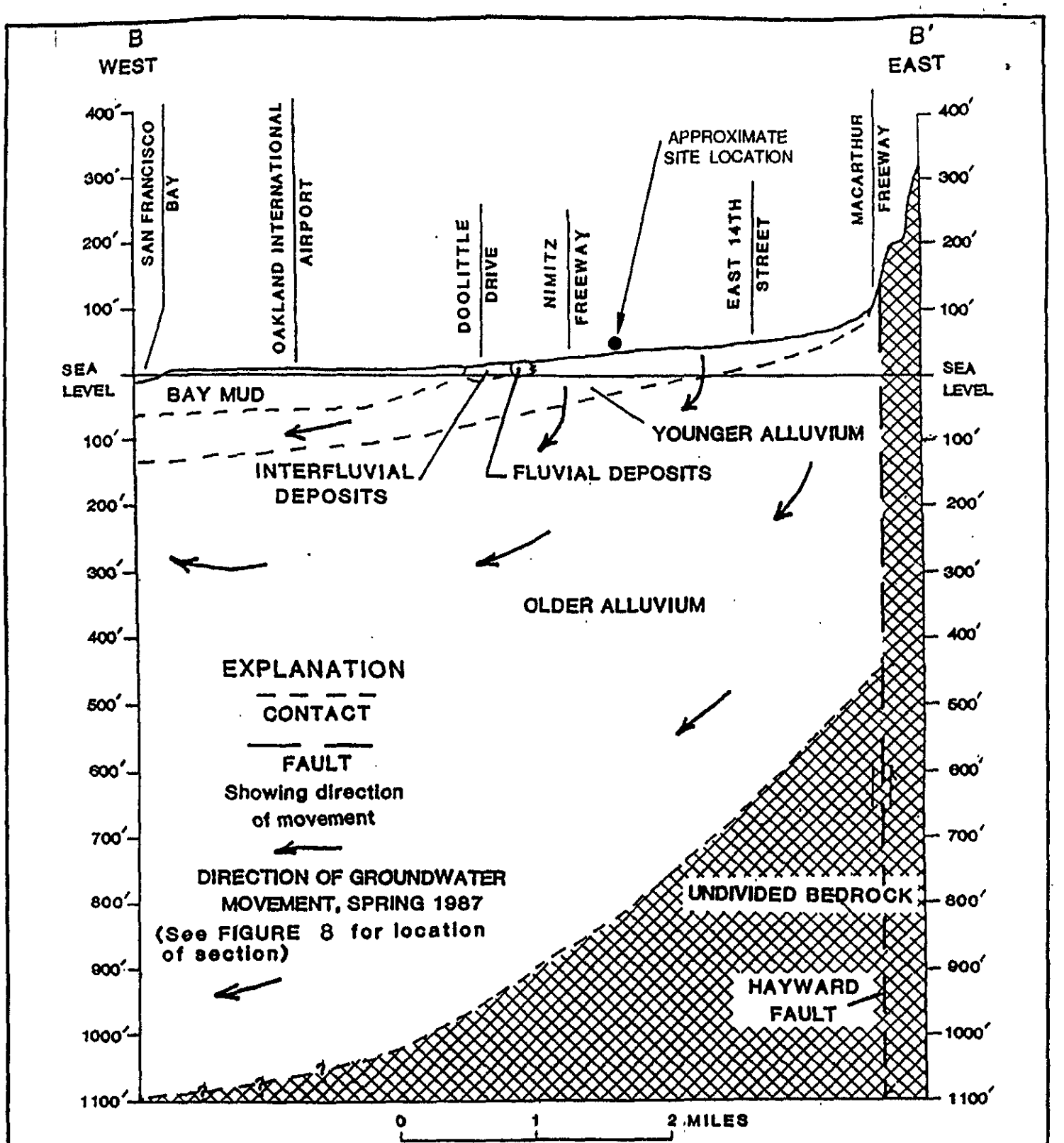
In the site vicinity, ground water was measured at approximately 24 feet below the ground surface in a well located approximately 400 feet west of the site (well number 2s/3w-35b-3, see Figure 7). However, fluctuations of ground water levels may be as much as 12 feet (Hickenbottom and others, 1988). Fluctuations may be caused by seasonal trends or by pumping of the ground water for irrigation purposes.

Using data provided by the Alameda County Ground Water Study, a ground water contour sketch was drawn to help display the local ground water geometry (See Figure 7). Based on these contours, the ground water direction is toward the southwest with a gradient of approximately 0.03 percent.

The majority of the ground water contains biocarbonate with calcium and sodium as the major cations. The total dissolved solids content (TDS) concentration ranges from 300 to 1000 mg/L (milligrams per liter). "The ground water is suitable for most uses, although some treatment may be desirable for industrial and domestic uses because of the high dissolved solids concentrations" (Hickenbottom and others, 1988).

7.0 CONCLUSIONS

The parcel at 1696 Martinez Street in the City of San Leandro was investigated in the form of an Environmental Assessment. The Assessment included a brief site walk-through, a geological and hydrogeological review, and a business and record search. This



TYPICAL GEOLOGIC SECTION ACROSS THE SAN LEANDRO CONE SHOWING THE STRATIGRAPHIC RELATIONS AND DIRECTION OF GROUNDWATER MOVEMENT

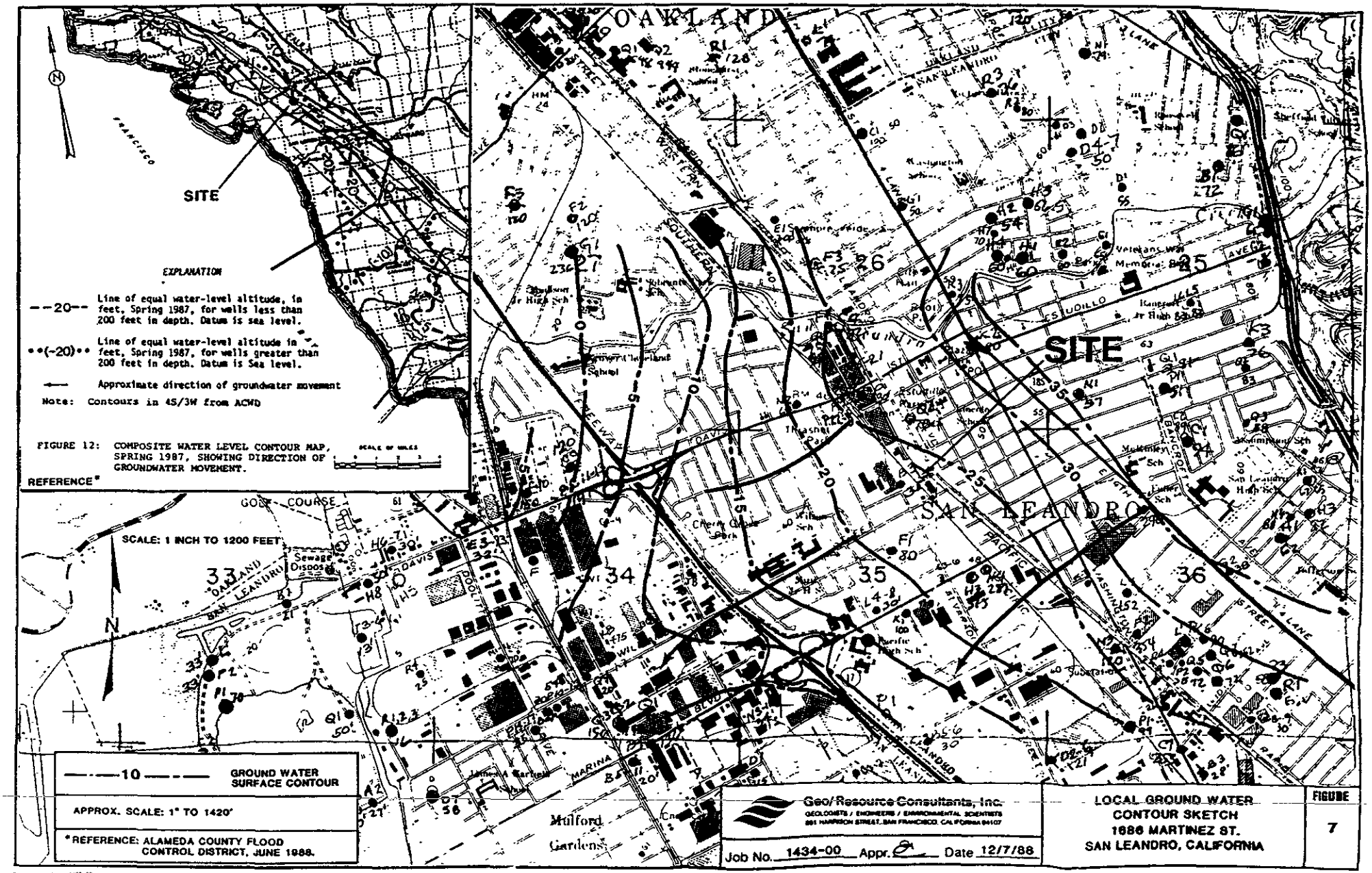
Source: Alameda County Flood Control District, June, 1988.

Geo/Resource Consultants, Inc.
GEOLOGISTS / ENGINEERS / ENVIRONMENTAL SCIENTISTS
551 HARRISON STREET, SAN FRANCISCO, CALIFORNIA 94107

GENERALIZED
GEOLOGIC CROSS SECTION
1686 MARTINEZ STREET
SAN LEANDRO, CALIFORNIA

FIGURE
6

Job No. 1434-00 Appr. Date 12/7/88


SITE
EXPLANATION
--20-- Line of equal water-level altitude, in feet, Spring 1987, for wells less than 200 feet in depth. Datum is sea level.
••(-20)•• Line of equal water-level altitude in feet, Spring 1987, for wells greater than 200 feet in depth. Datum is Sea level.
Approximate direction of groundwater movement
Note: Contours in 4S/3W from ACWD
FIGURE 12: COMPOSITE WATER LEVEL CONTOUR MAP, SPRING 1987, SHOWING DIRECTION OF GROUNDWATER MOVEMENT.
REFERENCE*
SCALE: 1 INCH TO 1200 FEET
OAKLAND
SAN LEANDRO
SITE
—·—10—·— GROUND WATER SURFACE CONTOUR
APPROX. SCALE: 1" TO 1420'
*REFERENCE: ALAMEDA COUNTY FLOOD CONTROL DISTRICT, JUNE 1988.
Geo/Resource Consultants, Inc.
GEOLOGISTS / ENGINEERS / ENVIRONMENTAL SCIENTISTS
Job No. 1434-00 Appr. Date 12/7/88
LOCAL GROUND WATER CONTOUR SKETCH
1686 MARTINEZ ST.
SAN LEANDRO, CALIFORNIA
FIGURE 7

Assessment is dependant on the information made available to GRC by an applicable agency.

The contents of this report and the investigative procedures implemented during this program have been conducted in accordance with standard methodology practiced in this industry at this time. No warranty is hereby or otherwise implied. Additionally, during the course of this investigation, no samples were collected and/or analyzed for chemical constituents or physical properties and were not requested as part of this Scope of Work.

Based on review of the E & E, "Site Inspection Report" submitted to the EPA, it appears that no investigations have been conducted regarding the potential downward migration of petroleum hydrocarbons and metals into the shallow aquifer system. GRC does not concur with E & E's conclusion that based on the contaminants suspected at the site, "migration into the shallow aquifers below the site does not appear to be a concern." GRC believes that the potential of hydrocarbon and metals contamination exists and should be investigated prior to parcel purchase. Additionally stated in the E&E Report, the East Bay Municipal Utility District indicates that there are up to sixty single family domestic wells within 1-mile of the study site. There also appears to be various agricultural and industrial wells within the 1-mile radius. The study site appears to lie in an area of relatively shallow ground water (approximately 50-feet below land surface). Potential hazardous materials impact from the study site to the surrounding domestic and agricultural wells should be investigated prior to parcel purchase.

Based on review of the DHS "Hazardous Waste Inspection Report" filed on May 15, 1987, it appears that the previous business occupying the study site closed the facility without proper approval. The Report states that information supplied by 1983 employees of the Liquid Gold operation indicated that "oil was routinely disposed of to the ground inside this building." Additionally, the Report states that the extent of soil and groundwater contamination has not been established.

A "Warning Letter" issued by the EPA to the Liquid Gold facility on September 4, 1986 has yet to be addressed, according to

available information. As stated in the Letter, "According to 40 C.F.R. 265.76. all owners and operators of interim status treatment, storage and disposal facilities (TSDs) are required to prepare and submit a biennial report by March 1 of even numbered years describing their facility activities during the previous years...Failure to achieve full compliance with the requirements outlined above (reference Appendix A) within this thirty (30) day period may result in an enforcement action by EPA under section 3008 of RCRA." As stated above, no records regarding compliance with the EPA's requirements are available and presumed to not have been completed. Additionally, based on conversations with Mr. Paul LaCourreye of the CERCLA Program, the Liquid Gold facility file is currently open and awaiting further action and/or mitigation.

8.0 RECOMMENDATIONS

Based on the information obtained during the course of the Environmental Assessment for the parcel at 1696 Martinez Street in the City of San Leandro, it appears that there may be potential hazardous and/or toxic materials contamination in the soils and/or ground water system beneath the site.

Based on available information, it appears that neither a conclusive soil and/or ground water investigation has been completed for the study site. Previous site activities such as above ground petroleum product storage, reprocessing of spent fuels and oils, general bulk loading activities may have attributed to the noted "oil spots" on the facility grounds. Potential migration from these contaminants (i.e. fuel products) into deeper soils and/or the shallow ground water system should be investigated to determine the impact to local domestic and agricultural wells in proximity to the site.

As stated in the Conclusions section of this report, the Liquid Gold file is still open with the EPA. Pending investigations regarding the closure of the site as well as soil and/or ground water sampling will most likely be required.

GRC strongly recommends that legal counsel be obtained to ascertain the potential responsibility of any mitigation and/or clean up activities required prior to the purchase of the parcel.

9.0 REFERENCES

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Galehouse and others, 1982, Changes in Movements Rates on Certain East Bay Faults, California Divisions of Mines and Geology. Special Publication 62, p. 239

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Hickenbottom and others, "Geohydrology and Groundwater - Quality Overview, East Bay Plain Area, Alameda County, California", Alameda County Flood Control District, 205 (j) Report, June 1988.

Dennis Maslonkowski and Others, "Groundwater in the San Leandro and San Lorenzo Alluvial Cones of the East Bay Plain of Alameda County", Alameda County Flood Control and Water Conservation District, 1984.

Pacific Bell Reverse Business Directory 1988

Radruch, Dorothy H. 1967, Approximate Location of Fault Traces and Historic Surface Ruptures Within the Hayward Fault Zone Between San Pablo and Warm Springs, California, U.S. Geological Survey Map I - 522.

Pacific Aerial Surveys, Stereo-paired Aerial Photographs, (black and white): (scales are approximate)

ALA-C16-1A (dated 02-14-30)
AV11-05-23, 24, Scale 1" = 1666', (dated 03-24-47)
AV337-07-42, 43, Scale 1" = 800' (dated 07-07-59)
AV1750-07-36, 37, Scale 1" = 1000', (dated 09-16-79)
AV2300-07-32, Scale 1" = 1000', (dated 06-21-83)
AV2640-07-35, Scale 1" = 1000' (dated 05-15-85)
AV-3268-07-35, 36, Scale 1" = 1000', (dated 03-30-88)

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
215 Fremont Street
San Francisco, Ca. 94105

In Reply T-3-2
Refer To: C(85)C285

22 JAN 1986

Mr. Carl Graffenstat, Owner
Liquid Gold
P.O Box 1713
San Leandro, CA 94577

Dear Mr. Graffenstat:

A preliminary site inspection was made of your San Leandro site on January 15, 1985. A copy of the investigation report is enclosed for your information.

Comments may be provided by you concerning any aspect of the report. In your response please refer to report number C(85)C285.

EPA routinely provides copies of investigation reports to State agencies. Such releases will be handled according to the basic rules governing business confidentiality claims contained in the Code of Federal Regulations (40 CFR Part 2). Any claim of confidentiality should be made within fifteen (15) working days from the receipt of this letter. EPA will construe a failure to furnish timely comments as a waiver of the confidentiality claim.

If you have questions concerning this report, please contact Jeff Rosenbloom, Superfund Programs Branch at (415) 974-7513.

Sincerely,

Kathleen G. Shimmin
Chief, Field Operations Branch

Enclosure

Howard Hentzman

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
215 Fremont Street
San Francisco, Ca. 94105

LETTER OF INTRODUCTION

This is to certify that Steve Wisbaum, of Ecology and Environment, Inc., whose signature, photograph, and physical description appear below, is a duly authorized consultant for the Environmental Protection Agency. It is requested that, upon presentation of this letter, he be allowed to:

a. enter any facility maintained by any person where hazardous wastes are generated, stored, treated, disposed of or transported;

b. collect samples from your facility of any hazardous wastes and samples of any containers;

c. have access to and to copy all records relating to such wastes;

d. determine compliance with any effluent limitation or other limitation, prohibition or effluent standard, pretreatment standard, standard of performance, levels of performance, sanitary landfill criteria, standards applicable to waste generators, transporters, and owners and operators of hazardous waste treatment, storage and disposal facilities, or other standards, any permit, compliance order, or court order issued pursuant to the Resource Conservation Recovery Act;

e. talk to employees concerning waste management practices;

f. determine compliance with Section 311 of the Clean Water Act.

The statutory basis for these inspections is contained in Section 104 of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980; Section 3007 of the Resource Conservation and Recovery Act; Section 114 of the Clean Air Act; Section 9 of the Federal Insecticide, Fungicide and Rodenticide Act; Section 3 of the Toxic Substances Control Act; and Section 308 of the Clean Water Act.

In addition, it is requested that he be allowed access to the scene of emergency incidents to:

a. monitor cleanup/mitigation operations and assess potential impacts of the incident on public health and the environment;

b. collect and analyze samples, and assess damages to natural resources and the environment.

Federal response to emergency incidents is authorized under Sections 311 and 504 of the Clean Water Act, and Section 7003 of the Resource Conservation and Recovery Act. Response actions are coordinated through the National Oil and Hazardous Substances Pollution Contingency Plan (40 CFR 300).

Requested industry information may not be withheld from EPA on the grounds that it is considered to be confidential or proprietary. EPA can protect information deemed to be privileged or confidential, trade secrets, and commercial or financial information (40 C.F.R. §§2.203, 2.204). Accordingly, please indicate any information which you consider to be privileged or confidential so that the Agency may take appropriate protective measures.

The regulations at 40 C.F.R. §2.211 preclude EPA employees from wrongfully using or disclosing any business information which was obtained during the performance of the employee's official duties. In addition, EPA employees must take all appropriate action to safeguard confidential business information from improper disclosure. EPA employees who violate these requirements are subject to dismissal, suspension or fines. Criminal action may be taken against EPA employees who willfully disclose business information. A contractor with EPA who obtains business information during execution of an EPA contract can disclose information only as allowed in the contract. EPA regulations on confidentiality of business information in 40 CFR Part 2 Subpart B require that the Contractor agree to the Clause entitled "Treatment of Confidential Business Information" before any confidential business information may be furnished to the Contractor. Violation of these requirements by a contractor may be grounds for suspending the contract or contractor employee.

Height: 5'10"
Weight: 140 lbs
Color of Eyes: Blue
Color of Hair: Brown
Date of Birth: 2/26/56
Signature Steven Williams
Expiration Date September 30, 1985

Harry Seraydarian
Director
Toxics and Waste Management Division

ecology and environment, inc.
120 HOWARD STREET, SUITE #640, SAN FRANCISCO, CALIFORNIA 94105, TEL. 415-777-2811
International Specialists in the Environmental Sciences

January 11, 1985

Mr. Carl Graffenstat
P.O. Box 1713
San Leandro, CA 94577

Dear Mr. Graffenstat:

As per our telephone conversation of January 11, enclosed is a sample letter of introduction identifying Ecology and Environment, Inc.'s (E&E) authorization to perform site inspections for the Environmental Protection Agency (EPA). E&E is presently a subcontractor to the EPA working under EPA Contract No. 68-01-6692 (CH2M Hill - prime contractor). Under our contractual relationship with EPA and CH2M Hill, E&E is responsible for assisting EPA in identifying and investigating "potential hazardous waste sites".

In accordance with Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA or Superfund) and Section 3007 of the Resource Conversation and Recovery Act of 1976 (RCRA), EPA is currently undertaking a nationwide inventory and screening of sites and facilities where hazardous substances have been disposed of or have otherwise come to be located. The Liquid Gold - San Leandro facility has been identified on EPA's inventory of sites as being a "potential hazardous waste site". Presently there is insufficient information available to determine if in fact there is a problem at the site or to provide a data base sufficient to determine what action to undertake next (i.e., additional investigation, remedial action, or no further action and removal from the potential hazardous waste site identification list).

The purpose of a site inspection is to gather information to assist us in this determination. This type of inspection generally consists of a meeting with company representatives followed by a tour of the facility. Following, is a list of the information we will want to be made available to us at the time of the inspection.

- Overview of historical development of the site including operator and ownership history.

- Types and dates of all activities that have occurred on site including oil and fuel storage.

- Area of site and number of buildings

- Site plan map and historical aerial photographs. If possible, we would like copies of these documents.

- Types of all hazardous materials (toxic, corrosive, highly volatile, radioactive, persistent, etc) that have been used as feedstocks, cleaning agents, etc. on site. Include dates and amounts.

- Types of all potentially hazardous wastes ever produced or stored on site including those presently stored on site. Include dates and amounts.

- Description of past and present waste management practices including on-site treatment, storage and removal.

- Location and size of all on-site waste storage/disposal areas including surface impoundments, sumps, tanks, landfills, drum storage, injection wells, etc. Include dates and amounts.

- Descriptions, including dates and amounts, of all known or suspected spills/releases of potentially hazardous materials to the environment.

- Description of all past hazardous materials response activities such as contaminated soil removal, on-site burial, in-situ chemical treatment, sumps, oil seperation etc. Include dates and the regulatory agency monitoring the activity.

- Description of all Federal or State regulatory or enforcement action including soil or waste stream sampling, ground water monitoring, etc. Include dates, results and/or reports.

- Description of all Federal, State and Local permits held including permit number, date issued, and expiration date.

As agreed, the inspection will take place at 9:30 A.M. on Tuesday, January 15. If you have any questions you can reach me at our office at (415) 777-2811.

Sincerely,

Steven Wisbaum

Steve Wisbaum

SW/ma

HAZARDOUS SITE CONTROL DIVISION

Remedial Planning/ Field Investigation Team (REM/FIT)

ZONE II

CONTRACT NO. 68-01-6692

CH2M HILL
Ecology & Environment

Site Inspection Report

Liquid Gold
1696 Martinez Street
San Leandro, California

ecology and environment, inc.
120 HOWARD STREET, SUITE #640, SAN FRANCISCO, CALIFORNIA 94105, TEL. 415-777-2811
International Specialists in the Environmental Sciences

Purpose: Site Inspection Report

Site: Liquid Gold
1696 Martinez Street
San Leandro, California

Date Investigation Began: January 15, 1985

TDD Number: R-9-8402-16a

Report Number: C(85)C285

FIT Investigators: Steve Wisbaum
Ron Goloubow

Report Prepared By: Steve Wisbaum

Report Date: JANUARY 27, 1985

Submitted to: Robert M. Mandel, Chief
Field Inspections Section
Toxics and Waste Management Division
U.S. Environmental Protection Agency
San Francisco, CA 94105

1.0 INTRODUCTION

In response to Environmental Protection Agency (EPA) Technical Directive Document (TDD) R9-8402-16a, Ecology and Environment, Inc.'s Field Investigative Team (FIT) conducted a site inspection of the Liquid Gold facility in San Leandro, California.

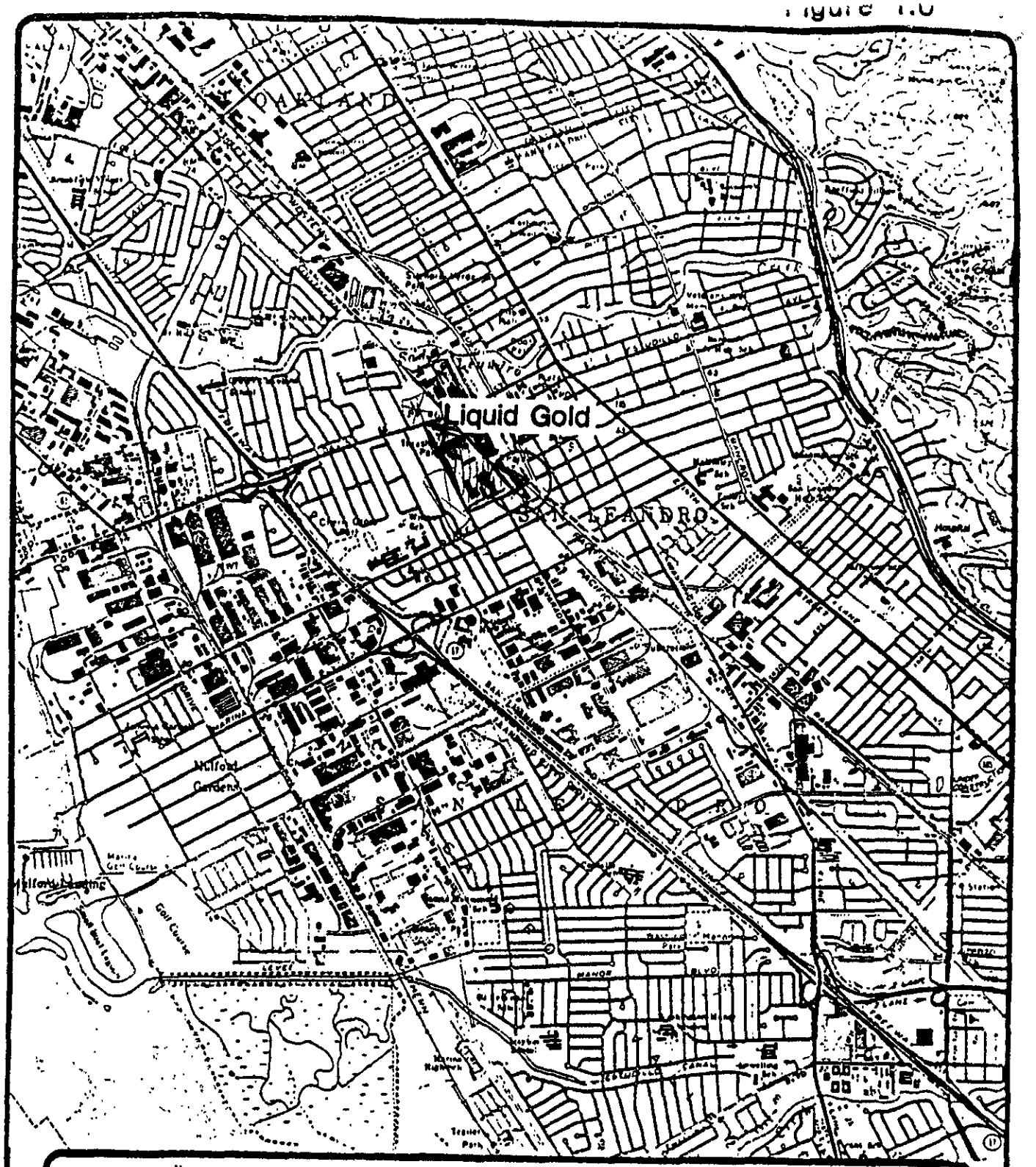
Liquid Gold was identified for evaluation under the Superfund program as a result of investigations conducted by the California Department of Health Services (DOHS), North Coast Region in 1980. There was a strong concern that contaminants such as heavy metals and PCB's might be found at the facility as was the case with the Liquid Gold Oil Corporation facility in Richmond, California. Since insufficient data existed to determine the nature and extent of the problem, FIT was assigned to gather the information necessary to define any potential threat to public health and the environment. The purpose of this report is to summarize the FIT investigative activities related to this site and to make recommendations as to future activities.

In gathering background information on Liquid Gold, FIT personnel contacted representatives of various state, regional and local agencies to assemble existing information on the facility. This information was used to help characterize the site prior to and following FIT's inspection efforts and is included in this report.

2.0 SITE HISTORY AND DESCRIPTION

Liquid Gold is located at 1696 Martinez Street on the corner of Martinez and Thornton Streets in San Leandro, California (see Figure 1.0 for Site Location Map). The facility encompasses a small triangular piece of property approximately 12,000 square feet in size and consists of a 3,000 square foot warehouse/office building and 4 storage tanks - 2 at 20,000 gallons, 1 at 15,000 gallons, and 1 at

Figure 1.0



Site Location Map

Scale: 0 .5 mile

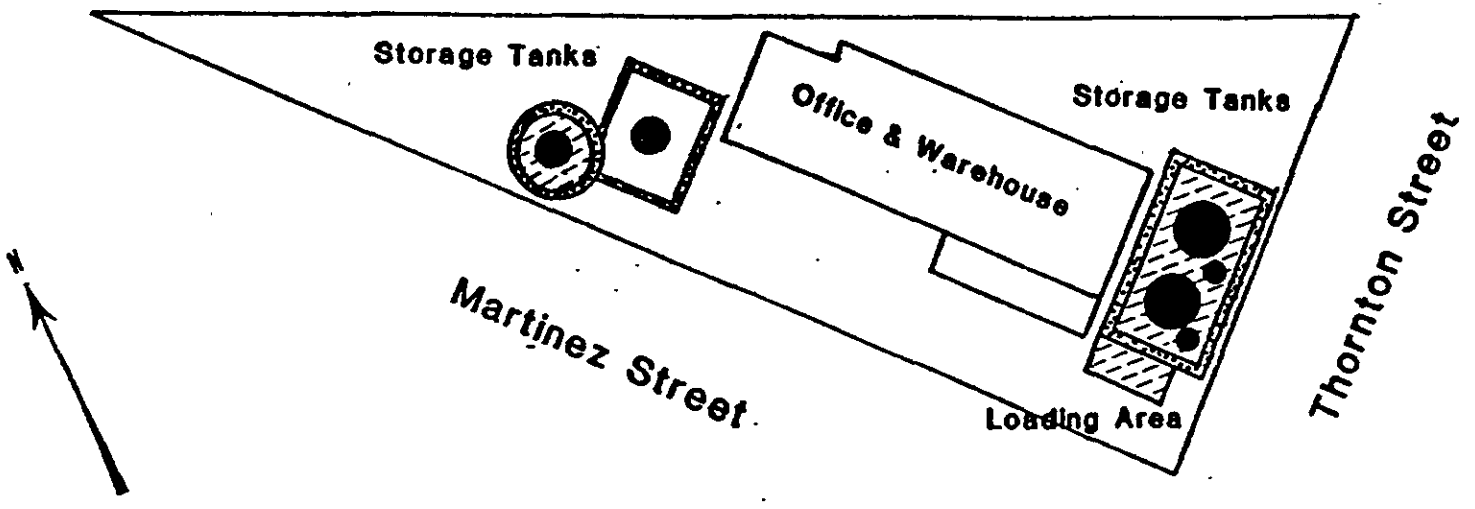
LIQUID GOLD
1696 MARTINEZ STREET
SAN LEANDRO, CA

10,000 gallons (see Figure 2.0 for Facility Map). The site was used as early as 1930 by Sunland Refinery Company, as a bulk petroleum transfer station. In 1969 Mr. Carl Graffenstat of Grafco Oil Company bought the facility and ran a similar operation. The gasoline and diesel fuel would be delivered to the facility in 9,000 gallon tank trucks, off-loaded into the storage tanks and then emptied again into Grafco's own 1,500 gallon delivery trucks which serviced local accounts.

In 1979 the facility was sold to Mr. Brian Fabian who, under the name of Liquid Gold, began to use facility to store used lubrication oil. In 1982 Mr. Fabian leased the facilities to Refinery Service Company and in 1983 to Lakewood Oil Company. Both company's continued operating the facility as a used oil transfer station. In these operations used oil picked up from service stations, garages, machine shops, industries, etc. would be stored temporarily at the facility until it was sold to used oil refiners or as fuel. Lakewood Oil Company ceased operations in early 1984 and in October 1984, Mr. Graffenstat repossessed the facility from Mr. Fabian. Currently, the facility is not active and in December of 1984 all the tanks were emptied and cleaned by H&H Ship Service of San Francisco.

Due to the discovery of oil contamination at a Liquid Gold facility in Richmond, California, Barbara Berry of DOHS inspected and took samples at the San Leandro facility in October 1983. As indicated in sample results included in Appendix C, PCB's were not detected but levels of lead in two of the samples exceeded the California Assessment Manual (CAM) TTLC for classification as hazardous waste. Not surprisingly a variety of alaphatic hydrocarbons were also detected.

In order to avoid the difficulties encountered in relation to enforcement activities at the Liquid Gold site in Richmond, DOHS turned the San Leandro site over to the Alameda County District Attorney's office for clean-up enforcement. Due to the low priority given to the site, no further action had been taken to date by either the DOHS or the DA . However, FIT was informed that DOHS will be contacting the DA's office to review the status of enforcement activities and discuss plans for future action (Contact Log Entry 2/13/85 with Irwin Koelher - DOHS).



LIQUID GOLD FACILITY MAP

Scale: 1"=40'

Legend:

- Oil Stains
- Concrete Wall
- 55 gal. Drum Sump

3.0 ENVIRONMENTAL SETTING

3.1 Surrounding Area

Liquid Gold is located in a mixed residential/commercial area in central San Leandro. The City of San Leandro (pop. 66,378) is bounded on the north by the City of Oakland (pop. 351,607) and on the south by the City of Hayward (pop. 98,683).

The site is located in the center of a broad alluvial plain which is formed between the Oakland Hills to the east and the San Francisco Bay to the west. The San Leandro Creek lies approximately 0.5 mile north of the site and empties into the San Francisco Bay approximately 2.0 miles downstream.

Soils on site have been classified as the Botella loam series. This is a very deep, well drained soil on low terraces and alluvial fans. This soil formed in alluvium that derived from sedimentary rock. Permeability is moderately slow (0.2 to 0.6 inch/hr.) and the slope is between 0 and 2 percent which results in a slow surface run-off (Soil Survey of Alameda County, California, Western Part, U.S. Soil Conservation Service). Annual precipitation is 17.74 inches.

3.2 Hydrogeology

Liquid Gold is located in what has been defined as the San Leandro Cone subarea of the Alameda Bay Plain - East Bay Region Study Area. Groundwater in the San Leandro Cone occurs in aquifers which consist of discontinuous layers and lenses of sand and gravel that extend in places to at least a depth of 1,000 feet. These aquifers have been segregated into five distinct zones: 1) shallow aquifers within 50 feet of land surface; 2) aquifers between 30 and 100 feet in depth; 3) aquifers between 130 and 220 feet in depth; 4) aquifers between 250 and 400 feet in depth; and 5) aquifers deeper than 400 feet.

The shallow aquifers which are located throughout the San Leandro Cone are of limited areal extent. These unconfined minor aquifers are often tapped by small capacity irrigation and domestic wells less than 50 feet deep (Groundwater in the San Leandro Alluvial Cone of the East Bay Plan by Dennis Maslonkowski, Alameda County Flood Control and Water Conservation District, June 1984).

A clay layer 25 to 60 feet thick separates these shallow aquifers with the next major aquifer below. This next aquifer varies in thickness from 2 to 40 feet and is comprised of several interfingering sand and gravel lenses separated by thin clay beds 5 to 10 feet. Groundwater movement in this unit is ~~easterly~~ westerly towards the San Francisco Bay.

East Bay Municipal Utility District's Backflow Prevention Program well list indicates there are up to 60 single family domestic wells within 1.0 mile of the site. One community well is 0.4 mile south-west of the site (Moutinho Rentals, 936 Thornton Street) and another community well is located 0.7 mile north of the site (Cecelia Court Water System, 1000 Cecelia Court).

In addition, data provided by Alameda County Flood Control District's Bay Plain Groundwater Study indicates there are 154 irrigation wells, 11 industrial wells, and 21 abandoned wells within 1.0 mile of the facility.

4.0 SUMMARY OF FIT SITE INSPECTION

The inspection of Liquid Gold was conducted on January 15, 1985 by FIT members Steve Wisbaum and Ron Goloubow. The inspection began with a meeting with Mr. Carl Graffenstat who is both a past and the current owner of the property. During this meeting, specific questions relating to historical development of the site, ownership, waste management, hazardous materials handling, etc. were addressed. Besides the information that is contained in this inspection summary,

all pertinent information given to FIT during this interview is included in previous sections of this report and/or on the site inspection form in Appendix A.

Following this meeting, FIT was given a tour of the facility by Mr. Graffenstat (photographic documentation is included in Appendix B). Following are the observations made by FIT:

- o The loading/unloading area in front of the facility appeared clean but the gravel may be covering more serious oil staining below.
- o The soil within the bermed area around the two tanks on Thornton Street was stained with oil.
- o Two submerged 55 gallon drums next to the same two tanks were observed. These were apparently installed to serve as rainwater sumps so that the workers would not have to get wet every time they entered the tank containment area.
- o Concrete containment walls around all the storage tanks appeared to be intact with no visible cracks or breaks.
- o Oil stains were also observed around the 15,000 gallon tank in north-east corner of site.

In addition to the above observations, Mr. Graffenstat offered the following information:

- o While under his ownership and operation, the facility was only used to store new motor oil in 55 gallon drums, regular and premium leaded gas, and diesel fuel.
- o There were no fuel spills on the property that he knew of.
- o No solvents or hazardous materials were stored or handled at the facility.
- o There have never been any on-site waste disposal areas.
- o There has been no hazardous materials response activities that he knew of by any state, federal or local agencies.

5.0 RECOMMENDATIONS AND CONCLUSIONS

As outlined in this report a small amount of oil contamination has been observed by DOHS and FIT personnel at this facility. The majority of this contamination appears to be confined to areas immediately surrounding three storage tanks which are enclosed by 8 foot high concrete containment walls. The exact vertical depth of the contamination is unknown but it is most likely confined to the upper 6 inches of soil. While high levels of lead and a variety of alaphatic hydrocarbons were observed in a few of the samples taken at the facility, no PCB's were detected. Given the insoluable nature of the metals and hydrocarbon contaminants, migration into shallow aquifers below the site does not appear to be a concern.

Although there does not appear to be any immediate threat to the environment or public health related to this facility, DOHS has referred the site to the Alameda County District Attorney to force clean-up of the oil contamination. In light of this information FIT recommends no further action.

APPENDIX A

EPA Site Inspection Report Form

Purpose: Site Inspection Form
EPA Form 2070-13

Site: Liquid Gold
1696 Martinez Street
San Leandro, CA

Date of Inspection: January 15, 1985

TDD Number: R-9-8402-16a

Report Number:

FIT Investigators: Steve Wisbaum
Ron Goloubow

Report Prepared By: Steve Wisbaum

Report Date:

Submitted to: Robert M. Mandel, Chief
Field Inspections Section
Toxics and Waste Management Division
U.S. Environmental Protection Agency
San Francisco, CA 94105

Alleged

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 1 - SITE LOCATION AND INSPECTION INFORMATION

I. IDENTIFICATION	
01 State	02 Site Number

II. SITE NAME AND LOCATION

01 Site Name (Legal, common, or descriptive name of site)	02 Street, Route No., or Specific Location Identifier				
Liquid Gold	1696 Martinez Street				
03 City	**04 State**	**05 Zip Code**	**06 County**	**07 County Code**	**08 Cong Dist**
San Leandro	CA	94577	Alameda		

09 Coordinates Latitude	Longitude	10 Type of Ownership (Check one)
_ _ _ _ _._	_ _ _ _ _ _._	[X] A. Private [ ] B. Federal _____ [ ] C. State [ ] D. County [ ] E. Municipal [ ] F. Other Port of Oakland [ ] G. Unknown

III. INSPECTION INFORMATION

01 Date of Inspection	02 Site Status	03 Years of Operation
1 / 15 / 85 (Month Day Year)	[ ] Active [X] Inactive	approx. 1930 (Beginning Year) / 1984 (Ending Year) / _____ Unknown

04 Agency Performing Inspection (Check all that apply)
[ ] A. EPA [X] B. EPA Contractor Ecology & Environment (Name of firm) [ ] C. Municipal [ ] D. Municipal Contractor _____ (Name of firm)
[ ] E. State [ ] F. State Contractor _____ (Name of Firm) [ ] G. Other _____ (Specify)

05 Chief Inspector	06 Title	07 Organization	08 Telephone No.
Steve Wisbaum	FIT Leader	E & E, Inc.	(415)777-2811
09 Other Inspectors	**10 Title**	**11 Organization**	**12 Telephone No.**
Ron Goloubow	FIT Member	E & E, Inc.	(415)777-2811
			( )
			( )
			( )
			( )

13 Site Representatives Interviewed	14 Title	15 Address	16 Telephone No.
			( )
Mr. Carl Graffenstat	Owner	P.O. Box 1713, San Leandro, CA	(415)483-4700
Mr. Brian Fabian	Previous Owner	P.O. Box 723, Diablo, CA	(415)837-5355
			( )
			( )
			( )

17 Access Gained By (Check one)	18 Time of Inspection	19 Weather Conditions
[X] Permission [ ] Warrant	0930 hours	Clear and cool

IV. INFORMATION AVAILABLE FROM

01 Contact	02 Of (Agency/Organization)	03 Telephone No.

04 Person Responsible for Site Inspection Form	05 Agency	06 Organization	07 Telephone No.	08 Date
Steve Wisbaum	FIT	E & E, Inc.	(415)777-2811	1 / 27 / 85 (Month Day Year)

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 2 - WASTE INFORMATION

I. IDENTIFICATION	
01 State	02 Site Number

II. WASTE STATES, QUANTITIES, AND CHARACTERISTICS

01 Physical States (Check all that apply)

- [ ] A. Solid
- [ ] B. Powder, Fines
- [ ] C. Sludge
- [ ] D. Other _____ (Specify)
- [ ] E. Slurry
- [X] F. Liquid
- [ ] G. Gas

02 Waste Quantity at Site (Measure of waste quantities must be independent)

Tons _____

Cubic Yards _____

No. of Drums Unknown

03 Waste Characteristics (Check all that apply)

- [ ] A. Toxic
- [ ] B. Corrosive
- [ ] C. Radioactive
- [X] D. Persistent
- [ ] E. Soluble
- [ ] F. Infectious
- [ ] G. Flammable
- [ ] H. Ignitable
- [ ] I. Highly Volatile
- [ ] J. Explosive
- [ ] K. Reactive
- [ ] L. Incompatible
- [ ] M. Not Applicable

III. WASTE TYPE

Category	Substance Name	01 Gross Amount	02 Unit of Measure	03 Comments
SLU	Sludge			
OLW	Oily Waste	Unknown		Waste oil has saturated soil around tanks
SOL	Solvents			
PSD	Pesticides			
OCC	Other Organic Chemicals			
IOC	Inorganic Chemicals			
ACD	Acids			
BAS	Bases			
MES	Heavy Metals	Unknown		Waste oil contains heavy metals

IV. HAZARDOUS SUBSTANCES (See Appendix for most frequently cited CAS Numbers)

Category	02 Substance Name	03 CAS Number	04 Storage/Disposal Method	05 Concentration	06 Measure of Concentration

V. FEEDSTOCKS (See Appendix for CAS Numbers)

Category	01 Feedstock Name	02 CAS Number	Category	01 Feedstock Name	02 CAS Number
FDS			FDS		
FDS			FDS		
FDS			FDS		
FDS			FDS		

VI. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

Site inspection

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 3 - DESCRIPTION OF HAZARDOUS CONDITIONS AND INCIDENTS

I. IDENTIFICATION
01 State | 02 Site Number

II. HAZARDOUS CONDITIONS AND INCIDENTS

01 [X] A. Groundwater Contamination
03 Population Potentially Affected: _____
02 [ ] Observed (Date: _____) [X] Potential [ ] Alleged
04 Narrative Description

Waste oil that has saturated soil on-site, especially near storage tanks, could be contaminated with heavy metals and solvents which could enter shallow aquifers below the site.

01 [ ] B. Surface Water Contamination
03 Population Potentially Affected: _____
02 [ ] Observed (Date: _____) [ ] Potential [ ] Alleged
04 Narrative Description

01 [ ] C. Contamination of Air
03 Population Potentially Affected: _____
02 [ ] Observed (Date: _____) [ ] Potential [ ] Alleged
04 Narrative Description

01 [ ] D. Fire/Explosive Conditions
03 Population Potentially Affected: _____
02 [ ] Observed (Date: _____) [ ] Potential [ ] Alleged
04 Narrative Description

01 [X] E. Direct Contact
03 Population Potentially Affected: Unknown
02 [ ] Observed (Date: _____) [X] Potential [ ] Alleged
04 Narrative Description

Although site is presently inactive, regulatory agency personnel and employees of the next operator could contact contaminants in the oil on-site.

01 [X] F. Contamination of Soil
03 Area Potentially Affected: _____
02 [X] Observed (Date: 1/15/85) [ ] Potential [ ] Alleged
04 Narrative Description

Soil around storage tanks is saturated with waste oil and possibly more oil has been covered by gravel in other areas on-site.

01 [X] G. Drinking Water Contamination
03 Population Potentially Affected: Unknown
02 [ ] Observed (Date: _____) [X] Potential [ ] Alleged
04 Narrative Description

There are at least 60 domestic wells within 1.0 mile of the site, however, most domestic water in the area is imported by East Bay MUD.

01 [ ] H. Worker Exposure/Injury
03 Workers Potentially Affected: _____
02 [ ] Observed (Date: _____) [ ] Potential [ ] Alleged
04 Narrative Description

01 [ ] I. Population Exposure/Injury
03 Population Potentially Affected: _____
02 [ ] Observed (Date: _____) [ ] Potential [ ] Alleged
04 Narrative Description

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 3 - DESCRIPTION OF HAZARDOUS CONDITIONS AND INCIDENTS

I. IDENTIFICATION
01 State | 02 Site Number

II. HAZARDOUS CONDITIONS AND INCIDENTS (Continued)

01 ☐ J. Damage to Flora
04 Narrative Description
02 ☐ Observed (Date: _____) ☐ Potential ☐ Alleged

☐ K. Damage to Fauna
Narrative Description
02 ☐ Observed (Date: _____) ☐ Potential ☐ Alleged

01 ☐ L. Contamination of Food Chain
Narrative Description
02 ☐ Observed (Date: _____) ☐ Potential ☐ Alleged

☐ M. Unstable Containment of Wastes (Spills/Runoff/Standing liquids, Leaking drums)
03 Population Potentially Affected: _____
02 ☐ Observed (Date: _____) ☐ Potential ☐ Alleged
04 Narrative Description

☐ N. Damage to Offsite Property
Narrative Description
02 ☐ Observed (Date: _____) ☐ Potential ☐ Alleged

01 ☒ O. Contamination of Sewers, Storm Drains, WWTPs
04 Narrative Description
02 ☐ Observed (Date: _____) ☐ Potential ☒ Alleged

Ex-employee alledges he was told to dump 64,000 gallons of waste oil into storm sewer at site. EPA investigations did not find any eidence of oil in sewer or in San Francisco Bay sewer discharge.

☐ P. Illegal/Unauthorized Dumping
04 Narrative Description
02 ☐ Observed (Date: _____) ☐ Potential ☐ Alleged

05 Description of Any Other Known, Potential, or Alleged Hazards

III. TOTAL POPULATION POTENTIALLY AFFECTED: Unknown

IV. COMMENTS

V. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

Site inspection
Cris Weeden - EPA Region 9
Barbara Berry - DOHS Berkeley

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 4 - PERMIT AND DESCRIPTIVE INFORMATION

I. IDENTIFICATION

01 State	02 Site Number

PERMIT INFORMATION

(Type of Permit Issued (Check all that apply)	02 Permit Number	03 Date Issued	04 Expiration Date	05 Comments
A. NPDES				
B. UIC				
C. AIR				
D. RCRA				
E. RCRA INTERIM STATUS				
F. SPCC PLAN				
G. STATE (Specify)				
H. Local (Specify)				
I. Other (Specify)				
J. None				

SITE DESCRIPTION

(Storage/Disposal (Check all that apply)	02 Amount	03 Unit of Measure
A. Surface Impoundment		
B. Piles		
C. Drums, Above Ground		
D. Tank, Above Ground	72,000	GA
E. Tank, Below Ground		
F. Landfill		
G. Landfarm		
H. Open Dump		
I. Other (Specify)		

04 Treatment (Check all that apply)

- ☐ A. Incineration
- ☐ B. Underground Injection
- ☐ C. Chemical/Physical
- ☐ D. Biological
- ☐ E. Waste Oil Processing
- ☐ F. Solvent Recovery
- ☐ G. Other Recycling/ Recovery
- ☐ H. Other (Specify)

05 Other

- ☒ A. Buildings On Site

06 Area of Site

0.27 Acres

(Comments)

4 tanks on-site are now empty and have been cleaned.

CONTAINMENT

(Containment of Wastes (Check one)

☐ A. Adequate, Secure ☒ B. Moderate ☐ C. Inadequate, Poor ☐ D. Insecure, Unsound, Dangerous

(Description of Drums, Diking, Liners, Barriers, etc.

Soil saturated with waste oil is enclosed by 8 foot concrete walls although contaminants may be migrating inward through the soil into shallow aquifer.

ACCESSIBILITY

(Site Easily Accessible: ☒ Yes ☐ No

(Comments

Tanks and contaminated soil is surrounded by 8 foot high concrete walls. Access is gained by stairway.

SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

Site inspection

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 5 - WATER, DEMOGRAPHIC, AND ENVIRONMENTAL DATA

I. IDENTIFICATION	
01 State	02 Site Number

II. DRINKING WATER SUPPLY

01 Type of Drinking Supply, (Check as applicable)			02 Status			03 Distance to Site
	SURFACE	WELL	ENDANGERED	AFFECTED	MONITORED	
Community	A. ☐	B. ☒	A. ☒	B. ☐	C. ☐	A. 0.4 (mi)
Non-Community	C. ☐	D. ☒	D. ☒	E. ☐	F. ☐	B. 0.2 (mi)

GROUNDWATER

01 Groundwater Use in Vicinity (Check one)

☐ A. Only Source for Drinking ☒ B. Drinking (Other sources available) Commercial, Industrial, Irrigation (No other water sources available) ☒ C. Commercial, Industrial, Irrigation (Limited other sources available) ☐ D. Not Used, Unuseable

02 Population Served by Ground Water	03 Distance to Nearest Drinking Water Well
Unknown	0.2 (mi)

04 Depth to Groundwater	05 Direction of Groundwater Flow	06 Depth to Aquifer of Concern	07 Potential Yield of Aquifer	08 Sole Source Aquifer
<50 (ft)	Unknown	<50 (ft)	17,000 (gpd)	☐ Yes ☒ No

09 Description of Wells (Including useage, depth, and location relative to population and buildings)

Alameda County Flood Control records indicate that within 1.0 mile of the site there are 54 irrigation wells, 1 industrial wells, 21 abandoned wells and 15 domestic wells. East Bay Municipal Utility District records indicate there are at least 60 domestic wells within 1.0 mile of the site. In addition DOHS Sanitary Engineering records indicate there is one community well 0.2 mile south of the site and another community well 0.7 mile north of the site.

10 Recharge Area		11 Discharge Area	
☐ Yes ☒ No	Comments	☐ Yes ☐ No	Comments

SURFACE WATER

01 Surface Water (Check one)

☐ A. Reservior, Recreation Drinking Water Source ☐ B. Irrigation, Economically Important Resources ☒ C. Commercial, Industrial ☐ D. Not Currently Used

02 Affected/Potentially Affected Bodies of Water

Name:	Affected	Distance to Site
San Francisco Bay	☐	2.0 (mi)
San Leandro Creek	☐	0.5 (mi)

DEMOGRAPHIC AND PROPERTY INFORMATION

01 Total Population Within

One (1) Mile of Site	Two (2) Miles of Site	Three (3) Miles of Site
A. 7,000 No. of Persons	B. 20,000 No. of Persons	C. 50,000 No. of Persons

02 Distance to Nearest Population: 0.01 (mi)

03 Number of Buildings Within Two (2) Miles of Site	04 Distance to Nearest Off-Site Building
500	0.01 (mi)

05 Population Within Vicinity of Site (Provide narrative description of nature of population within vicinity of site, e.g., rural, village, densely populated urban area)

Site is located in a mixed residential/commercial area.

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 5 - WATER, DEMOGRAPHIC, AND ENVIRONMENTAL DATA

I. IDENTIFICATION	
01 State	02 Site Number

IRONMENTAL INFORMATION

eability of Unsaturated Zone (Check one)

A. 10^{-6} - 10^{-8} cm/sec ☒ B. 10^{-4} - 10^{-6} cm/sec ☐ C. 10^{-4} - 10^{-3} cm/sec ☐ D. Greater Than 10^{-3} cm/sec

eability of Bedrock (Check one)

☐ A. Impermeable (Less than 10^{-6} cm/sec) ☒ B. Relatively Impermeable (10^{-4} - 10^{-6} cm/sec) ☐ C. Relatively Permeable (10^{-2} - 10^{-4} cm/sec) ☐ D. Very Permeable (Greater Than 10^{-2} cm/sec)

pth to Bedrock	04 Depth of Contaminated Soil Zone	05 Soil pH	
600 (ft)	Unknown (ft)	6.4	

Precipitation	07 One Year 24 Hour Rainfall	08 Slope		
		Site Slope	Direction of Site Slope	Terrain Average Slope
17.74 (in)	5.71 (in)	0-1 %	North-West	0-2 %

od Potential

e is in 100 Year Floodplan 10 ☐ Site is on Barrier Island, Coastal High Hazard Area, Riverine Floodway

ance to Wetlands (5 acre minimum)

ESTUARINE	OTHER
A. 1.0 (mi)	B. (mi)

12 Distance to Critical Habitat (of endangered species)

(mi)

Endangered Species:

nd Use in Vicinity

ance to:

COMMERCIAL/INDUSTRIAL	RESIDENTIAL AREAS; NATIONAL/STATE PARKS, FORESTS, OR WILDLIFE RESERVES	AGRICULTURAL LANDS	
		PRIME AG LAND	AG LAND
A. 0.01 (mi)	B. 0.06 (mi)	C. (mi)	D. (mi)

cription of Site in Relation to Surrounding Topography

e is located in a broad alluvial plain. San Francisco Bay is located approximately 1.0 mile west and Oakland lls 1.0 mile east.

OURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

Soil Conservation - Alameda County Soil Survey
Inspection

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 6 - SAMPLE AND FIELD INFORMATION

I. IDENTIFICATION	
01 State	02 Site Number

SAMPLES TAKEN

Sample Type	01 Number of Samples Taken	02 Samples Sent To	03 Estimated Date Results Available
Groundwater			
Surface Water			
Waste			
Air			
Runoff			
Spill			
Soil			
Vegetation			
Other			

FIELD MEASUREMENTS TAKEN

Type	02 Comments

PHOTOGRAPHS AND MAPS

Type: [X] Ground [ ] Aerial

02 In Custody of: Ecology and Environment, Inc. and U.S. EPA
(Name of organization or individual)

Maps: [X] Yes [ ] No

04 Location of Maps: Ecology and Environment, Inc.

OTHER FIELD DATA COLLECTED (provide narrative description)

SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 7 - OWNER INFORMATION

I. IDENTIFICATION
01 State | 02 Site Number

II. CURRENT OWNER(S)
01 Name: Carl Graffenstat'
02 D+B Number
03 Street Address (P.O. Box, RFD #, etc.): P.O. Box 1713
04 SIC Code
05 City: San Leandro
06 State: CA
07 Zip Code: 94577

PARENT COMPANY (If applicable)
08 Name
09 D+B Number
10 Street Address (P.O. Box, RFD #, etc.)
11 SIC Code
12 City
13 State
14 Zip Code

01 Name
02 D+B Number
03 Street Address (P.O. Box, RFD #, etc.)
04 SIC Code
05 City
06 State
07 Zip Code

08 Name
09 D+B Number
10 Street Address (P.O. Box, RFD #, etc.)
11 SIC Code
12 City
13 State
14 Zip Code

01 Name
02 D+B Number
03 Street Address (P.O. Box, RFD #, etc.)
04 SIC Code
05 City
06 State
07 Zip Code

08 Name
09 D+B Number
10 Street Address (P.O. Box, RFD #, etc.)
11 SIC Code
12 City
13 State
14 Zip Code

III. PREVIOUS OWNER(S) (List most recent first)
01 Name: Evan Fabian
02 D+B Number
03 Street Address (P.O. Box, RFD #, etc.): P.O. Box 723
04 SIC Code
05 City: Diablo
06 State: CA
07 Zip Code: 94528

01 Name: Standard Refining Co.
02 D+B Number
03 Street Address (P.O. Box, RFD #, etc.): 2 Coffee Road
04 SIC Code
05 City: Bakersfield
06 State: CA
07 Zip Code

01 Name
02 D+B Number
03 Street Address (P.O. Box, RFD #, etc.)
04 SIC Code
05 City
06 State
07 Zip Code

01 Name
02 D+B Number
03 Street Address (P.O. Box, RFD #, etc.)
04 SIC Code
05 City
06 State
07 Zip Code

IV. REALTY OWNER(S) (If applicable, list most recent first)
01 Name
02 D+B Number
03 Street Address (P.O. Box, RFD #, etc.)
04 SIC Code
05 City
06 State
07 Zip Code

01 Name
02 D+B Number
03 Street Address (P.O. Box, RFD #, etc.)
04 SIC Code
05 City
06 State
07 Zip Code

V. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 8 - OPERATOR INFORMATION

I. IDENTIFICATION	
01 State	02 Site Number

CURRENT OPERATOR (Provide if different from owner)			OPERATOR'S PARENT COMPANY (If applicable)		
Name	02 D+B Number		10 Name	11 D+B Number	
Street Address (P.O. Box, RFD #, etc.)	04 SIC Code		12 Street Address (P.O. Box, RFD #, etc.)	13 SIC Code	
City	06 State	07 Zip Code	14 City	15 State	16 Zip Code
Years of Operation	09 Name of Owner				

PREVIOUS OPERATOR(S) (List most recent first; provide only if different from owner)			PREVIOUS OPERATORS' PARENT COMPANIES (If applicable)		
Name Bryan Fabian	02 D+B Number		10 Name	11 D+B Number	
Street Address (P.O. Box, RFD #, etc.) P.O. Box 723	04 SIC Code		12 Street Address (P.O. Box, RFD #, etc.)	13 SIC Code	
City Diablo	06 State CA	07 Zip Code 94528	14 City	15 State	16 Zip Code
Years of Operation 4	09 Name of Owner During This Period Bryan Fabian				
Name Lakewood Oil	02 D+B Number		10 Name	11 D+B Number	
Street Address (P.O. Box, RFD #, etc.) Unknown	04 SIC Code		12 Street Address (P.O. Box, RFD #, etc.)	13 SIC Code	
City	06 State CA	07 Zip Code	14 City	15 State	16 Zip Code
Years of Operation 1	09 Name of Owner During This Period Bryan Fabian				
Name Refinery Services	02 D+B Number		10 Name	11 D+B Number	
Street Address (P.O. Box, RFD #, etc.) 13331 North Highway 33	04 SIC Code		12 Street Address (P.O. Box, RFD #, etc.)	13 SIC Code	
City Patterson	06 State CA	07 Zip Code	14 City	15 State	16 Zip Code
Years of Operation 1	09 Name of Owner During This Period Bryan Fabian				

SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

Site Inspection

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 9 - GENERATOR/TRANSPORTER INFORMATION

I. IDENTIFICATION	
01 State	02 Site Number

II. ON-SITE GENERATOR

Name	02 D+B Number

Street Address (P.O. Box, RFD #, etc.)	04 SIC Code

City	06 State	07 Zip Code

III. OFF-SITE GENERATOR

Name	02 D+B Number	01 Name	02 D+B Number
Unknown			

Street Address (P.O. Box, RFD #, etc.)	04 SIC Code	03 Street Address (P.O. Box, RFD #, etc.)	04 SIC Code

City	06 State	07 Zip Code	05 City	06 State	07 Zip Code

Name	02 D+B Number	01 Name	02 D+B Number

Street Address (P.O. Box, RFD #, etc.)	04 SIC Code	03 Street Address (P.O. Box, RFD #, etc.)	04 SIC Code

City	06 State	07 Zip Code	05 City	06 State	07 Zip Code

IV. TRANSPORTER(S)

Name	02 D+B Number	01 Name	02 D+B Number
Fabian Oil			

Street Address (P.O. Box, RFD #, etc.)	04 SIC Code	03 Street Address (P.O. Box, RFD #, etc.)	04 SIC Code
P.O. Box 723			

City	06 State	07 Zip Code	05 City	06 State	07 Zip Code
Diablo	CA	94528			

Name	02 D+B Number	01 Name	02 D+B Number

Street Address (P.O. Box, RFD #, etc.)	04 SIC Code	03 Street Address (P.O. Box, RFD #, etc.)	04 SIC Code

City	06 State	07 Zip Code	05 City	06 State	07 Zip Code

V. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 10 - PAST RESPONSE ACTIVITIES

I. IDENTIFICATION	
01 State	02 Site Number

PAST RESPONSE ACTIVITIES

01 ☐ A. Water Supply Closed — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ B. Temporary Water Supply Provided — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ C. Permanent Water Supply Provided — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ D. Spilled Material Removed — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ E. Contaminated Soil Removed — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ F. Waste Repackaged — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ G. Waste Disposed Elsewhere — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ H. On Site Burial — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ I. In Situ Chemical Treatment — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ J. In Situ Biological Treatment — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ K. In Situ Physical Treatment — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ L. Encapsulation — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ M. Emergency Waste Treatment — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ N. Cutoff Walls — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ O. Emergency Diking/Surface Water Diversion — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ P. Cutoff Trenches/Sump — 02 Date _____ — 03 Agency _____
04 Description

01 ☐ Q. Subsurface Cutoff Wall — 02 Date _____ — 03 Agency _____
04 Description

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 10 - PAST RESPONSE ACTIVITIES

I. IDENTIFICATION	
01 State	02 Site Nu

II. PAST RESPONSE ACTIVITIES (Continued)

01 ☐ R. Barrier Walls Constructed
04 Description — 02 Date _____ 03 Agency _____

01 ☐ S. Capping/Covering
04 Description — 02 Date _____ 03 Agency _____

01 ☐ T. Bulk Tankage Repaired
04 Description — 02 Date _____ 03 Agency _____

01 ☐ U. Grout Curtain Constructed
04 Description — 02 Date _____ 03 Agency _____

01 ☐ V. Bottom Sealed
04 Description — 02 Date _____ 03 Agency _____

01 ☐ W. Gas Control
04 Description — 02 Date _____ 03 Agency _____

01 ☐ X. Fire Control
04 Description — 02 Date _____ 03 Agency _____

01 ☐ Y. Leachate Treatment
04 Description — 02 Date _____ 03 Agency _____

01 ☐ Z. Area Evacuated
04 Description — 02 Date _____ 03 Agency _____

01 ☐ 1. Access to Site Restricted
04 Description — 02 Date _____ 03 Agency _____

01 ☐ 2. Population Relocated
04 Description — 02 Date _____ 03 Agency _____

01 ☐ 3. Other Remedial Activities
04 Description — 02 Date _____ 03 Agency _____

III. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

POTENTIAL HAZARDOUS WASTE SITE
SITE INSPECTION REPORT
PART 11 - ENFORCEMENT INFORMATION

I. IDENTIFICATION	
01 State	02 Site Number

ENFORCEMENT INFORMATION

01 Past Regulatory/Enforcement Action [X] Yes [ ] No

Description of Federal, State, Local Regulatory/Enforcement Action

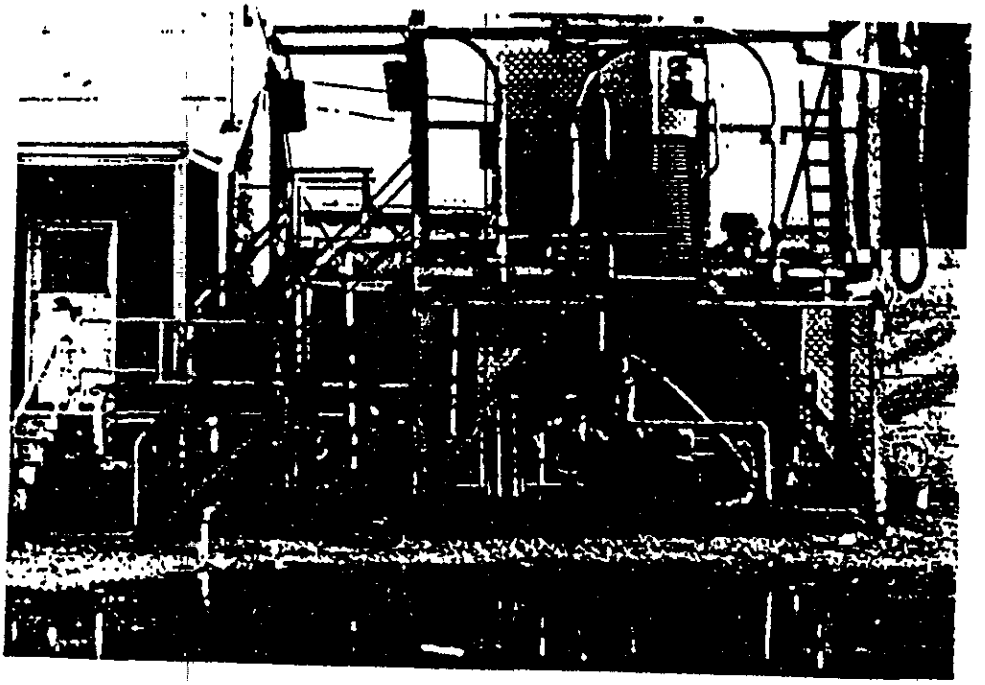
HS personnel inspected the facility in February 1980 and again in October 1983 at which time soil samples re taken. In a few of the samples various alephatic hydrocarbon peaks were detected along with high concentrations of lead (7,320 ppm, 1,070 ppm and 8,050 ppm). No PCB's were detected in any of the samples. Site has been referred to Alameda County District Attorney for clean-up enforcement.

RCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

APPENDIX B

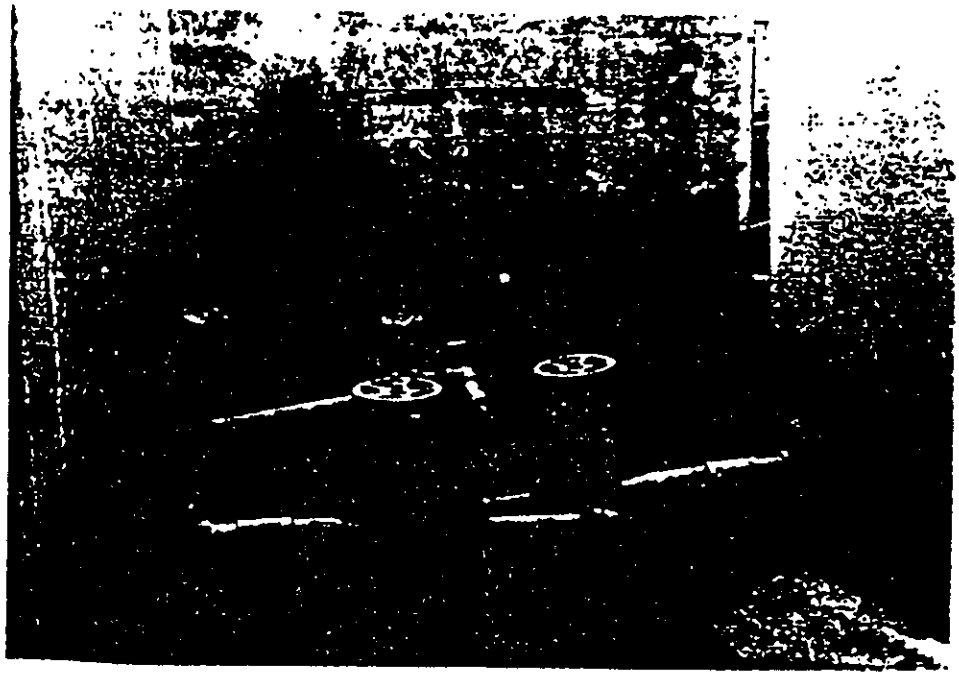
Site Inspection Photographic Documentation

1) View facing south-east of loading/unloading area. Retail store is in background across the street 1/15/85



2) View facing east of loading/unloading area. Two 20,000 gallon storage tanks in background. 1/15/85.

3) View of plumbing and oil stained soil inside bermed area next to storage tanks. 1/15/85



4) View of plumbing and oil stained soil next to storage tanks. 55 gallon drum sunk into ground is seen in center of photo behind valves. 1/15/85

5) View facing north of 15,000 gallon and 10,000 gallon storage tanks. Oil stains are visible on gravel in foreground. 1/15/85

6) Inside bermed area next to storage tank. 1/15/85

APPENDIX C

Contact Log and Reports

PRELIMINARY ASSESSMENT CONTACT LOG

Facility Name: Liquid Gold
Facility ID: CAT-080013923

Name	Affiliation	Phone #	Date	Information
Bill Cosden	Alameda County District Attorney's Office	(415) 881-6150	01/04/85	Will send me some correspondence between DOHS and individuals associated with this site (placed in file).
Irwin Koeler	DOHS - Berkeley	(415) 540-2745	01/07/85	No DOHS file found for site.
Receptionist	Century 21 Real Estate	(415) 687-2660	01/08/85	Left message for agent handling sale of 1696 Martinez Street so I can contact owner.
Bryan Fabian	Century 21 Real Estate	(415) 837-5355	01/09/85	Mr. Fabian returned my call from message left with Century 21. Gave me number of Carl Graffenstat who is current owner to set up site inspection.
Carl Graffenstat	Owner - Liquid Gold Site	(415) 483-4700	01/10/85	Set up inspection for 1/5/85 at 9:30 a.m.
Mike Rugg	California Dept. of Fish and Game	(707) 994-2011	01/14/85	No file for Liquid Gold.
Chris Weeden	EPA	(415) 974-8132	01/07/85	See Contact Report.
Irwin Koehler	DOHS	(415) 540-2745	02/13/85	See Contact Report.

PRELIMINARY ASSESSMENT CONTACT LOG

Facility Name: Liquid Gold
Facility ID: CAT-080013923

Name	Affiliation	Phone #	Date	Information
Donna Rolle	Alameda County Flood Control	(415) 881-6496 670-5480	01/14/85	Requested well and hydrogeologic information for area around Liquid Gold (received 1/18/85).
Jason Som	Alameda County Environmental Health	(415) 879-6794	01/15/85	John Hughes in Hayward office should have SWEEPS file listings of wells with greater than 200 service connections in San Leandro.
Tom Peacock	Alameda County Environmental Health - Hazardous Waste Section	(415) 874-7247	01/15/85	Nothing in files for Liquid Gold.
Scott Yoo	East Bay MUD	(415) 835-3000	01/16/85	Requested listing of wells in East Bay from East Bay MUD's "Backflow Prevention Program" (received 1/23/85).
Barbara Barry	DOHS	(415) 540-2054	01/23/85	See Contact Report.
Chuck Steinbergs	DOHS - Sanitary Engineering	(415) 540-2152	01/15/85	See Contact Report.
Bryan Fabian	Past owner - Liquid Gold	(415) 837-5355	01/18/85	See Contact Report.

PRELIMINARY ASSESSMENT CONTACT LOG

Facility Name: Oakland Airport
Facility ID: CAD-009235326

Name	Affiliation	Phone #	Date	Information
Bart Simmons	DOHS	(415) 540-3003	01/25/85	Will check lab log to find sample report for Liquid Gold samples and send copy to me (received 2/11/85).
Jerry Marcott	DOHS	(415) 540-2043	01/25/85	Rechecked file for Liquid Gold file. Nothing found except RCRA Part A.
Irwin Koehler	DOHS	(415) 540-2745	02/13/85	See Contact Report.

CONTACT REPORT

AGENCY: DOHS-Sanitary Engineering

PERSON CONTACTED: Chuck Steinbergs

PHONE NO.: (415) 540-2152

FROM: Steve Wisbaum

TO: File

DATE: January 5, 1985

SUBJECT: Well Locations in Vicinity of Liquid Gold-San Leandro

Chuck Steinbergs is the DOHS Sanitary Engineer responsible for regulating community wells in San Leandro. The three community wells (greater than 5 service connections) his office knows about are:

1) Moutinho Rentals
936 Thornton Street
San Leandro, CA.

2) Trailer Haven Mobile Park
3299 East 14th Street
San Leandro, CA.

3) Cecelia Court Water System
Cecelia Court
San Leandro, CA.

Chuck also referred me to Scott Yoo of East Bay Municipal Water District for information on private domestic wells listed in East Bay MUD's Cross Connection Control Program.

CONTACT REPORT

AGENCY: EPA-Region 9

PERSON CONTACTED: Chris Weeden

PHONE NO.: (415) 974-8132

FROM: Steve Wisbaum

TO: File

DATE: January 7, 1985

SUBJECT: EPA Site Inspection of Liquid Gold-San Leandro

Mr. Weeden was contacted for information concerning a site inspection he conducted of Liquid Gold-San Leandro. The inspection was conducted following a phone call from a man who said while he was under employment of Bryan Fabian he was directed to dump up to 64,000 gallons of contaminated waste oil into storm drains at this facility (EPA. Contact form included in file).

Mr. Weeden stated however that after checking the storm drains at the facility and their discharge point into the San Francisco Bay, he could find no evidence to support this claim.

CONTACT REPORT

AGENCY: Liquid Gold

PERSON CONTACTED: Bryan Fabian

PHONE NO.: (415) 837-5355

FROM: Steve Wisbaum

TO: File

DATE: January 18, 1985

SUBJECT: Background information on Liquid Gold, 1696 Martinez St.

Mr. Fabian was contacted to supplement information obtained from Mr. Graffanstat during FIT's inspection of the Liquid Gold facility. The information obtained is as follows:

- Mr. Fabian bought the property from Mr. Graffanstat in 1979 and operated the facility until 1982 when he leased it to Refinery Service Company out of Modesto, CA.
- Mr. Fabian held a Waste Oil Transfer License from the Solid Waste Management Board. He gave the license number as CAT-080013923. This license was subsequently transferred to Refinery Services.
- The facility was operated as a used oil storage/transfer station. Oil was collected from service stations, garages, boat yards, etc., and brought to 1696 Martinez to be stored before being sold to oil re-refining operations or as fuel.
- There were no major releases of oil to the driveway or grounds.
- No hazardous wastes were hauled to and/or stored at the facility.
- Oil was analyzed for PCB's but none were found. No documentation available.
- Regional Water Quality Control Board (RWQCB) staff inspected the facility for oil contamination in nearby storm-drains but gave the facility a clean bill of health.

CONTACT REPORT

AGENCY: DOHS

PERSON CONTACTED: Barbara Barry

PHONE NO.: (415) 540-2054

FROM: Steve Wisbaum

TO: File

DATE: January 23, 1985

SUBJECT: Liquid Gold Background Information

Barbara Barry is the DOHS contact person for the Liquid Gold Facility. She has also been involved in the Liquid Gold - Richmond site on which significant waste oil contamination was found. In October 1983 Ms. Berry inspected and took soil samples at the Liquid Gold - San Leandro facility. Although she could not locate the inspection report she recalled that oil contamination was observed in the rear of the facility, outside the concrete walls surrounding the storage tanks along Thorton Street, within the concrete walls next to the storage tanks, and water ponded in front of the loading area. She could not recall the concentrations of contaminates found in the samples but she thought solvents and PCB's were found. Ms. Berry did indicate that because Mr. Fabian was not cooperating with the DOHS the case was referred to the District Attorney's Office.

When I asked Barbara who else I could talk to at DOHS to see what plans the agency has for further enforcement activity at this site, she referred me to Irwin Koeler - Complaints Section and/or Charlene Williams - Facilities Inspection Section.

CONTACT REPORT

AGENCY: DOHS Toxics - Complaints Section

ADDRESS: 2151 Berkeley Way, Berkeley, California

PERSON CONTACTED: Irwin Koehler

PHONE NO.: (415) 540-2745

FROM: Steve Wisbaum

TO: File

DATE: February 13, 1985

SUBJECT: Status report on Liquid Gold - 1696 Martinez Street

As was suggested by Barbara Barry, FIT contacted Irwin Koehler for an official status report on the Liquid Gold site. I explained to Mr. Koehler that it appeared that this site had been "forgotten" by both DOHS and the District Attorney's office. Mr. Koehler expressed appreciation for our comments and indicated he will see to it that DOHS contact the DA's office to review the status of enforcement activities and plan a course of action.

APPENDIX D

DOHS Sample Results

[redacted] Materials Laboratory [redacted] 8493

LABORATORY REPORT
Metals

Collector's Name Barbara Barry
Sampling Location Liquid Gold, San Leandro

Date Received 10/6/83
Collector's Sample # BB264 to BB272

Analytical Procedure: The samples were extracted with 0.1 M citrate buffer at pH = 5.0 for 48 hours and analyzed by ICP.

Solids: µg/g Liquids: µg/mL *

Lab #	8485	8486	8487	8488	8489	8490	8491	8492	8493
Collector's Sample #	BB264	BB265	BB266	BB267	BB268	BB269	BB270	BB271	BB272
Arsenic	- 76.7	- 18.8	- 5.78	- 19.3	—	—	- 9.59	- 12.3	- 25.2
Barium	- 298	- 130	61.8	- 110	0.29	0.85	- 318	- 357	- 131
Cadmium	- 1.06	- 2.56	0.18	- 1.31	—	0.004	- 3.33	- 7.12	- 2.16
Cobalt	16.0	12.1	10.5	12.4	0.01	0.02	6.02	15.7	14.4
Chromium	- 30.4	- 76.3	- 24.4	- 13.4	0.04	0.14	- 47.0	- 173	- 20.0
Copper	- 46.6	- 93.3	- 26.5	- 115	0.18	0.38	- 105	- 158	- 104
Nickel	- 30.6	- 23.7	- 31.8	19.0	0.02	0.01	- 20.8	- 21.5	- 26.5
Lead	- 588	- 805	- 61.5	- 318	0.30	- 6.82	- 1070	- 7,320 @	- 383
Selenium	- 9.95	- 7.51	- 7.28	- 6.96	—	—	- 4.77	- 9.74	- 9.20
Zinc	- 413	- 487	- 55.2	- 452	0.61 7.70	11.3	- 1470	- 2,590 @	- 591

Note: (-) = below limit of instrument detection
(blank) = not determined

@ analysis by AA

Pamela Echeverria 10/18/83
Analyst's Signature Date

Supervisor's Signature 10/19/83
Date

Calif. Department of Health Servic.
Hazardous Materials Laboratory

HML # 8485 to 8493

LABORATORY REPORT PARTIAL
PCB's

Collector's Name B. Barry

Date Received by Laboratory 10-6-83

Sampling Location LIQUID GOLD
1696 MARTINEZ ST. SAN LEANDRO

Collector's Sample # BB 264 to 272

Analytical Procedure: Solid and aqueous samples extracted with organic solvents. Oils diluted with hexane. PCB's determined by electron capture gas chromatography. Clean-up of extracts by thin layer chromatography. Refer to HML methods.

HML #	Collector's Sample #	PCB Concentration	Calc. as Arochlor #	Detection Limit
8485	BB 264	—		1 PPM
8486	265	—		1 "
8487	266	—		2 "
8488	267	—		1 PPM
8489	268	—		0.1 PPM
8490	269	—		4 PPM
8491	270	—		4 "
8492	271	—		4 "
8493	272	—		4 "

Note: (-) = Not detected
(blank) = Not determined

Analyst's Signature
Jamail Garcia 11/11/83
(Date)

Signature of Supervising Chemist
[signature] 11-14-83
(Date)

California Department of Health Services
Hazardous Materials Laboratory

HML # 8485 to 8493

LABORATORY REPORT

Collector's Name B. Barry

Date Received by Laboratory 10.5.83

Sampling Location LIQUID GOLD 1696 MERTINEZ ST. SAN LEANDRO

Collector's Sample # BB 264 to 272

Analytical Procedures Used: Extracted with dichloromethane and analyzed by GC/FID and GC/MS

Reference: HMLS

ANALYSIS RESULTS:

Collector's #	HML #	Extractable Org.
BB 264	8485	Not detected (Detection limit 5mg
265	8486	Not det. (—"— "
266	8487	Hydrocarbons detected ($C_6 - C_{13}$)
267	8488	Not det (Det. limit - 5mg/g)
268	8489	Hydro Carbons detected ($C_6 - C_{13}$)
269	8490	Hydro Carbons det ($C_6 - C_{13}$)
270	8491	Hydro Carbons det ($C_6 - C_{13}$)*
271	8492	Not Detected (Det. Limit .5mg/g)
272	8493	Hydro Carbons det. ($C_6 - C_{13}$)

Samples contain numerous hydrocarbon peaks
GC/MS analysis of HML #8491 reveals presence of alkanes ($C_6 - C_{13}$)
* GC/MS result
Detection limit is based on dichlorobenzene.

Analysts' Signatures:

1. Jamal Garcia 11/3/83 (date)

2. _____ (date)

Signature of Supervising Chemist 11-3-83 (date)

State of California—Health and Welfare Agency

HAZARDOUS MATERIALS SAMPLE ANALYSIS REQUEST

Department of Health Services

PRIORITY ☐ 1 (Explain) Litigation Approved Charlene Williams

HML No. 8485 To 8490

PART I: FIELD SECTION

Collector Barry Date Sampled 10/5/83 Time 3:30 PM Hours

Activity: ☒ Enforcement ☐ ASP ☐ H.W. Property ☐ Super ☐ Other

LOCATION OF SAMPLING:

Name LIQUID GOLD Tel. No.

Address 1696 MARTINEZ ST. (Number) SAN LEANDRO (Street) (City) 94577 (Zip)

HML No. (Lab Only)	Collector's Sample No.	Type Of Sample*	FIELD INFORMATION
8485	BB264	Soil	Comp. soil perimeter of earthen berm 4" below surface
8486	BB265	Oil/soil	Oily spill in front of mail truck box
8487	BB266	Soil	Comp. of pile of oily soil bituminous truck tracks
8488	BB267	Soil	Comp. of caved in area NW corner of bldg. Soil caving-in
8489	BB268	Liquid	Pool "oily water" in front gravel lot Solvent odor
8490	BB269	Oil/liq.	Oil and water? under clear out valve tank 2

Analysis Requested: metals, PCB's, organics, hydrocarbons

Chain of Custody:

Signature	WMS II Title	10/5/83	10/6/83 Inclusive Dates
Signature	PHC III Title	10/6/83	10/6/83 Inclusive Dates
Signature	LAB ASST Title	10.6.83	Inclusive Dates
Signature	Title		Inclusive Dates

Special Remarks (e.g., duplicate sample given to company, etc.)

PART II: LABORATORY SECTION

Received By Title PHC III Date 10-6-83

Sample Allocation: ☐ HML ☐ SCBL ☐ LBL ☐ Other Date

Analysis Required Metals, PCBs, Ext. Organics

Indicate whether sample is sludge, soil, etc.

Orig.—Lab. Dup.—File Trip.—Inspector

HS 8002 (9/82)

State of California—Health and Welfare Agency

Department of Health Services

HAZARDOUS MATERIALS SAMPLE ANALYSIS REQUEST

PRIORITY [1]
(Explain) Litigation according Charlene Williams

HML No. 8471 To 8473

PART I: FIELD SECTION

Collector [illegible]   Date Sampled 10/5/83   Time 3:30 Hours

Activity: ☒ Enforcement ☐ ASP ☐ H.W. Property ☐ Super ☐ Other

LOCATION OF SAMPLING:

Name Liquid Gold   Tel. No. —

Address 1696 Martinez St (Number, Street)   San Leandro (City)   94577 (Zip)

HML No. (Lab Only)	Collector's Sample No.	Type Of Sample*	FIELD INFORMATION
8471	BB 270	soil	Comp. soil residue inside berm for tanks [illegible]
8492	BB 271	soil	Comp. of soil under porch in front of office
8473	BB 272	soil	Rear of Bldg. Driveway. Truck washing area

Analysis Requested: metals, organics, hydrocarbons, PCB's

Chain of Custody:

	Signature	Title	Inclusive Dates	
1.	Barbara Barry	WMS II	10/5/83	10/6/83
2.	[illegible]	PHC III	10/6/83	10-6-83
3.	[illegible]	LAB ASST.	10-6-83	
4.				

Special Remarks ____________________
(e.g., duplicate sample given to company, etc.)

PART II: LABORATORY SECTION

Received By [illegible]   Title PHC III   Date 10-6-83

Sample Allocation: ☐ HML ☐ SCBL ☐ LBL ☐ Other   Date

Analysis Required Metals, PCBs, Ext. Organics

*Indicate whether sample is sludge, soil, etc.

HS 8002 (9/82)   Orig.—Lab.   Dup.—File   Trip.—Inspector

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
215 Fremont Street
San Francisco, Ca. 94105

04 SEP 1990
CERTIFIED MAIL
RETURN RECEIPT REQUESTED

WARNING LETTER

CAT000046208

[redacted]
FABIAN, BRIAN PRESIDENT
1696 MARTINEZ ST.
SAN LEANDRO CA 94577

Dear Hazardous Waste Facility Owner/Operator:

According to 40 C.F.R. 265.75, all owners and operators of interim status treatment, storage, and disposal facilities (TSDs) are required to prepare and submit a biennial report by March 1 of even numbered years describing their facility activities during the previous calendar year. All TSD facilities operating under a Part B permit are also required to submit biennial report by March 1 of even numbered years under 40 C.F.R. 264.75. Our records indicate that your facility has not submitted a biennial report to EPA or the state of California as required under existing regulations.

You are hereby requested to submit copies of the required report to both the California Department of Health Services (DHS) and EPA Region 9 within thirty (30) days of receipt of this letter. Enclosed is a copy of the required EPA form and instructions for your use. The addresses for the submittals are as follows:

California Department of Health Services
Toxic Substances Control Division
Hazardous Waste Management Section
P.O. Box 3000
Sacramento, CA 95812

U.S. EPA
Waste Programs Branch
RCRA Programs Section (T-2-1)
215 Fremont St.
San Francisco, Ca 94105

Failure to acheive full compliance with the requirements outlined above within this thirty (30) day period may result in an enforcement action by EPA under Section 3008 of RCRA. You would be subject to liability for the imposition of penalties of

up to twenty-five thousand dollars ($25,000) for each day of continued noncompliance in accordance with Section 3008 of RCRA.

If you have any questions regarding the reporting requirements, please call the appropriate California DHS Regional Office (see map).

Emeryville (415) 540-2043

Sacramento (916) 739-3145

Los Angeles (213) 620-2380

If you have specific questions about EPA waste codes, you may call EPA at (415) 974-7472 between the hours of 9 a.m. and 2 p.m. Monday thru Friday. The California DHS will not be able to answer questions about EPA waste codes.

DHS also requests that you complete and submit the attached Waste Stream Description Report in addition to the required biennial reports. Questions concerning the Waste Stream Description Report should also be directed to the appropriate DHS Regional Office.

Sincerely yours,

Harry Seraydarian
Director
Toxics & Waste Management Division

Enclosure

cc: Dwight Hoenig, CA DHS NCCS

Attachment 4

INSPECTION CHECKLIST

TOXIC SUBSTANCES CONTROL DIVISION
DEPARTMENT OF HEALTH SERVICES

Purpose: ☐ Annual Evaluation Inspection

☐ Closing Facility Inspection (Fill in questions marked "C")

☑ ~~Annual~~ Evaluation Inspection - Facility Closed

Facility Name: Liquid Gold

Street: 1696 Martinez Street

City: San Leandro State: CA ZIP Code: 94577

EPA ID Number: CAT080013923

Report Number:

Date of Investigation: 4/10/87

EPA Inspector(s):

State Inspector(s): Martha Williams

Facility Representative(s): none present

Report Prepared By: Martha Williams

Form A -- Interim Status Standards for Facilities That Treat, Store, or Dispose of Hazardous Waste

I. General Information

A. Operator: Liquid Gold

Street: 1696 Martinez St.

City: San Leandro State: CA ZIP Code: 94577

B. Owner: Carl Graffenstat

Street:

City: State: " ZIP Code:

Previous owner: Brian Fabian, Pres. Liquid Gold (Whereabouts unknown)

C. Site Activity:

___ Generation: Complete Form B

___ Transportation: Complete Form C

___ Small Quantity Operator: Complete Form D

___ Recycler: Complete Form E

Storage

✓ Container (S01)
✓ Tank (S02)
___ Waste Pile (S03)
___ Surface Impoundment (S04)

Disposal

___ Injection Well (D79)
___ Landfill (D80)
___ Land Application (D81)
___ Ocean Disposal (D82)
___ Surface Impoundment (D83)

Treatment	Process Code	Design Capacity
___ Tank (T01)		
___ Surface Impoundment (T02)		
___ Incinerator (T03)		
___ Other (T04)		

Interim Status
(Part 270, Subpart G)

	Field		Office		
	Yes	No	Yes	No	Comments
A. Qualifying For Interim Status					
1. For the existing facility to be treated as having been issued a permit, the facility must have:					
a. Submitted a notification of hazardous waste activity (270.70a.2).			✓		
b. Submitted Part A of the permit application (270.70a.2).			✓		
c. Achieved compliance with RCRA interim status standards (270.70b).				✓	no fencing, alarms @ to EPA insp. 84+85 did not close w/notify
B. Operating During Interim Status					Did not evaluate - facility closed
1. Has the facility complied with the following restrictions:					
a. Has only treated, stored, or disposed of hazardous waste specified in Part A (270.71a.1).					
b. Has only employed processes specified in Part A (270.71a.3).					
c. Has not exceeded design capacities specified in Part A (270.71a.3).					

V. Closure (Continued)

Closure and Postclosure
(Part 265, Subpart G)

Field		Office		
Yes	No	Yes	No	Comments
				Time required for interviewing closure activities (e.g., time required for hazardous waste treatment, disposal, decontamination, and certification inspections).
				4. Has the facility amended the plan whenever changes in operating practice or process design affect the plan or there is a change in the expected year of closure (265.112b)? (Plan must be amended within 60 days of the changes.)
				5. Has the facility submitted a closure plan to the RA at least 180 days before the date they expect to begin closure (265.112c)?
				B. Time Allowed for Closure
				1. Does the schedule for final closure allow for the following:
				a. Treatment, removal, or disposal of hazardous waste within 90 days after receipt of final volume of hazardous waste or after approval of closure plan (265.113a).

Not evaluated

C

facility closed without approval

C

C

Not evaluated

C

HAZARDOUS WASTE

INSPECTION REPORT

DATE of INSPECTION April 10,1987

FIRM NAME Liquid Gold

ADDRESS 1696 Martinez Street

San Leandro

CONTACTS/WME Martha Williams

Martha Williams

SITE CLASSIFICATION RCRA [x] Non RCRA [ ]

Major [ ] Non Major [x]

EPA I.D. No. CAT 0800 13923

Date of Submittal May 15, 1987

PURPOSE: Scheduled inspection to evaluate ISD compliance.

BACKGROUND: Liquid Gold in San Leandro submitted a Part A to EPA on 12/10/80. They were RCRA-regulated because they reported that the oil they processed might contain solvents.

The property at 1696 Martinez Street is vacant at present (Attachment 1), and the four tanks formerly on site (Attachment 2) were removed by H&H Ship Service in 1984.

The following chronology summarizes the history of property ownership and leasing agreements of this site:

1930 - Property owned by Sunland Refinery Company, a bulk petroleum transfer station.

1969 - Carl Graffenstat purchased the property. His company, the Grafco Oil Company, continued doing business as a bulk oil transfer station.

1979 - Property sold to Fabian Oil Company (d/b/a Liquid Gold),a bulk oil operation.

1982 - Fabian Oil Company leased site to Refinery Service Company,another bulk oil operation.

1983 - Property leased to Lakewood Oil Company, also a bulk oil operation.

In 1984 Graffenstat repossessed the property from Fabian and called H&H in to remove the tanks. Graffenstat is currently offering the property for sale.

Liquid Gold also acted as leesee of two other storage

DATE of REPORT 5/15/87

sites, one in Oakland and one in Richmond. The Oakland site is on the state superfund list and the Richmond site has been the subject of detailed investigation and action on the part of the state because of extensive soil and water contamination.

Our files indicate that in January 1982 the RWQCB inspected Liquid Gold, however, I did not find an inspection report in our files.

In 1983 Barbara Barry, DHS, inspected the site and took samples from the yard. Sample results revealed lead and waste oil contamination in soils on site (Attachment 3). The case was then referred to the Alameda County District Attorney's office for clean-up enforcement. EPA inspected this site in 1984 and again in 1985. They recommended no further action on the part of the EPA in enforcement at this site, leaving this action to the D.A. and DHS. Since 1983, however, no enforcement action has been taken, and the statute of limitations has expired for both civil and criminal charges relating to closure without authorization and disposal of hazardous waste to the ground..

In 1986, the EPA notified Liquid Gold by mail of delinquent biennial reports; Liquid Gold had never submitted any.

No sampling has been done inside the building on site. In my conversations with Barbara Barry, prior to my inspection of 4/10/87, Barbara told me that in 1983 employees of Liquid Gold told her that oil was routinely disposed of to the ground inside this building.

The extent of soil and groundwater contamination, if any, at this site has not been established. The whereabouts of Brian Fabian, president of Liquid Gold, are not known.

OWNERSHIP: Brian Fabian, President

PERSONS PRESENT: Martha Williams, HMS,DHS.

Description of Facility: The property in question is approximately 12,000 square feet in size; the warehouse is approximately 3,000 square feet.

According to historical documents the waste handled was waste oil mixed with solvents. Waste oil was picked up at service stations, garages and other locations, stored temporarily at the facility, and sold to be recycled or used as fuel.

In their Part A, Liquid Gold described their processes as storage in tanks.

OBSERVATIONS: I conducted a drive-by inspection of the site on 4/10/87. The lot is now empty, except for the warehouse, and is not fenced. Our records indicate that the area was never

fenced. There was a sign offering the property for lease, with the referral number, (415) 483-4700. There were oil stains on and around the front of the warehouse, and I saw an oily sheen on rainwater puddles throughout the site. The warehouse was locked and inaccessible.

ATTENTION:

Attachment 1 - Photographs

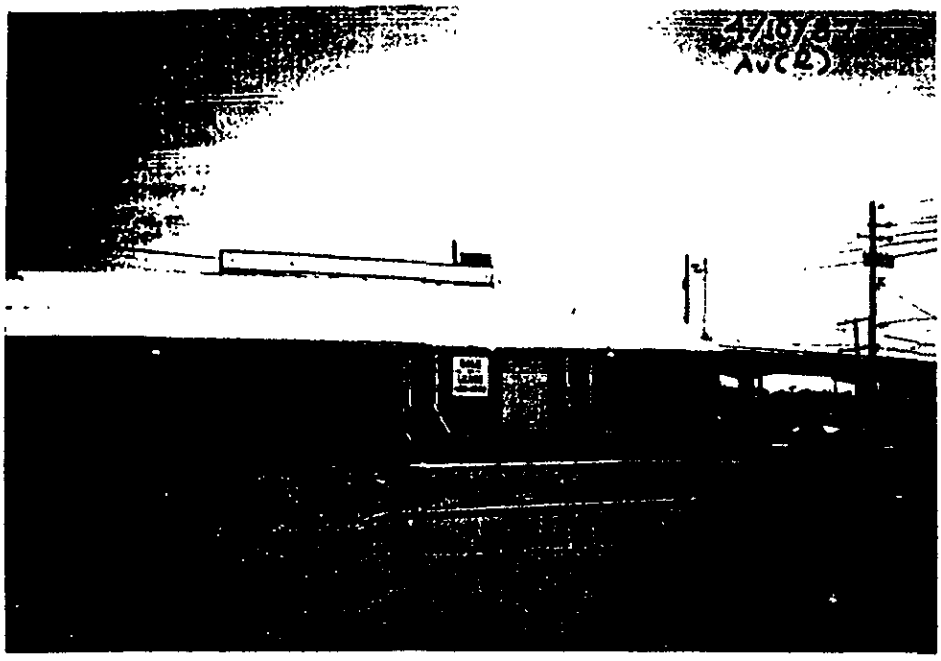
Attachment 2 - Maps

Attachment 3 - Laboratory Results

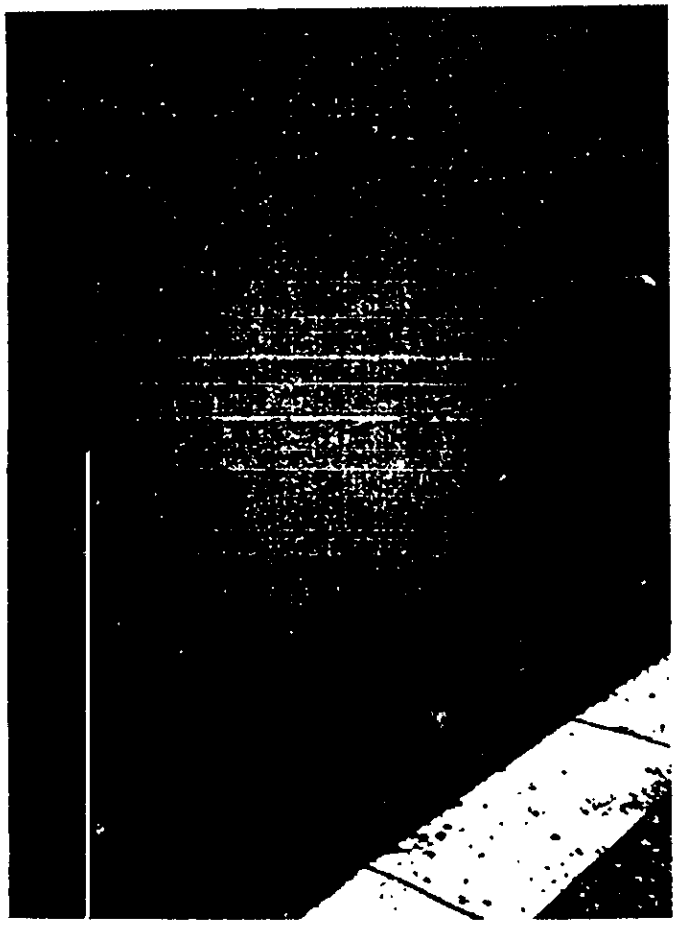
Attachment 4 - EPA Checklist

Attachment 5 - Part A

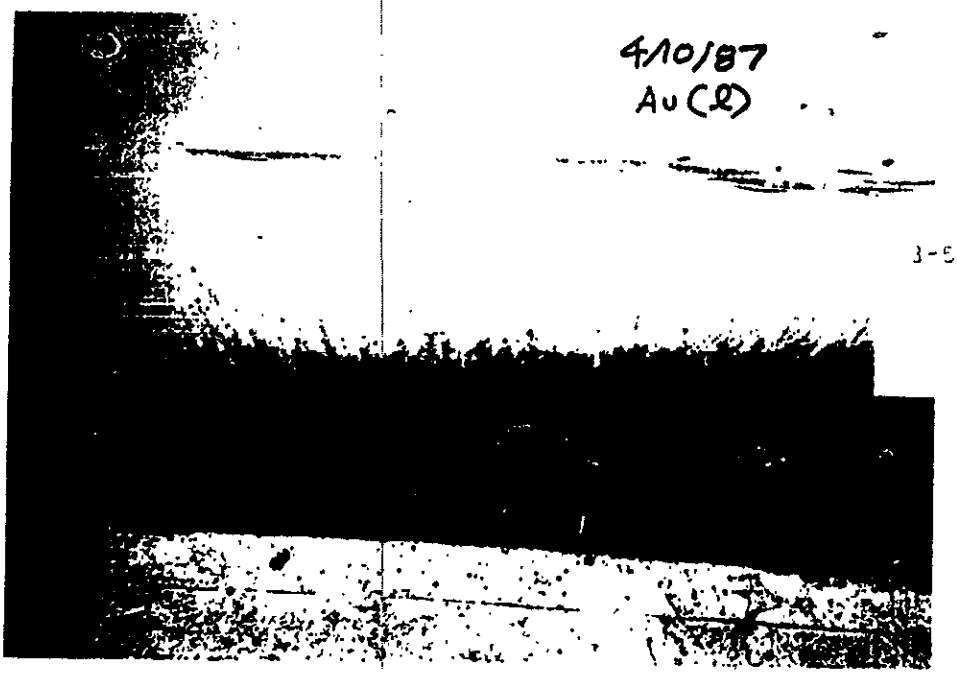
Attachment 1



1. Front of building at 1696 Martinez St., San Leandro.



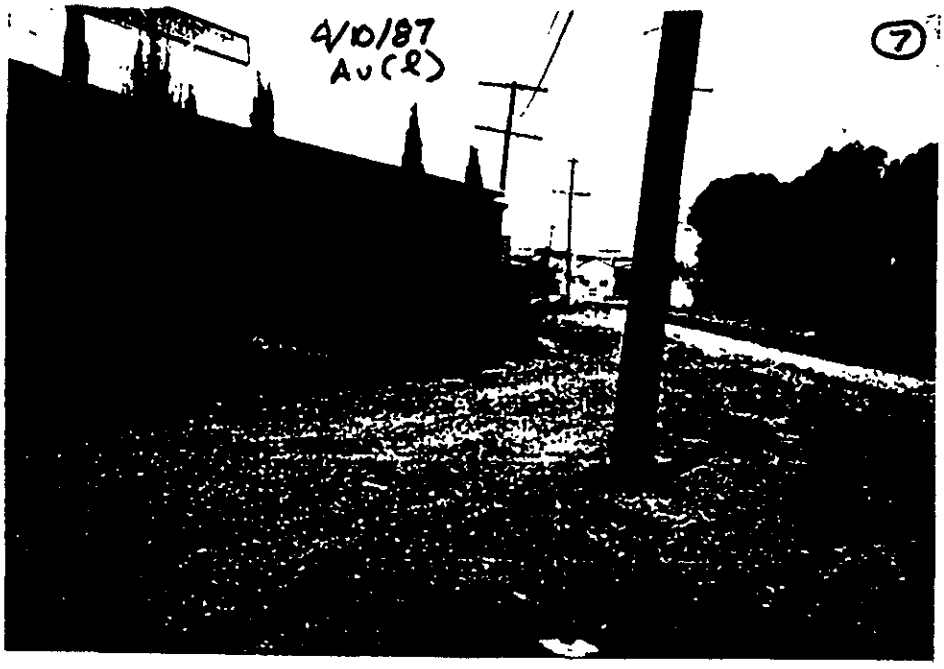
2. Close up of oil stained area in front of 1696 Martinez St., San Leandro.



3-5. Close ups of oil stained areas in front of building at 1696 Martinez St., San Leandro.

6. View of side yard at 1696 Martinez St., San Leandro.

7. View of back of property at 1696 Martinez St., San Leandro.



APPENDIX B

REGIONAL WATER QUALITY CONTROL BOARD

FUEL LEAK FILES

FAST GAS GASOLINE STATION

FUELLEAK CASE FORM

Review Date 8 / 3 / 88

Site Name Vaxin

Streetnumber 1058

Street Marina Blvd

City San Leandro CA

County Number 01

Priority 77

Rank

Primary Substance 800661

Secondary Substance 12035

Waste Oil 1100700

Case Type U (G) D

Status I

Well Status IW

Soil Affected (Y) U

Max. Soil Conc. (ppm) 1000 2108

Max. Residual Soil (ppm) 1000

Soil Status R

Groundwater Affected (Y) U

Max. Groundwater Impact 99999.9

Groundwater Status I

Depth to Groundwater 14.5

Drinking Water Affected Y (U)

Drinking Water Status N

Remedial Action RS WK

Proof of Action Needed 8 RA

Date of Last Corr. 6 / 3 / 88

Date Case Received 1 / 27 / 87

Case Evaluated By LZ

sheen

TSC

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK)/CONTAMINATION SITE REPORT

EMERGENCY? [ ] YES [X] NO — HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? [ ] YES [X] NO

STATE TANK ID #: UNKNOWN

REPORT DATE: 12/28/87 — LOCAL CASE #: — REGIONAL BOARD CASE #: — US EPA ID #:

NAME OF INDIVIDUAL FILING REPORT: PAUL E. TAYLOR — PHONE: (800) 692-3722 — SIGNATURE: Paul E. Taylor

REPORTING: [ ] LOCAL AGENCY [ ] OTHER [X] RESPONSIBLE PARTY [ ] REGIONAL BOARD

COMPANY OR AGENCY NAME: KAYO OIL COMPANY

ADDRESS: PO BOX 190 (STREET) — Lodi (CITY) — CA (STATE) — 95241 (ZIP)

NAME: KAYO OIL COMPANY [ ] UNKNOWN — CONTACT PERSON: PAUL E. TAYLOR — PHONE: (800) 692-3722

ADDRESS: 1221 E Main (STREET) — Chattanooga (CITY) — TN (STATE) — 37408 (ZIP)

FACILITY NAME (IF APPLICABLE): FAST GAS STATION — OPERATOR: KAYO OIL COMPANY — PHONE: (415) 351-9509

ADDRESS: 1088 Marina BLVD (STREET) — San Leandro (CITY) — Alameda (COUNTY) — 94577 (ZIP)

CROSS STREET: Eveleth — TYPE OF AREA: [ ] COMMERCIAL [X] INDUSTRIAL [ ] RESIDENTIAL [ ] RURAL [ ] OTHER — TYPE OF BUSINESS: [X] RETAIL FUEL STATION [ ] UNKNOWN [ ] OTHER

LOCAL AGENCY — AGENCY NAME: SAN LEANDRO FIRE DEPARTMENT — CONTACT PERSON: JOSEPH FERRERIA — PHONE: (415) 577-3318

REGIONAL BOARD: SAN FRANCISCO BAY R.W.Q.C.B. — TOM CALLAHAN — (415) 464-1255

TSCD: SACRAMENTO — ( )

CAS # (ATTACH EXTRA SHEET IF NEEDED) — NAME — QUANTITY LOST (GALLONS)

(1) 8006161 — GASOLINE — [X] UNKNOWN

(2) — [ ] UNKNOWN

DATE DISCOVERED: 01/21/87 — HOW DISCOVERED: [ ] INVENTORY CONTROL [ ] SUBSURFACE MONITORING [ ] SUBSURFACE MONITORING [X] TANK REMOVAL [ ] NUISANCE CONDITIONS [ ] OTHER:

DATE DISCHARGE BEGAN: [X] UNKNOWN

HAS SOURCE OF DISCHARGE BEEN STOPPED? [X] YES [ ] NO — IF YES, DATE: 01/19/87

METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY): [ ] REMOVE CONTENTS [X] REPLACE TANK [ ] CLOSE TANK [ ] REPAIR TANK [ ] REPAIR PIPING [ ] CHANGE PROCEDURES [ ] OTHER

SOURCE(S) OF DISCHARGE: [X] TANK LEAK [ ] UNKNOWN [ ] PIPING LEAK [ ] OTHER (SPECIFY)

TANKS ONLY/CAPACITY: 3 @ 10,000 GAL — AGE: 24 YRS. [ ] UNKNOWN — MATERIAL: [X] STEEL [ ] FIBERGLASS [ ] OTHER

CAUSE(S): [ ] OVERFILL [X] CORROSION [ ] RUPTURE/FAILURE [ ] SPILL [ ] UNKNOWN [ ] OTHER

RESOURCES AFFECTED

	YES	NO	THREATENED	UNKNOWN
AIR (VAPOR)		X		
SOIL (VADOSE ZONE)	X			
GROUNDWATER		X		
SURFACE WATER OR STORM DRAIN		X		
BUILDING OR UTILITY VAULT		X		
OTHER (SPECIFY)				

GROUNDWATER BASIN NAME: [X] UNKNOWN

WATER SUPPLIES AFFECTED

	YES	NO	THREATENED	UNKNOWN	# OF WELLS
PUBLIC DRINKING WATER	[ ]	[X]	[ ]	[ ]	
PRIVATE DRINKING WATER	[ ]	[X]	[ ]	[ ]	
INDUSTRIAL	[ ]	[X]	[ ]	[ ]	
AGRICULTURAL	[ ]	[X]	[ ]	[ ]	
OTHER (SPECIFY)	[ ]	[ ]	[ ]	[ ]	

COMMENTS:

Targeted excavation in the tank pit based on lab analysis of soil samples is planned.

Remediation directives are to be determined with R.W.Q.C.B.

CHIPS Environmental Consultants

1285 Edmundson Ave
Morgan Hill, Ca 95037
(408)241-1828

KAYO OIL Enterprises
P.O BOX 100
LODI, CA 95241

Attention: Paul Taylor

Subject: <u>Field sampling and analysis at Kayo Oil's FAST GAS Station, 1088 Marina Blvd. San Leandro, CA on 1/22/87</u>

Enclosed are the results for the analysis of soil samples taken from beneath excavated and removed gasoline storage tanks at the Kayo Oil's FAST GAS station, 1088 Marina Boulevard, San Leandro, CA on 1/22/87. The first soil samples were taken on 1/21/87 and after the results of the analysis were known it was decided to excavate further soil and take additional samples. The results of the second set of samples are enclosed in this report. These samples were taken at a depth of 19.5 - 20 feet below grade. The samples were taken in the four corners of the excavation hole. The first trace of ground water was noticed at approximately 16.5 feet below grade.

Sampling was performed in accordance with approved methodology. The samples were obtained in appropriate containers which were sealed, chilled and transported to the laboratory for same day analysis.

<u>Reportage</u>

Submission to the Regional Water Quality Control Board and the San Leandro Fire Department should include copies of this report. The property owner should attach a cover letter and submit all documents together in a package.

The following addresses have been listed for your convenience:

Water Quality Control Board
San Francisco Bay Region
1111 Jackson Street
Room 6040
Oakland, CA 94607
Attention: Tom Callahan

CHIPS
Environmental
Consultants

1285 Edmundson Ave
Morgan Hill, Ca 95037

(408) 241-1828

01-22-87 JFM13-B:MARINA.KAY 210

KAYO OIL Enterprises
P.O. [illegible] 129
Lodi, CA 95241

Attention: Paul Taylor

Subject: Field sampling and analysis at Kayo Oil's FAST GAS Station, 1098 Marina Blvd, San Leandro, CA on 1-21-87

Enclosed are the results for the analysis of soil samples taken from beneath excavated and removed gasoline storage tanks and one waste oil tank as well as composite soil samples of the excavated piles of soil. A map giving the location of the tanks and the samples taken is enclosed. A brief description of our observations during sampling is as follows.

The first tank removed was a waste oil tank. The tank was removed prior to our arrival at the site and soil from beneath the two ends of the tank was set aside and covered with plastic sheeting. Soil samples were taken from these two piles. The location of the tank on the enclosed map is only approximate as the area was being used to store excavated soil from the excavation of the 3 large gasoline tanks. The waste oil tank was examined and found to have a large gash in it. This was related to us as having occured during the removal of the tank from the ground and the gash appeared to be a fresh gash. The tanks was 45 inches in diameter and 42 inches long. The tank appeared to be in good condition except for the fresh gash. Samples # 001012 (South end) and Samples #001019 (North end) were obtained from the excavated earth that had been set aside.

The second tank removed was a 10,000 gallon steel Super Gasoline storage tank with the dimensions of 8 feet in diameter and 27 feet in length. The tank appeared to be in good condition with only mild corrosion on the bottom of the tank. There were no obvious holes in the tank. The bottom of the tank resided at a depth of 12 feet below grade and the following soil samples were obtained: Sample #001310, South end near pump islands, Depth 14 feet below grade and Sample #001018, North end near Store, Depth 14 feet below grade.

The third tank removed was a 7500 gallon unleaded gasoline storage tank. This was a steel tank with an 8 foot diameter and

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Environmental
Consultants

1285 Edmundson Ave
Morgan Hill, Ca 95037

(408) 241-1828

244 inches long. The tank appeared to be in good condition with only mild corrosion at the bottom. There were no obvious holes in this tank. The bottom of the tank resided at a depth of 12 feet below grade and the following soil samples were obtained: Sample # 001016 South end near pump islands, depth 14 feet below grade. Sample # 001176, South end near pump islands, depth 16 feet below grade. Sample # 001312, North end near store, depth 14 feet below grade.

The fourth tank removed was a 10,000 gallon steel Regular gasoline storage tank with the dimensions of 8 feet in diameter and 27 feet in length. The tank appeared to be in good condition with only mild corrosion on the bottom of the tank. One hole was found at the bottom of the tank, on the seam at the end. The hole was approximately 1/4 inch in diameter. It was located at the north end of the tank closest to the store. The bottom of the tank resided at a depth of 12 feet below grade and the following soil samples were obtained: Sample #001011, South end near pump islands, Depth 14 feet below grade and Sample #000983, North end near Store, Depth 14 feet below grade.

Two composite soil samples of the excavated soil pile were also obtained. The samples are numbered Sample #001229 and Sample # 001307. Fire Inspector Robert G. Lundstrom of the City of San Leandro witnessed all the sampling and removal of tanks.

Sampling was performed in accordance with approved methodology. The samples were obtained in appropriate containers which were sealed, chilled and transported to the laboratory for same day analysis.

Recordkeeping

Submission to the Regional Water Quality Control Board and the San Leandro Fire Department should include copies of this report. The property owner should attach a cover letter and submit all documents together in a package.

The following addresses have been listed for your convenience:

Water Quality Control Board
San Francisco Bay Region
1111 Jackson Street
Room 6040
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Attention: Tom Callahan

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Environmental
Consultants

1285 Edmundson Ave
Morgan Hill, Ca 95037

(408) 241-1828

01-22-87 JF113-8:MARINA.FA 211

Client: KAYO OIL

Project No: FAST GAS STATION, 1088 MARINA BLVD
SAN LEANDRO, CA

Comments: SOIL SAMPLES FOR WASTE OIL, GASOLINE
AND BTX, SAMPLED 1.21.87

ANALYSIS: FOR WASTE OIL, GASOLINE, BTX

Sample #		Result
001016	Soil sample, Beneath excavated 7500 Gallon unleaded gasoline tank at a depth of 14 feet below grade. South end.	2080 +/- 200PPM (wt/wt) Gasoline in soil 150 +/- 15 PPM Benzene 515 +/- 50 PPM Toluene 350 +/- 35 PPM Xylenes
001176	Soil sample, Beneath excavated 7500 Gallon unleaded gasoline tank at a depth of 16 feet below grade. South end.	1000 +/- 100PPM (wt/wt) Gasoline in soil 52 +/- 5 PPM Benzene 240 +/- 25 PPM Toluene 210 +/- 20 PPM Xylenes
001212	Soil sample, Beneath excavated 7500 Gallon unleaded gasoline tank at a depth of 14 feet below grade. North end.	370 +/- 35 PPM (wt/wt) Gasoline in soil 75 +/- 7 PPM Benzene 230 +/- 25 PPM Toluene 150 +/- 15 PPM Xylenes
001310	Soil sample, Beneath excavated 10000 gallon gasoline tank at depth of 14 feet below grade. South end.	620 +/- 60 PPM (wt/wt) Gasoline in soil 28 +/- 3 PPM Benzene 155 +/- 15 PPM Toluene 140 +/- 14 PPM Xylenes
001019	Soil sample, Beneath excavated 10000 gallon gasoline tank at depth of 14 feet below grade. North end.	560 +/- 50 PPM (wt/wt) Gasoline in soil 25 +/- 3 PPM Benzene 180 +/- 15 PPM Toluene 130 +/- 14 PPM Xylenes

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Environmental
Consultants

1285 Edmundson Ave
Morgan Hill, Ca 95037

(408) 241-1828

01-23-87 JFM:13-B:MARINA2.RAY 212

Client: KAMO OIL

Project No: FAST GAS STATION, 1088 MARINA BLVD

SAN LEANDRO, CA

Comments: SOIL SAMPLES FOR GASOLINE AND BTX

SAMPLED ON 1/21/87

ANALYSIS: FOR GASOLINE AND BTX

Sample #		Result
001362	Soil sample, Northeast corner of excavation hole, Depth 19.5 feet below grade.	120 +/- 12 PPM (wt/wt) Gasoline in soil 5.7 +/- 0.6 PPM Benzene 1.9 +/- 0.2 PPM Toluene 4.9 +/- 0.5 PPM Xylenes
000995	Soil sample, Southeast corner of excavation hole, Depth 20 feet below grade.	26 +/- 3 PPM (wt/wt) Gasoline in soil 1.1 +/- 0.1 PPM Benzene 0.4 +/- 0.04 PPM Toluene 1.5 +/- 0.2 PPM Xylenes
001004	Soil sample, Northwest corner of excavation hole, Depth 19.5 feet below grade.	330 +/- 35 PPM (wt/wt) Gasoline in soil 15 +/- 2 PPM Benzene 5.3 +/- 0.6 PPM Toluene 15 +/- 2 PPM Xylenes
001364	Soil sample, Southwest corner of excavation hole, Depth 19.5 feet below grade.	67 +/- 7 PPM (wt/wt) Gasoline in soil 2.2 +/- 0.4 PPM Benzene 1.0 +/- 0.1 PPM Toluene 4.7 +/- 0.5 PPM Xylenes

Protocols: For soils: EPA Methods 5020 and 8015 (Test Methods for Evaluating Solid Wastes, SW-846, April 1984), followed by Gas Chromatographic analysis employing a flame ionization detector. Standards run as spikes and recoveries.

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1285 Edmundson Ave
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(408) 241-1828

001011	Soil sample, Beneath excavated 10000 gallon gasoline tank at depth of 14 feet below grade. South end.	920 +/- 90 PPM (wt/wt) Gasoline in soil 50 +/- 5 PPM Benzene 250 +/- 25 PPM Toluene 200 +/- 20 PPM Xylenes
001009	Soil sample, Beneath excavated 10000 gallon gasoline tank at depth of 14 feet below grade. North end.	5210 +/- 521 PPM (wt/wt) Gasoline in soil 900 +/- 90 PPM Benzene 1200 +/- 110 PPM Toluene [illegible]
001229	Soil sample, Composite from excavated piles.	365 +/- 35 PPM (wt/wt) Gasoline in soil 5 +/- 0.5 PPM Benzene 56 +/- 6 PPM Toluene 130 +/- 13 PPM Xylenes
001307	Soil sample, Composite from excavated piles.	460 +/- 45 PPM (wt/wt) Gasoline in soil 8 +/- 1 PPM Benzene 78 +/- 8 PPM Toluene 110 +/- 13 PPM Xylenes
001012	Soil sample, Beneath excavated waste oil tank, 1-2 feet below tank bottom, South end	210 +/- 20 PPM (wt/wt) Waste oil in soil
001019	Soil sample, Beneath excavated waste oil tank, 1-2 feet below tank bottom, North end	195 +/- 20 PPM (wt/wt) Waste oil in soil

Protocol: For soils: EPA Methods 5020 and 3550 and 8015 (Test Methods for Evaluating Solid Wastes, SW-846, April 1984), followed by Gas Chromatographic analysis employing a flame ionization detector. Standards run as spikes and recoveries.

Samples kept for 14 days unless other arrangements made.

GSA

1221 East Main Street Chattanooga, TN 37408-1696
(615) 755-9330

June 2, 1988

Mr. Peter Johnson
Regional Water Quality Control Board
San Francisco Bay Region
1111 Jackson ST, Rm 6040
Oakland, CA 94607

RE; Fast Gas Station
1088 Marina BLVD
San Leandro, CA

Dear Mr. Johnson:

Enclosed please find the latest monitoring and sampling results for the above referenced location.

Kayo will be monitoring this site on a bi-annual schedule in accordance with the Bay Area RWQCB guidelines. The next sampling interval is scheduled for December.

If you have any questions, please call our Lodi office.

Sincerely,

Joyce Miley

Joyce M. Miley
Coordinator - Environmental Affairs

Lodi Office: 900 S Cherokee LN
Lodi, CA 95240

Phone: 209/368-2731

JMM/dg

Enclosure

MAY 3 1 1988

FILE COPY COPY

GROUNDWATER
TECHNOLOGY, INC.

4080 Pike Lane, Suite D, Concord, CA 94520 (415) 671-2387
Fax (415) 685-9148

May 26, 1988

Job No. 203 720 8224.01

Ms. Joyce Miley
Kayo Oil Company
900 South Cherokee Lane
Lodi, CA 95240

Dear Ms. Miley:

Enclosed please find the results for the quarterly monitoring and sampling at the Fast Gas Station located at 1088 Marina Boulevard in San Leandro, California. Included are a groundwater gradient map, a dissolved plume map, the laboratory analyses report, and groundwater monitoring data.

The site was monitored and sampled on May 2, 1988. The samples were analyzed by GT Environmental Laboratories, Concord, California. Samples were laboratory analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX) and total petroleum hydrocarbons (TPH) by U.S. Environmental Protection Agency (EPA) Modified Methods 5030/8020/8015.

Since Groundwater Technology, Inc.'s (GTI) last sampling interval on February 2, 1988, there has been some flucuations in the TPH concentrations found in the five monitoring wells (See Table 1 - Laboratory Analyses). All of the monitoring wells have detectable concentrations of contamination of the same order of magnitude as the previous sampling round. There has been no appreciable change in the shape of the plume. There is no indication of migration of the contaminant plume at this time. Free product was not found in any of the monitoring wells on site. Also a sample was collected from each well and field analyzed for dissolved oxygen concentrations. The results are presented in Table 2.

MAY 31 1988

FILE COPY COPY

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The groundwater level has decreased an average of 0.90 feet since the last monitoring of the site in February. This decrease is due to the seasonal fluctuation of precipitation. The groundwater-gradient direction remains to the south.

TABLE 1
LABORATORY ANALYSES
TOTAL DISSOLVED HYDROCARBON CONCENTRATIONS
(ppm)

DATE	MW-1	MW-2	MW-3	MW-4	MW-5
4/16/87	17.28	17.92	9.97	19.31	17.73
6/23/87	26.03	49.35	16.82	31.43	19.56
8/06/87	6.08	14.38	3.11	10.46	6.45
11/04/87	15.00	19.00	2.60	55.00	4.60
2/02/87	14.00	54.00	44.00	47.00	24.00
5/02/87	33.00	53.00	14.00	58.00	17.00

TABLE 2
DISSOLVED OXYGEN
(ppm)

DATE	MW-1	MW-2	MW-3	MW-4	MW-5
5/02/88	3.5	3.0	1.0	1.5	1.0

GTI would like to thank Kayo Oil Company for the continued opportunity to be of service on this project. Should you have any questions regarding these results, please contact us at your earliest convenience.

Sincerely,
GROUNDWATER TECHNOLOGY, INC.

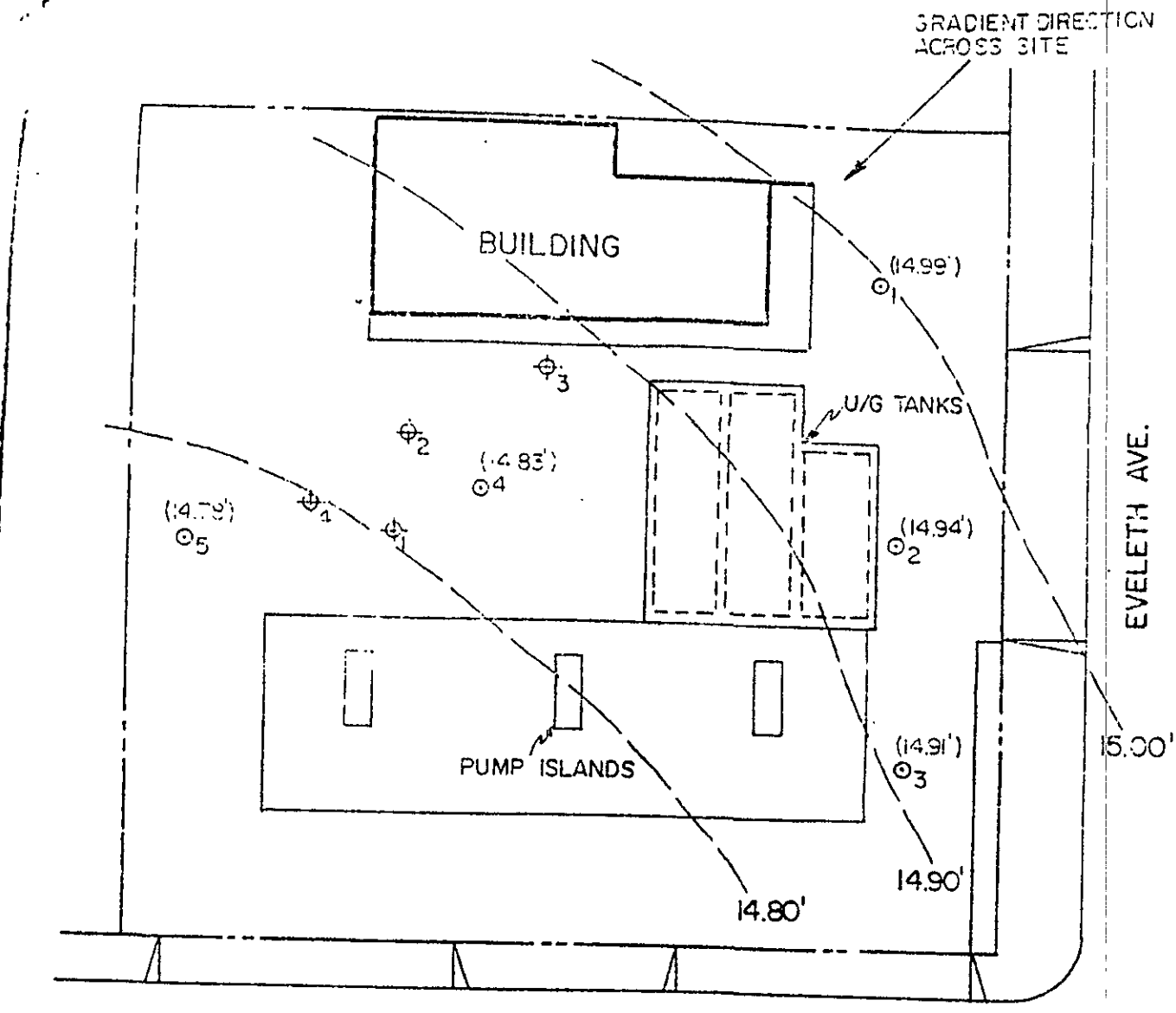
Kelly A. Kline

Kelly A. Kline
Project Geologist

KAK:lbm

Enclosures

L8224.01E



LEGEND

- ⊙ MONITORING WELL
- ⊕ SOIL BORING
- ( ) RELATIVE GROUNDWATER ELEVATION

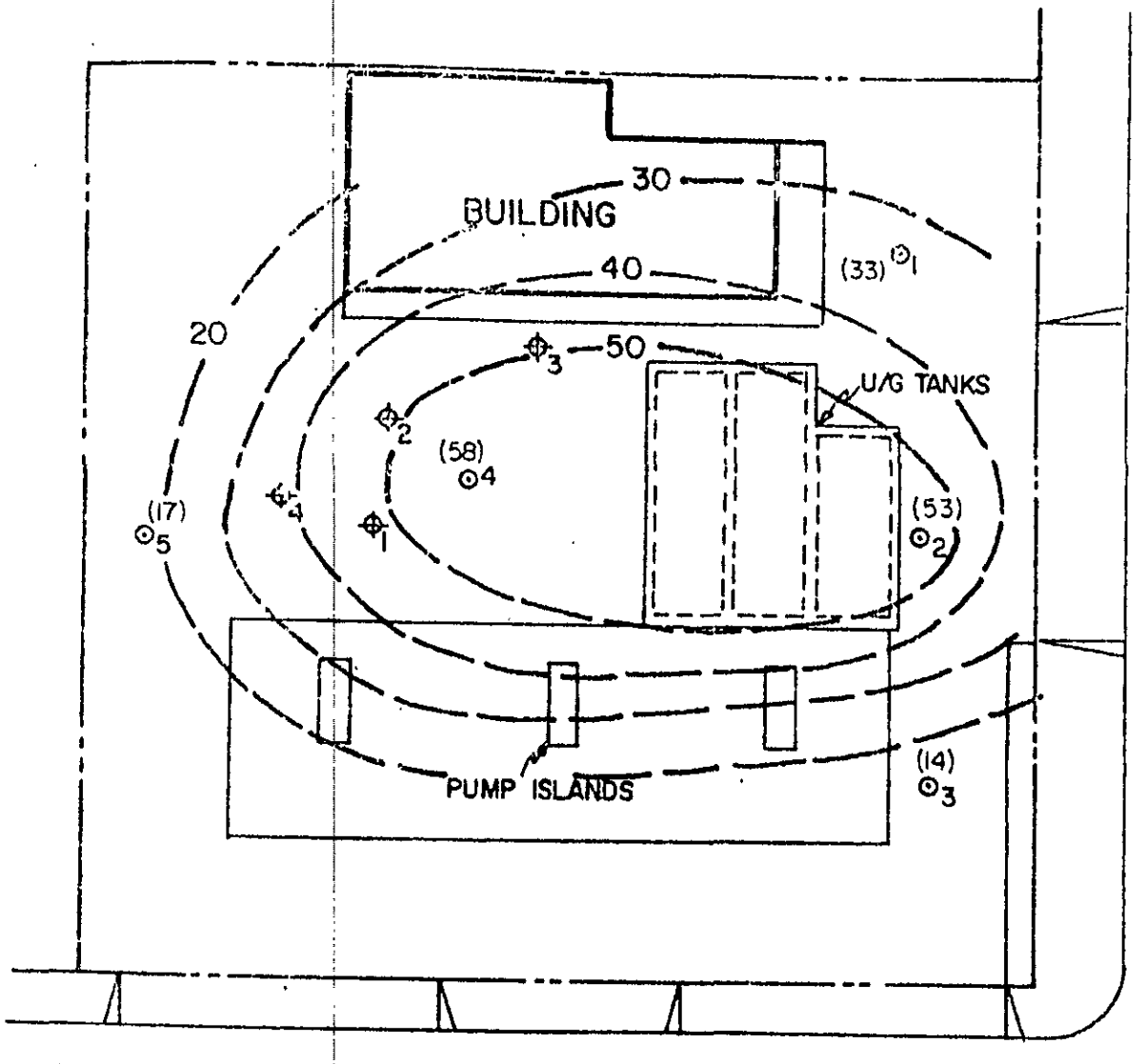
GROUNDWATER GRADIENT MAP
5/2/88

N

0 FEET 30

KAYO OIL CO.
SAN LEANDRO, CALIFORNIA

GROUNDWATER TECHNOLOGY



LEGEND

⊙ MONITORING WELL
⊕ SOIL BORING

DISSOLVED HYDROCARBON CONCENTRATION (ppm)
MAY 2, 1988

N

0 FEET 30

KAYO OIL CO.
SAN LEANDRO, CALIFORNIA

GROUNDWATER TECHNOLOGY

Environmental Laboratories
...ion of Groundwater Technology, Inc.
...stern Region
...0-C Pike Lane, Concord, CA 94520
...15) 685-7852
...00) 544-3422 from inside California
...) 423-7143 from outside California

05/20/88 mh

PROJECT MGR: Paul Horton
Groundwater Technology, Inc.
4080 Pike Lane
Concord, CA 94520
PROJECT #: 203-720-8224.01-4
LOCATION: San Leandro, CA

SAMPLED: 05/02/88 BY: D. Kaufman
RECEIVED: 05/03/88 BY: K. Biava
ANALYZED: 05/13/88 BY: C. Manuel
MATRIX: Water
UNITS: ug/L (ppb)

TEST RESULTS

	MDL	LAB #	22029	22030	22031	22032	22033
		I.D.#	MW-1	MW-2	MW-3	MW-4	MW-5
	0.5		3500	6800	1600	9200	4400
	0.5		4900	7100	840	6100	1200
	0.5		700	1300	450	1300	490
	0.5		2700	5400	1700	6400	1500
	0.5		12000	21000	4000	23000	7600
...bons	1.0		21000	32000	9400	35000	9400
...m ...s	1.0		33000	53000	14000	58000	17000

...ection Limit; compound below this level would not be detected.
... to two significant figures.

...hod 5030/8020/8015.

Environmental Laboratories
A division of Groundwater Technology, Inc.

Western Region
4080-C Pike Lane, Concord, CA 94520
(415) 685-7852
(800) 544-3422 *from inside California*
(800) 423-7143 *from outside California*

PROJECT MGR: Paul Horton
PROJECT #: 203-720-8224.01-4
LOCATION: San Leandro, CA

TEST RESULTS

MATRIX: Water
UNITS: ug/L (ppb)

COMPOUNDS	MDL	LAB # I.D.#	22034 RINSATE 41
Benzene	0.5		<0.5
Toluene	0.5		<0.5
Ethylbenzene	0.5		<0.5
Xylenes	0.5		<0.5
Total BTEX	0.5		<0.5
Misc. Hydrocarbons (C4-C12)	1.0		<1.0
Total Petroleum Hydrocarbons as Gasoline	1.0		<1.0

MDL = Method Detection Limit; compound below this level would not be detected.
Results rounded to two significant figures.

METHOD:
Modified EPA Method 5030/8020/8015.

Safy Khalifa 10/17

SAFY KHALIFA, Ph.D., Director

PETERSON TRACTOR COMPANY

FUELLEAK CASE RECORD

REVIEW DATE: 7/27/87
SITE NAME: PATTERSON TRACTOR CO.
STREET NO.: 995
STREET: MARINA BLVD
CITY: SAN LEANDRO
COUNTY: 07
PRIORITY: B3
RANK:
SUBSTANCE/PRIMARY: 12035
SUBSTANCE/SECONDARY:
CASE TYPE: U
STATUS: N

SOIL AFFECTED: U
MAXIMUM SOIL CONCENTRATION (PPM):
MAXIMUM RESIDUAL SOIL CONCENTRATION (PPM):
SOIL STATUS: N
DEPTH TO GROUNDWATER:
GROUNDWATER AFFECTED: U
MAXIMUM GROUNDWATER IMPACT:
GROUNDWATER STATUS: N
DRINKING WATER AFFECTED: U
DRINKING WATER STATUS: N
REMEDIAL ACTION: NT
DATE OF LAST CORR.: / /

DR = 6/13/85

A.R.

INTRAOFFICE SPILL/COMPLAINT INCIDENTS

Office Notification

Date: ____________
Time: ____________
Rcvd by: ____________
Rptd by: ____________
Agcy: ____________
Addr: ____________
Phone: ____________

Incident Type:
☐ Emergency ☐ Routine
☐ Spill ☐ Oil ☐ Chem ☐ Other
☐ Complaint ☐ Other

RESPONSE/INFO ROUTING

To Field Inspector (Original)

Seq	TO	Ini	Time
	MHK		
	PVJ		
	RSS		

☐ Emergency Hand deliver/ Phone contact
☐ Routine Inbasket

INFORMATION ROUTING (copy)

Seq	To	Ini	
	SL		
	DC		
	AEO		
/	EO *		

* Emergency or if Media involved, hand carry to EO.

File:

INCIDENT INFORMATION (Completed by individual receiving complaint)

Discharge Date: ____________ Time: ____________ Previous Occurrence: Y N

Type of Material: ____________ Volume: ____________

Source: ____________ Address: ____________

Phone: ____________

Cause: ____________

State Waters Impacted: ____________

Extent of Impact: ____________

RESPONSE (Completed by investigator)

Staff Investigation: Phone Contact ____________ Phone #: ____________

Other Agency Responding: ☐ SDF&G ☐ USGS ☐ Co. Health ☐ Other: ____________

AGENCY NOTIFIED (Completed by investigator; in emergencies, by complaint taker)

	Date/Time	Contact	Phone #	Required For Sit.
EPA				[illegible]
USCG			556-2741	oil/chem spills
SDF&G			2-9[illegible]-2311	fish kills/spills
Co. H.D. ( )				public health
Other				

CONTACTS MADE BY MEDIA

Media	Reporter	Staff Contact	Date/Time

(Use back for add. notes)

S-18

UNOCAL SERVICE STATION NO. 4845

Applied GeoSystems 43255 Mission Blvd. Suite B Fremont, CA 94539 (415) 651-1906

June 5, 1987
AGS 87043-2

Mr. Don Terry
UNOCAL Corporation
2175 N. California Blvd.
Suite 650
Walnut Creek, CA 94596

Subject: Transmittal of Report No. 87043-2, Subsurface Environmental Investigation, Soil Boring and Monitoring Well Installation at UNOCAL Service Station #4845, Marina Boulevard and Alvarado Street, San Leandro, California.

Dear Mr. Terry:

This report presents the results of our limited environmental investigation at the above-referenced site. The investigation included the drilling of four boreholes and the construction of four 2-inch diameter monitoring wells.

Laboratory analyses of soil and water from boring B-1 (MW-1) show relatively high concentrations of hydrocarbons. No detectable levels of hydrocarbons were found in the soil from borings B-2, B-3, and B-4. The Benzene, Toluene, and Xylene levels in water collected from MW-1 are above State of California, Department of Health Services recommended maximum concentrations for drinking water. The water samples collected from monitoring wells MW-2, MW-3, and MW-4 have very low, but detectable levels of total volatile hydrocarbons (TVH), however, only the benzene level in MW-4 is above State Department of Health Services recommended maximum concentrations for drinking water.

The low levels of hydrocarbons found in the wells along the edge of the station property suggest that the contamination is relatively limited in extent. The low levels also suggest that the transport rate is slow based on the information that suggests that the product release occurred at least ten years ago.

Applied GeoSystems 43255 Mission Blvd. Suite B Fremont, CA 94539 (415) 651-1906

RECORD OF ANALYSIS

Date 12-7-87

Applied GeoSystems
43255 Mission Blvd.
Fremont, CA. 94539

Attention: William R. Short

Date Received: 11-24-87
Date Analyzed: 12-2-87

Laboratory# 8712W009

Procedure:

The water samples referenced on the attached Chain-of-Custody were analyzed for the presence and concentration of Benzene, Ethyl-Benzene, Toluene, and Xylenes (BETX) by EPA method 602. The samples were concentrated on a Tekmar LSC-2 and ALS automatic sampler prior to injection into a 5890 Hewlett Packard gas chromatograph fitted with a Photo-Ionization detector (PID) and a Flame Ionization detector (FID). The limit of detection for these samples is 0.0005 milligrams/liter (parts per million = ppm).

The results are presented in the table below:

SAMPLE	SITE	BENZENE	ETHYL BENZENE	TOLUENE	TOTAL XYLENES
W-22-MW1	87043-3	0.0059	ND	0.0193	0.1059
W-22-MW2	87043-3	ND	ND	0.0017	ND
W-22-MW3	87043-3	ND	ND	0.0081	ND
W-22-MW4	87043-3	0.0018	ND	0.0010	ND

Results in milligrams/liter (parts per million = ppm).
ND=Non Detectable - Less than 0.0005 milligrams/liter (ppm).

Tia Tran, Chemist

Applied GeoSystems is a State of California, Department of Health Services Certified Hazardous Waste Testing Laboratory (No. 153).

ANALYSIS DATA SHEET - PETROLEUM HYDROCARBON COMPOUNDS
ANAMETRIX, INC. (408) 629-1132

ple I.D.	: 87043-3 W-22-MW1		
ix	: WATER	Anametrix I.D.	: 8711149-01
sampled	: 11-23-87	Analyst	: [illegible]
anl. TVH	: 11-28-87	Supervisor	: [illegible]
ext. TEH	: NA	Date released	: 12-01-87
anl. TEH	: NA	Date ext. TOG	: NA
		Date anl. TOG	: NA

CAS #	Compound Name	Det. Limit (ug/L)	Amt. Found (ug/L)	Q
71-43-2	Benzene	1		NR
108-88-3	Toluene	1		NR
100-41-4	Ethylbenzene	1		NR
	Total Xylenes	1		NR
	TVH as Gasoline	50	630	+
	TEH as Diesel	50		NR
	Total Oil & Grease	10		NR

reporting purposes, the following qualifiers (Q) are used:
+ : A value greater than or equal to the method detection limit.
U : The compound was analyzed for but was not detected.
NR: Not requested.

- Total Volatile Hydrocarbons is determined by modified EPA 8015 with either headspace or purge and trap.
- Total Extractable Hydrocarbons is determined by modified EPA 8015 with direct injection.
- Total Oil & Grease is determined by Standard Method 503D.
- Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.

All testing procedures follow CRWQCB Region 2 guidelines.

Form 3-1.

ANALYSIS DATA SHEET - PETROLEUM HYDROCARBON COMPOUNDS
ANAMETRIX, INC. (408) 629-1132

ıple I.D.	: 87043-3 W-22-MW2	Anametrix I.D.	: 8711149-02
:rix	: WATER	Analyst	:
.e sampled	: 11-23-87	Supervisor	:
:e anl. TVH	: 11-28-87	Date released	: 12-01-87
:e ext. TEH	: NA	Date ext. TOG	: NA
:e anl. TEH	: NA	Date anl. TOG	: NA

CAS #	Compound Name	Det. Limit (ug/L)	Amt. Found (ug/L)	Q
71-43-2	Benzene	1		NR
108-88-3	Toluene	1		NR
100-41-4	Ethylbenzene	1		NR
	Total Xylenes	1		NR
	TVH as Gasoline	50		U
	TEH as Diesel	50		NR
	Total Oil & Grease	10		NR

reporting purposes, the following qualifiers (Q) are used:
+ : A value greater than or equal to the method detection limit.
U : The compound was analyzed for but was not detected.
NR: Not requested.

- Total Volatile Hydrocarbons is determined by modified EPA 8015 with either headspace or purge and trap.
- Total Extractable Hydrocarbons is determined by modified EPA 8015 with direct injection.
- Total Oil & Grease is determined by Standard Method 503E.
EX- Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.

All testing procedures follow CRWQCB Region 2 guidelines.

Form 3-2.

ANALYSIS DATA SHEET - PETROLEUM HYDROCARBON COMPOUNDS
ANAMETRIX, INC. (408) 629-1132

mple I.D.	: 87043-3 W-22-MW3	Anametrix I.D.	: 8711149-03
trix	: WATER	Analyst	:
te sampled	: 11-23-87	Supervisor	:
te anl. TVH	: 11-28-87	Date released	: 12-01-87
te ext. TEH	: NA	Date ext. TOG	: NA
te anl. TEH	: NA	Date anl. TOG	: NA

CAS #	Compound Name	Det. Limit (ug/L)	Amt. Found (ug/L)	Q
71-43-2	Benzene	1		NR
108-88-3	Toluene	1		NR
100-41-4	Ethylbenzene	1		NR
	Total Xylenes	1		NR
	TVH as Gasoline	50		U
	TEH as Diesel	50		NR
	Total Oil & Grease	10		NR

r reporting purposes, the following qualifiers (Q) are used:
+ : A value greater than or equal to the method detection limit.
U : The compound was analyzed for but was not detected.
NR: Not requested.

H - Total Volatile Hydrocarbons is determined by modified EPA 8015 with either headspace or purge and trap.
H - Total Extractable Hydrocarbons is determined by modified EPA 8015 with direct injection.
G - Total Oil & Grease is determined by Standard Method 503E.
EX- Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.

All testing procedures follow CRWQCB Region 2 guidelines.

Form 3-3.

ANALYSIS DATA SHEET - PETROLEUM HYDROCARBON COMPOUNDS
ANAMETRIX, INC. (408) 629-1132

ample I.D.	: 87043-3 W-22-MW4	Anametrix I.D.	: 8711143-04
atrix	: WATER	Analyst	: [illegible]
ate sampled	: 11-23-87	Supervisor	: [illegible]
ate anl. TVH	: 11-28-87	Date released	: 12-01-87
ate ext. TEH	: NA	Date ext. TOG	: NA
ate anl. TEH	: NA	Date anl. TOG	: NA

CAS #	Compound Name	Det. Limit (ug/L)	Amt. Found (ug/L)	Q
71-43-2	Benzene	1		NR
108-88-3	Toluene	1		NR
100-41-4	Ethylbenzene	1		NR
	Total Xylenes	1		NR
	TVH as Gasoline	50		U
	TEH as Diesel	50		NR
	Total Oil & Grease	10		NR

or reporting purposes, the following qualifiers (Q) are used:
+ : A value greater than or equal to the method detection limit.
U : The compound was analyzed for but was not detected.
NR: Not requested.

VH - Total Volatile Hydrocarbons is determined by modified EPA 8015 with either headspace or purge and trap.
EH - Total Extractable Hydrocarbons is determined by modified EPA 8015 with direct injection.
OG - Total Oil & Grease is determined by Standard Method 503E.
TEX- Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.

All testing procedures follow CRWQCB Region 2 guidelines.

Form 3-4.

ANALYSIS DATA SHEET - PETROLEUM HYDROCARBON COMPOUNDS
ANAMETRIX, INC. (408) 329-1132

ample I.D.	: 87043-3 W-22-MW2 SPIKE	Anametrix I.D.	: 8711149-02
atrix	: WATER	Analyst	: [illegible]
ate sampled	: 11-23-87	Supervisor	: [illegible]
ate anl. TVH	: 11-28-87	Date released	: 12-01-87
ate ext. TEH	: NA	Date ext. TOG	: NA
ate anl. TEH	: NA	Date anl. TOG	: NA

CAS #	Compound Name	Det. Limit (ug/L)	Amt. Found (ug/L)	Q
71-43-2	Benzene	1		NR
108-88-3	Toluene	1		NR
100-41-4	Ethylbenzene	1		NR
	Total Xylenes	1		NR
	TVH as Gasoline	50	62%	+
	TEH as Diesel	50		NR
	Total Oil & Grease	10		NR

r reporting purposes, the following qualifiers (Q) are used:
+ : A value greater than or equal to the method detection limit.
U : The compound was analyzed for but was not detected.
NR: Not requested.

H - Total Volatile Hydrocarbons is determined by modified EPA 8015 with either headspace or purge and trap.
H - Total Extractable Hydrocarbons is determined by modified EPA 8015 with direct injection.
G - Total Oil & Grease is determined by Standard Method 503E.
EX- Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.

All testing procedures follow CRWQCB Region 2 guidelines.

Form 3-5.

ANALYSIS DATA SHEET - PETROLEUM HYDROCARBON COMPOUNDS
ANAMETRIX, INC. (408) 629-1132

ample I.D.	: 87043-3 W-22-MW2 SPIKE DUP.	Anametrix I.D.	: 8711149-02
atrix	: WATER	Analyst	:
ate sampled	: 11-23-87	Supervisor	:
ate anl. TVH	: 11-28-87	Date released	: 12-01-87
ate ext. TEH	: NA	Date ext. TOG	: NA
ate anl. TEH	: NA	Date anl. TOG	: NA

CAS #	Compound Name	Det. Limit (ug/L)	Amt. Found (ug/L)	Q
71-43-2	Benzene	1		NR
108-88-3	Toluene	1		NR
100-41-4	Ethylbenzene	1		NR
	Total Xylenes	1		NR
	TVH as Gasoline	50	92%	+
	TEH as Diesel	50		NR
	Total Oil & Grease	10		NR

or reporting purposes, the following qualifiers (Q) are used:
+ : A value greater than or equal to the method detection limit.
U : The compound was analyzed for but was not detected.
NR: Not requested.

VH - Total Volatile Hydrocarbons is determined by modified EPA 8015 with either headspace or purge and trap.
EH - Total Extractable Hydrocarbons is determined by modified EPA 8015 with direct injection.
OG - Total Oil & Grease is determined by Standard Method 503E.
TEX- Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.

All testing procedures follow CRWQCB Region 2 guidelines.

Form 3-6.

Applied GeoSystems 43255 Mission Boulevard, Fremont, CA 94539 (415) 651-1906
• FREMONT • COSTA MESA • SACRAMENTO • HOUSTON

January 11, 1988
0111dter
87043-3

Mr. Don Terry
UNOCAL Corporation
2175 North California Boulevard
Suite 650
Walnut Creek, California 94596

Subject: Letter report No. 87043-3, quarterly ground-water monitoring at UNOCAL Service Station No. 4845, Marina Boulevard and Alvarado Street, San Leandro, California.

Mr. Terry:

This letter report summarizes the results of quarterly ground-water monitoring performed by Applied GeoSystems at the above-referenced site. The subject UNOCAL service station is located on the northwest corner of the intersection of Marina Boulevard and Alvarado Street in San Leandro, California, as shown on the Site Vicinity Map, Plate P-1, enclosed with this letter report. The locations of the four monitoring wells and associated structures at the site are shown on the Generalized Site Plan, Plate P-2, also attached.

It is our understanding that the underground storage tanks and associated piping were replaced in April 1987. Applied GeoSystems' letter report No. 87043-1 (dated May 14, 1987) report No. 87043-2 (dated June 5, 1987) and letter report No. 87043-3 (dated October 13, 1987) describe our previous investigations at the site.

A geologist from Applied GeoSystems arrived at the above-referenced site on November 23, 1987, to collect ground-water samples from monitoring wells MW-1, MW-2, MW-3, and MW-4. Ground-water levels in the wells were measured using a Solinst water-level sounder. Following the water level measurement, an initial water sample was collected from each of the wells to check for floating product, sheen, emulsion, and product odor. The samples were collected by gently lowering a clean Teflon bailer past the air/water interface and obtaining a sample from the surface of the water in each well. No subjective evidence of

toluene, and total xylene isomers in these three wells were either below laboratory detection limits or below DHS recommended maximum concentrations for drinking water. The levels of benzene, ethylbenzene, toluene, and total xylene levels in MW-1 had decreased since the May 1987 sampling. The levels of benzene, toluene, and xylene in MW-1, however, were still above DHS recommended maximum concentrations for drinking water. The concentration of ethylbenzene in MW-1 had decreased to below DHS action levels.

The most recent analyses show a continued drop in contamination levels in MW-1. Only levels of benzene in monitoring wells MW-1 and MW-4 are slightly above DHS recommended maximum concentrations for drinking water. The levels of hydrocarbon contamination in MW-1 have decreased substantially since May 1987. The levels of contamination in the three wells near the perimeter of the site (MW-2, MW-3, and MW-4) continue to show levels of contamination at or near detection limits.

An evaluation of the ground-water flow direction across the site was conducted using the water-level measurements made on November 23, 1987. A Wild NA-24 Auto Level was used to measure the differences in elevation between the top of the casing of each of the monitoring wells. Measurements were recorded to the nearest 0.001-foot, although accuracy of the instrument is limited to 0.005-foot over the maximum distance of measurement (approximately 100 feet). The static water level in each well was measured to the nearest 0.01-foot using a Solinst water level sounder. The well head and ground-water elevations were combined to calculate the differences in water-level elevations between the wells.

Table 3 presents the tabulated results of the ground-water elevation survey using measurements of ground-water elevations taken on November 23, 1987. Plate P-3 shows the ground-water potentiometric surface at the site calculated from the data presented in Table 3. The water elevation data indicate that the shallow ground water at the site was flowing approximately south 40 degrees west and had a gradient of approximately 0.001 (0.1-foot per 100 feet) at the time of measurement.

As stated in our previous report (No. 87043-2, dated June 5, 1987) we understand, based on conversations with UNOCAL personnel, that a leak was repaired in a former tank in 1978. This former leak may have been the source of the contamination observed in the monitoring wells. The underground storage tanks and associated piping were replaced with double containment tanks

and lines in May 1987. Thus, further introduction of hydrocarbon contaminants to the ground water is unlikely. The substantial reduction in levels of hydrocarbon contamination in MW-1 and the very low levels of hydrocarbon contamination observed in the monitoring wells near the perimeter of the property suggest that the contamination at the site is relatively limited in extent. The reduction in concentrations of hydrocarbons in MW-1 may be the result of the natural processes of dispersion, dilution, and biological degradation of the hydrocarbons.

Based on the rate of decrease of contamination, continued reduction in the levels of contamination can probably be expected in the near future. We recommend that the ground water be sampled once more in February 1988, because the ground-water quality at the site has been improving and because the latest samples show very low levels of the hydrocarbon constituents analyzed. If the contamination levels remain low, or unchanged during the February 1988 sampling event, we will recommend discontinuing the monitoring activities at the site.

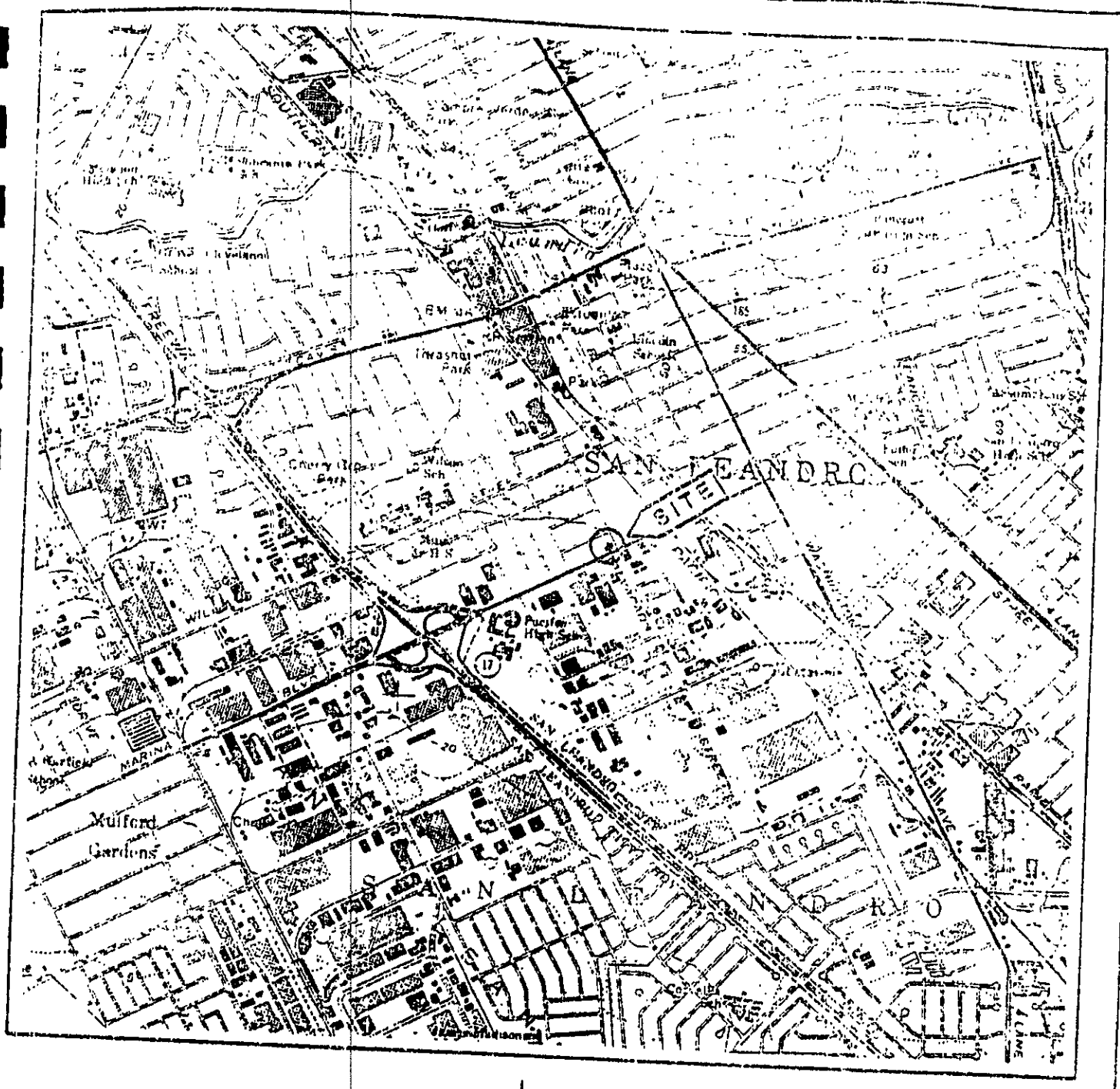
A copy of this report should be forwarded to Mr. Joe Ferreira of the San Leandro Fire Department at 835 East 14th Street, San Leandro, California 94577, and to Mr. Greg Zentner of the California Regional Water Quality Control Board, San Francisco Bay Region at 1111 Jackson Street, Room 6040, Oakland, California 94607. Please do not hesitate to call if you have any questions concerning the content of this letter report.

Sincerely,
Applied GeoSystems

William R. Short
Project Geologist

Gillian S. Holmes
G.E. 2023

Enclosures:
Plate P-1 - Site Vicinity Map
Plate P-2 - Generalized Site Plan
Table 1 - Cumulative Results of Subjective Analyses
Table 2 - Cumulative Results of Laboratory Analyses
Table 3 - Ground-Water Elevation Differences
Plate P-3 - Ground-Water Potentiometric Surface Map
Chain of Custody Records



Source: U.S. Geological Survey
San Leandro,
7.5 Minute Quadrangle

N

Approximate Scale
2000 1000 0 2000 4000
feet

Applied GeoSystems

PROJECT NO. AGS 87043-3

SITE VICINITY MAP
UNOCAL Station No. 4646
Marina Blvd. and Alvarado Street
San Leandro, California

PLATE
P - 1

TABLE 1
CUMULATIVE RESULTS OF SUBJECTIVE ANALYSES
UNOCAL Service Station No. 4845
Marina Boulevard and Alvarado Street
San Leandro, California

Date	Well Number	Depth to Water	Floating Product	Odor	Sheen	Emulsion
05/14/87	MW-1	19.40	NONE	NONE	NONE	NONE
05/22/87	MW-1	19.58	NONE	SLIGHT	NONE	NONE
08/25/87	MW-1	20.75	NONE	NONE	NONE	NONE
11/23/87	MW-1	21.07	NONE	NONE	NONE	NONE
05/22/87	MW-2	18.62	NONE	NONE	NONE	NONE
08/25/87	MW-2	19.84	NONE	NONE	NONE	NONE
11/23/87	MW-2	20.13	NONE	NONE	NONE	NONE
05/22/87	MW-3	19.26	NONE	NONE	NONE	NONE
08/25/87	MW-3	20.44	NONE	NONE	NONE	NONE
11/23/87	MW-3	20.71	NONE	NONE	NONE	NONE
05/22/87	MW-4	18.02	NONE	NONE	NONE	NONE
08/25/87	MW-4	19.21	NONE	NONE	NONE	NONE
11/23/87	MW-4	19.49	NONE	NONE	NONE	NONE

Depth to water is measured in feet below top of casing.

TABLE 1
CUMULATIVE RESULTS OF SUBJECTIVE ANALYSES
UNOCAL Service Station No. 4845
Marina Boulevard and Alvarado Street
San Leandro, California

Date	Well Number	Depth to Water	Floating Product	Odor	Sheen	Emulsion
05/14/87	MW-1	19.40	NONE	NONE	NONE	NONE
05/22/87	MW-1	19.58	NONE	SLIGHT	NONE	NONE
08/25/87	MW-1	20.75	NONE	NONE	NONE	NONE
11/23/87	MW-1	21.07	NONE	NONE	NONE	NONE
05/22/87	MW-2	18.62	NONE	NONE	NONE	NONE
08/25/87	MW-2	19.84	NONE	NONE	NONE	NONE
11/23/87	MW-2	20.13	NONE	NONE	NONE	NONE
05/22/87	MW-3	19.26	NONE	NONE	NONE	NONE
08/25/87	MW-3	20.44	NONE	NONE	NONE	NONE
11/23/87	MW-3	20.71	NONE	NONE	NONE	NONE
05/22/87	MW-4	18.02	NONE	NONE	NONE	NONE
08/25/87	MW-4	19.21	NONE	NONE	NONE	NONE
11/23/87	MW-4	19.49	NONE	NONE	NONE	NONE

Depth to water is measured in feet below top of casing.

TABLE 2
CUMULATIVE RESULTS OF WATER ANALYSES
UNOCAL Service Station No. 4845
Marina Boulevard and Alvarado Street
San Leandro, California

Sample Number	Date Sampled	TVH	Benzene	Ethyl Benzene	Toluene	Total Xylenes
W-30-MW1	05/12/87	16.12	0.36	0.67	2.43	2.84
W-30-MW1	08/25/87	3.070	0.114	0.085	0.709	0.666
W-22-MW1	11/23/87	0.630	0.0059	ND	0.0193	0.1059
W-27-MW2	05/22/87	0.0109	ND	ND	0.0010	ND
W-25-MW2	08/25/87	0.0150	ND	ND	0.0008	0.0029
W-22-MW2	11/23/87	ND	ND	ND	0.0017	ND
W-27-MW3	05/22/87	0.0545	ND	ND	0.0012	ND
W-25-MW3	08/25/87	0.0028	ND	ND	ND	ND
W-22-MW3	11/23/87	ND	ND	ND	0.0081	ND
W-27-MW4	05/22/87	1.2139	0.0262	0.0354	0.0028	ND
W-25-MW4	08/25/87	0.1779	ND	0.0006	0.0006	ND
W-22-MW4	11/23/87	ND	0.0018	ND	0.0010	ND
DHS			0.0007	0.680	0.100	0.620

Results in milligrams/liter (mg/l) = parts per million (ppm)
TVH: Total volatile hydrocarbons
ND: Nondetectable
DHS: Department of Health Services recommended maximum concentrations for drinking water
Detection limits: 0.050 ppm (TVH - November 1987)
0.0005 ppm (BETX - November 1987)
Sample designation: W-22-MW1
W = Water sample
22 = Sample depth in feet
MW1 = Monitoring well number

TABLE 3
GROUND-WATER ELEVATION DIFFERENCES
UNOCAL Service Station No. 4845
Marina Boulevard and Alvarado Street
San Leandro, California
Date Measured: November 23, 1987

Monitoring Well Number	Top of Casing (C)	Static Water Depth (W)	Water Level Below Datum (C + W)
MW-1	0.000	21.07	21.07
MW-2	0.855	20.13	20.99
MW-3	0.429	20.71	21.14
MW-4	1.704	19.49	21.19

Measurements in feet.
Depth to static water measured in feet below top of casing.
Datum is an arbitrary elevation corresponding to the top of the highest well casing (MW-1).

FUELLEAK CASE FORM

Review Date 8 / 1 / 88

Site Name [illegible]
Streetnumber [illegible]
Street [illegible] Dr.
City San [illegible]
County Number [illegible]

Priority [illegible]

Rank

Primary Substance [illegible]

Secondary Substance [illegible]

Waste Oil

Case Type U (G) D

Status I

Well Status [illegible]

Soil Affected (Y) U

Max. Soil Conc. (ppm)

Max. Residual Soil (ppm)

Soil Status N

Groundwater Affected (Y) U

Max. Groundwater Impact 16000

Groundwater Status [illegible]

Depth to Groundwater 18

Drinking Water Affected Y (U)

Drinking Water Status N

Remedial Action [illegible]

Proof of Action Needed DT

Date of Last Corr. 3 / 30 / 88

Date Case Received 10 / 30 / 87

Case Evaluated By RMG

[illegible] reports not given to us. [illegible] oil [illegible] cow [illegible] here, its copy [illegible]

File

Applied GeoSystems 43255 Mission Boulevard Fremont CA 94539 (415) 651-4906
• IRVINE • COSTA MESA • SACRAMENTO • HOUSTON

July 15, 1988
AGS 87043-3
0715gzen

Mr. Greg Zentner
California Regional Water Quality Control Board,
San Francisco Bay Region,
1111 Jackson Street, Room 6040
Oakland, California 94607

Subject: Transmittal of letter report No. 87043-3, Quarterly Ground-Water Monitoring at Unocal Service Station No. 4845, Marina Boulevard and Alvarado Street, San Leandro, California.

Mr. Zentner:

As per UNOCAL's request of July 14, 1988 we are forwarding you a copy of the above referenced report (AGS 87043-3). Please do not hesitate to call if you have any questions.

Sincerely,
Applied GeoSystems

William R. Short
Project Geologist

enclosure

Applied GeoSystems
43255 Mission Boulevard, Fremont, CA 94539 (415) 651-3000
• FREMONT • COSTA MESA • SACRAMENTO • PORTLAND

July 7, 1988
0706tros
AGS 87043-3

Mr. Tim Ross
UNOCAL Corporation
2175 North California Boulevard
Suite 650
Walnut Creek, California 94596

Subject: Letter Report No. 87043-3 regarding quarterly ground-water monitoring at UNOCAL Service Station No. 4845, Marina Boulevard and Alvarado Street, San Leandro, California.

Mr. Ross:

This letter report summarizes the results of the quarterly ground-water monitoring performed by Applied GeoSystems at the above referenced site. The subject UNOCAL service station is located on the northwest corner of the intersection of Marina Boulevard and Alvarado Street in San Leandro, California, as shown on the Site Vicinity Map, Plate P-1. The locations of the onsite monitoring wells and associated structures are shown on the Generalized Site Plan, Plate P-2.

It is our understanding that two underground storage tanks and associated piping were replaced in April 1987. Our previous investigations at the site are described in our Letter Report No. 87043-1 (dated May 14, 1987), Report No. 87043-2 (dated June 5, 1987), and Letter Report No. 87043-3 (dated October 13, 1987, January 11, 1988, and March 30, 1988).

A geologist from Applied GeoSystems arrived at the site on June 10, 1988, to collect ground-water samples from monitoring wells MW-1, MW-2, MW-3, and MW-4. Ground-water levels in the wells were measured using a Solinst water-level sounder. Following the water-level measurement, a water sample was collected from each of the wells to check for floating product, sheen, and water clarity. The samples were collected by gently lowering a Teflon bailer which had been thoroughly cleaned with Alconox and water, past the air/water interface and obtaining a sample from the surface of the water in each well. No subjective evidence of floating product or sheen was detected in any of the samples.

The cumulative results of the subjective analyses conducted at the site are summarized on Table 1.

After the subjective analyses, each of the four wells were purged of approximately three to four well volumes of water and allowed to recover to the approximate static water level. Samples for laboratory analysis were then collected from below the air/water interface with a Teflon bailer. Prior to each use, the bailer was thoroughly cleaned with Alconox and water. The samples were transferred to laboratory-cleaned, 40-milliliter, glass volatile organic analysis sample vials. Hydrochloric acid was added to the vials to minimize bacterial degradation of the samples. The samples were immediately sealed with Teflon-lined caps, labeled, placed in iced storage, and delivered to Applied GeoSystems' state-certified laboratory in Fremont, California, for analysis. A Chain of Custody Record was initiated by the sampler, and a copy of this record is enclosed with this report.

The water samples were analyzed for total petroleum hydrocarbons (TPH) by modified Environmental Protection Agency (EPA) Method 8015 and the hydrocarbon constituents benzene, ethylbenzene, toluene, and total xylene isomers were analyzed by EPA Method 602. The results of these and previous analyses are presented on Table 2. The results of the latest analyses are also shown on the laboratory Analysis Reports enclosed with this report.

Analyses of samples collected in May 1987 showed that all constituents analyzed from wells MW-2 and MW-3 and the levels of ethylbenzene, toluene, and total xylene isomers in well MW-4 were below either the analytical method detection limits or the maximum concentrations recommended for drinking water by the California Department of Health Services (DHS). The DHS recommended maximum concentrations for benzene, ethylbenzene, toluene, and total xylene isomers are 0.0007, 0.680, 0.100, and 0.620 part per million (ppm), respectively.

The August 1987 analyses showed levels of benzene less than the detection limit of 0.0005 ppm in monitoring wells MW-2, MW-3, and MW-4. Ethylbenzene, toluene, and total xylene isomers in these three wells were below either the laboratory detection limits or the DHS recommended maximum concentrations for drinking water. The levels of benzene, ethylbenzene, toluene, and total xylene isomers in well MW-1 had decreased since the May 1987 analyses. However, the levels of benzene, toluene, and total xylenes in well MW-1 were still above the DHS recommended maximum concentrations for drinking water.

The November 1987 analyses showed a continued decrease in contamination levels in well MW-1. Only the level of benzene in monitoring wells MW-1 and MW-4 was slightly above the DHS recommended maximum concentrations for drinking water.

The February 1988 analyses showed a slight increase in hydrocarbon levels in monitoring wells MW-1 and MW-4. The levels of benzene, toluene, and total xylene isomers in MW-1 and the level of benzene level in well MW-4 were slightly above the DHS recommended maximum concentrations for drinking water.

The ground-water level has risen approximately 1-3/4 feet since November 1987 to levels nearing the May 1987 measurements. The increase in contamination levels in wells MW-1 and MW-4 may have been in response to the rise in the ground-water level at the site. The ground water may have been exposed to soil with higher residual concentrations of hydrocarbon contamination. As the ground-water level rises to the zone of higher soil contamination, more hydrocarbon contamination may come into contact with the ground water and the concentrations of hydrocarbons in the ground water may increase.

The most recent analyses show a decrease in levels of benzene, ethyl-benzene, toluene, and total xylene isomers in well MW-4 at the downgradient margin of the site, as well as a decrease in the level of benzene in well MW-1; however, the level of benzene in well MW-4 and the levels of benzene, toluene, and total xylene isomers in well MW-1 are still slightly above the DHS recommended maximum concentrations for drinking water.

The results of the ground-water elevation survey using ground-water elevation measurements taken on June 10, 1988 are presented on Table 3. Plate P-3 shows the ground-water potentiometric surface at the site calculated from the data presented in Table 3. The water-elevation data indicate that the shallow ground water at the site was flowing toward the southwest and had a gradient of approximately 0.001 (0.1-foot vertical per 100 feet horizontal) at the time of measurement.

As stated in our Report No. 87043-2 we understand, based on conversations with UNOCAL personnel, that a leak was repaired in a former tank in 1978. This former leak may have been the source of the contamination observed in the monitoring wells. The underground storage tanks and associated piping were replaced with double-containment tanks and lines in May 1987. The nondetectable to very low levels of hydrocarbon contamination observed in the monitoring wells at the margins of the property

suggest that the extent of the contamination at the site is relatively limited. Over the past year, the hydrocarbon concentrations have shown a general decreasing trend in the ground water at the site; therefore, we recommend that the ground-water monitoring program be changed from quarterly to semiannually for the next year.

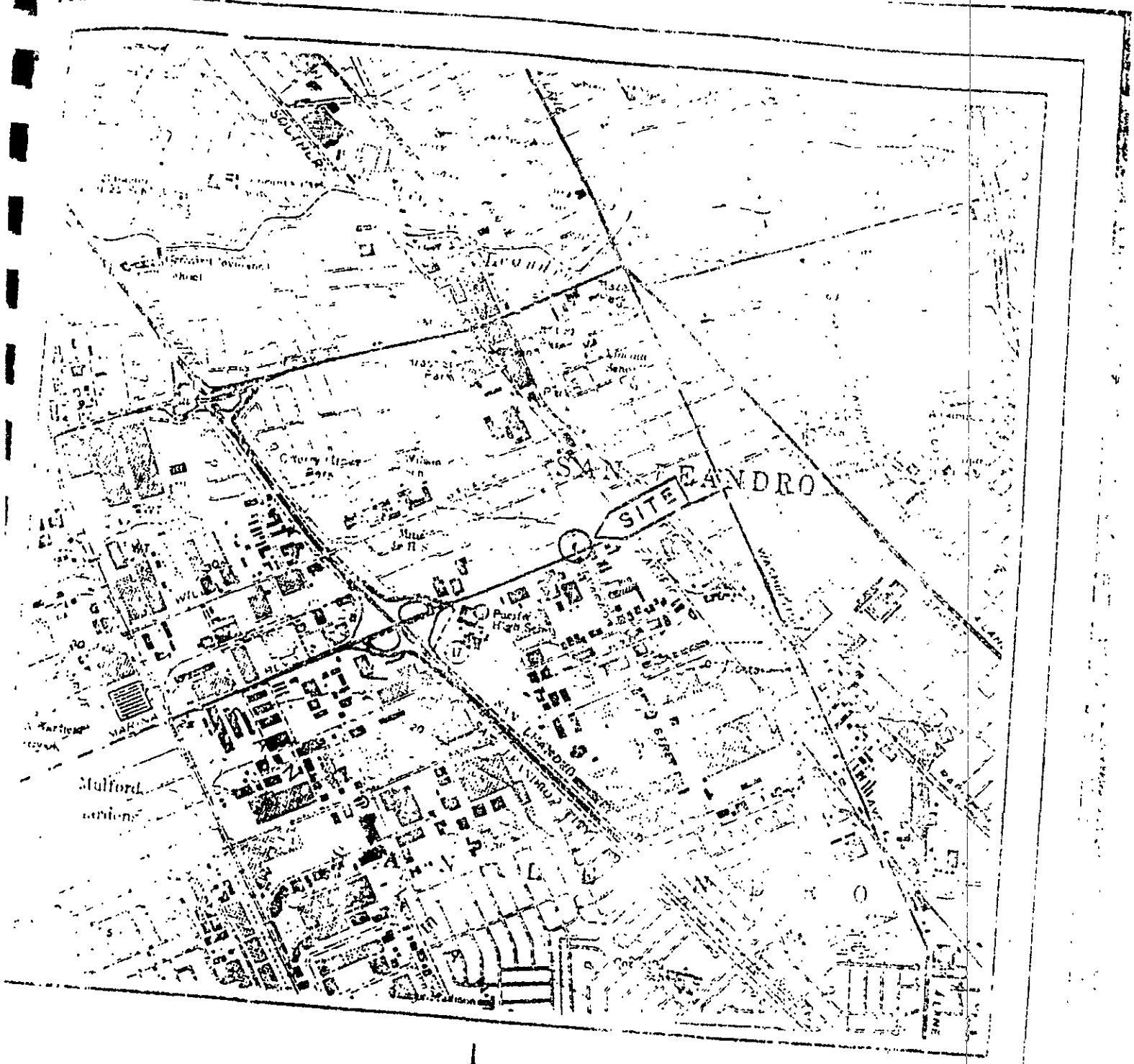
Copies of this report should be forwarded to Mr. Joe Ferreira of the San Leandro Fire Department at 835 East 14th Street, San Leandro California 94577, and Mr. Greg Zentner of the California Regional Water Quality Control Board, San Francisco Bay Region at 1111 Jackson Street, Room 6040, Oakland, California 94607. Please do not hesitate to call if you have any questions concerning the contents of this letter report.

Sincerely,
Applied GeoSystems

William R. Short
Project Geologist

Gillian S. Holmes
G. E. 2023

Enclosures:
Plate P-1 - Site Vicinity Map
Plate P-2 - Generalized Site Plan
Plate P-3 - Ground-Water Potentiometric Surface Map
Table 1 - Cumulative Results of Subjective Analyses
Table 2 - Cumulative Results of Water Analyses
Table 3 - Ground-Water Elevation Differences
Chain of Custody Record
Laboratory Analysis Reports



Source: U.S. Geological Survey
San Leandro,
7.5 Minute Quadrangle

Applied GeoSystems

PROJECT NO. AGS 87043-3

SITE VICINITY MAP
UNOCAL Station No. 4045
Marina Blvd. and Alvarado Street
San Leandro, California

PLATE
P - 1

Applied GeoSystems
43255 Mission Boulevard, Fremont, CA 94539
• FREMONT • COSTA MESA • SACRAMENTO • HOUSTON

ANALYSIS REPORT

Report Prepared for:
Applied GeoSystems
43255 Mission Blvd.
Fremont, CA 94539
Attention: William R. Short

02121ab.frm
Date Received: 6-13-88
Laboratory Number: 06040W02
Project: 87043-1
Sample: W-21-MW2
Matrix: Water

Parameter	Result (mg/kg)	Result (mg/L)	Detection Limit (mg/kg)	Detection Limit (mg/L)	Date Analyzed	Notes
TVH as Gasoline		ND		0.02	06-20-88	NR
TPH as Gasoline						
TEH as Diesel						NR
Benzene		ND		0.0005	06-20-88	
Toluene		ND		0.0005	06-20-88	
Ethylbenzene		ND		0.0005	06-20-88	
Total Xylenes		0.0006		0.0005	06-20-88	

mg/kg = milligrams per kilogram = parts per million (ppm).
mg/L = milligrams per liter = ppm.
ND = Not detected. Compound(s) may be present at concentrations below the detection limit.
NR = Analysis not required.

PROCEDURES

TVH/BTEX--Total volatile hydrocarbons (TVH) and benzene, toluene, ethylbenzene, and total xylene isomers (BTEX) are measured by extraction according to EPA Method 5030 followed by analysis by a EPA Method 8020/602 (modified for TVH) which uses a gas chromatograph (GC) equipped with a photo-ionization detector (PID) and a flame-ionization detector (FID) in series. Soil extracts and water samples are subjected to purge-and-trap introduction into the GC.

TPH--Total petroleum hydrocarbons (low-to-medium boiling points) are measured by extraction according to EPA Method 5030 followed by analysis by a modified EPA Method 8015 which uses a GC equipped with an FID. Soil extracts and water samples are subjected to purge-and-trap introduction into the GC.

TEH--Total extractable hydrocarbons (high boiling points) are measured by extraction according to EPA Method 3550 for soils or EPA Method 3510 for water followed by a modified EPA Method 8015 with direct sample injection into a GC equipped with an FID.

Tia Tran, Laboratory Supervisor

6-23-88
Date Reported

APPLIED GEOSYSTEMS IS CERTIFIED BY THE STATE OF CALIFORNIA DEPART

Applied GeoSystems

• FREMONT • COSTA MESA

ANALYSIS REPORT

Report Prepared for:
Applied GeoSystems
43255 Mission Blvd.
Fremont, CA 94539
Attention: William R. Short

[illegible]

Date Received: 6-1[illegible]-88
Laboratory Number: 06040W01
Project: 87043-1
Sample: W-22-MW1
Matrix: Water

Parameter	Result (mg/kg)	Result (mg/L)	Detection Limit (mg/kg)	Detection Limit (mg/L)	Date Analyzed	Notes
TVH as Gasoline						NR
TPH as Gasoline		6.1		0.1	06-20-88	
TEH as Diesel						NR
Benzene		0.035		0.005	06-20-88	
Toluene		0.646		0.005	06-20-88	
Ethylbenzene		0.269		0.005	06-20-88	
Total Xylenes		1.375		0.005	06-20-88	

mg/kg = milligrams per kilogram = parts per million (ppm).
mg/L = milligrams per liter = ppm.
ND = Not detected. Compound(s) may be present at concentrations below the detection limit.
NR = Analysis not required.

PROCEDURES

TVH/BTEX--Total volatile hydrocarbons (TVH) and benzene, toluene, ethylbenzene, and total xylene isomers (BTEX) are measured by extraction according to EPA Method 5030 followed by analysis by EPA Method 8020/602 (modified for TVH) which uses a gas chromatograph (GC) equipped with a photo-ionization detector (PID) and a flame-ionization detector (FID) in series. Soil extracts and water samples are subjected to purge-and-trap introduction into the GC.

TPH--Total petroleum hydrocarbons (low-to-medium boiling points) are measured by extraction according to EPA Method 5030 followed by analysis by a modified EPA Method 8015 which uses a GC equipped with an FID. Soil extracts and water samples are subjected to purge-and-trap introduction into the GC.

TEH--Total extractable hydrocarbons (high boiling points) are measured by extraction according to EPA Method 3550 for soils or EPA Method 3510 for water followed by a modified EPA Method 8015 with direct sample injection into a GC equipped with an FID.

Tia Tran, Laboratory Supervisor

6-2?-88
Date Reported

Applied GeoSystems

• FREMONT • COSTA MESA •

ANALYSIS REPORT

Report Prepared for:
Applied GeoSystems
43255 Mission Blvd.
Fremont, CA 94539
Attention: William R. Short

Date Received: 6-15-88
Laboratory Number: 06040W01
Project: 87043-1
Sample: W-22-MW1
Matrix: Water

Parameter	Result (mg/kg)	Result (mg/L)	Detection Limit (mg/kg)	Detection Limit (mg/L)	Date Analyzed	Notes
TVH as Gasoline						NR
TPH as Gasoline		6.1		0.1	06-20-88	
TEH as Diesel						NR
Benzene		0.035		0.005	06-20-88	
Toluene		0.646		0.005	06-20-88	
Ethylbenzene		0.269		0.005	06-20-88	
Total Xylenes		1.375		0.005	06-20-88	

mg/kg = milligrams per kilogram = parts per million (ppm).
mg/L = milligrams per liter = ppm.
ND = Not detected. Compound(s) may be present at concentrations below the detection limit.
NR = Analysis not required.

PROCEDURES

TVH/BTEX--Total volatile hydrocarbons (TVH) and benzene, toluene, ethylbenzene, and total xylene isomers (BTEX) are measured by extraction according to EPA Method 5030 followed by analysis by a EPA Method 8020/602 (modified for TVH) which uses a gas chromatograph (GC) equipped with a photo-ionization detector (PID) and a flame-ionization detector (FID) in series. Soil extracts and water samples are subjected to purge-and-trap introduction into the GC.

TPH--Total petroleum hydrocarbons (low-to-medium boiling points) are measured by extraction according to EPA Method 5030 followed by analysis by a modified EPA Method 8015 which uses a GC equipped with an FID. Soil extracts and water samples are subjected to purge-and-trap introduction into the GC.

TEH--Total extractable hydrocarbons (high boiling points) are measured by extraction according to EPA Method 3550 for soils or EPA Method 3510 for water followed by a modified EPA Method 8015 with direct sample injection into a GC equipped with an FID.

Tia Tran, Laboratory Supervisor

6-21-88
Date Reported

TABLE 2
CUMULATIVE RESULTS OF WATER ANALYSES
UNOCAL Service Station No. 4845
Marina Boulevard and Alvarado Street
San Leandro, California

Sample Number	Date Sampled	TVH/ TPH	Benzene	Ethyl-benzene	Toluene	Total Xylenes
W-30-MW1	05/12/87	16.12	0.36	0.67	2.43	2.84
W-30-MW1	08/25/87	3.070	0.114	0.085	0.709	0.666
W-22-MW1	11/23/87	0.630	0.0059	<0.0005	0.0193	0.1059
W-29-MW1	02/17/88	5.1	0.16	0.30	0.80	1.29
W-22-MW1	06/10/88	6.1	0.035	0.269	0.646	1.375
W-27-MW2	05/22/87	0.0109	<0.0005	<0.0005	0.0010	<0.0005
W-25-MW2	08/25/87	0.0150	<0.0005	<0.0005	0.0008	0.0029
W-22-MW2	11/23/87	<0.02	<0.0005	<0.0005	0.0017	<0.0005
W-26-MW2	02/17/88	<0.02	<0.0005	<0.0005	<0.0005	0.0007
W-21-MW2	06/10/88	<0.02	<0.0005	<0.0005	<0.0005	0.0006
W-27-MW3	05/22/87	0.0545	<0.0005	<0.0005	0.0012	<0.0005
W-25-MW3	08/25/87	0.0028	<0.0005	<0.0005	<0.0005	<0.0005
W-22-MW3	11/23/87	<0.02	<0.0005	<0.0005	0.0081	<0.0005
W-26-MW3	02/17/88	<0.02	<0.0005	<0.0005	<0.0005	<0.0005
W-21-MW3	06/10/88	0.66	<0.0005	<0.0005	<0.0005	<0.0005
W-27-MW4	05/22/87	1.2139	0.0262	0.0354	0.0028	<0.0005
W-25-MW4	08/25/87	0.1779	<0.0005	0.0006	0.0006	<0.0005
W-22-MW4	11/23/87	<0.02	0.0018	<0.0005	0.0010	<0.0005
W-26-MW4	02/17/88	0.08	0.0082	0.0025	0.0018	0.0055
W-20-MW4	06/10/88	0.34	0.0008	<0.0005	<0.0005	<0.0005
DHS recommended concentrations:			0.0007	0.680	0.100	0.620

Results in milligrams/liter (mg/l), or parts per million (ppm)
TVH: Total volatile hydrocarbons
TPH: Total petroleum hydrocarbons
DHS: Department of Health Services recommended maximum concentrations for drinking water
Sample designation: W-22-MW1
- W — Water sample
- 22 — Sample depth in feet
- MW1 — Monitoring well number

FUELLEAK CASE RECORD

REVIEW DATE:
SITE NAME:
STREET NO.:
STREET:
CITY:
COUNTY:
PRIORITY:
RANK:
SUBSTANCE/PRIMARY:
SUBSTANCE/SECONDARY:
CASE TYPE:
STATUS:

SOIL AFFECTED:
MAXIMUM SOIL CONTAMINANT CONCENTRATION (ppm):
MAXIMUM HISTORICAL SOIL CONCENTRATION (ppm):
SOIL STATUS:
DEPTH TO GROUNDWATER:
GROUNDWATER AFFECTED:
MAXIMUM GROUNDWATER IMPACT:
GROUNDWATER STATUS:
DRINKING WATER AFFECTED:
DRINKING WATER STATUS:
REMEDIAL ACTION:
DATE OF LAST CORR.:

CHAMPCO

1281 - 30TH STREET OAKLAND, CALIF. 94603
(415) 451-3482

[illegible]

[illegible]

[illegible] PRODUCED TO [illegible] ILLION AND [illegible] SOIL .

[illegible] HAVE [illegible] TO [illegible] [illegible] WELL . [illegible] # [illegible]
[illegible] 5-28-87 .

THE E.P.A. ID [illegible] # IS CAC000010321 .

I WOULD LIKE TO HAVE AN AUTHORIZED RELEASE REPORT ON THIS PROPERTY AS SOON AS POSSIBLE .

THANK YOU VERY MUCH FOR YOUR HELP IN THIS MATTER .

[illegible]

[illegible], CALIF. [illegible]

CC : [illegible] JOE [illegible] - [illegible] ([illegible] , [illegible])
MR. DONALD [illegible] - (GLORIA [illegible] , [illegible])

Alameda 94545

(415)

DATE:

LOG NO.:

DATE SAMPLED:

DATE RECEIVED:

[illegible]

[illegible]

[illegible] to Repair, 1060 Alvarado

[illegible] Sample Type: Soil

	Units	Detection Limit	#1, 8' Depth Concentration	#2, 8' Depth Concentration
[illegible] Hydrocarbons	mg/kg	1	1900	

Ronald J. Ming Chew
Supervising Chemist

Laboratory, Inc.
ment Boulevard, #8 • Hayward, California 94545 (415) 783-6960

DATE: 6/09/87
LOG NO.: 4303
DATE SAMPLED: 5/28/87
DATE RECEIVED: 5/28/87

CUSTOMER: Champco
REQUESTER: Jim Brinker
PROJECT: CAC00010322, Robinson's Auto Repair, 1860 Alvarado, San Leandro

Sample Type: Soil

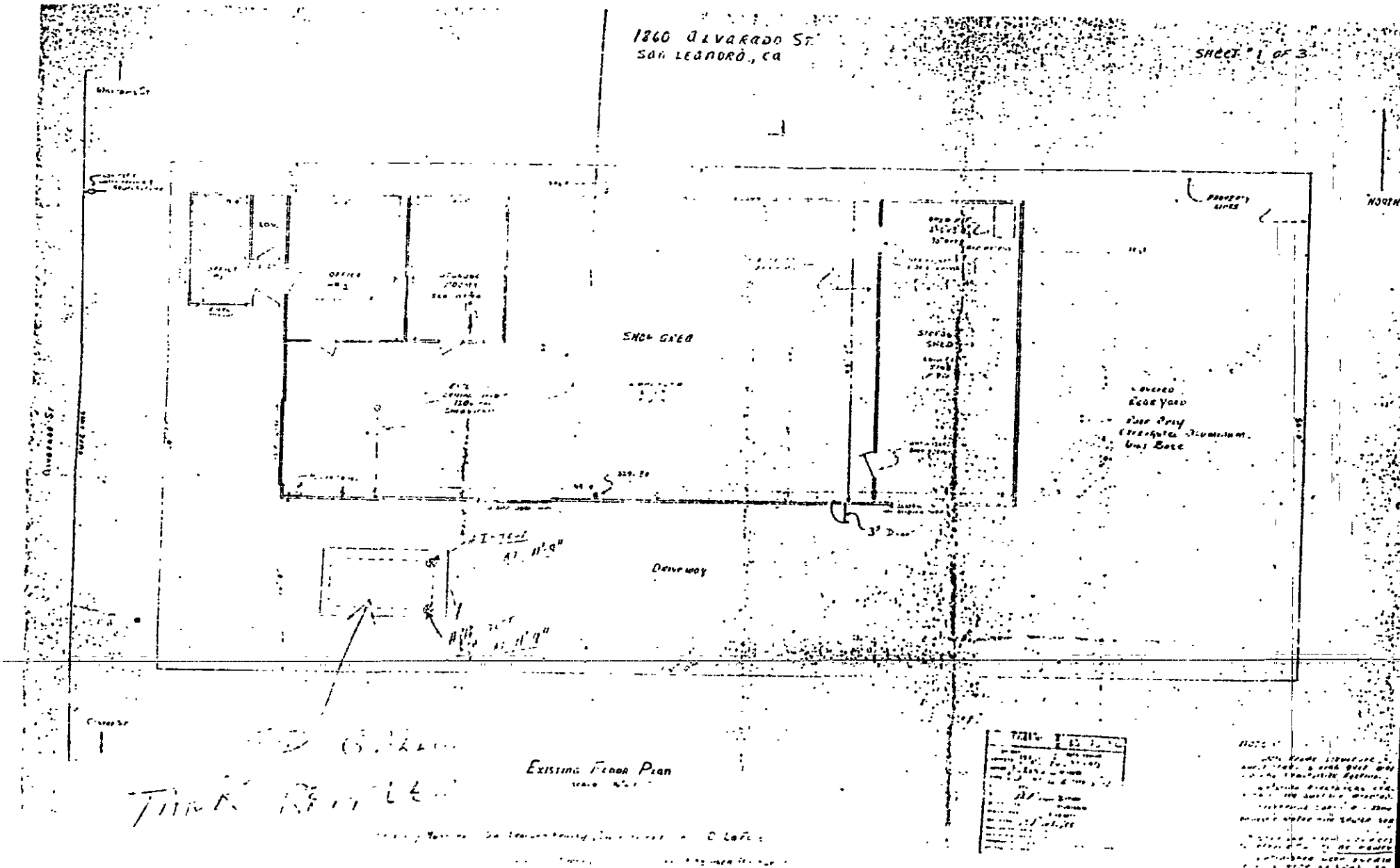
Method and Constituent	Units	Detection Limit	#1 11' 9" Concentration	#2 11' 9" Concentration
Modified EPA Method 8015:				
Volatile Hydrocarbons	mg/kg	2	16	< 2

Ronald H. Ming Chew
Ronald H. Ming Chew
Supervisory Chemist

RHC:vs

1860 Alvarado St.
San Leandro, Ca

Sheet 1 of 3



Health and Welfare Agency
OMB No. 2050-0039 (Expires 9-30-91)
Type or type. (Form designed for use on elite (12-pitch typewriter)

Department of Health Services
Toxic Substances Control Division
Sacramento, CA

UNIFORM HAZARDOUS WASTE MANIFEST

1 Generator's US EPA ID No. | Manifest Document No.

2 Page 1 of | Information in the shaded areas is not required by Federal law

3 Generator's Name and Mailing Address

A State Manifest Document Number

4 Generator's Phone ( )

B State Generator's ID

5 Transporter 1 Company Name | 6 US EPA ID Number

C State Transporter's ID

7 Transporter 2 Company Name | 8 US EPA ID Number

D Transporter's Phone

9 Designated Facility Name and Site Address | 10 US EPA ID Number

E State Facility's ID

11 US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) | 12 Containers No. | Type | 13 Total Quantity | 14 Unit Wt./Vol. | F Waste No.

a.

b.

c.

d.

15. Special Handling Instructions and Additional Information

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name | Signature | Month Day Year

17. Transporter 1 Acknowledgement of Receipt of Materials

Signature | Month Day Year

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name | Signature | Month Day Year

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.

Printed/Typed Name | Signature | Month Day Year

GENERATOR

TRANSPORTER

FACILITY

EHS 6022 A (1/87)
EPA 8700—22
(Rev. 9-86) Previous editions are obsolete.

PLEASE PRINT OR TYPE GENERATOR DETAILS

INSTRUCTIONS ON THE BACK

UNDERGROUND STORAGE TANKS UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

FOR LOCAL AGENCY USE ONLY

I HEREBY CERTIFY THAT I AM A D[illegible] GOVERNMENT [illegible] REPORTED THIS INFORMATION TO [illegible] OFFICIALS PURSU[illegible] THE HEALTH AND SAFTY CODE.

SIGNED

SIGNATU[illegible]

COMPANY OR AGENCY NAME

CITY | STATE | ZIP

CONTACT PERSON | PHONE ( )

RESPONSIBLE PARTY — [ ] UNKNOWN

CITY | STATE | ZIP

SITE LOCATION — FACILITY NAME — OPERATOR | PHONE ( )

CROSS STREET | CITY | COUNTY | ZIP

TYPE OF AREA [ ] COMMERCIAL [ ] INDUSTRIAL [ ] RURAL [ ] RESIDENTIAL [ ] OTHER

TYPE OF BUSINESS [ ] RETAIL FUEL STATION [ ] FARM [ ] OTHER

IMPLEMENTING AGENCIES — LOCAL AGENCY — AGENCY NAME — CONTACT PERSON — PHONE ( )

REGIONAL BOARD — PHONE ( )

SUBSTANCES INVOLVED — NAME — QUANTITY LOST (GALLONS) [ ] UNKNOWN [ ] UNKNOWN

DISCOVERY/ABATEMENT — DATE DISCOVERED M M D D Y Y — HOW DISCOVERED [ ] INVENTORY CONTROL [ ] SUBSURFACE MONITORING [ ] NUISANCE CONDITIONS [ ] TANK TEST [ ] TANK REMOVAL [ ] OTHER

DATE DISCHARGE BEGAN M M D D Y Y [ ] UNKNOWN

METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) [ ] REMOVE CONTENTS [ ] REPLACE TANK [ ] CLOSE TANK [ ] REPAIR TANK [ ] REPAIR PIPING [ ] CHANGE PROCEDURE [ ] OTHER

HAS DISCHARGE BEEN STOPPED? [ ] YES [ ] NO IF YES, DATE M M D D Y Y

SOURCE/CAUSE — SOURCE OF DISCHARGE [ ] TANK LEAK [ ] UNKNOWN [ ] PIPING LEAK [ ] OTHER

TANKS ONLY/CAPACITY ____ GAL — AGE ____ YRS [ ] UNKNOWN

MATERIAL [ ] FIBERGLASS [ ] STEEL [ ] OTHER

CAUSE(S) [ ] OVERFILL [ ] RUPTURE/FAILURE [ ] CORROSION [ ] UNKNOWN [ ] SPILL [ ] OTHER

CASE TYPE — CHECK ONE ONLY [ ] UNDETERMINED [ ] SOIL ONLY [ ] GROUNDWATER [ ] DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS — CHECK ONE ONLY [ ] SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) [ ] CLEANUP IN PROGRESS [ ] SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) [ ] NO ACTION TAKEN [ ] POST CLEANUP MONITORING IN PROGRESS [ ] NO FUNDS AVAILABLE TO PROCEED [ ] EVALUATING CLEANUP ALTERNATIVES

REMEDIAL ACTION — CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)
[ ] CAP SITE (CD) [ ] EXCAVATE & DISPOSE (ED) [ ] REMOVE FREE PRODUCT (FP) [ ] ENHANCED BIO DEGRADATION (IT)
[ ] CONTAINMENT BARRIER (CB) [ ] EXCAVATE & TREAT (ET) [ ] PUMP & TREAT GROUNDWATER (GT) [ ] REPLACE SUPPLY (RS)
[ ] TREATMENT AT HOOKUP (HU) [ ] NO ACTION REQUIRED (NA) [ ] OTHER (OT)

COMMENTS

DEL MONTE CORPORATION

FUELLEAK CASE RECORD

REVIEW DATE: 7/20/[illegible]
SITE NAME: [illegible] VII
STREET NO.: [illegible]
STREET: [illegible]
CITY: [illegible]
COUNTY: [illegible]
REGION: 2
RANK
SUBSTANCE/PRIMARY: [illegible]
SUBSTANCE/SECONDARY:
CASE TYPE: U
STATUS: A

SOIL AFFECTED: Y
MAXIMUM SOIL CONCENTRATION (PPM): 2.7
MAXIMUM RESIDUAL SOIL CONCENTRATION (PPM):
SOIL STATUS: N
DEPTH TO GROUNDWATER: 24'
GROUNDWATER AFFECTED: U
MAXIMUM GROUNDWATER IMPACT: 0.0
GROUNDWATER STATUS: N
DRINKING WATER AFFECTED: U
DRINKING WATER STATUS: N
REMEDIAL ACTION: NT
DATE OF LAST CORR.: 4/13/87

C.K.

TJC

Beta Associates

Consultants in Waste Management, Environmental Control and the Geotechnical Sciences

B2

January 22, 1987
Project 156-20.2

Lincoln Property Company
101 Lincoln Centre Drive
Foster City, CA 94404

Attention: Mr. John Greer

Subject: Monitoring Well Installation
San Leandro VIII (Former Del Monte Site)
Thornton Avenue at Alvarado Street
San Leandro, California Alameda

Gentlemen:

During the demolition operation of the existing structures on site, an underground bunker oil tank, located beneath the former boiler room was encountered (see Figure 1, Site Plan). On December 22, 1986, Beta Associates was retained by Lincoln Property Company to obtain two soil samples from the base of the tank excavation and have them analyzed, as specified by the City of San Leandro Fire Department.

The two soil samples (HS-1, HS-2) obtained were located in the areas that represented the highest potential for contamination. Both soil samples were analyzed for oil and grease, as instructed by the City of San Leandro Fire Department, to determine if oil contained within this tank had leaked and contaminated the underlying soil. Results of the analyses revealed that 83.2 parts per million (ppm) and 269 ppm were detected in HS-1 and HS-2, respectively.

Since one of the soil samples revealed oil contamination in excess of 100 ppm, notification was made to the Regional Water Quality Control Board (RWQCB), at the request of Mr. Joe Ferreira of the San Leandro Fire Department, to determine if additional work would be warranted. Mr. Peter Johnson of the RWQCB conveyed to us that since one of the soil samples revealed over 100 ppm of oil, then a monitoring well would have to be installed within ten feet of the tank as specified in the RWQCB's "Guidelines for Addressing Fuel Leaks". Mr. Johnson further requested that soil samples be obtained at five foot intervals from a depth equivalent to the base of the tank excavation to the water table and analyzed for total petroleum hydrocarbons and benzene, toluene, and xylene (BTX). The ground water sample obtained from the well was also to be tested for total dissolved petroleum hydrocarbons and BTX.

January 22, 1987

Project No. 86-20.2

Description of Field Investigation

On January 14, 1987, the ground water monitoring well (MW11-1) was installed to determine if oil that had leaked from the tank had impacted ground water quality. The boring was drilled with eight-inch diameter hollow stem augers and undisturbed soil samples were obtained at 15 feet, 20 feet, and 25 feet below ground surface. All soil samples obtained were contained within two-inch brass liners, wrapped in foil, capped at both ends, labeled, and kept refrigerated for transportation to the laboratory for analysis. The boring was terminated ten feet below the first encounter of ground water. Two-inch diameter, threaded, PVC well casing was then installed through the hollow stem augers with the bottom ten feet of the casing being factory slotted to allow the inflow of ground water. The annular space around the slotted interval of the well was packed with coarse sand to act as a filter to screen out fine grained sand and silt that may clog the slotted interval. A two-foot thick bentonite cap was placed on top of the sand pack filter followed by a concrete annular seal up to ground surface. The well was completed within a locking vault to prevent unauthorized access. A well construction detail is presented on Figure 2.

The well was then developed using a submersible, positive displacement, bladder pump to ensure that clean ground water was flowing through the slotted interval freely. When the required number of well volumes were removed, water samples were obtained. Soil and ground water samples to be tested were transported in a refrigerated container to California Water Labs of Modesto, accompanied by appropriate chain-of-custody documents.

All augers and downhole tools were thoroughly steam cleaned before drilling commenced, and all soil sampling apparatus was steam cleaned between each sampling run to prevent transfer of contamination. The submersible pump used to develop and sample the well was also steam cleaned before being used.

Findings

As in previous borings drilled on-site, very stiff clays of intermediate to high plasticity were encountered from ground surface to a depth of approximately 26 feet where a wet, fine to coarse grained, gravelly sand was encountered which extended to the bottom of the boring at 35 feet. The initial depth to ground water was measured at approximately 25.5 feet below ground surface with a static ground water level measured at 23 feet. A log of the exploratory boring is presented in Appendix A.

Chemical Analysis

Soil samples obtained at 15 feet, 20 feet, and 25 feet from MWII-1 and the ground water samples were analyzed for 1) total petroleum hyudrocarbons and 2) BTX as specified by Mr. Johnson. The analytical procedrues followed were those outlined in the RWQCB's "Guidelines for Addressing Fuel Leaks".

Results of the soil and ground water analyses revealed that none of the constituents of concern were detected. Furthermore, visual inspection of a bailed ground water sample showed no evidence of floating product or sheen. Results of the chemical analyses are presented in Appendix B.

Conclusions/Recommendations

Since laboratory analysis of soil and ground water samples obtained from MWII-1, and from BH-3 from our initial investigation have revealed no total hydrocarbon or BTX contamination, we feel the oil contamination detected in HS-1 and HS-2 is confined to the tank excavation, and that no significant loss of product was released from the tank. Since the entire area in the vicinity of the former oil tank will be paved, thus eliminating the infiltration of any surface water that could act to transport small concentrations of oil in the soil, and used as a public street, we recommend the excavation be backfilled and compacted in accordance with site construction specifications.

To comply with requests made by the RWQCB and construction schedules for the water line installation and road paving at the site, we recommend an accelerated monitoring program be implemented.

To date, installation of the water line beneath the proposed street is to take place by the end of February, 1987, with street paving to immediately follow. Therefore, at least two more ground water samples should be obtained from MWII-1 and field checked for sheen and/or floating product as well as analyzed for total dissolved petroleum hydrocarbons and BTX. Ground water samples will be obtained at the beginning of February and March, 1987.

Upon receipt of all laboratory analyses from each monitoring period, we will submit a report discussing our findings. At a minimum, the report will contain depth to ground water, ground water sampling method, and all analytical results. If there is a measurable thickness of floating product on the water surface, the report will so state.

January 22, 1987

Project 156-20.2

If you have any questions, please do not hesitate to call.

Respectfully submitted,

BETA ASSOCIATES

Daniel L. Shafer
Project Geologist

Jack F. McCullough
Registered Geologist #1559
Certified Engineering Geologist #905

DLS:JFM:bam

cc: Mr. Dan Anderson, Lincoln Property Company
Mr. Jack Michler, Lincoln Property Company
Mr. Peter Johnson, Regional Water Quality Control Board
Mr. Joe Ferreira, City of San Leandro Fire Department

California Water Labs, Inc.

P. O. BOX 4249
1430 CARPENTER LANE — SUITE G
MODESTO, CA 95352
PHONE (209) 527 4060

Purveyor: Beta and Associates
Street: 1365 Vander Way
City: San Jose, CA Zip: 95112
Sample I.D.: Del Monte tank excavation
Collected by: purveyor

Lab I.D.: Listed
Purchase Order: 156-20.2
Referring Lab:
Date Collected: 12-23-86

CWL I.D.	Sample I.D.	Oil & Grease (mg/kg)
P-38191	HS-1	83.2
P-38192	HS-2	269

Date Received: 12-23-86
Date Started: 1-6-87
Date Completed: 1-8-87

By: [signature]

California Water Labs, Inc.

P. O. BOX 4249
1430 CARPENTER LANE – SUITE G
MODESTO, CA 95352
PHONE (209) 527-4670

RUSH
(silver)

Purveyor Beta and Associates
Street 1365 Vander Way
City San Jose, CA Zip 95112
Sample I.D. MW II - 1 15'
Collected by: Carrie Cummings

Lab I.D. P-38983
Purchase Order 156-20.2
Referring Lab
Date Collected 1-14-87

DEL MONTE

BTX
SOIL

COMPOUND	RESULTS ug/kg	DETECTION LIMIT u g/kg
BENZENE	ND	10
TOLUENE	ND	10
XYLENE	ND	10

Date Received 1-14-87
Date Started 1-18-87
Date Completed 1-19-87

By: Richard Nicholson

California Water Labs, Inc.

P. O. BOX 4240
1430 CARPENTER LANE — SUITE G
MODESTO, CA 95352
PHONE (209) 527-4050

RUSH
(silver)

Purveyor Beta and Associates	Lab I.D. P-38984
Street 1365 Vander Way	Purchase Order 156-20.2
City San Jose, CA Zip 95112	Referring Lab
Sample I.D. MW II - 1 20'	Date Collected 1-14-87
Collected by: Carrie Cummings	

DEL MONTE

BTX

SOIL

COMPOUND	RESULTS ug/kg	DETECTION LIMIT ug/kg
BENZENE	ND	10
TOLUENE	ND	10
XYLENE	ND	10

Date Received	1-14-87
Date Started	1-18-87
Date Completed	1-19-87

By: Richard D. Nelson

California Water Labs, Inc.

P. O. BOX 4349
1430 CARPENTER LANE — SUITE G
MODESTO, CA 95352
PHONE (209) 527-4050

RUSH
(silver)

Surveyor Beta and Associates
Street 1365 Vander Way
City San Jose, CA Zip 95112
Sample I.D. MW II - 1 25'
Collected by: Carrie Cummings

Lab I.D. P-38985
Purchase Order 156-20.2
Referring Lab
Date Collected 1-14-87

DEL MONTE

BTX
SOIL

COMPOUND	RESULTS ug/kg	DETECTION LIMIT u.g/kg
BENZENE	ND	10
TOLUENE	ND	10
XYLENE	ND	10

Date Received 1-14-87
Date Started 1-18-87
Date Completed 1-19-87

By: Richard Nadeau

California Water Labs, Inc.

P. O. BOX 4249
1430 CARPENTER LANE — SUITE G
MODESTO, CA 95352
PHONE (209) 527-4050

RUSH
(silver)

Purveyor Beta and Associates
Street 1365 Vander Way
City San Jose, CA Zip 95112
Sample I.D. Listed
Collected by: Carrie Cummings

Lab I.D. Listed
Purchase Order 156-20.2
Referring Lab
Date Collected 1-14-87

DEL MONTE

SOIL

CWL I.D.	Sample I.D.	Total Hydrocarbons
P-38983	MW II-1 15'	< 1 mg/kg
P-38984	MW II-1 20'	< 1 mg/kg
P-38985	MW II-1 25'	< 1 mg/kg

WATER

CWL I.D.	Sample I.D.	Total Dissolved Hydrocarbons
P-38986	MW II-1	< 50 ug/L

Date Received 1-14-87
Date Started 1-20-87
Date Completed 1-20-87

By: Richard Munsen

Beta Associates

Consultants in Waste Management, Environmental Control and the Geotechnical Sciences

April 13, 1987
Project 156-20.2

Lincoln Property Company
101 Lincoln Centre Drive
Foster City, California 94404

Attention: Mr. John Greer

Subject: March, 1987 Ground Water Monitoring Report
San Leandro VIII (former Del Monte Site)
Thornton Avenue at Alvarado Street
San Leandro, California

Gentlemen:

On March 6, 1987, depth to ground water in MWII-1 was measured to be 23.56 feet below ground surface. Prior to well sampling, a ground water sample was obtained with a clear plastic bailer to check for sheen or floating product. Field observation of the sample through the bailer revealed there to be no sheen or measurable thickness of floating product on the water surface.

Upon completion of all field observations, the well was pumped with a submersible, positive displacement, bladder pump until the discharged water was relatively clean. Then approximately five to six well volumes were removed from the well before a sample was obtained. The ground water sample obtained was stored in a refrigerated container and transported to California Water Labs of Modesto, accompanied by appropriate chain-of custody documents, and analyzed for total dissolved petroleum hydrocarbons and benzene, toluene, and xylene (BTX), as outlined in the RWQCB'S "Guidelines for Addressing Fuel Leaks".

Laboratory analysis has revealed that the initial ground water sample obtained during well installation, the sample obtained during the February monitoring period, and the sample obtained for the March monitoring period are free of total dissolved petroleum hydrocarbons and BTX contamination. Futhermore, all ground water samples obtained from the wells installed during the environmental assessment of the property, in November, 1985, revealed the ground water to be free of total dissolved hydrocarbon and oil contamination (see Beta Associates' report entitled "Soil and Ground Water Contamination Investigation, Del Monte Site, San Leandro, California", dated January 28, 1986). Results of the March, 1987 monitoring period are attached.

1359 Vander Way • San Jose, California 95112 • (408) 295-7483

April 13, 1987

Project 156-20.2

Conclusions/Recommendations

Since the oil concentration detected in the tank excavation was relatively low (269 ppm) and the predominant soil type beneath the subject site is a very stiff clay of intermediate to high plasticity, the potential for migration of any residual concentrations of oil remaining in the soil is extremely remote. Futhermore, extensive testing of soil and ground water samples from the area of the former underground tank has revealed that the oil that leaked from the tank has not migrated beyond the confines of the tank excavation.

To futher inhibit any potential migration of the residual oil in the soil, the site is presently being redeveloped, with buildings, concrete, and asphalt paving covering 100 percent of the site, thus preventing infiltration of surface water that could aid in carrying any residual concentrations of oil down to the perched ground water table.

Therefore, to accomodate the construction schedule prepared for the new development, we recommend the monitoring program be discontinued and the monitoring well installed be permanently closed in accordance with all local regulatory requirements.

If you have any questions concerning this matter, please do not hesitate to call.

Respectfully submitted,

BETA ASSOCIATES

Daniel L. Shafer
Project Geologist

reviewed by:

Jack E. McCollough
Registered Geologist #1539
Certified Engineering Geologist #905

cc: Mr. Dan Anderson, Lincoln Property Company
Mr. Jack Michler, Lincoln Property Company
Mr. Peter Johnson, Regional Water Quality Control Board
Mr. Joe Ferreira, City of San Leandro Fire Department

California Water Labs, Inc.
P. O. BOX 4248
1430 CARPENTER LANE — SUITE G
MODESTO, CA 95352
PHONE (209) 527-4050

Purveyor Bena and Associates
Street 1365 Vander Way
City San Jose, CA Zip 95112
Sample I.D. MW-1 Del Monte
Collected by: Tim Furnas
Sample Location: Thornton and Alvarado, San Keandro

Lab I.D. P-41810
Purchase Order 156-20.3
Referring Lab
Date Collected 3-6-87

Total Dissolved Hydrocarbons

.<50 ug/L

Date Received 3-6-87
Date Started 3-10-87
Date Completed 3-13-87

By: Wanda Hebel

California Water Labs, Inc.

P.O. BOX 4240
1430 CARPENTER LANE — SUITE G
MODESTO, CA 95352
PHONE (209) 527-4069

Purveyor Beta and Associates
Street 1365 Vander Way
City San Jose, CA Zip 95112
Sample I.D. Mrs. Del Vonte
Collected by: Tim Furnas

Lab I.D. P-41810
Purchase Order 156-20.2
Referring Lab
Date Collected 3-6-87

Sample Location: Thornton and Alvarado, San Leandro

BTX

COMPOUND	RESULTS ug/L	DETECTION LIMIT ug/L
BENZENE	ND	10
TOLUENE	ND	10
XYLENE	ND	10

Date Received 3-6-87
Date Started 3-10-87
Date Completed 3-13-87

By

FUELLEAK CASE RECORD

REVIEW DATE: 8/3/87
SITE NAME: Del Monte
STREET NO.: 850
STREET: Thornton Av.
CITY: San Leandro
COUNTY: Al[illegible]d
PRIORITY: C
RANK: —
SUBSTANCE/PRIMARY: —
SUBSTANCE/SECONDARY: —
CASE TYPE: S
STATUS: V

SOIL AFFECTED: S
MAXIMUM SOIL CONCENTRATION (ppm): —
MAXIMUM RESIDUAL SOIL CONCENTRATION (ppm): —
SOIL STATUS: N
DEPTH TO GROUNDWATER: —
GROUNDWATER AFFECTED: —
MAXIMUM GROUNDWATER IMPACT: —
GROUNDWATER STATUS: —
DRINKING WATER AFFECTED: N
DRINKING WATER STATUS:
REMEDIAL ACTION: NT
DATE OF LAST CORR.: 1/28/86

TJC

File

C G52
6/22/87

Beta Associates

Consultants in Waste Management, Environmental Control and the Geotechnical Sciences

January 28, 1986
Project 156-20.1

Lincoln Property Company
101 Lincoln Centre Drive
Foster City, California 94404

Attention: Mr. John Greer

Subject: Soil and Ground Water Contamination Investigation
Del Monte Site
850 Thornton Avenue
San Leandro, California
/Alameda

Gentlemen:

This report contains details of our investigation to determine whether the soil and/or ground water beneath the subject site had been contaminated due to past or present site usage or from neighboring properties. The field investigation consisted of drilling and installing temporary monitoring wells, and analyzing soil and ground water samples obtained from these wells.

Site Description

The subject site is located approximately 3/4 miles east of Highway 17 on Thornton Avenue with its eastern property boundary bordered by the Southern Pacific Railroad in San Leandro, California (see Figure 1, Vicinity Map). The northern portion of the site consists of a large, vacant warehouse and an operational machine shop, in front of which stand numerous pole sheds. The southern portion of the site consists of numerous warehouses, used for the storage of food products, and numerous greenhouses for plant cultivation. Approximately one-third of the subject site will remain under the ownership of the Del Monte Corporation (see Figure 2, Site Plan).

Geology

The site is located at the eastern end of San Leandro Valley on the western flank of the Diablo Range, about three miles southeast of San Leandro Bay. The site lies on the alluvial deposits of the San Leandro alluvial cone near the boundary of the San Lorenzo alluvial cone.

The San Leandro alluvial cone is a gently sloping alluvial fan extending ~~toward from the base of the Diablo Range.~~ It is composed of a series of nearly flat-lying lenses of sand and gravel separated by extensive clay layers.

Description of Field Investigation

Six exploratory test borings were drilled at the subject site in order to determine if the soil and/or ground water beneath the site had been contaminated due to present or prior site usage or if any adjacent, off-site facilities may have caused a contamination problem. Locations of these bore holes were selected on the basis that the areas they covered represented the highest potential sources for contamination.

Drill holes one and two were located at the eastern property boundary adjacent to where barrels are stored on the neighboring property. Drill hole three was located adjacent to the boiler room where water softeners and cleaners for tin and zinc are stored and used. Drill hole four was located next to the machine shop in the northern portion of the site where solvents and oils are used to clean truck parts for repair. In addition to the storage of solvents and oils at the machine shop, the soil on the west side of the shop has been contaminated as a result of spillage of these same products. Drill hole five was located adjacent to the pole shed at the western property boundary where numerous surface stains of oil and grease were noted. The location of this drill hole was also selected as it was in the down ground water gradient direction of the pesticide and herbicide storage shed located on the parcel that Del Monte is not selling. Drill hole six was located adjacent to the underground gasoline tank next to one of the warehouses. All drill hole locations are presented on Figure 2.

In drill holes one through five, undisturbed soil samples were taken at two feet, four feet, six feet, and ten feet below ground surface and then at five foot intervals down to the shallowest ground water table. In drill hole six, the first undisturbed soil sample obtained was at eight feet below ground surface, which is one foot below the depth at which the bottom of the underground gasoline tank rests. The borings were terminated approximately five to seven feet into the saturated soil when a stiff clay layer was encountered. Two-inch diameter, threaded, PVC monitoring casing was then installed, with the bottom ten feet of the casing being factory slotted to allow the inflow of ground water. The annular space around the slotted interval of the casings was packed with coarse sand to act as a filter to screen out fine grained sand and silt that may clog the slotted interval.

The wells were then developed using a submersible, positive displacement, bladder pump to ensure that clean ground water was flowing through the slotted interval freely. When the required number of well volumes were removed, water samples were obtained. Soil and ground water samples were transported in refrigerated containers to California Laboratories of Modesto, California.

Due to the high potential for contamination at the site, many chemical tests were performed on the samples submitted for analysis. Soil and ground water

samples were analyzed for 1) volatile organic and aromatic constituents using EPA Test Method 624, 2) base, acid, and neutral components using EPA Test Method 625, 3) pesticides and PCBs using EPA Test Method 608, 4) herbicides using EPA Test Method 619, 5) gasoline using a Flame Ionization Detection Method, and 6) oil and grease using a Soxhlet extraction method.

During the drilling operation, all augers and down-hole tools were steam cleaned between borings, and all sampling apparatus was steam cleaned between each sampling run to prevent transfer of contamination. The submersible pump used to develop and sample the wells was also steam cleaned between each use.

After all soil and ground water samples had been obtained and analyzed, the wells were closed against future use. The well closures consisted of the casings being pressure-grouted with a bentonite-cement slurry and the annular space around the unperforated casing being filled from the bottom up with the same slurry.

Findings

Drill hole one was drilled to a total depth of thirty-two feet. Clays of low to intermediate plasticity were encountered from the surface down to a depth of approximately twenty-nine feet when a wet, medium dense gravel was encountered. The initial water level measured in drill hole one was 26.6 feet. Drill holes two through six were drilled to total depths ranging from thirty-two feet to thirty-six feet. Clays of intermediate plasticity were encountered interbedded with medium dense sands. The initial water levels measured in drill holes two through six were 26.5 feet, 27 feet, 22.4 feet, 26.2 feet, and 25.4 feet. Static water levels were measured at an average of five feet above the initial water levels recorded in each drill hole indicating confined ground water conditions.

Analysis of the soil and ground water samples obtained from all six borings indicates that none of the constituents tested for were detected, with the exception of P,P'-DDT in a soil sample obtained from drill hole six. A concentration of 422 parts per billion (ppb) of P,P'-DDT was detected in the soil sample obtained at 8.5 feet below ground surface. The Total Threshold Limit Concentration (TTLC) set by the State Department of Health Services, under Title 22, is 1000 ppb for DDT. Anything detected above this standard is considered to be a hazardous waste and should be dealt with accordingly. Since the concentration detected was far below the standard set by the Department of Health Services, it is not considered to be a hazardous waste and does not pose a health threat to the environment. Results of the laboratory analyses are presented in Appendix A. Logs of all exploratory borings are presented in Appendix B.

Conclusions/Recommendations

Since laboratory analysis has determined that no contamination was found, or detected above state standards, in the soil and ground water samples obtained, we feel the site is clear of all possible contaminants that could

have affected the site. However, we recommend that any underground tanks that are not intended for future use be removed and soil samples obtained and analyzed, as a small leak from the very bottom of the tank(s) would not have been picked up in the soil samples tested. Furthermore, all surface spills should be properly removed and disposed of prior to any site work.

Respectfully submitted,

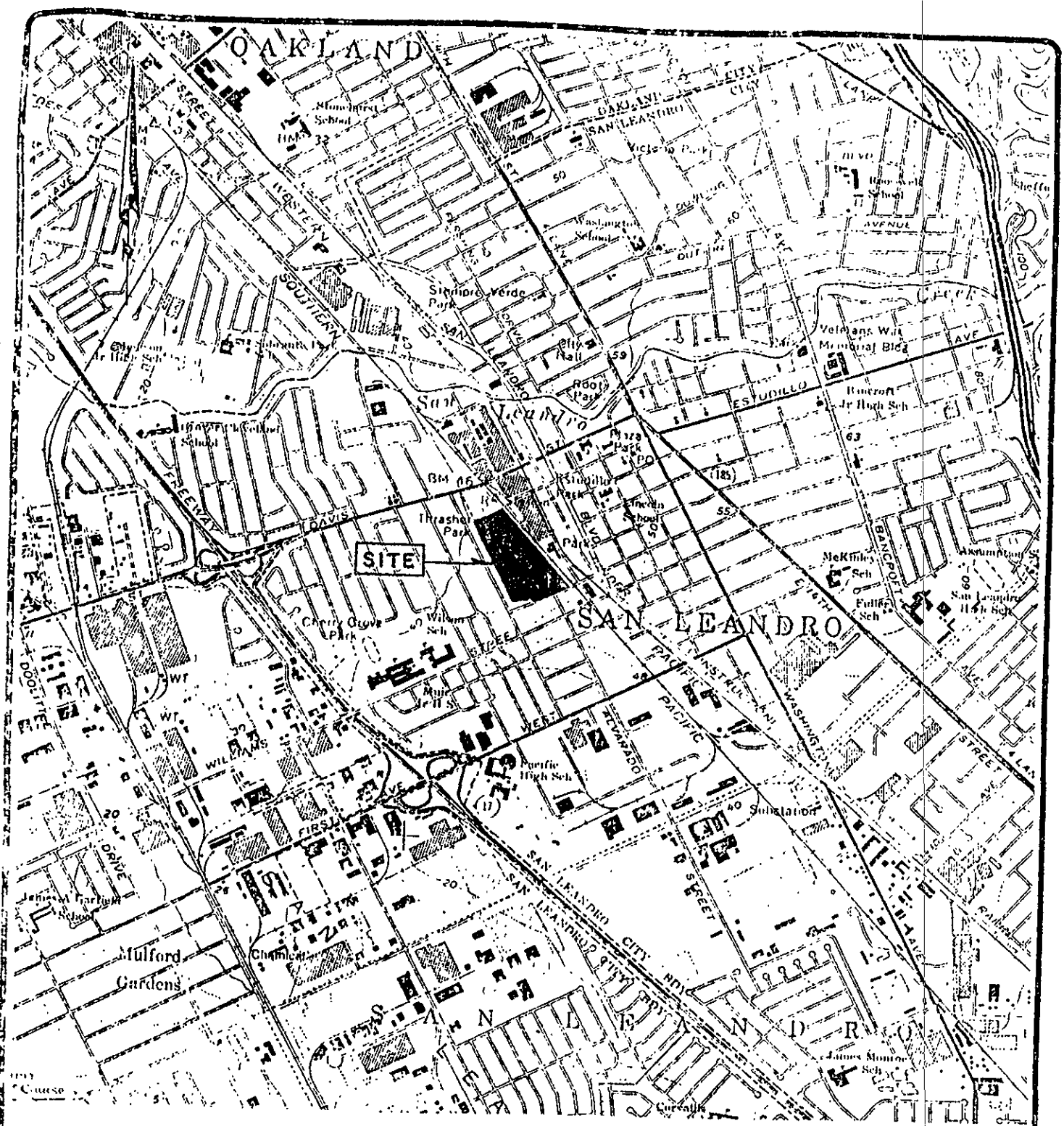
BETA ASSOCIATES

Daniel L. Shafer
Project Geologist

Reviewed by:

Jack E. McCollough
Registered Geologist #1559
Certified Engineering Geologist #905

cc: Mr. Jeffrey J. Vines--Del Monte Corporation



BASE MAP REF: U.S.G.S. 7.5 minute San Leandro topographic quadrangle, photorevised 1968.

SCALE: 1" = 2000'

Beta Associates

VICINITY MAP

DEL MONTE SITE
SAN LEANDRO, CALIFORNIA

FIGURE 1

PROJECT 156-20.1

California Water Labs, Inc.

P. O. BOX 4249
1430 CARPENTER LANE — SUITE G
MODESTO, CA 95352
PHONE (209) 527-4050

RUSH

Purveyor Beta and Associates
Street 1365 Vander Way
City San Jose, CA Zip 95112
Sample I.D. Listed
Collected by: D.P.

Lab I.D. Listed
Purchase Order Job 156-20.1
Referring Lab
Date Collected 11-21-85 - 11-25-85

CL I.D.	Sample I.D.	Total FID Hydrocarbon Scan SOIL (ppm)
P-16925	DH 1 at 2'	< 1
P-16926	DH 1 at 4'	< 1
P-16927	DH 1 at 6'	< 1
P-16928	DH 1 at 25½'	< 1
P-16929	DH 2 at 2'	< 1
P-16930	DH 2 at 4'	< 1
P-16931	DH 2 at 6'	< 1
P-16932	DH 2 at 25½'	< 1
P-16933	DH 3 at 2'	< 1
P-16934	DH 3 at 4'	< 1
P-16935	DH 3 at 6'	< 1
P-16936	DH 3 at 25½'	< 1
P-16997	DH 4 at 2'	< 1
P-17000	DH 4 at 25½'	< 1
P-17001	DH 5 at 2'	< 1
P-17004	DH 5 at 25½'	< 1
P-17133	DH 6 at 8½'	< 1
P-17134	DH 6 at 25½'	< 1

Date Received 11-21-85 - 11-25-85
Date Started 11-22-85
Date Completed 12-5-85

By: Jerry D Mark

California Water Labs, Inc.

P. O. BOX 4249
1430 CARPENTER LANE — SUITE G
MODESTO, CA 95352
PHONE (209) 527-4050

Purveyor Beta and Associates
Street 1365 Vander Way
City San Jose, CA Zip 95112
Sample I.D. Listed
Collected by: D.P.

Lab I.D. Listed
Purchase Order Jcc
Referring Lab
Date Collected 11-2 - 11-25-8

CL I.D.	Sample I.D.
P-16939	DH 1
P-16941	DH 2
P-17006	DH 3
P-17008	DH 4
P-17010	DH 5
P-17132	DH 6

Total [illegible] arbon Sc

Date Received 11-21-85 - 11-25-85
Date Started 12-5-85
Date Completed 12-5-85

By:

California Water Labs, Inc.

P. O. BOX 4249
1430 CARPENTER LANE — SUITE G
MODESTO, CA 95352
PHONE (209) 527-4050

RUSH

Purveyor Beta and Associates
Street 1365 Vander Way
City San Jose, CA Zip 95112
Sample I.D. Listed
Collected by: D.P.

Lab I.D. Listed
Purchase Order Job 156-20.1
Referring Lab
Date Collected 11-21-85

CL I.D.	Sample I.D.	Oil and Grease SOIL (mg/kg)
P-16925	DH 1 at 2'	< 1
P-16928	DH 1 at 25½'	< 1
P-16929	DH 2 at 2'	< 1
P-16932	DH 2 at 25½'	< 1
P-16933	DH 3 at 2'	< 1
P-16936	DH 3 at 25½'	< 1
P-16997	DH 4 at 2'	< 1
P-17000	DH 4 at 20½'	< 1
P-17001	DH 5 at 2'	< 1
P-17004	DH 5 at 25½'	< 1
P-17133	DH 6 at 8½'	< 1
P-17134	DH 6 at 25½'	< 1

Date Received 11-21-85
Date Started 11-22-85
Date Completed 12-3-85

By: Jerry D-Mat