

**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

FIRE DEPARTMENT  
NOV 12 1989  
CITY OF SAN LEANDRO  
FIRE DEPARTMENT  
JAN 08 1990  
CITY OF SAN LEANDRO

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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.

  
DS:kt

Attachment: As stated.

cc w/o attachment: W. R. Rugg



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

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TUCSON/PHOENIX  
WASHINGTON, D.C.

003

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. Loo*

Mary E. L. Loo  
Staff Environmental Scientist

*[Signature]*

Gregory T. Carbullido  
Manager, Environmental Programs Division

GTC:cmd

*Mr. Grafenstatte  
P.O. Box 97347  
Tacoma, Wash  
98497*

*(206) 584-2600*

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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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,



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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.

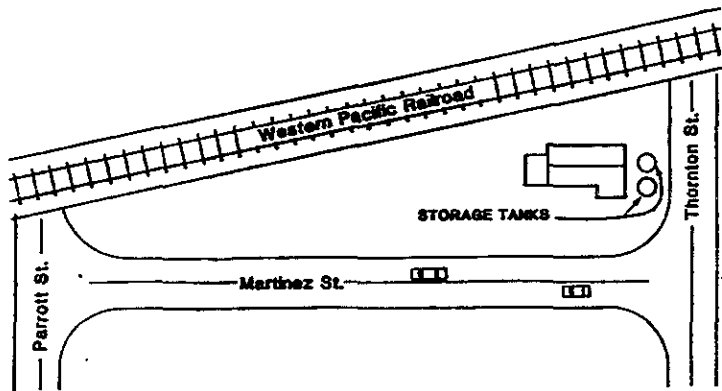
Currently, the Del Monte facility no longer operates from this location and the land has been redeveloped into separate light industrial operations (See Section 1.2). According to the Ground Water Monitoring Report by Beta Associates (March, 1987), any potential migration of the residual oil in the soil 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 infiltration 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.

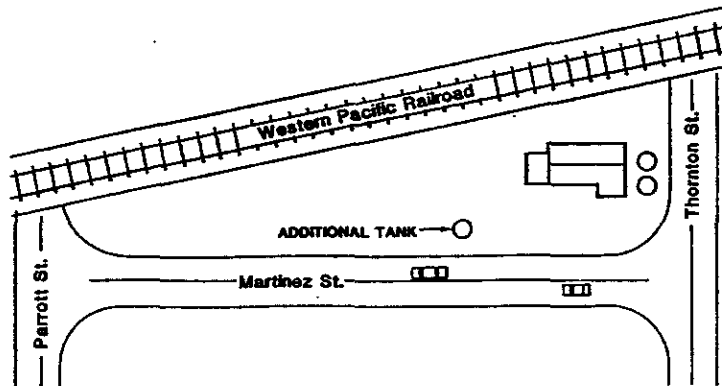
| <u>Air Photo Date</u> | <u>Description</u>  |
|-----------------------|---|
| 02-14-30              | This photograph displays two above ground tanks and the primary facility, a bulk oil transfer station on the study site. Because the photograph was taken at an oblique angle, the site specific location 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

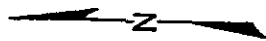


1947  
AV 11-06-23/24

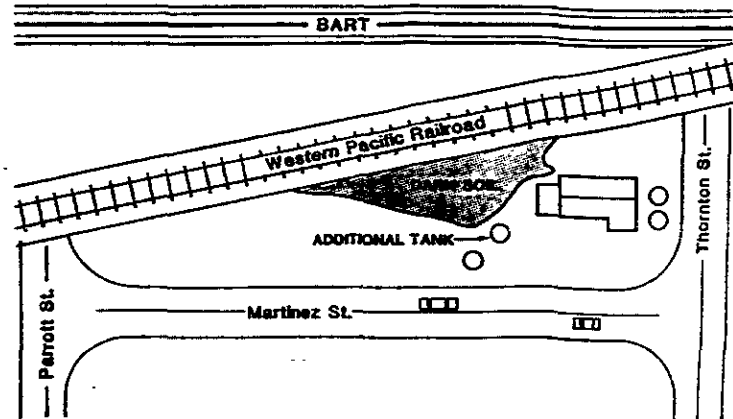
B



1959  
AV 337-07-42/43

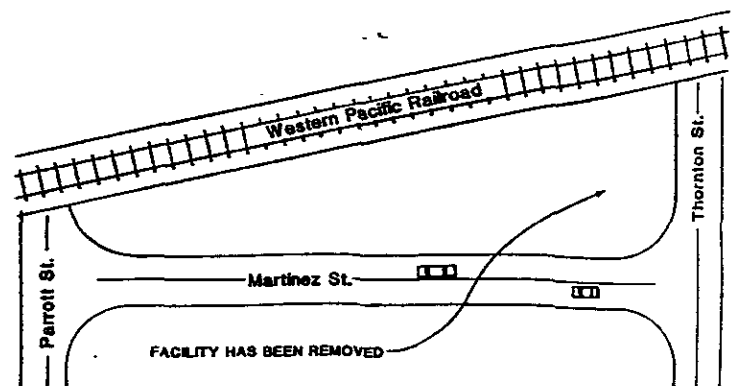


C



1979  
AV 1760-07-36/37

D



1988  
AV 3268-7-35/36



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AERIAL PHOTOGRAPH  
INTERPRETATION SKETCHES  
1886 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.

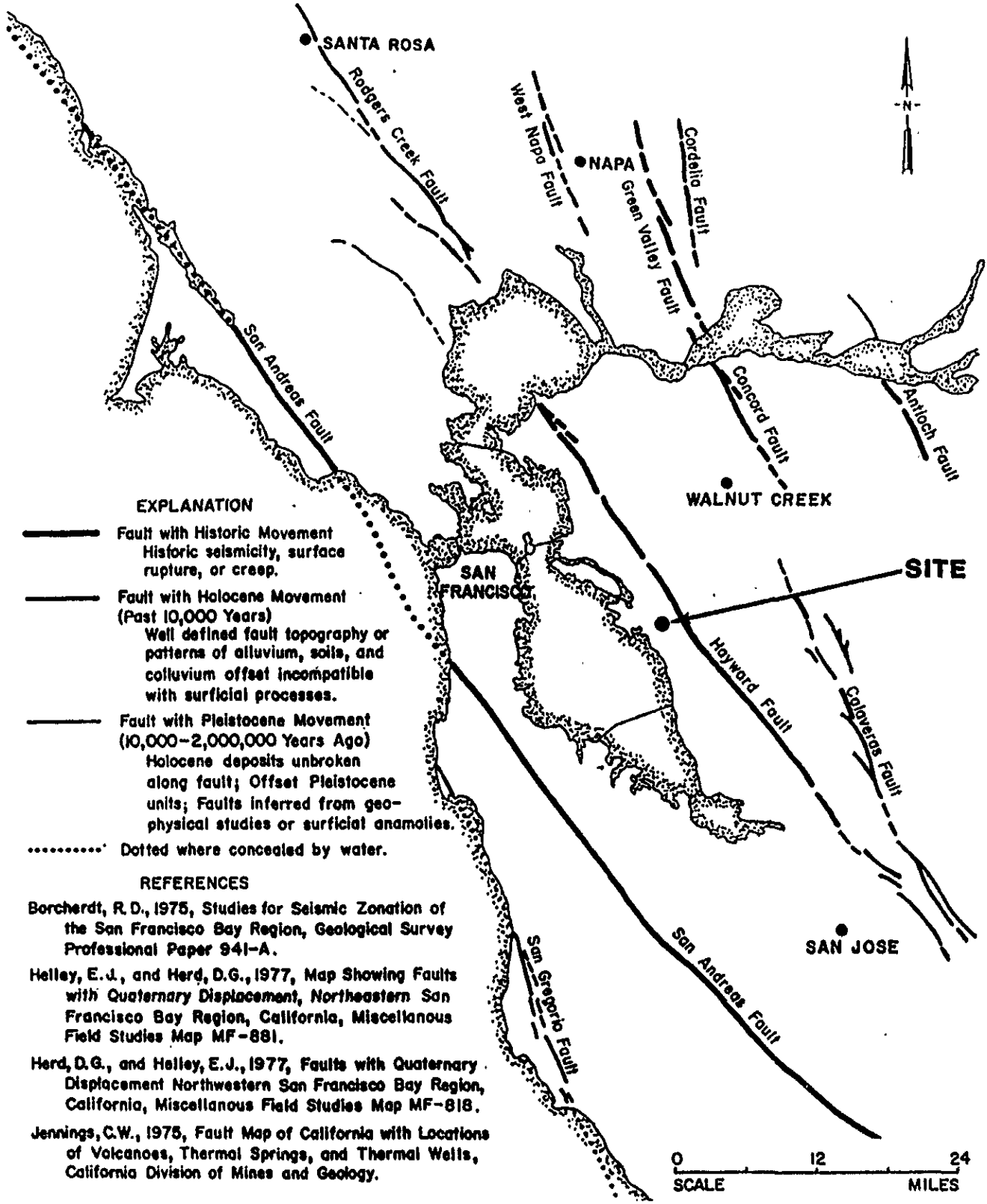
- 09-06-79 An additional above-ground storage tank was noted in this photograph between the bulk oil transfer station and the storage tank described above. The Bay Area Rapid Transit (BART) light rail tracks exist immediately east of the property. As discussed earlier, a dark soil feature was noted northeast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



**EXPLANATION**

- Fault with Historic Movement  
Historic seismicity, surface rupture, or creep.
- - - Fault with Holocene Movement  
(Past 10,000 Years)  
Well defined fault topography or patterns of alluvium, soils, and colluvium offset incompatible with surficial processes.
- Fault with Pleistocene Movement  
(10,000-2,000,000 Years Ago)  
Holocene deposits unbroken along fault; Offset Pleistocene units; Faults inferred from geophysical studies or surficial anomalies.
- ..... Dotted where concealed by water.

**REFERENCES**

Borchardt, R.D., 1975, Studies for Seismic Zonation of the San Francisco Bay Region, Geological Survey Professional Paper 941-A.

Helley, E.J., and Herd, D.G., 1977, Map Showing Faults with Quaternary Displacement, Northeastern San Francisco Bay Region, California, Miscellaneous Field Studies Map MF-881.

Herd, D.G., and Helley, E.J., 1977, Faults with Quaternary Displacement Northwestern San Francisco Bay Region, California, Miscellaneous Field Studies Map MF-818.

Jennings, C.W., 1975, Fault Map of California with Locations of Volcanoes, Thermal Springs, and Thermal Wells, California Division of Mines and Geology.



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CONSULTING GEOLOGISTS / ENGINEERS / GEOPHYSICISTS

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

**FIGURE**  
**4**

Job no. 1434-00 Appr. 9 Date 12/7/88

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.

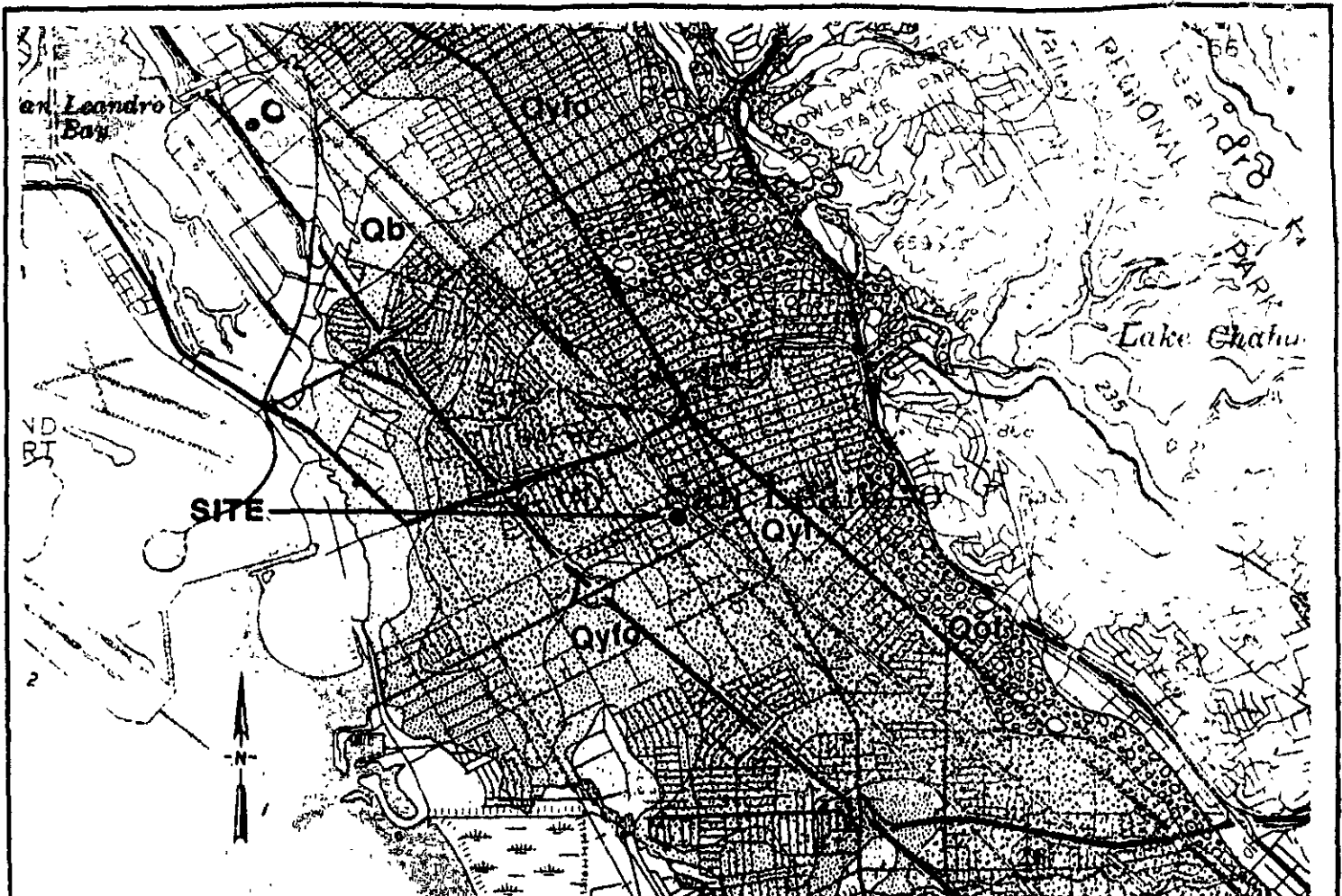
## 6.0 HYDROGEOLOGY

### 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**

- Qyl** 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 Qyl. Thickness varies from as much as 50 feet at fan heads and in canyons to about 20 feet where Qyl interfingers with Qyo and Qb at the outer margins of fans. Locally contains aboriginal artifacts and skeletal remains.
- Qyo** 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 Qyl. 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 Qyl, Qyo, and recent mud of San Francisco Bay. Generally less than 10 feet thick. Locally contains fresh-water gastropods and pelecypods.
- Qol** 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 Qol. 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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**SITE GEOLOGY**  
 1686 MARTINEZ ST.  
 SAN LEANDRO, CALIFORNIA

**FIGURE**  
 5

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

## 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.

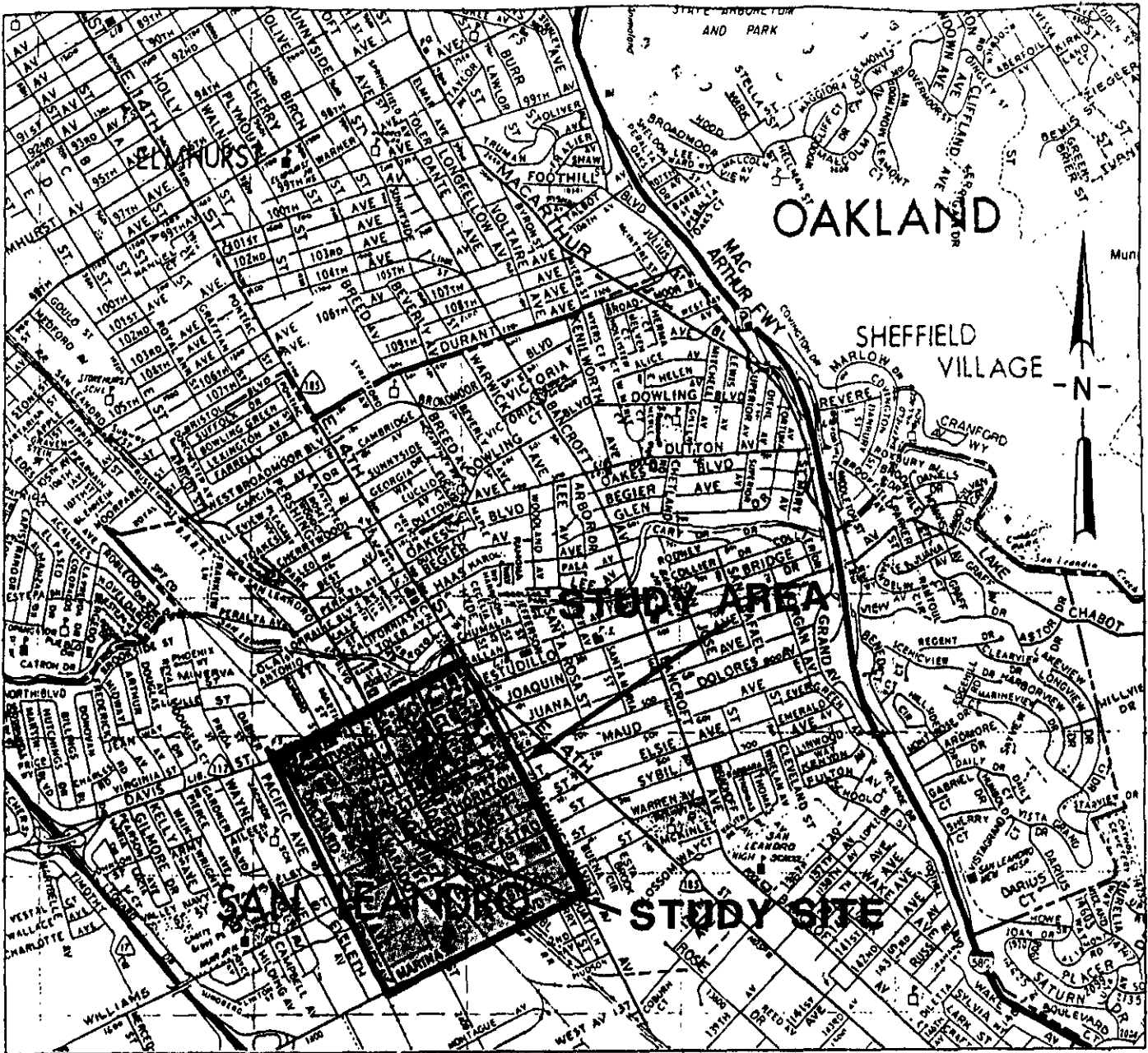
### 1.1 Site Description

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



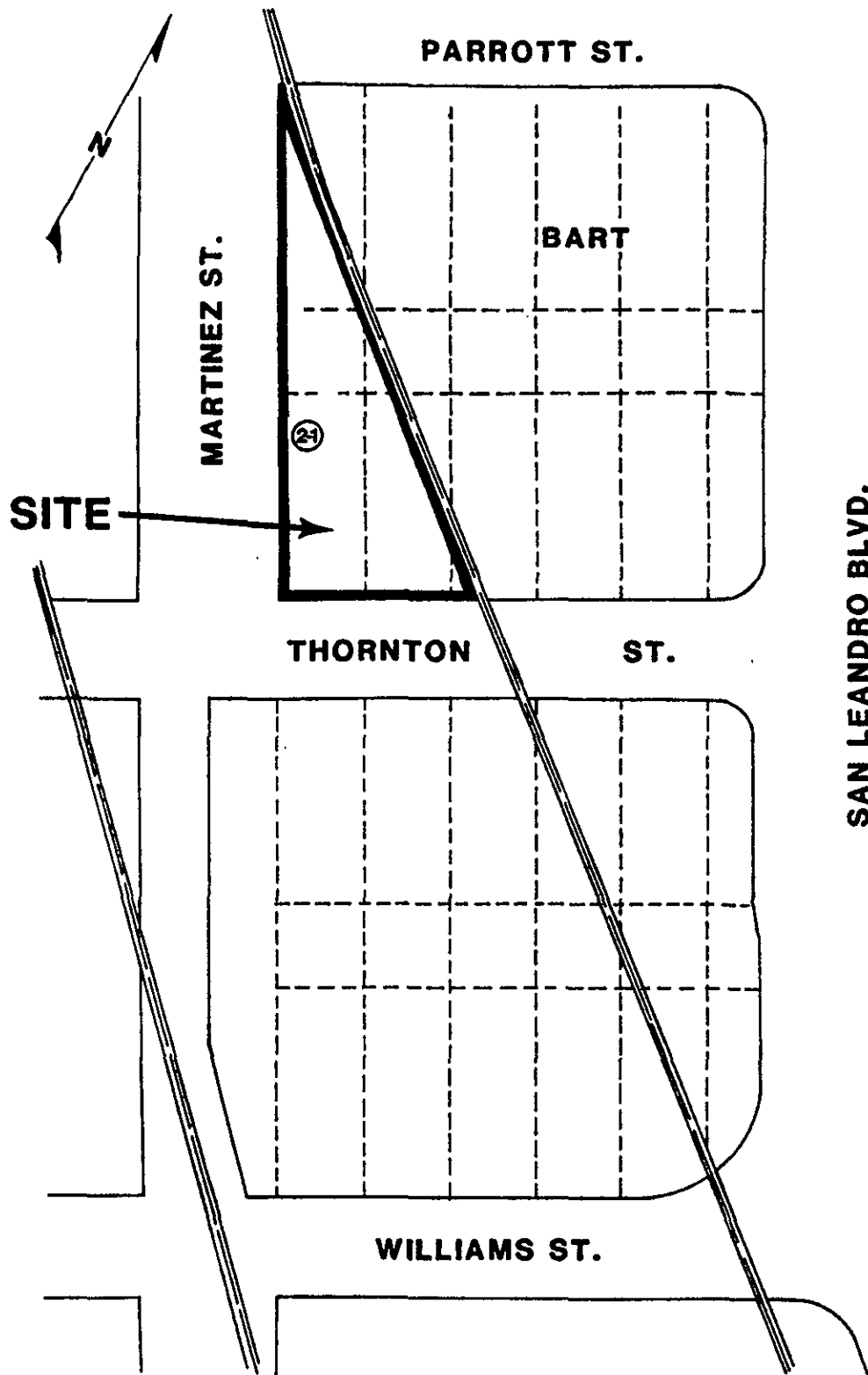
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**VICINITY LOCATION MAP**  
**1686 MARTINEZ STREET**  
**SAN LEANDRO, CALIFORNIA**

**FIGURE**

**1**

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REF: ALAMEDA COUNTY ASSESSOR'S DEPARTMENT



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**SITE LOCATION MAP**  
**1686 MARTINEZ STREET**  
**SAN LEANDRO, CALIFORNIA**

FIGURE

2

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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 LaCourreya, 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 less than 15 feet thick (See Figure 6).

## 6.2 Local Hydrogeology

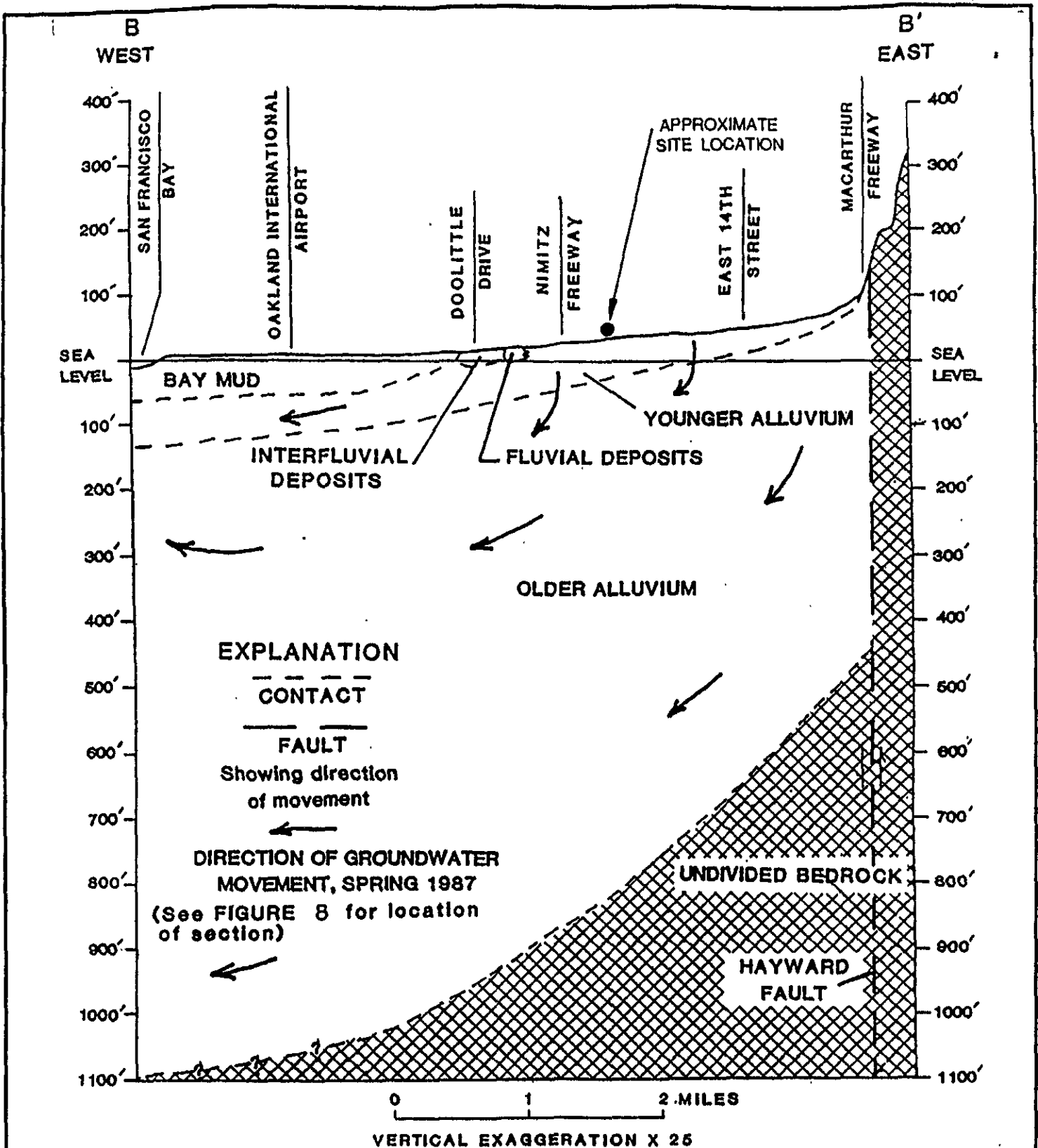
In the site vicinity, ground water was measured at approximately 24 feet below the ground surface in a well located approximately 400 feet west of the site (well number 2s/3w-35b-3, see Figure 7). However, fluctuations of ground water levels may be as much as 12 feet (Hickenbottom and others, 1988).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

|   |  |                            |
|---|--|----------------------------|
|  <p><b>Geo/Resource Consultants, Inc.</b><br/>GEOLOGISTS / ENGINEERS / ENVIRONMENTAL SCIENTISTS<br/>851 HARRISON STREET, SAN FRANCISCO, CALIFORNIA 94107</p> | <p>GENERALIZED<br/>GEOLOGIC CROSS SECTION<br/>1686 MARTINEZ STREET<br/>SAN LEANDRO, CALIFORNIA</p> | <p>FIGURE<br/><b>6</b></p> |
| <p>Job No. <u>1434-00</u> Appr. <u>[Signature]</u> Date <u>12/7/88</u></p>  |  |                            |

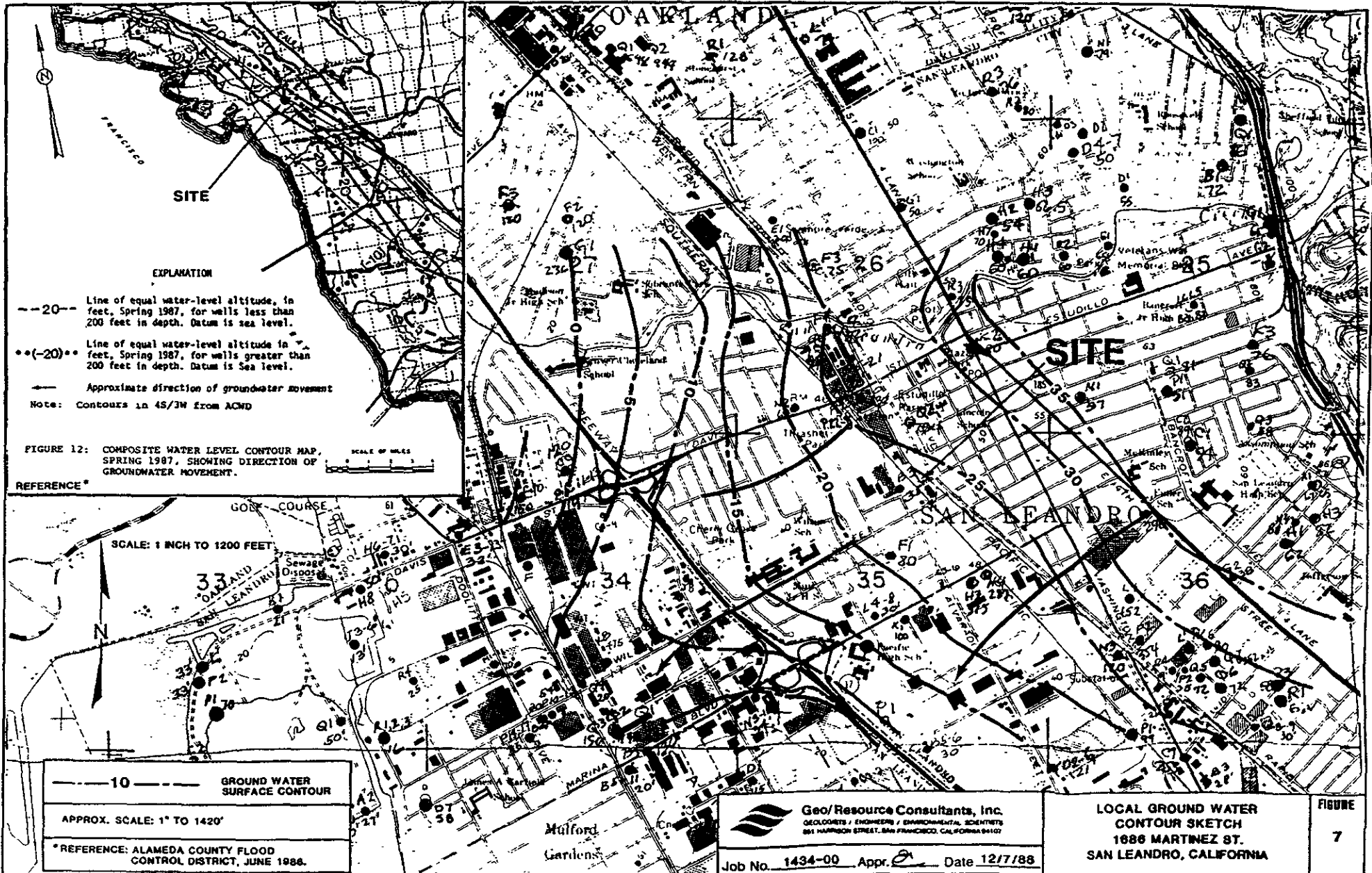
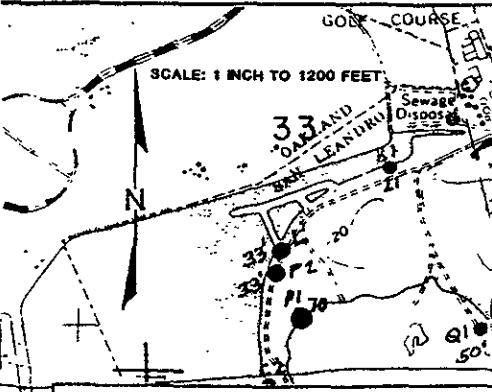


FIGURE 12: COMPOSITE WATER LEVEL CONTOUR MAP, SPRING 1987, SHOWING DIRECTION OF GROUNDWATER MOVEMENT.

REFERENCE\*



— 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  
 881 HARRISON STREET, SAN FRANCISCO, CALIFORNIA 94107

Job No. 1434-00 Appr. *[Signature]* Date 12/17/88

LOCAL GROUND WATER CONTOUR SKETCH  
 1886 MARTINEZ ST.  
 SAN LEANDRO, CALIFORNIA

FIGURE  
 7

December 29, 1988

1434-00-0

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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 LaCourreya 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.

December 29, 1988  
1434-00-0  
Page 26 of 27

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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- Borcherdt and others, Earthquake Intensity San Francisco Bay Region, California, 1975 U.S. Geological Survey, Map MF-709
- Galehouse and others, 1982, Changes in Movements Rates on Certain East Bay Faults, California Divisions of Mines and Geology. Special Publication 62, p. 239
- Haines Criss Cross Business Directory, East Bay Edition, 1988.
- Hart, E.W., 1985, Fault Rupture Hazard Zones in California: California Division Mines and Geology Special Publication, p. 42, 24.
- Hazardous Waste and Substances Sites Lists, Office of Planning and Research, Office of Permit Assistance, September 1988
- 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
- Radbruch, 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



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 *Harry Sraydarian*  
Expiration Date September 30, 1985



*Harry Sraydarian*  
Harry Sraydarian  
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 Conservation 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.

- o Overview of historical development of the site including operator and ownership history.
- o Types and dates of all activities that have occurred on site including oil and fuel storage.
- o Area of site and number of buildings
- o Site plan map and historical aerial photographs. If possible, we would like copies of these documents.
- o 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.
- o Types of all potentially hazardous wastes ever produced or stored on site including those presently stored on site. Include dates and amounts.
- o Description of past and present waste management practices including on-site treatment, storage and removal.
- o 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.
- o Descriptions, including dates and amounts, of all known or suspected spills/releases of potentially hazardous materials to the environment.
- o Description of all past hazardous materials response activities such as contaminated soil removal, on-site burial, in-situ chemical treatment, sumps, oil separation etc. Include dates and the regulatory agency monitoring the activity.
- o 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.
- o 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



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.

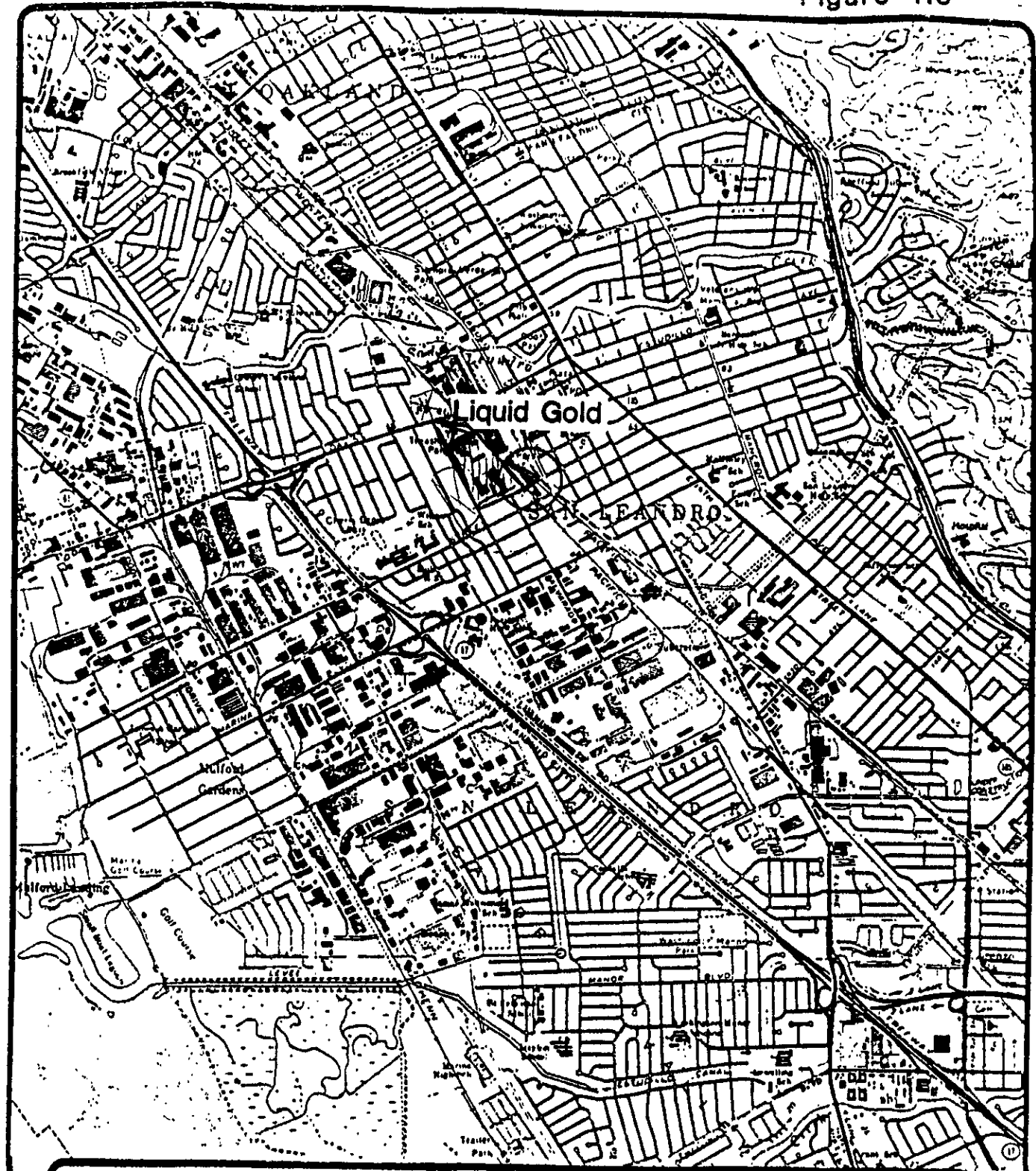
Liquid Gold was identified for evaluation under the Superfund program as a result of investigations conducted by the California Department of Health Services (DOHS), North Coast Region in 1980. There was a strong concern that contaminants such as heavy metals and PCB's might be found at the facility 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





**Site Location Map**

LIQUID GOLD  
1696 MARTINEZ STREET  
SAN LEANDRO, CA

Scale:  
0 .5 mile

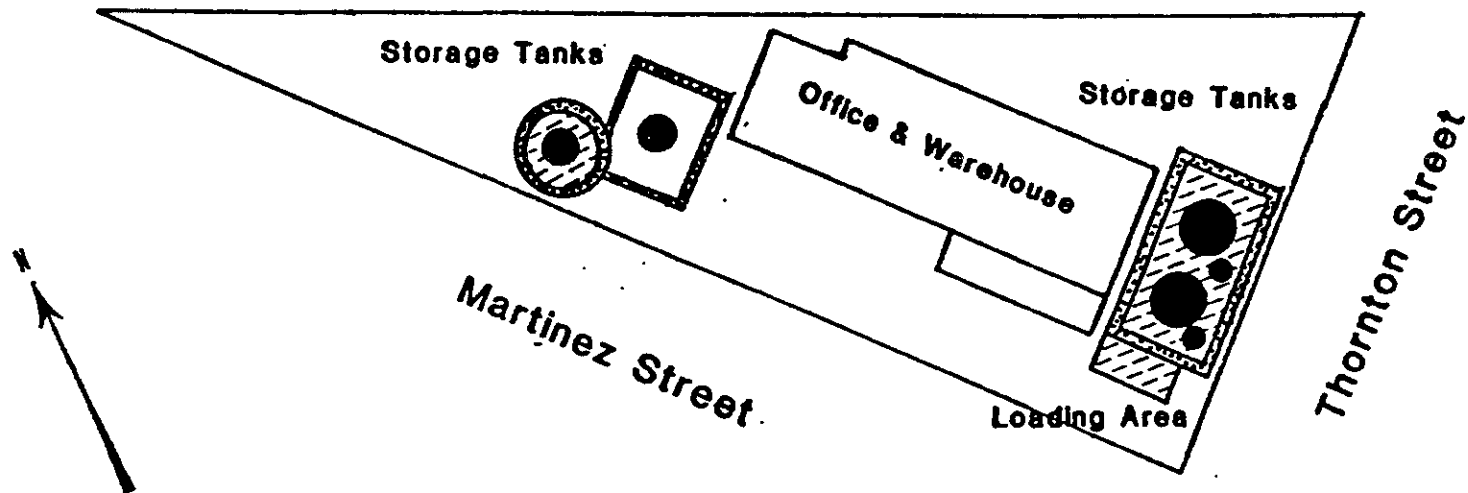
CALIF.

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.

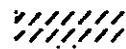


In order to avoid the difficulties encountered in relation to enforcement activities at the Liquid Gold site in Richmond, DOHS turned the San Leandro site over to the Alameda County District Attorney's office for clean-up enforcement. Due to the low priority given to the site, no further action had been 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 runoff (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.

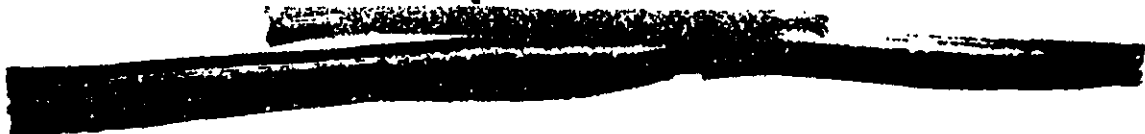
Following this meeting, FIT was given a tour of the facility by Mr. Graffenstat (photographic documentation is included in Appendix B). Following are the observations made by FIT:

- 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.

*Oil stains*

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.

*Summary*

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

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

| I. IDENTIFICATION |                |
|-------------------|----------------|
| 01 State          | 02 Site Number |

SITE NAME AND LOCATION

|   |  |   |                      |                      |                |
|---|--|---|----------------------|----------------------|----------------|
| Site Name (Legal, common, or descriptive name of site)<br>Liquid Gold |  | 02 Street, Route No., or Specific Location Identifier<br>1696 Martinez Street   |                      |                      |                |
| City<br>San Leandro   |  | 04 State<br>CA  | 05 Zip Code<br>94577 | 06 County<br>Alameda | 07 County Code |
| Coordinates<br>Latitude _____ Longitude _____                         |  | 10 Type of Ownership (Check one)<br><input checked="" type="checkbox"/> A. Private <input type="checkbox"/> B. Federal <input type="checkbox"/> C. State <input type="checkbox"/> D. County <input type="checkbox"/> E. Municipal<br><input type="checkbox"/> F. Other <u>Port of Oakland</u> <input type="checkbox"/> G. Unknown |                      |                      |                |

INSPECTION INFORMATION

|  |  |   |  |  |  |
|--|--|---|--|--|--|
| Date of Inspection<br>1 / 15 / 85<br>Month Day Year  |  | 02 Site Status<br><input type="checkbox"/> Active<br><input checked="" type="checkbox"/> Inactive | 03 Years of Operation<br>approx. 1930   1984   _____<br>Beginning Year Ending Year Unknown |  |  |
| Agency Performing Inspection (Check all that apply)<br><input type="checkbox"/> A. EPA <input checked="" type="checkbox"/> B. EPA Contractor Ecology & Environment <input type="checkbox"/> C. Municipal <input type="checkbox"/> D. Municipal Contractor<br><input type="checkbox"/> E. State <input type="checkbox"/> F. State Contractor <input type="checkbox"/> G. Other _____<br>(Name of firm) (Name of firm) (Specify) |  |   |  |  |  |

|                                  |                        |                                |                                   |
|----------------------------------|------------------------|--------------------------------|-----------------------------------|
| Chief Inspector<br>Steve Wisbaum | 06 Title<br>FII Leader | 07 Organization<br>E & E, Inc. | 08 Telephone No.<br>(415)777-2811 |
| Other Inspectors<br>Ron Goloubow | 10 Title<br>FII Member | 11 Organization<br>E & E, Inc. | 12 Telephone No.<br>(415)777-2811 |
|                                  |                        |                                | ( )                               |
|                                  |                        |                                | ( )                               |
|                                  |                        |                                | ( )                               |
|                                  |                        |                                | ( )                               |

|                                  |                |                                |                  |
|----------------------------------|----------------|--------------------------------|------------------|
| 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    |
|                                  |                |                                | ( )              |
|                                  |                |                                | ( )              |
|                                  |                |                                | ( )              |

|  |                                     |   |
|--|-------------------------------------|---|
| Access Gained By (Check one)<br><input checked="" type="checkbox"/> Permission<br><input type="checkbox"/> Warrant | 18 Time of Inspection<br>0930 hours | 19 Weather Conditions<br>Clear and cool |
|--|-------------------------------------|---|

|  |                             |                                |  |
|--|-----------------------------|--------------------------------|--|
| INFORMATION AVAILABLE FROM                                   |                             |                                |  |
| Contact  | 02 DF (Agency/Organization) |                                | 03 Telephone No.                         |
| Person Responsible for Site Inspection Form<br>Steve Wisbaum | 05 Agency<br>FII            | 06 Organization<br>E & E, Inc. | 07 Telephone No.<br>(415)777-2811        |
|  |                             |                                | 08 Date<br>1 / 27 / 85<br>Month Day Year |



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  A. Groundwater Contamination  
 03 Population Potentially Affected: \_\_\_\_\_ 02  Observed (Date: \_\_\_\_\_)  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  E. Direct Contact  
 03 Population Potentially Affected: Unknown 02  Observed (Date: \_\_\_\_\_)  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  F. Contamination of Soil  
 03 Area Potentially Affected: \_\_\_\_\_ 02  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  G. Drinking Water Contamination  
 03 Population Potentially Affected: Unknown 02  Observed (Date: \_\_\_\_\_)  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 |

HAZARDOUS CONDITIONS AND INCIDENTS (Continued)

01  J. Damage to Flora /  
04 Narrative Description 02  Observed (Date: \_\_\_\_\_)  Potential  Alleged

K. Damage to Fauna  
04 Narrative Description 02  Observed (Date: \_\_\_\_\_)  Potential  Alleged

01  L. Contamination of Food Chain  
04 Narrative Description 02  Observed (Date: \_\_\_\_\_)  Potential  Alleged

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

N. Damage to Offsite Property  
04 Narrative Description 02  Observed (Date: \_\_\_\_\_)  Potential  Alleged

01  O. Contamination of Sewers, Storm/Drains, WWTs  
04 Narrative Description 02  Observed (Date: \_\_\_\_\_)  Potential  Alleged  
Ex-employee alleges he was told to dump 64,000 gallons of waste oil into storm sewer at site. EPA investigations did not find any evidence 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

TOTAL POPULATION POTENTIALLY AFFECTED: Unknown

COMMENTS

7. 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

| 01 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

| 01 Storage/Disposal (Check all that apply) | 02 Amount | 03 Unit of Measure | 04 Treatment (Check all that apply)   | 05 Other   |
|--|-----------|--------------------|---|--|
| A. Surface Impoundment                     |           |                    | <input type="checkbox"/> A. Incineration<br><input type="checkbox"/> B. Underground Injection<br><input type="checkbox"/> C. Chemical/Physical<br><input type="checkbox"/> D. Biological<br><input type="checkbox"/> E. Waste Oil Processing<br><input type="checkbox"/> F. Solvent Recovery<br><input type="checkbox"/> G. Other Recycling/Recovery<br><input type="checkbox"/> H. Other (Specify) | <input checked="" type="checkbox"/> A. Buildings On Site |
| 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)                         |           |                    |   |  |

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

CONTAINMENT

|   |  |  |  |
|---|--|--|--|
| 01 Containment of Wastes (Check one)                    | <input type="checkbox"/> A. Adequate, Secure <input checked="" type="checkbox"/> B. Moderate <input type="checkbox"/> C. Inadequate, Poor <input type="checkbox"/> D. Insecure, Unsound, Dangerous |  |  |
| 02 Description of Drums, Diking, Liners, Barriers, etc. |  |  |  |

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

ACCESSIBILITY

01 Easily Accessible:  Yes  No

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

02 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

1. IDENTIFICATION  
 01 State 02 Site Number

DRINKING WATER SUPPLY

|   |  |  |  |   |  |                    |
|---|--|--|--|---|--|--------------------|
| Type of Drinking Supply,<br>(Check as applicable) | 02 Status                              |  | 03 Distance to Site                                  |   |  |                    |
| Community   | SURFACE<br>A. <input type="checkbox"/> | WELL<br>B. <input checked="" type="checkbox"/> | ENDANGERED<br>A. <input checked="" type="checkbox"/> | AFFECTED<br>B. <input type="checkbox"/> | MONITORED<br>C. <input type="checkbox"/> | A. <u>0.4</u> (mi) |
| Non-Community                                     | C. <input type="checkbox"/>            | D. <input checked="" type="checkbox"/>         | D. <input checked="" type="checkbox"/>               | E. <input type="checkbox"/>             | F. <input type="checkbox"/>              | B. <u>0.2</u> (mi) |

GROUNDWATER  
 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, Unusable

|   |  |
|---|--|
| Population Served by Ground Water <u>Unknown</u>  | 03 Distance to Nearest Drinking Water Well <u>0.2</u> (mi) |
| 04 Depth to Groundwater <u>&lt;50</u> (ft)  | 05 Direction of Groundwater Flow <u>Unknown</u>            |
| 06 Depth to Aquifer of Concern <u>&lt;50</u> (ft)   | 07 Potential Yield of Aquifer <u>17,000</u> (gpd)          |
| 08 Sole Source Aquifer<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |

Description of Wells (including usage, 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<br><input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No<br>Comments | 11 Discharge Area<br><input type="checkbox"/> Yes<br><input type="checkbox"/> No<br>Comments |
|--|--|

SURFACE WATER  
 Surface Water (Check one)

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

Affected/Potentially Affected Bodies of Water

| Name:             | Affected                 | Distance to Site |
|-------------------|--------------------------|------------------|
| San Francisco Bay | <input type="checkbox"/> | <u>2.0</u> (mi)  |
| San Leandro Creek | <input type="checkbox"/> | <u>0.5</u> (mi)  |

DEMOGRAPHIC AND PROPERTY INFORMATION

|   |                                   |
|---|-----------------------------------|
| Total Population Within                                       | 02 Distance to Nearest Population |
| One (1) Mile of Site<br>A. <u>7,000</u><br>No. of Persons     | <u>0.01</u> (mi)                  |
| Two (2) Miles of Site<br>B. <u>20,000</u><br>No. of Persons   |                                   |
| Three (3) Miles of Site<br>C. <u>50,000</u><br>No. of Persons |                                   |

|  |  |
|--|--|
| Number of Buildings Within Two (2) Miles of Site<br><u>500</u> | 04 Distance to Nearest Off-Site Building<br><u>0.01</u> (mi) |
|--|--|

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 8 - OPERATOR INFORMATION

1. 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  |  | 02 D+B Number                                       |  | 10 Name  |  | 11 D+B Number        |  |
| Street Address (P.O. Box, RFD #, etc.)<br>P.O. Box 723                              |  | 04 SIC Code   |  | 12 Street Address (P.O. Box, RFD #, etc.)            |  | 13 SIC Code          |  |
| City<br>Diablo  |  | 06 State 07 Zip Code<br>CA 94528                    |  | 14 City  |  | 15 State 16 Zip Code |  |
| Years of Operation<br>4   |  | 09 Name of Owner During This Period<br>Bryan Fabian |  |  |  |                      |  |
| Name  |  | 02 D+B Number                                       |  | 10 Name  |  | 11 D+B Number        |  |
| Street Address (P.O. Box, RFD #, etc.)<br>Unknown                                   |  | 04 SIC Code   |  | 12 Street Address (P.O. Box, RFD #, etc.)            |  | 13 SIC Code          |  |
| City  |  | 06 State 07 Zip Code<br>CA                          |  | 14 City  |  | 15 State 16 Zip Code |  |
| Years of Operation<br>1   |  | 09 Name of Owner During This Period<br>Bryan Fabian |  |  |  |                      |  |
| Name  |  | 02 D+B Number                                       |  | 10 Name  |  | 11 D+B Number        |  |
| Street Address (P.O. Box, RFD #, etc.)<br>13331 North Highway 33                    |  | 04 SIC Code   |  | 12 Street Address (P.O. Box, RFD #, etc.)            |  | 13 SIC Code          |  |
| City<br>Patterson   |  | 06 State 07 Zip Code<br>CA                          |  | 14 City  |  | 15 State 16 Zip Code |  |
| Years of Operation<br>1   |  | 09 Name of Owner During This Period<br>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

| 1. IDENTIFICATION |                |
|-------------------|----------------|
| 01 State          | 02 Site Number |

| ON-SITE GENERATOR                      |          |               |  |
|--|----------|---------------|--|
| Name                                   |          | 02 D+B Number |  |
| Street Address (P.O. Box, RFD #, etc.) |          | 04 SIC Code   |  |
| City                                   | 06 State | 07 Zip Code   |  |

| 1. OFF-SITE GENERATOR                  |          |               |  |   |  |               |             |
|--|----------|---------------|--|---|--|---------------|-------------|
| Name<br>Unknown                        |          | 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 |

|  |          |               |  |   |  |               |             |
|--|----------|---------------|--|---|--|---------------|-------------|
| 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 |

| TRANSPORTER(S)   |                |                      |  |   |  |               |             |
|--|----------------|----------------------|--|---|--|---------------|-------------|
| Name<br>Fabian Oil                                     |                | 02 D+B Number        |  | 01 Name                                   |  | 02 D+B Number |             |
| Street Address (P.O. Box, RFD #, etc.)<br>P.O. Box 723 |                | 04 SIC Code          |  | 03 Street Address (P.O. Box, RFD #, etc.) |  | 04 SIC Code   |             |
| City<br>Diablo   | 06 State<br>CA | 07 Zip Code<br>94528 |  | 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 |

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

| 1. IDENTIFICATION |                |
|-------------------|----------------|
| 01 State          | 02 Site Number |

PAST RESPONSE ACTIVITIES

01  A. Water Supply Closed  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  B. Temporary Water Supply Provided  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  C. Permanent Water Supply Provided  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  D. Spilled Material Removed  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  E. Contaminated Soil Removed  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  F. Waste Repackaged  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  G. Waste Disposed Elsewhere  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  H. On Site Burial  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  I. In Situ Chemical Treatment  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  J. In Situ Biological Treatment  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  K. In Situ Physical Treatment  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  L. Encapsulation  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  M. Emergency Waste Treatment  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  N. Cutoff Walls  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  O. Emergency Diking/Surface Water Diversion  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  P. Cutoff Trenches/Sump  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

01  Q. Subsurface Cutoff Wall  
 04 Description \_\_\_\_\_ 02 Date \_\_\_\_\_ 03 Agency \_\_\_\_\_

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

| 1. IDENTIFICATION |             |
|-------------------|-------------|
| 01 State          | 02 Site Num |

II. PAST RESPONSE ACTIVITIES (Continued)

|  |               |                 |
|--|---------------|-----------------|
| 01 <input type="checkbox"/> R. Barrier Walls Constructed<br>04 Description | 02 Date _____ | 03 Agency _____ |
| 01 <input type="checkbox"/> S. Capping/Covering<br>04 Description          | 02 Date _____ | 03 Agency _____ |
| 01 <input type="checkbox"/> T. Bulk Tankage Repaired<br>04 Description     | 02 Date _____ | 03 Agency _____ |
| 01 <input type="checkbox"/> U. Grout Curtain Constructed<br>04 Description | 02 Date _____ | 03 Agency _____ |
| 01 <input type="checkbox"/> V. Bottom Sealed<br>04 Description             | 02 Date _____ | 03 Agency _____ |
| 01 <input type="checkbox"/> W. Gas Control<br>04 Description               | 02 Date _____ | 03 Agency _____ |
| 01 <input type="checkbox"/> X. Fire Control<br>04 Description              | 02 Date _____ | 03 Agency _____ |
| 01 <input type="checkbox"/> Y. Leachate Treatment<br>04 Description        | 02 Date _____ | 03 Agency _____ |
| 01 <input type="checkbox"/> Z. Area Evacuated<br>04 Description            | 02 Date _____ | 03 Agency _____ |
| 01 <input type="checkbox"/> 1. Access to Site Restricted<br>04 Description | 02 Date _____ | 03 Agency _____ |
| 01 <input type="checkbox"/> 2. Population Relocated<br>04 Description      | 02 Date _____ | 03 Agency _____ |
| 01 <input type="checkbox"/> 3. Other Remedial Activities<br>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

| 1. IDENTIFICATION |                |
|-------------------|----------------|
| 01 State          | 02 Site Number |

ENFORCEMENT INFORMATION

01 Past Regulatory/Enforcement Action  Yes  No

Description of Federal, State, Local Regulatory/Enforcement Action

DHS personnel inspected the facility in February 1980 and again in October 1983 at which time soil samples were taken. In a few of the samples various aliphatic 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.

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

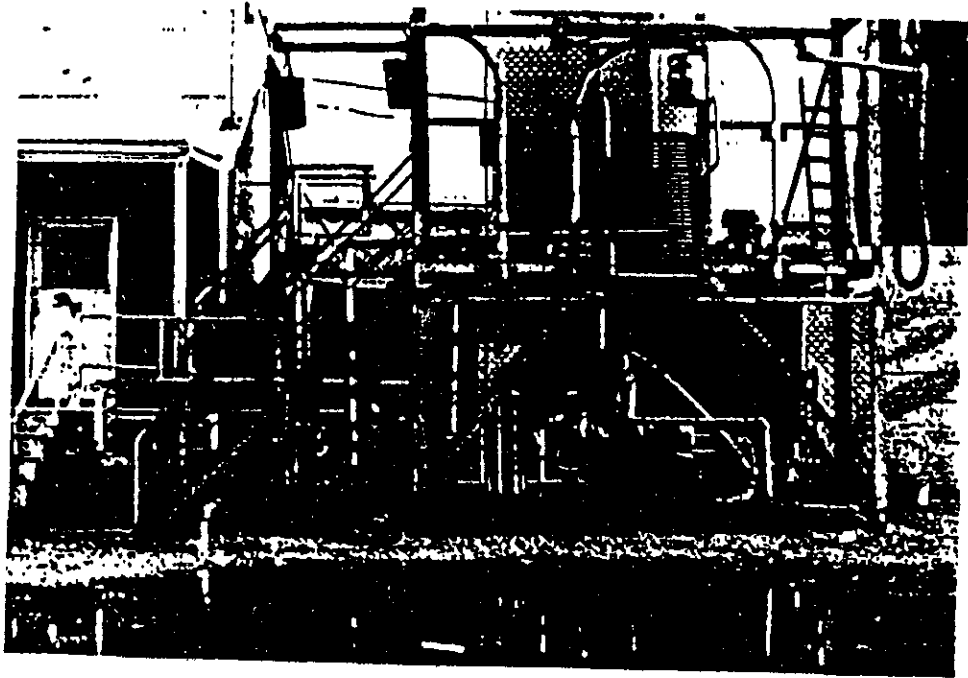
**APPENDIX B**

**Site Inspection Photographic Documentation**





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



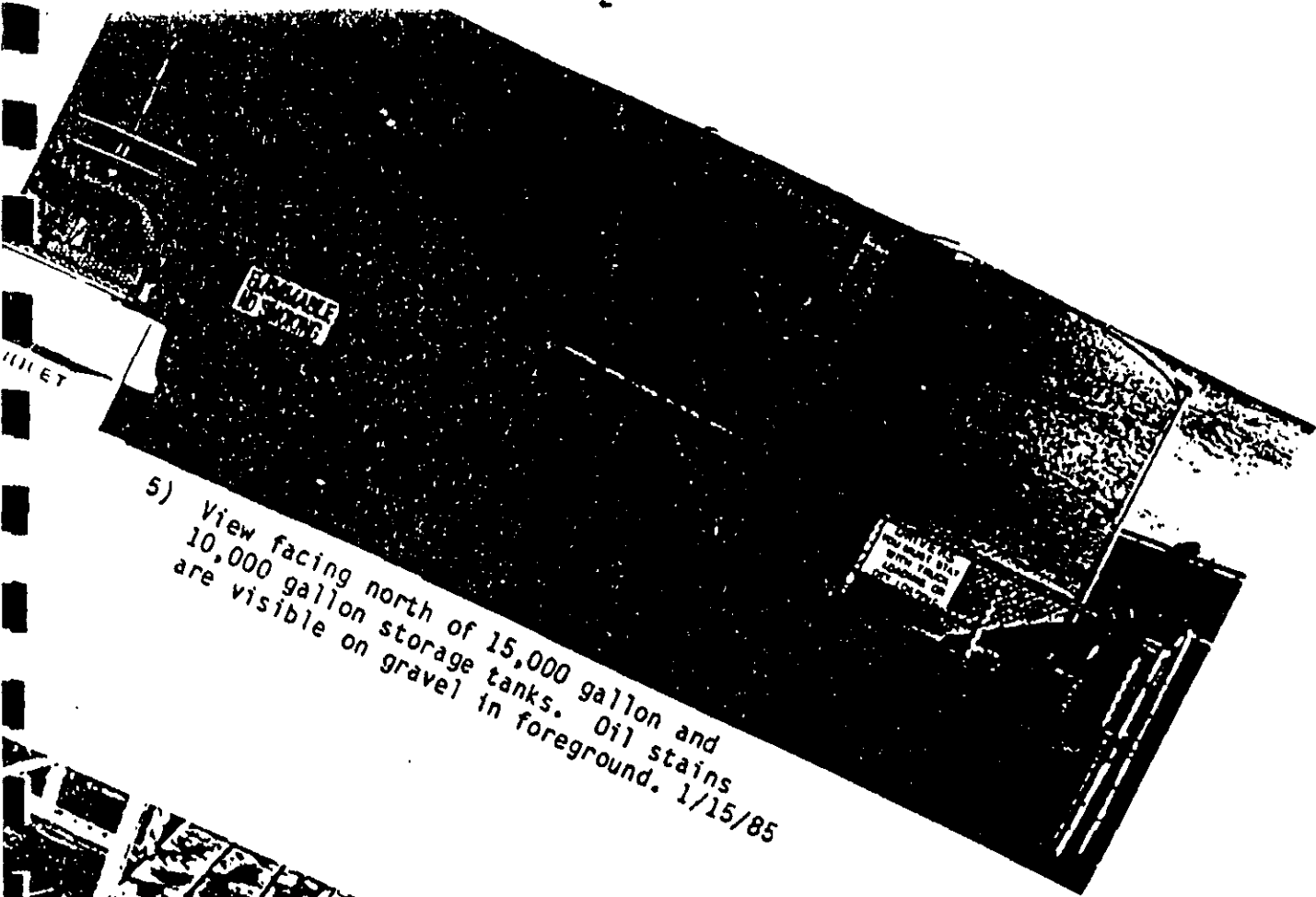
- 2) View facing east of loading/unloading area. Two 20,000 gallon storage tanks in background. 1/15/85.



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<br><i>See 10/11/85 file<br/>1/18/85</i> | Alameda County<br>Flood Control<br><i>880 &amp; 10/11/85 file</i>         | (415) 881-6496<br><i>670-5486</i> | 01/14/85 | Requested well and hydrogeologic information for area around Liquid Gold (received 1/18/85).                                      |
| Jason Som   | Alameda County<br>Environmental<br>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<br>Environmental<br>Health -<br>Hazardous Waste<br>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<br>Engineering  | (415) 540-2152                    | 01/15/85 | See Contact Report.   |
| Bryan Fabian  | Past owner -<br>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:

- o 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.
- o 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.
- o 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.
- o There were no major releases of oil to the driveway or grounds.
- o No hazardous wastes were hauled to and/or stored at the facility.
- o Oil was analyzed for PCB's but none were found. No documentation available.
- o 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 contaminants 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.

LABORATORY REPORT  
Metals

Collector's Name Barbara Barry  
 Finding Location Liquid Gold  
San Leandro

Date Received 10/6/83  
 Collector's Sample # BB 26410  
BB 272

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

Solids:  $\mu\text{g/g}$       Liquids:  $\mu\text{g/mL}^*$       PFR

|                      | 8485   | 8486               | 8487   | 8488   | 8489                      | 8490*  | 8491    | (8492)  | 8493   |
|----------------------|--------|--------------------|--------|--------|---------------------------|--------|---------|---------|--------|
| Collector's Sample # | BB 264 | BB 265             | BB 266 | BB 267 | BB 268                    | BB 269 | BB 270  | BB 271  | BB 272 |
| Arsenic              | - 76.7 | - 188              | - 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   | - 10.5  | - 158   | - 104  |
| Nickel               | - 30.6 | - 23.7             | - 31.8 | 19.0   | 0.02                      | 0.01   | - 20.8  | - 21.5  | - 26.5 |
| Lead                 | - 588  | - 805 <sup>u</sup> | - 61.5 | - 318  | 0.30                      | - 6.82 | - 10.70 | - 7.320 | - 383  |
| Selenium             | - 9.95 | - 7.57             | - 7.28 | - 6.96 | -                         | -      | - 4.77  | - 9.74  | - 9.20 |
| Zinc                 | - 413  | - 487              | - 55.2 | - 452  | 0.61 <sup>u</sup><br>7.70 | 11.3   | - 14.70 | - 2.590 | - 591  |

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

\* analysis by AA

Janet Schindler 10/18/83  
 Analyst's Signature      Date

Induce Nakas 10/19/83  
 Supervisor's Signature      Date

Calif Department of Health Service  
 Hazardous Materials Laboratory

HML # 8485 co  
8493

LABORATORY REPORT PARTIAL  
 PCB's

Collector's Name B. Barry Date Received  
 by Laboratory 10-6-83  
 Sampling Location LIQUID GOLD Collector's Sample # BB 264 to  
1696 MARTINEZ ST. SAN LEANDRO 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

11/1/83  
 (Date)

Signature of Supervising Chemist

Jamail Garcia

11-1-83  
 (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 Collector's Sample # BB 264 to 272  
1696 MARTINEZ ST. SAN LEANDRO

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 5ug) |
| 265           | 8486  | Not det. ( " " " )                 |
| 266           | 8487  | Hydrocarbons detected (C6-C13)     |
| 267           | 8488  | Not det. (Det. limit - 5ug/g)      |
| 268           | 8489  | Hydrocarbons detected (C6-C13)     |
| 269           | 8490  | Hydrocarbons det (C6-C13)          |
| 270           | 8491  | Hydrocarbons det (C6-C13)          |
| 271           | 8492  | Not detected (Det. limit - 5ug/g)  |
| 272           | 8493  | Hydrocarbons det. (C6-C13)         |

Samples contain numerous hydrocarbon peaks. GC/MS analysis of HML #8491 reveals presence of alkanes (C6-C13). GC/MS result

Detection limit is based on dieldrin/benzene.

Analysts' Signatures:

1. Jamail Gardie 11/3/83  
date

2. \_\_\_\_\_  
date

Signature of Supervising Chemist

[Signature] 11.3.83  
date

HAZARDOUS MATERIALS SAMPLE ANALYSIS REQUEST

PRIORITY (Explain) Litigation

*Approved*  
*Charles Williams*

HML No. 8485  
To 8490

PART I: FIELD SECTION

Collector: Sunny 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 1176 MARTINEZ ST. SAN LEANITO Number 1176 Street MARTINEZ ST. City SAN LEANITO ZIP 94577

| HML No. (Lab Only) | Collector's Sample No. | Type Of Sample | FIELD INFORMATION   |
|--------------------|------------------------|----------------|---|
| 8485               | BB 264                 | soil           | Comp. soil perimeter of curbed <sup>5-12 ft long 9 inches</sup> berm 4" below <sup>surface</sup> soil |
| 8486               | BB 265                 | oil/soil       | Only spill in front of mail truck box   |
| 8487               | BB 266                 | soil           | Comp. of pile of oily soil between truck & track  |
| 8488               | BB 267                 | soil           | Comp. of curbed in area rear corner of bldg. <sup>Soil curbed in-out at</sup>                         |
| 8489               | BB 268                 | liquid         | Pool "city water" in front gravel lot <sup>Solvent</sup> <sup>at</sup>                                |
| 8490               | BB 269                 | oil/liq.       | Oil and water? under clean out valve tank 2   |

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

| Signature          | Title           | Inclusive Dates          |
|--------------------|-----------------|--------------------------|
| <u>[Signature]</u> | <u>WNIS II</u>  | <u>10/5/83 - 10/6/83</u> |
| <u>[Signature]</u> | <u>PHC III</u>  | <u>10/6/83 - 10/6/83</u> |
| <u>[Signature]</u> | <u>LAD ASIT</u> | <u>10.6.83</u>           |
|                    |                 |                          |
|                    |                 |                          |

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

PART II: LABORATORY SECTION

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

Sample Allocation:  HML  SCBL  LBL  Other

Analysis Required Metals, PCBs, Ext. Organics



HAZARDOUS MATERIALS SAMPLE ANALYSIS REQUEST

Department of Health Services

PRIORITY  Routine (Explain) litigation

recommended  
Christine Williams

HML No. 8471  
To 8473

PART I: FIELD SECTION

Collector [Signature] Date Sampled 10/15/83 Time 3:30 Hours  
Activity:  Enforcement  ASP  H.W. Property  Super  Other

LOCATION OF SAMPLING:

Name Liquid Gas Tel. No. \_\_\_\_\_  
Address 1696 Martinez St Street San Leandro City 94577 ZIP

| HML No. (Lab Only) | Collector's Sample No. | Type Of Sample* | FIELD INFORMATION                            |
|--------------------|------------------------|-----------------|--|
| 8471               | SP 270                 | soil            | Comp. soil residue inside burner for tanks   |
| 8492               | SP 271                 | soil            | Comp. of soil under porch in front of office |
| 8473               | SP 272                 | soil            | Leak of bldg. Driveway Truck washing area    |
|                    |                        |                 |  |
|                    |                        |                 |  |

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

| Chain of Custody: | Signature          | Title            | Inclusive Dates            |
|-------------------|--------------------|------------------|----------------------------|
| 1                 | <u>[Signature]</u> | <u>WMS II</u>    | <u>10/15/83 - 10/16/83</u> |
| 2                 | <u>[Signature]</u> | <u>PHC III</u>   | <u>10/6/83 - 10-6-83</u>   |
| 3                 | <u>[Signature]</u> | <u>Lab Asst.</u> | <u>10-6-83</u>             |
| 4                 | _____              | _____            | _____                      |

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

PART II: LABORATORY SECTION

Received By [Signature] Title PHC III Date 10-6-83  
Sample Allocation:  HML  SCBL  LBL  Other  
Analysis Required Metals, PCBs, Ext. Organics



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:

- |  |   |
|--|---|
| <input type="checkbox"/> Generation: Complete Form B     | <input type="checkbox"/> Small Quantity Operator: Complete Form D |
| <input type="checkbox"/> Transportation: Complete Form C | <input type="checkbox"/> 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

- Tank (T01)
- Surface Impoundment (T02)
- Incinerator (T03)
- Other (T04)

Process Code

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Design Capacity

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



V. Closure (Continued)

Closure and Postclosure  
(Part 265, Subpart G)

11/15/84

| Field |    | Office   |    | Comments   |
|-------|----|----------|----|--|
| Yes   | No | Yes      | No |  |
|       |    |          |    | Time required for interviewing closure activities (e.g., time required for hazardous waste treatment, disposal, decontamination, and certification inspections).   |
|       |    | <u>c</u> |    | Not evaluated  |
|       |    |          |    | 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.) |
|       |    | <u>c</u> |    | facility closed without approval   |
|       |    |          |    | 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)?  |
|       |    | <u>c</u> |    |  |
|       |    |          |    | 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).  |
|       |    | <u>c</u> |    | Not evaluated  |

HAZARDOUS WASTE  
INSPECTION REPORT



DATE of INSPECTION April 10, 1987

FIRM NAME Liquid Gold

SITE CLASSIFICATION RCRA  Non RCRA

ADDRESS 1696 Martinez Street

Major  Non Major

San Leandro

EPA I.D. No. CAT 0800 13923

INS/WME Martha Williams

Date of Submittal May 15, 1987

*Martha Williams*

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 leesees 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.

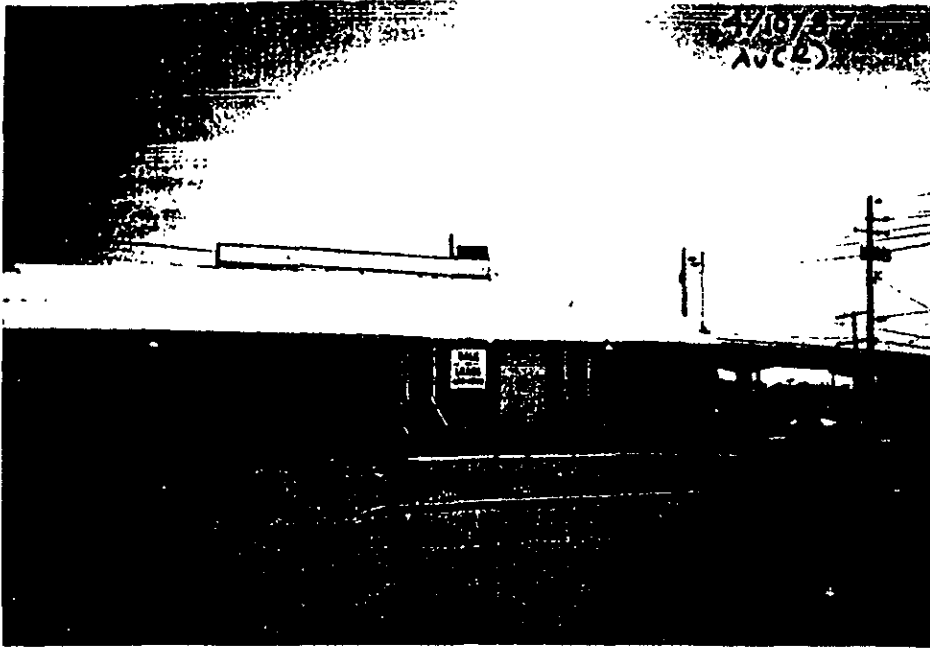
OBSERVATIONS: I conducted a drive-by inspection of the site on 4/10/87. The lot is now empty, except for the warehouse, and is not fenced. Our records indicate that the area was never

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.

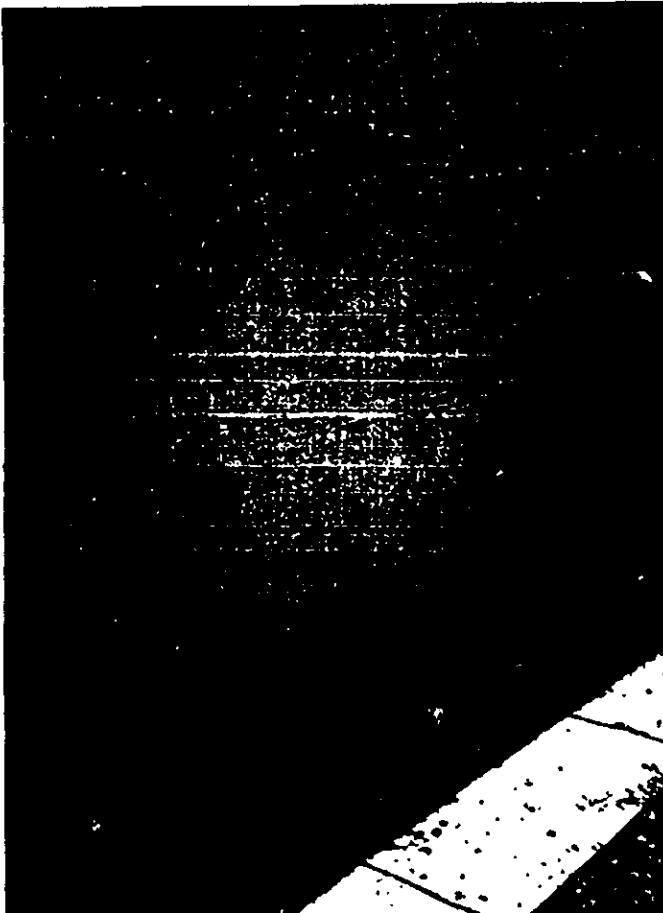
**ATTENTION:**

- Attachment 1 - Photographs
- Attachment 2 - Maps
- Attachment 3 - Laboratory Results
- Attachment 4 - EPA Checklist
- Attachment 5 - Part A

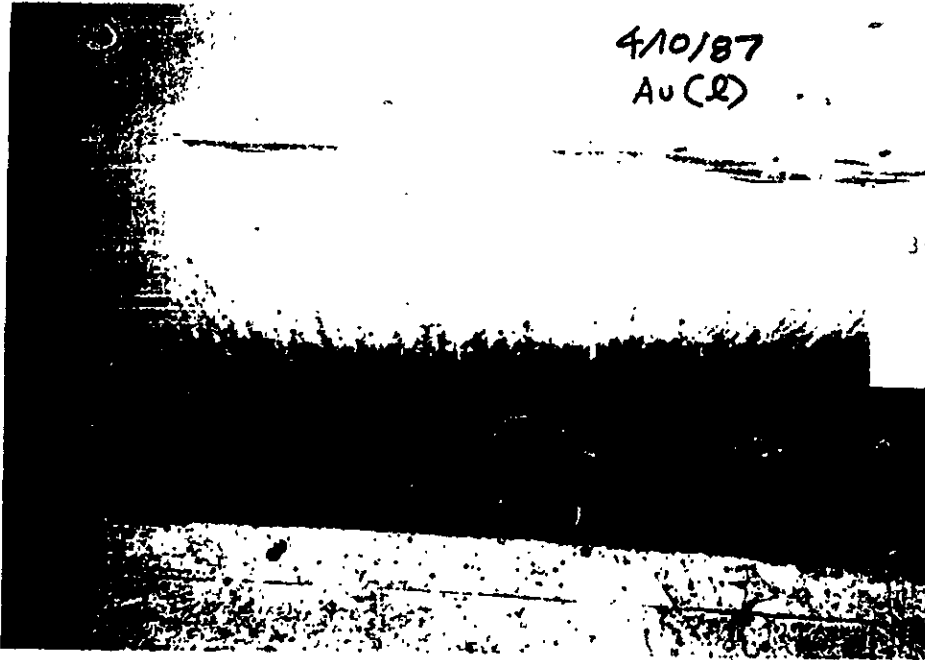
Attachment 1



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.



4/10/87  
Au (2)

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

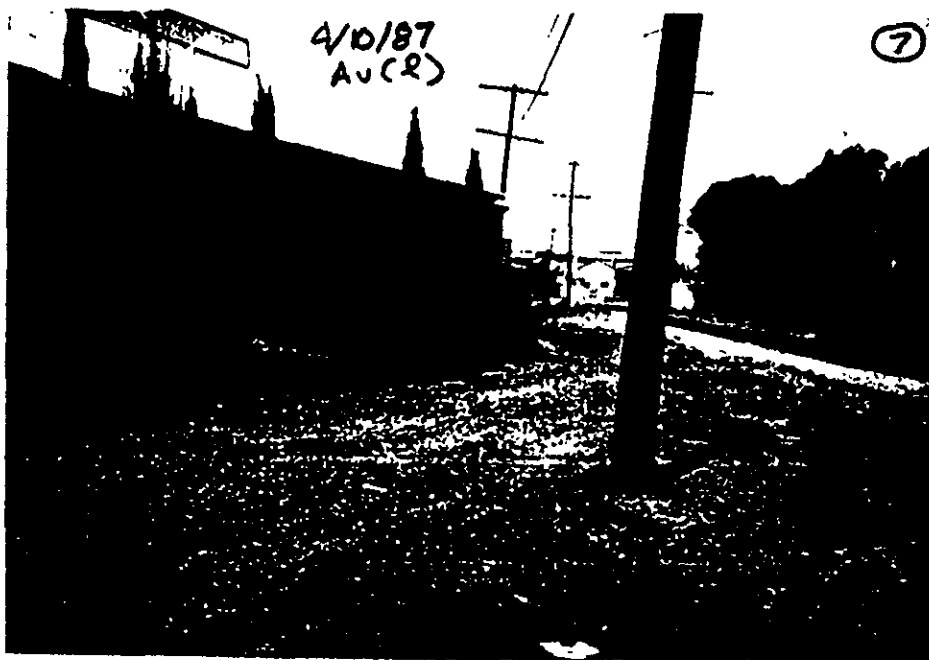


4/10/87  
Au (2)





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 8/31/88

Site Name W. Corp

Street Number 1058

Street Maxine Blvd

City San Leandro, CA

County Number 027

Priority High T.I.

Rank \_\_\_\_\_

Primary Substance 3006617

Secondary Substance 12039

Waste Oil 1106706

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 K

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 UK

Proof of Action Needed PR

Date of Last Corr. 6/3/88

Date Case Received 1/27/87

Case Evaluated By LE

shien



TSC

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

EMERGENCY: YES  NO  HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED: YES  NO  STATE TANK ID #: UNKNOW

REPORT DATE: 01/20/2008 LOCAL CA # \_\_\_\_\_ 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  COMPANY OR AGENCY NAME: KAYO OIL COMPANY

ADDRESS: PO BOX 190 Lodi CA 95241

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

ADDRESS: 1221 E Main Chattanooga TN 37408

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

ADDRESS: 1088 Marina BLVD San Leandro Alameda 94577

CROSS STREET: Eveletti TYPE OF AREA:  COMMERCIAL  INDUSTRIAL  RESIDENTIAL  RURAL  OTHER \_\_\_\_\_ TYPE OF BUSINESS:  RETAIL FUEL STATION  UNKNOWN  OTHER \_\_\_\_\_

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

REGIONAL BOARD: SAN FRANCISCO BAY R.W.O.C.B. CONTACT PERSON: TOM CALLAHAN PHONE: (415) 464-1255

TSCO: SACRAMENTO

CAS # (ATTACH EXTRA SHEET IF NEEDED) NAME: (1) 1810166119 GASOLINE QUANTITY LOST (GALLONS):  UNKNOWN

(2) \_\_\_\_\_ QUANTITY LOST (GALLONS):  UNKNOWN

DATE DISCOVERED: 01/16/2008 HOW DISCOVERED:  INVENTORY CONTROL  SUBSURFACE MONITORING  TANK REMOVAL  TANK MONITORING  NOISANCE CONDITION:  OTHER: \_\_\_\_\_

DATE DISCHARGE BEGAN: 01/16/2008 METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY):  REMOVE CONTENTS  REPLACE TANK  CLOSE TANK

DATE DISCHARGE ENDED: 01/16/2008  YES  NO  UNKNOWN  REPAIR TANK  REPAIR PIPING  CHANGE PROCEDURES

SOURCE OF DISCHARGE:  TANK LEAK  OTHER (SPECIFY): \_\_\_\_\_ TANKS ONLY/CAPACITY: 3 @ 10,000 GAL CAUSE(S):  OVERFILL  CORROSION

AGE: 214 YRS.  UNKNOWN  RUPTURE/FAILURE  SPILL

MATERIAL:  STEEL  FIBERGLASS  OTHER \_\_\_\_\_  UNKNOWN  OTHER \_\_\_\_\_

RESOURCES AFFECTED: YES NO THREATENED UNKNOWN WATER SUPPLIES AFFECTED: YES NO THREATENED UNKNOWN # OF WELLS

AIR:  YES  NO  THREATENED  UNKNOWN PUBLIC DRINKING WATER:  YES  NO  THREATENED  UNKNOWN

SOIL (ADPOSE ZONE):  YES  NO  THREATENED  UNKNOWN PRIVATE DRINKING WATER:  YES  NO  THREATENED  UNKNOWN

GROUNDWATER:  YES  NO  THREATENED  UNKNOWN INDUSTRIAL:  YES  NO  THREATENED  UNKNOWN

SURFACE WATER OR TOWN DRAIN:  YES  NO  THREATENED  UNKNOWN AGRICULTURAL:  YES  NO  THREATENED  UNKNOWN

BUILDING OR UTILITY VAULT:  YES  NO  THREATENED  UNKNOWN OTHER (SPECIFY): \_\_\_\_\_  YES  NO  THREATENED  UNKNOWN

OTHER (SPECIFY): \_\_\_\_\_  YES  NO  THREATENED  UNKNOWN

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.O.C.B.



# CHIPS Environmental Consultants

1285 Edmundson Ave  
Morgan Hill, Ca 95037

01-23-87

JF1113-87 (498124) 1828.FAR 212

KAYO OIL Enterprises  
P.O. BOX 100  
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 1/22/87

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, 1098 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.

### Reportage

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. Box 100  
Lodi, CA 95241

Attention: Paul Taylor

Subject: Field sampling and analysis at Kayo Oil's FAST GAS  
Station, 1038 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 its having occurred during the removal of the tank from the ground and the gash appeared to be a fresh gash. The tank 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

# CHIPS 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 # 001015 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 #000989, 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.

## Recommendations

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 JFH13-8:MARINA.PA:

011

Client: KAYO OIL

Project No: EAST GAS STATION, 1088 MARINA BLVD

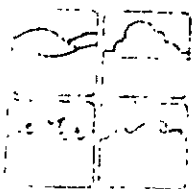
SAN LEANDRO, CA

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<br>7500 Gallon unleaded gasoline<br>tank at a depth of 14 feet below<br>grade. South end.<br>2080 +/- 200PPM (wt/wt)<br>Gasoline in soil<br>150 +/- 15 PPM Benzene<br>515 +/- 50 PPM Toluene<br>350 +/- 35 PPM Xylenes |
| 001176   | Soil sample, Beneath excavated<br>7500 Gallon unleaded gasoline<br>tank at a depth of 16 feet below<br>grade. South end.<br>1000 +/- 100PPM (wt/wt)<br>Gasoline in soil<br>52 +/- 5 PPM Benzene<br>240 +/- 25 PPM Toluene<br>210 +/- 20 PPM Xylenes   |
| 001212   | Soil sample, Beneath excavated<br>7500 Gallon unleaded gasoline<br>tank at a depth of 14 feet below<br>grade. North end.<br>370 +/- 35 PPM (wt/wt)<br>Gasoline in soil<br>75 +/- 7 PPM Benzene<br>230 +/- 25 PPM Toluene<br>150 +/- 15 PPM Xylenes    |
| 001310   | Soil sample, Beneath excavated<br>10000 gallon gasoline tank at<br>depth of 14 feet below grade.<br>South end.<br>620 +/- 60 PPM (wt/wt)<br>Gasoline in soil<br>28 +/- 3 PPM Benzene<br>155 +/- 15 PPM Toluene<br>140 +/- 14 PPM Xylenes              |
| 001018   | Soil sample, Beneath excavated<br>10000 gallon gasoline tank at<br>depth of 14 feet below grade.<br>North end.<br>560 +/- 50 PPM (wt/wt)<br>Gasoline in soil<br>25 +/- 3 PPM Benzene<br>160 +/- 15 PPM Toluene<br>130 +/- 14 PPM Xylenes              |



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1285 Edmundson Ave  
Morgan Hill, Ca 95037

(408) 241-1828

01-23-87 JFM:13-B:MARINA2.KAY

212

Client: FAAO DILL

Project No: FAST GAS STATION, 1038 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)<br>Gasoline in soil<br>5.7 +/- 0.6 PPM Benzene<br>1.9 +/- 0.2 PPM Toluene<br>4.9 +/- 0.5 PPM Xylenes |
| 000995   | Soil sample, Southeast corner of excavation hole, Depth 20 feet below grade.   | 25 +/- 3 PPM (wt/wt)<br>Gasoline in soil<br>1.1 +/- 0.1 PPM Benzene<br>0.4 +/- 0.04 PPM Toluene<br>1.5 +/- 0.2 PPM Xylenes  |
| 001004   | Soil sample, Northwest corner of excavation hole, Depth 19.5 feet below grade. | 230 +/- 35 PPM (wt/wt)<br>Gasoline in soil<br>15 +/- 2 PPM Benzene<br>5.5 +/- 0.5 PPM Toluene<br>15 +/- 2 PPM Xylenes       |
| 001364   | Soil sample, Southwest corner of excavation hole, Depth 19.5 feet below grade. | 67 +/- 7 PPM (wt/wt)<br>Gasoline in soil<br>2.2 +/- 0.4 PPM Benzene<br>1.0 +/- 0.1 PPM Toluene<br>4.7 +/- 0.5 PPM Xylenes   |

Protocol: 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.

# CHIPS Environmental Consultants

1285 Edmundson Ave  
Morgan Hill, Ca 95037

(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<br>50 +/- 5 PPM Benzene<br>250 +/- 25 PPM Toluene<br>200 +/- 20 PPM Xylenes   |
| 000999 | Soil sample, Beneath excavated 10000 gallon gasoline tank at depth of 14 feet below grade. North end. | 700 +/- 50 PPM (wt/wt) Gasoline in soil<br>50 +/- 5 PPM Benzene<br>1200 +/- 110 PPM Toluene<br>120 +/- 10 PPM Xylenes |
| 001229 | Soil sample, Composite from excavated piles.  | 365 +/- 35 PPM (wt/wt) Gasoline in soil<br>5 +/- 0.5 PPM Benzene<br>55 +/- 5 PPM Toluene<br>130 +/- 13 PPM Xylenes    |
| 001307 | Soil sample, Composite from excavated piles.  | 460 +/- 45 PPM (wt/wt) Gasoline in soil<br>8 +/- 1 PPM Benzene<br>78 +/- 8 PPM Toluene<br>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 8150 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.

GSZ

1221 EAST MAIN STREET  
CHATTANOOGA, TN 37408-1696

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,

Lodi Office: 900 S Cherokee LN  
Lodi, CA 95240

*Joyce Miley*

Phone: 209/368-2731

Joyce M. Miley  
Coordinator - Environmental Affairs

JMM/dg

Enclosure



MAY 31 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 fluctuations 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.

RECEIVED  
MAY 31 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  
Rayo Oil Company  
900 South Cherokee Lane  
Fodi, 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 fluctuations 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.

Mr. Joyce Miley  
May 26, 1988  
Page 2

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  |

Ms. Joyce Miley  
May 26, 1988  
Page 3

GFI 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.

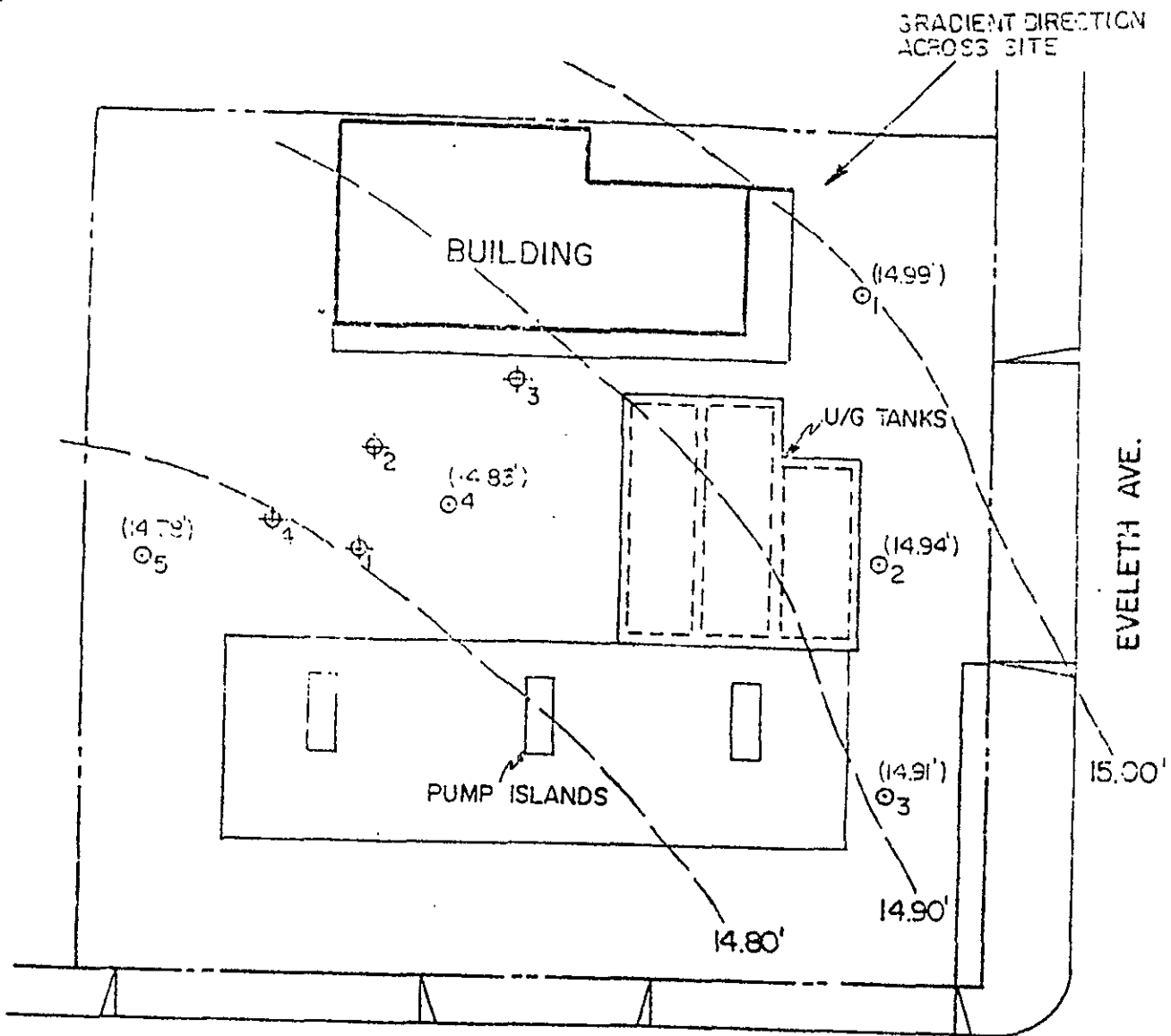
*Kelly A. Kline*

Kelly A. Kline  
Project Geologist

KAK:lbm

Enclosures

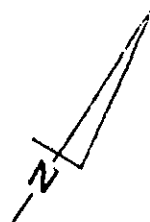
L8224.01E



**LEGEND**

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

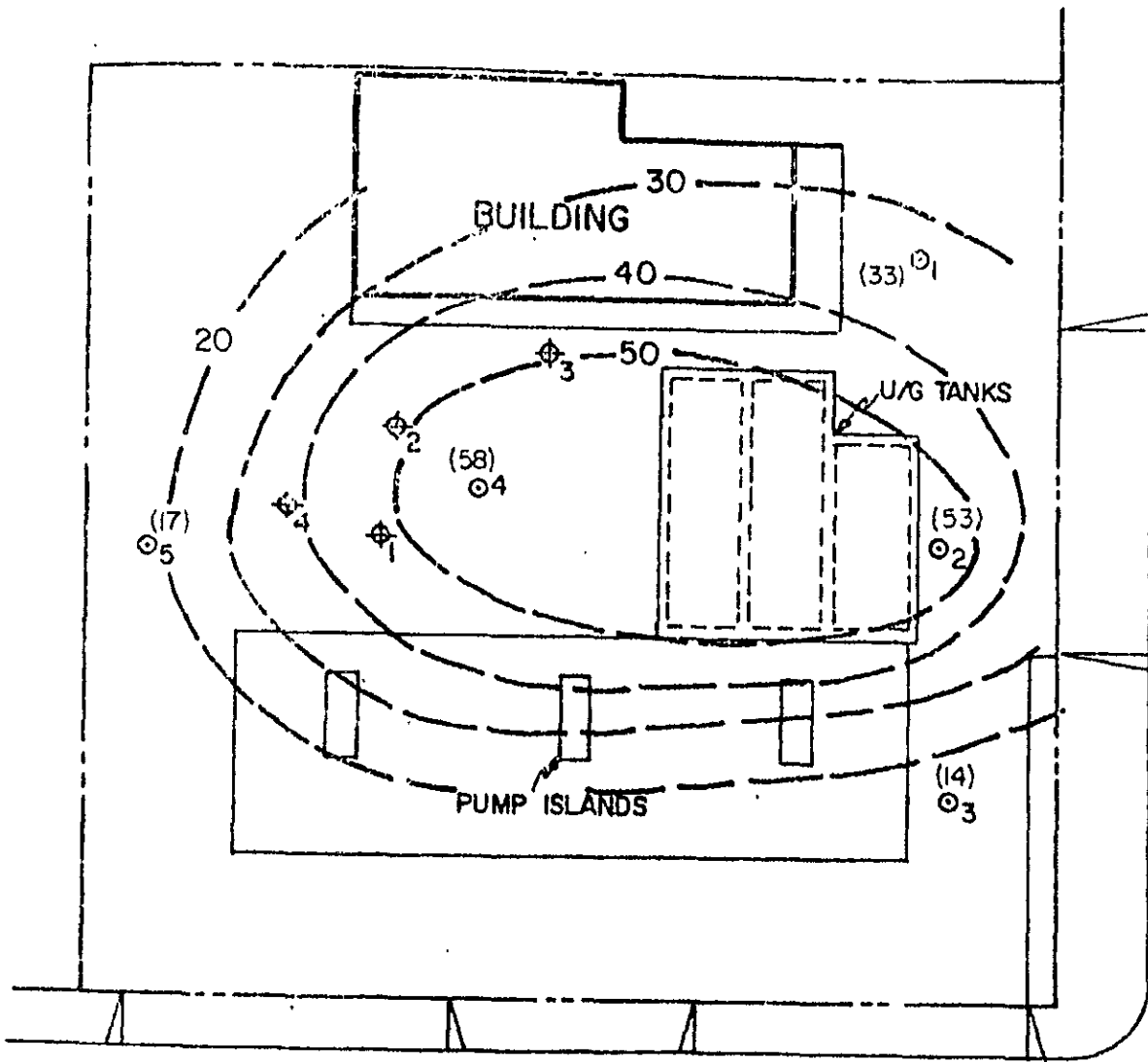
GROUNDWATER GRADIENT MAP  
5/2/88



KAYO OIL CO.  
SAN LEANDRO, CALIFORNIA



GROUNDWATER  
TECHNOLOGY



EVELETH AVE.

MARINA BLVD.

**LEGEND**

- ⊙ MONITORING WELL
- ⊕ SOIL BORING

DISSOLVED HYDROCARBON CONCENTRATION (ppm)  
MAY 2, 1988



KAYO OIL CO.  
SAN LEANDRO, CALIFORNIA



# Environmental Laboratories

05/20/88 mh

Page 1 of 2

Division of Groundwater Technology, Inc.

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.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 | 6000  | 23000 | 7600  |
| 1.0      |       | 21000 | 32000 | 9400  | 35000 | 9400  |
| 1.0      |       | 33000 | 53000 | 14000 | 58000 | 17000 |

Detection Limit: compound below this level would not be detected.  
to two significant figures.

Method 5030/8020/8015.

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 #       | 22034 |
|--|---------|-------------|-------|
|  | (I.D.#) | IRINSATE 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<br>(C4-C12)                 | 1.0     |             | <1.0  |
| Total Petroleum<br>Hydrocarbons as<br>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*  
 SAFY KHALIFA, Ph.D., Director



**PETERSON TRACTOR COMPANY**

FUELLEAK CASE RECORD

REVIEW DATE: 7/29/87  
SITE NAME: PETERSON 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 = 6/12/85

a.r.

# INTRAOFFICE SPILL/COMPLAINT INCIDENTS

| <b>Office Notification</b><br>Date: <u>6/12/00</u><br>Time: <u>0900</u><br>Rcvd by: _____<br>Rptd by: _____<br>Agcy: <u>USCG</u><br>Addr: _____<br>Phone: <u>452-3700</u>   | <b>RESPONSE/INFO ROUTING</b><br><b>To Field Inspector (Original)</b><br><table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Seq</th> <th>TO</th> <th>Ini</th> <th>Time</th> <th rowspan="2"> <input type="checkbox"/> Emergency<br/>                     Hand deliver/<br/>                     Phone contact                 </th> </tr> <tr> <td> </td> <td>MBK</td> <td> </td> <td> </td> <td rowspan="4"> <input type="checkbox"/> Routine<br/>                     Inbucket                 </td> </tr> <tr> <td> </td> <td>PVJ</td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td>RSS</td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td>ICB</td> <td> </td> <td> </td> </tr> </table> | Seq | TO   | Ini  | Time   | <input type="checkbox"/> Emergency<br>Hand deliver/<br>Phone contact |    | MBK |             |  | <input type="checkbox"/> Routine<br>Inbucket |  | PVJ |     |  |  | RSS |  |  |  | ICB |  |  |
|---|--|-----|--|--|--|--|----|-----|-------------|--|--|--|-----|-----|--|--|-----|--|--|--|-----|--|--|
| Seq   | TO   | Ini | Time   | <input type="checkbox"/> Emergency<br>Hand deliver/<br>Phone contact |  |  |    |     |             |  |  |  |     |     |  |  |     |  |  |  |     |  |  |
|   | MBK  |     |  |  | <input type="checkbox"/> Routine<br>Inbucket                   |  |    |     |             |  |  |  |     |     |  |  |     |  |  |  |     |  |  |
|   | PVJ  |     |  |  |  |  |    |     |             |  |  |  |     |     |  |  |     |  |  |  |     |  |  |
|   | RSS  |     |  |  |  |  |    |     |             |  |  |  |     |     |  |  |     |  |  |  |     |  |  |
|   | ICB  |     |  |  |  |  |    |     |             |  |  |  |     |     |  |  |     |  |  |  |     |  |  |
| <b>Incident Type:</b><br><input type="checkbox"/> Emergency <input type="checkbox"/> Routine<br><input type="checkbox"/> Spill <input type="checkbox"/> Oil <input type="checkbox"/> Chem <input type="checkbox"/> Other<br><input type="checkbox"/> Complaint <input type="checkbox"/> Other | <b>INFORMATION ROUTING (copy)</b><br><table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Seq</th> <th>To</th> <th>Ini</th> <th rowspan="2">                     * Emergency or<br/>                     if Media in-<br/>                     volved, hand<br/>                     carry to EO.                 </th> </tr> <tr> <td> </td> <td>SL</td> <td> </td> <td rowspan="4">                     File: _____                 </td> </tr> <tr> <td> </td> <td>DC</td> <td> </td> </tr> <tr> <td> </td> <td>AEO</td> <td> </td> </tr> <tr> <td> </td> <td>EO*</td> <td> </td> </tr> </table>   | Seq | To   | Ini  | * Emergency or<br>if Media in-<br>volved, hand<br>carry to EO. |  | SL |     | File: _____ |  | DC   |  |     | AEO |  |  | EO* |  |  |  |     |  |  |
| Seq   | To   | Ini | * Emergency or<br>if Media in-<br>volved, hand<br>carry to EO. |  |  |  |    |     |             |  |  |  |     |     |  |  |     |  |  |  |     |  |  |
|   | SL   |     |  | File: _____  |  |  |    |     |             |  |  |  |     |     |  |  |     |  |  |  |     |  |  |
|   | DC   |     |  |  |  |  |    |     |             |  |  |  |     |     |  |  |     |  |  |  |     |  |  |
|   | AEO  |     |  |  |  |  |    |     |             |  |  |  |     |     |  |  |     |  |  |  |     |  |  |
|   | EO*  |     |  |  |  |  |    |     |             |  |  |  |     |     |  |  |     |  |  |  |     |  |  |

**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 letter)**

| Agency       | Date/Time | Contact | Phone #   | Required for Sign |
|--------------|-----------|---------|-----------|-------------------|
| EPA          | _____     | _____   | _____     | public            |
| USEC         | _____     | _____   | 954-3741  | oil/chem spills   |
| SDF&G        | _____     | _____   | 8-94-3311 | lab spills/spills |
| Co. H.D. ( ) | _____     | _____   | _____     | public health     |
| Other        | _____     | _____   | _____     | _____             |

**COMMENTS MADE BY MEDIA**

| Media | Reporter | Staff Contact | Date/Time |
|-------|----------|---------------|-----------|
|       |          |               |           |
|       |          |               |           |

(Use back for add. notes)



**Applied GeoSystems** 43255 Mission Blvd. Suite B Fremont, CA 94539 (415) 651-1916

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

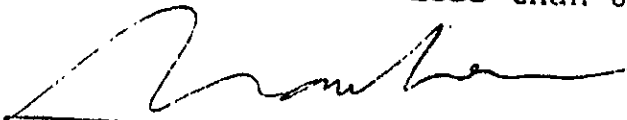
### Procedure:

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:

| <u>SAMPLE</u> | <u>SITE</u> | <u>BENZENE</u> | <u>ETHYL<br/>BENZENE</u> | <u>TOLUENE</u> | <u>TOTAL<br/>XYLENES</u> |
|---------------|-------------|----------------|--------------------------|----------------|--------------------------|
| 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

Sample I.D. : 87043-3 W-22-MW1  
 Matrix : WATER  
 Date sampled : 11-23-87  
 Date anl. TVH : 11-28-87  
 Date ext. TEH : NA  
 Date anl. TEH : NA

Anamatrix I.D. : 8711149-01  
 Analyst :  
 Supervisor :  
 Date released : 12-01-87  
 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 503E.
- Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.

All testing procedures follow CRWQCB Region 2 guidelines.

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

Sample I.D. : 87043-3 W-22-MW2  
 Matrix : WATER  
 Date sampled : 11-23-87  
 Date anl. TVH : 11-28-87  
 Date ext. TEH : NA  
 Date anl. TEH : NA

Anamatrix I.D. : 8711149-02  
 Analyst : [unclear]  
 Supervisor : [unclear]  
 Date released : 12-01-87  
 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                 |                   |    |
| 108-88-3 | Toluene            | 1                 |                   | NR |
| 100-41-4 | Ethylbenzene       | 1                 |                   | NR |
|          | Total Xylenes      | 1                 |                   | NR |
|          | TVH as Gasoline    | 1                 |                   | NR |
|          | TEH as Diesel      | 50                |                   | U  |
|          | Total Oil & Grease | 50                |                   | NR |
|          |                    | 10                |                   | NR |

For 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.

- 1 - Total Volatile Hydrocarbons is determined by modified EPA 8015 with either headspace or purge and trap.
- 2 - Total Extractable Hydrocarbons is determined by modified EPA 8015 with direct injection.
- 3 - 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.

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

Sample I.D. : 87043-3 W-22-MW3  
 Matrix : WATER  
 Date sampled : 11-23-87  
 Date anl. TVH : 11-28-87  
 Date ext. TEH : NA  
 Date anl. TEH : NA

Anamatrix I.D. : 8711149-03  
 Analyst :  
 Supervisor :  
 Date released : 12-01-87  
 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                |                   | U  |
|          | TEH as Diesel      | 50                |                   | NR |
|          | Total Oil & Grease | 10                |                   | NR |

For 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 8016 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.



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

Sample I.D. : 87043-3 W-22-MW4  
 Matrix : WATER  
 Date sampled : 11-23-87  
 Date anl. TVH : 11-28-87  
 Date ext. TEH : NA  
 Date anl. TEH : NA

Anamatrix I.D. : 8711149-04  
 Analyst : JKH  
 Supervisor : SJS  
 Date released : 12-01-87  
 Date ext. TOG : NA  
 Date anl. TOG : NA

| CAS #    | Compound Name      | Det. Limit (ug/L) | Am't. 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 |

For 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.

- TVH - Total Volatile Hydrocarbons is determined by modified EPA 8015 with either headspace or purge and trap.
- TEXH - Total Extractable Hydrocarbons is determined by modified EPA 8015 with direct injection.
- TOG - 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.

ANALYSIS DATA SHEET - PETROLEUM HYDROCARBON COMPOUNDS  
ANAMETRIX, INC. (408) 529-1132

Sample I.D. : 87043-3 W-22-MW2 SPIKE  
 Matrix : WATER  
 Date sampled : 11-23-87  
 Date anl. TVH : 11-28-87  
 Date ext. TEH : NA  
 Date anl. TEH : NA

Anamatrix I.D. : 8711149-02  
 Analyst :  
 Supervisor :  
 Date released : 12-01-87  
 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                | 62%               | +  |
|          | TEH as Diesel      | 50                |                   | NR |
|          | Total Oil & Grease | 10                |                   | NR |

For 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.

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

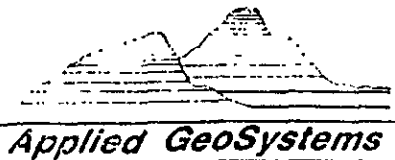
|               |                               |                |              |
|---------------|-------------------------------|----------------|--------------|
| Sample I.D.   | : 87043-3 W-22-MW2 SPIKE DUP. | Anamatrix I.D. | : 8711149-02 |
| Matrix        | : WATER                       | Analyst        | : JJK        |
| Date sampled  | : 11-23-87                    | Supervisor     | : JH         |
| Date anl. TVH | : 11-28-87                    | Date released  | : 12-01-87   |
| Date ext. TEH | : NA                          | Date ext. TOG  | : NA         |
| Date anl. TEH | : NA                          | Date anl. TOG  | : NA         |

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

For 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.



**Applied GeoSystems**

43255 Mission Boulevard, Fremont, CA 94539 (415) 671-1906

• 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

January 11, 1988

AGS 87043-3

Unocal Service Station No. 4845, San Leandro, California

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

January 11, 1988

Unocal Service Station No. 4845, San Leandro, California

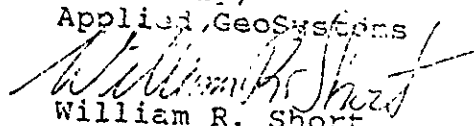
AGS 37043-3

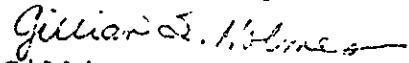
and lines in May 1987. Thus, further introduction of hydrocarbon contaminants to the ground water is unlikely. The substantial reduction in levels of hydrocarbon contamination in MW-1 and the very low levels of hydrocarbon contamination observed in the monitoring wells near the perimeter of the property 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.

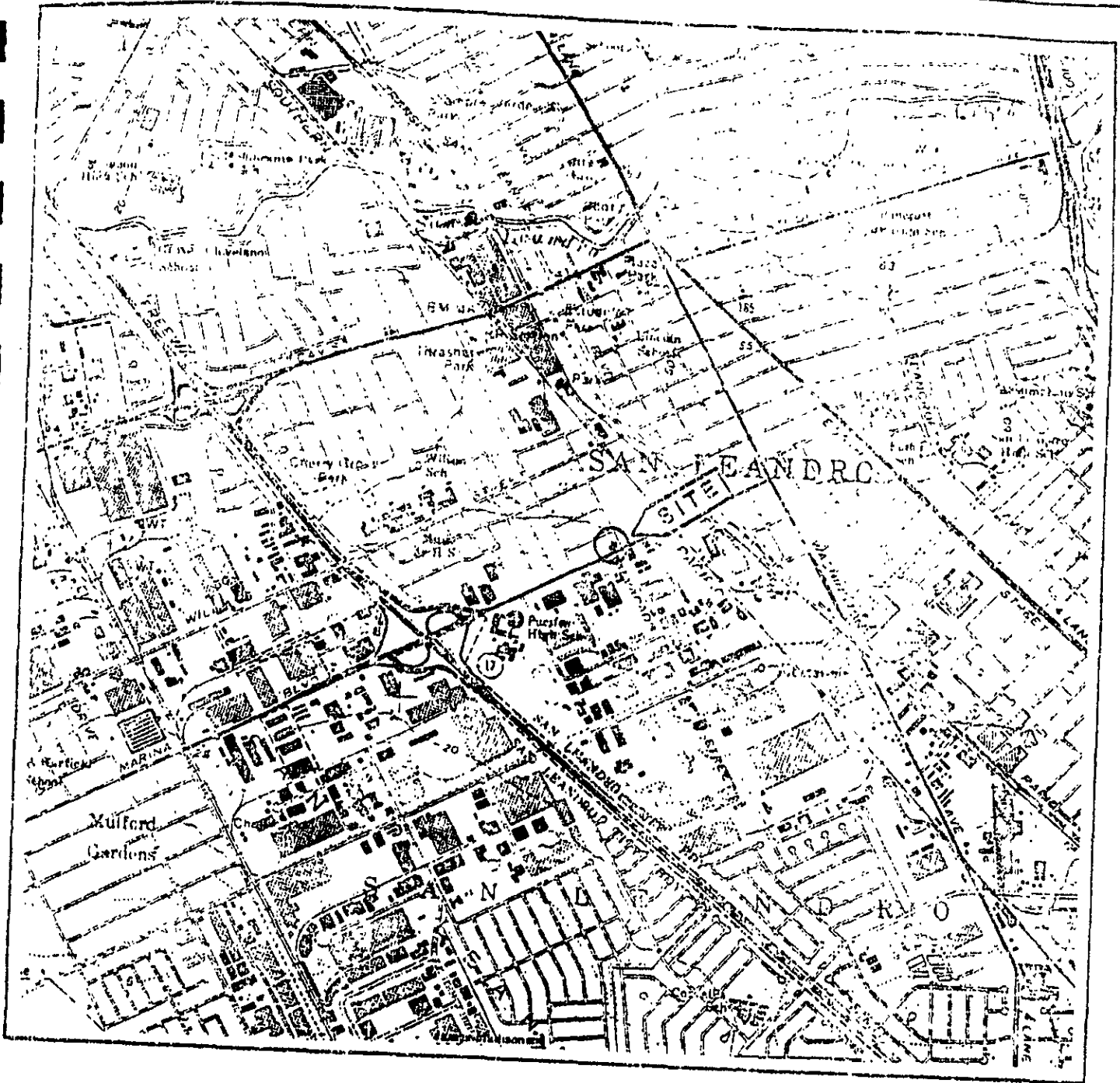
A copy of this report should be forwarded to Mr. Joe Ferreira of the San Leandro Fire Department at 835 East 14th Street, San Leandro, California 94577, and to Mr. Greg Zentner of the California Regional Water Quality Control Board, San Francisco Bay Region at 1111 Jackson Street, Room 6040, Oakland,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

Sincerely,  
Applied GeoSystems

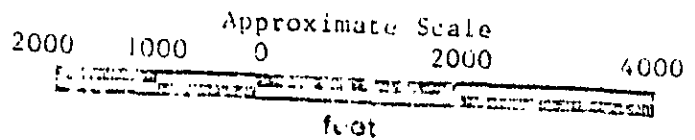
  
William R. Short  
Project Geologist

  
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



PROJECT NO. AGS 87043-3

**SITE VICINITY MAP**  
 UNOCAL Station No. 4845  
 Marina Blvd. and Alvarado Street  
 San Leandro, California

PLATE  
 P - 1

January 11, 1988

Unocal Service Station No. 4845, San Leandro, California

AGS 87043-3

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.



January 11, 1988

Unocal Service Station No. 4845, San Leandro, California

AGS 87043-3

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.

January 11, 1988

Unocal Service Station No. 4845, San Leandro, California

AGS 87043-3

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  |         |               |         |               |
| W-30-MW1      | 08/25/87     | 3.070  | 0.36    | 0.67          | 2.43    | 2.84          |
| W-22-MW1      | 11/23/87     | 0.630  | 0.114   | 0.085         | 0.709   | 0.666         |
|               |              |        | 0.0059  | ND            | 0.0193  | 0.1059        |
| W-27-MW2      | 05/22/87     | 0.0109 | ND      | ND            |         |               |
| W-25-MW2      | 08/25/87     | 0.0150 | ND      | ND            | 0.0010  | ND            |
| W-22-MW2      | 11/23/87     | ND     | ND      | ND            | 0.0008  | 0.0029        |
|               |              |        | ND      | ND            | 0.0017  | ND            |
| W-27-MW3      | 05/22/87     | 0.0545 | ND      | ND            |         |               |
| W-25-MW3      | 08/25/87     | 0.0028 | ND      | ND            | 0.0012  | ND            |
| W-22-MW3      | 11/23/87     | ND     | ND      | ND            | ND      | 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

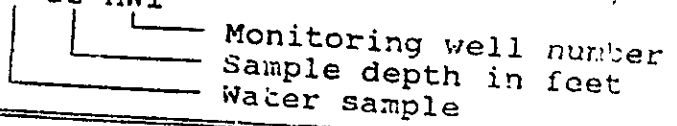
ND: Nondetectable

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



January 11, 1988

Unocal Service Station No. 4845, San Leandro, California

AGS 37043-3

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 Unsub

Streetnumber 310

Street Michigan St.

City San Francisco

County Number 101

Priority 2

Rank \_\_\_\_\_

Primary Substance Gasoline

Secondary Substance Gasoline

Waste Oil \_\_\_\_\_

Case Type U  G  D

Status I

Well Status Flow

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 I

Depth to Groundwater 18

Drinking Water Affected Y  U

Drinking Water Status N

Remedial Action W

Proof of Action Needed DT

Date of Last Corr. 3/30/88

Date Case Received 10/30/87

Case Evaluated By RMG

*no other reports not given to us, waste oil not considered here, it's copy*

*Applied GeoSystems*

43255 Mission Boulevard Fremont, CA 94539 (415) 871-1900

• FRESNO • COSTA MESA • SACRAMENTO • HOUSTON

*File  
W. Short*

QUALITY CONTROL BOARD

UNOCAL

QUALITY CONTROL BOARD

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

*546  
Marina Blvd  
Unocal  
San Leandro*

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*

William R. Short  
Project Geologist

enclosure



Applied GeoSystems

43255 Mission Boulevard Fremont, CA 94539 (415) 651-1900

• FREMONT

• COSTA MESA

• SACRAMENTO

• FORTY FORTS

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.

July 7, 1988

UNOCAL Service Station No. 4845, San Leandro, California

AGS 87043-3

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.

July 7, 1988

UNOCAL Service Station No. 4845, San Leandro, California

AGS 87041

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. This 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



July 7, 1988

UNOCAL Service Station No. 4845, San Leandro, California

AGS 87043-3

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.

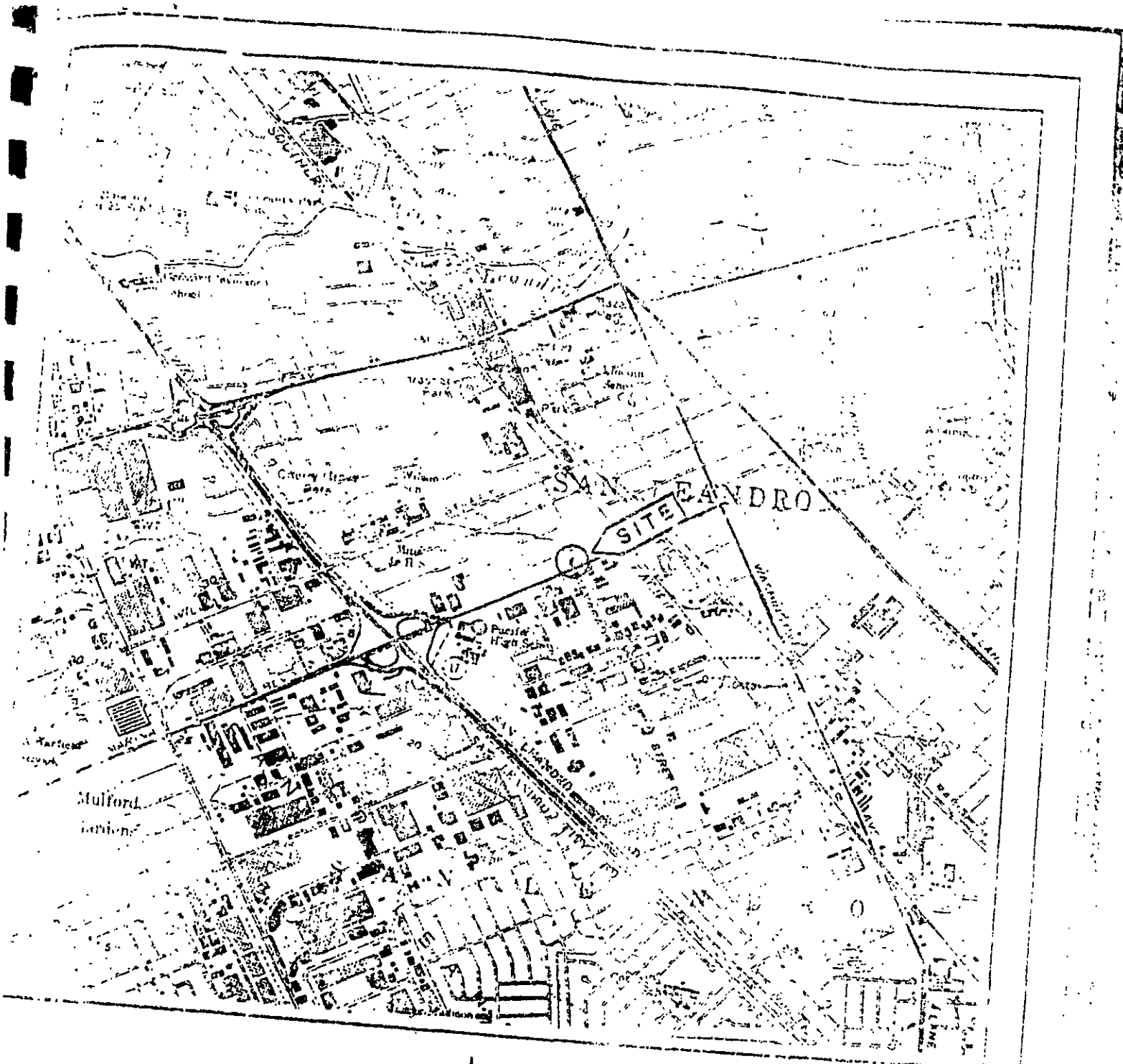
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Sincerely,  
Applied GeoSystems

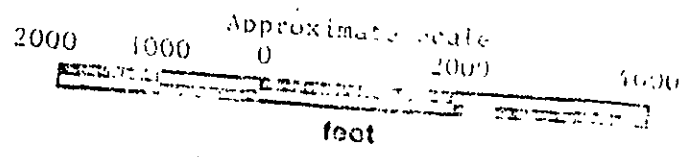
William R. Short  
Project Geologist

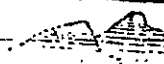
Gillian S. Holmes  
G. E. 2023

Enclosures: Plate P-1 - Site Vicinity Map  
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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  
 4400 West 12th Street, Suite 200, Oakland, CA 94612-1200  
 CONTACT 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

Date Received: 0212lab.frm  
 6-13-88  
 Laboratory Number: 06040W02  
 Project: 87043-1  
 Sample: W-21-MW2  
 Matrix: Water

| Parameter       | Result  |        | Detection Limit |        | Date Analyzed | Notes |
|-----------------|---------|--------|-----------------|--------|---------------|-------|
|                 | (mg/kg) | (mg/L) | (mg/kg)         | (mg/L) |               |       |
| TVH as Gasoline |         |        |                 |        |               |       |
| TPH as Gasoline |         | ND     |                 | 0.02   | 06-20-88      | NR    |
| TEH as Diesel   |         | ND     |                 | 0.0005 | 06-20-88      | 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*  
 Tia Tran, Laboratory Supervisor

6-23-88  
 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: 0212140.12m  
5-15-83  
Laboratory Number: 06040W01  
Project: 87043-1  
Sample: W-22-HW1  
Matrix: Water

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

TEH--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.

THH--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.

*[Signature]*  
Tia Tran, Laboratory Supervisor

6-23-83  
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: 6-15-83  
Laboratory Number: 06040W01  
Project: 87043-1  
Sample: W-22-NW1  
Matrix: Water

| Parameter       | Result  |        | Detection Limit |        | Date Analyzed | Notes |
|-----------------|---------|--------|-----------------|--------|---------------|-------|
|                 | (mg/kg) | (mg/L) | (mg/kg)         | (mg/L) |               |       |
| 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  | 06-20-83      |       |

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mg/L = milligrams per liter = ppm.

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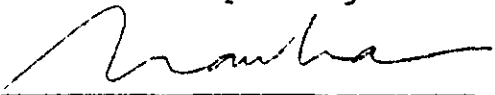
NR = Analysis not required.

### 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.

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Tia Tran, Laboratory Supervisor

6-22-83  
Date Reported

July 7, 1988

UNOCAL Service Station No. 4845, San Leandro, California

EGS 87043-3

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/<br>TPH | Benzene | Ethyl-<br>benzene | Toluene | Total<br>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           | 0.0003  | 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           | 0.0031  | <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            | 0.0023  | <0.0005          |
| W-25-MW4                        | 08/25/87     | 0.1779      | <0.0005 | 0.0006            | 0.0003  | <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        | 0.0003  | <0.0005           | <0.0005 | <0.0005          |
| DHS recommended concentrations: |              |             | 0.0007  | 0.680             | 0.100   | 0.620            |

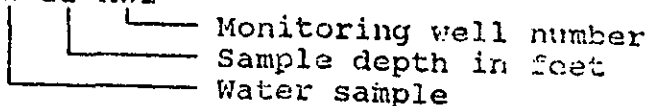
Results in milligrams/liter (mg/l), or parts per million (ppm)

TVH: Total volatile hydrocarbons

TPH: Total petroleum hydrocarbons

DHS: Department of Health Services recommended maximum concentrations for drinking water

Sample designation: W-22-MW1



FUELLEAK CASE RECORD

REVIEW DATE: 1/1/77  
SITE NAME:   
STREET NO.:   
STREET:   
CITY:   
COUNTY:   
PRIORITY:   
RANK:   
SUBSTANCE (S):   
SUBSTANCE (S) CONC:   
CASE TYPE:   
STATUS:

SOIL AFFECTED:   
VEHICLE TYPE (E, T, R, B, M):   
MAXIMUM RESIDUAL 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 CORRECT: 1/1/77

# CHAMPCO

1281 - 30TH STREET OAKLAND, CALIF. 94608  
(415) 451-3482

1152  
B3  
6/21/87

MR. ALB ROY,  
CHIEF POLICE  
CITY OF DENVER  
1515 JACKSON  
DENVER, COLO.  
DENVER, COLO. 80202

RE: ALB ROY

ENCLOSED TO YOU ARE THREE FIVE DOLLAR BILLS  
SERIALS ATLANTA 1000 1000 1000 AND ATLANTA 1000 1000 1000.  
THESE BILLS WERE ISSUED BY THE FEDERAL RESERVE BANK OF  
DENVER TO A BANKER BILL MILLER AND CASHED BY THE BANK OF DENVER  
ON 5-28-87.

WE HAVE ALSO ADVISED TO ENVIRONMENTAL ACTION CENTER OF DENVER  
ABOUT THIS MATTER AND WILL. JUDY WALKER PHONE NUMBER # 871-1111  
ON 5-28-87.

THE F.P.A. ID # IS CAC00001032.

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

THANK YOU VERY MUCH FOR YOUR HELP IN THIS MATTER.

CHAMPCO  
1281 - 30TH STREET  
OAKLAND, CALIF. 94608

CC : MR. JOE WATSON - (ALB ROY PHOTO) (SEE DENVER, COLO.)  
MR. DONALD G. DE WAVE - (GLOBE REPORT) (SEE DENVER, COLO.)



and California 24545

1315

DWL: 5.000  
LOG NO.: 1150  
ATT SAMPLED: 1/27/77  
DATE RECEIVED: 5/11/77

CHIEFO  
Bricker  
Auto Repair, 1860 Alvarado

0003307 Sample Type: Soil

|                                   | Units | Detection Limit | 1, 8' Depth Concentration | 2, 8' Depth Concentration |
|-----------------------------------|-------|-----------------|---------------------------|---------------------------|
| Polynuclear Aromatic Hydrocarbons | mg/kg | 1               | 1900                      | 1                         |

*Ronald A. King Chew*

Ronald A. King Chew  
Supervisor

Laboratory, Inc.

ment Boulevard, 18 • 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: CACG0010322, Robinson's Auto Repair, 1860 Alvarado, San Leandro

Sample Type: Soil

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

*Ronald H. Ming Chew*

Ronald H. Ming Chew  
Supervisory Chemist

RIIC: vs

1968

1968

RECEIVED

THIS IS A PLAT PLAN DRAWING LOCATION OF ONE ABLE-NEED

AND ONE AND TWO FOUR TANK

THE BANK WAS REMOVED FROM BOLINSON AUTO WORKS, 4100 AVENUE

IN THE CITY OF SAN LEANDE, CALIF.

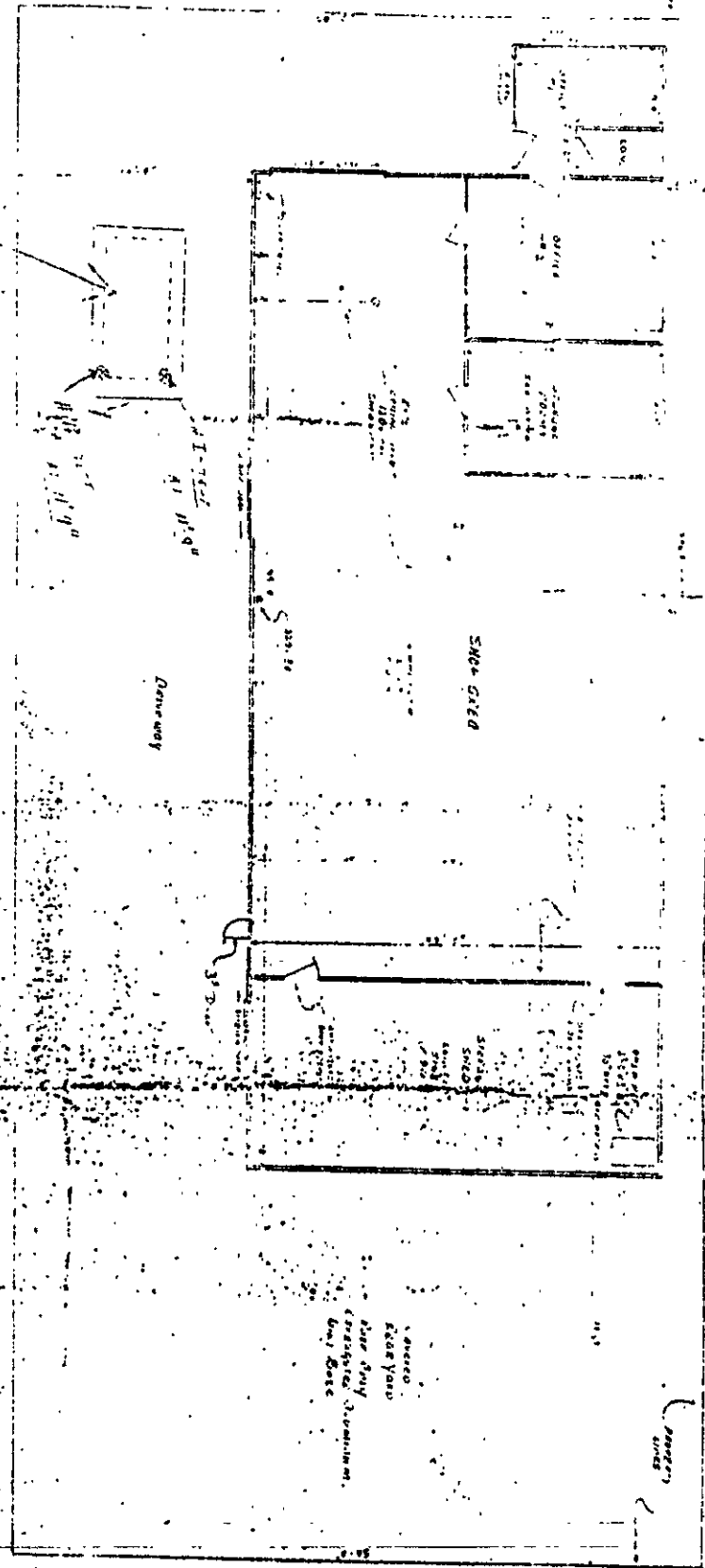
SINGAPORE  
*John P. Brown*  
CHARTERED

1860 BLVAKADO ST.  
SAN LEANDRO, CA

SHEET 1 OF 3

THINK ABOUT IT

EXISTING FLOOR PLAN



| NO. | DESCRIPTION         |
|-----|---------------------|
| 1   | EXISTING FLOOR PLAN |
| 2   | EXISTING FLOOR PLAN |
| 3   | EXISTING FLOOR PLAN |
| 4   | EXISTING FLOOR PLAN |
| 5   | EXISTING FLOOR PLAN |
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| 49  | EXISTING FLOOR PLAN |
| 50  | EXISTING FLOOR PLAN |

DATE: 11/15/00

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.
5. ALL CEILING HEIGHTS ARE 8'0" UNLESS NOTED OTHERWISE.
6. ALL FLOOR FINISHES ARE AS NOTED ON THE PLAN.
7. ALL WALL FINISHES ARE AS NOTED ON THE PLAN.
8. ALL CEILING FINISHES ARE AS NOTED ON THE PLAN.
9. ALL EXTERIOR FINISHES ARE AS NOTED ON THE PLAN.
10. ALL INTERIOR FINISHES ARE AS NOTED ON THE PLAN.
11. ALL MECHANICAL SYSTEMS ARE AS NOTED ON THE PLAN.
12. ALL ELECTRICAL SYSTEMS ARE AS NOTED ON THE PLAN.
13. ALL PLUMBING SYSTEMS ARE AS NOTED ON THE PLAN.
14. ALL HVAC SYSTEMS ARE AS NOTED ON THE PLAN.
15. ALL FIRE ALARMS ARE AS NOTED ON THE PLAN.
16. ALL SMOKE DETECTORS ARE AS NOTED ON THE PLAN.
17. ALL SECURITY SYSTEMS ARE AS NOTED ON THE PLAN.
18. ALL ACCESS CONTROL SYSTEMS ARE AS NOTED ON THE PLAN.
19. ALL VIDEO SURVEILLANCE SYSTEMS ARE AS NOTED ON THE PLAN.
20. ALL INTERCOM SYSTEMS ARE AS NOTED ON THE PLAN.
21. ALL PUBLIC ADDRESS SYSTEMS ARE AS NOTED ON THE PLAN.
22. ALL SOUND REINFORCEMENT SYSTEMS ARE AS NOTED ON THE PLAN.
23. ALL LIGHTING SYSTEMS ARE AS NOTED ON THE PLAN.
24. ALL HEATING SYSTEMS ARE AS NOTED ON THE PLAN.
25. ALL COOLING SYSTEMS ARE AS NOTED ON THE PLAN.
26. ALL VENTILATION SYSTEMS ARE AS NOTED ON THE PLAN.
27. ALL EXHAUST SYSTEMS ARE AS NOTED ON THE PLAN.
28. ALL INTAKE SYSTEMS ARE AS NOTED ON THE PLAN.
29. ALL FRESH AIR SYSTEMS ARE AS NOTED ON THE PLAN.
30. ALL MAKEUP AIR SYSTEMS ARE AS NOTED ON THE PLAN.
31. ALL OUTDOOR AIR SYSTEMS ARE AS NOTED ON THE PLAN.
32. ALL INDOOR AIR SYSTEMS ARE AS NOTED ON THE PLAN.
33. ALL FILTER SYSTEMS ARE AS NOTED ON THE PLAN.
34. ALL WASH SYSTEMS ARE AS NOTED ON THE PLAN.
35. ALL CLEANING SYSTEMS ARE AS NOTED ON THE PLAN.
36. ALL MAINTENANCE SYSTEMS ARE AS NOTED ON THE PLAN.
37. ALL REPAIR SYSTEMS ARE AS NOTED ON THE PLAN.
38. ALL REPLACEMENT SYSTEMS ARE AS NOTED ON THE PLAN.
39. ALL UPGRADE SYSTEMS ARE AS NOTED ON THE PLAN.
40. ALL MODERNIZATION SYSTEMS ARE AS NOTED ON THE PLAN.
41. ALL RENOVATION SYSTEMS ARE AS NOTED ON THE PLAN.
42. ALL RESTORATION SYSTEMS ARE AS NOTED ON THE PLAN.
43. ALL PRESERVATION SYSTEMS ARE AS NOTED ON THE PLAN.
44. ALL PROTECTION SYSTEMS ARE AS NOTED ON THE PLAN.
45. ALL CONSERVATION SYSTEMS ARE AS NOTED ON THE PLAN.
46. ALL SUSTAINABILITY SYSTEMS ARE AS NOTED ON THE PLAN.
47. ALL GREEN SYSTEMS ARE AS NOTED ON THE PLAN.
48. ALL LEED SYSTEMS ARE AS NOTED ON THE PLAN.
49. ALL WELL-BEING SYSTEMS ARE AS NOTED ON THE PLAN.
50. ALL QUALITY SYSTEMS ARE AS NOTED ON THE PLAN.



0106

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

|   |  |   |  |
|---|--|---|--|
| FEDERAL AGENCY USE ONLY (Leave blank)<br>REPORT NUMBER: _____<br>REPORT DATE: _____   |  | <b>FOR LOCAL AGENCY USE ONLY</b><br>I HEREBY CERTIFY THAT I AM A GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO MY OFFICIALS PURSUANT TO THE PROVISIONS OF THE HEALTH AND SAFETY CODE.  |  |
| NAME OF TANK OWNER: _____<br>ADDRESS: _____<br>CITY: _____ STATE: _____ ZIP: _____  |  | SIGNED: _____<br>TITLE: _____   |  |
| NAME OF TANK OPERATOR: _____<br>ADDRESS: _____<br>CITY: _____ STATE: _____ ZIP: _____   |  | COMPANY OR AGENCY NAME: _____   |  |
| NAME OF TANK: _____<br>TYPE OF AREA: <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER _____   |  | TYPE OF BUSINESS: <input type="checkbox"/> RETAIL FUEL STATION <input type="checkbox"/> FARM <input type="checkbox"/> OTHER _____   |  |
| LOCAL AGENCY: _____<br>AGENCY NAME: _____<br>CONTACT PERSON: _____<br>PHONE: _____  |  | PHONE: _____<br>PHONE: _____  |  |
| SUBSTANCE(S) INVOLVED: _____<br>QUANTITY LOST (GALLONS): _____<br><input type="checkbox"/> UNKNOWN  |  | <input type="checkbox"/> UNKNOWN  |  |
| DATE DISCOVERED: _____<br>HOW DISCOVERED: <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SURFACE MONITORING <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER _____  |  | DISCHARGE CONDITIONS: _____   |  |
| DATE DISCHARGE BEGAN: _____<br>DATE DISCHARGE STOPPED: _____<br>YES <input type="checkbox"/> NO <input type="checkbox"/> YES, DATE: _____   |  | METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY):<br><input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK<br><input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE<br><input type="checkbox"/> OTHER _____  |  |
| SOURCE OF DISCHARGE: <input type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER _____  |  | TANKS ONLY: CAPACITY _____ GAL _____ YRS _____<br>MATERIAL: <input type="checkbox"/> FIBERGLASS <input type="checkbox"/> STEEL <input type="checkbox"/> OTHER _____<br>CAUSE(S): <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER _____ |  |
| CASE TYPE: CHECK ONE ONLY<br><input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)  |  |   |  |
| CURRENT STATUS: CHECK ONE ONLY<br><input type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SHUT OFF (CLEANUP COMPLETE) (UNNECESSARY)<br><input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST-CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES   |  |   |  |
| REMEDIAL ACTION: CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)<br><input type="checkbox"/> CAP SITE (CC) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIOREMEDIATION (IT)<br><input type="checkbox"/> CONTAINMENT BARRIERS (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS)<br><input type="checkbox"/> TREATMENT AT HOD/UP (TU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT) _____ |  |   |  |
| COMMENTS: _____<br>_____<br>_____   |  |   |  |

**DEL MONTE CORPORATION**

FUELLEAK CASE RECORD

REVIEW DATE: 7/20/11  
SITE NAME: SAN Geronimo VII  
STREET NO. & TURNWAY AND DIRECTION  
STREET:  
CITY:  
COUNTY:  
PRIORITY: 23  
HAZ  
SUBSTANCE (PRIMARY):  
SUBSTANCE (SECONDARY):  
CASE TYPE: U  
STATUS: N

SOIL AFFECTED: Y  
MAXIMUM SOIL CONCENTRATION (ppm): 247  
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

CPK



TJC



# Beta Associates

Consultants in Waste Management, Environmental Control and the Geotechnical Sciences

January 22, 1987  
Project 156-20.2

BZ

*[Handwritten initials]*

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.

*[Handwritten initials]*

January 22, 1987

Project 136-20.2

### Description of Field Investigation

On January 14, 1987, the ground water monitoring well (DW11-1) 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.

January 22, 1987

Project 156-20.2

### 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 hydrocarbons and 2) BTEX as specified by Mr. Johnson. The analytical procedures 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 BTEX 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 lead to the highest soil 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 BTEX. 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.

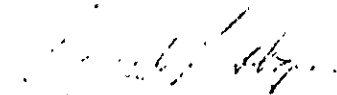
January 22, 1987

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. McEloughlin  
Registered Geologist #1359  
Certified Engineering Geologist #905

DLS:JEM: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 95362  
PHONE (209) 527 4050

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

| <u>CWL I.D.</u> | <u>Sample I.D.</u> | <u>Oil &amp; Grease (mg/kg)</u> |
|-----------------|--------------------|---------------------------------|
| 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: Richard P. [Signature]

# California Water Labs, Inc.

P O. BOX 4249  
1430 CARPENTER LANE - SUITE G  
MODESTO, CA 95352  
PHONE (209) 527 4000

RUSH  
(silver)

Purveyor Beta and Associates  
Street 1365 Vander Way  
City San Jose, CA Zip 95112  
Sample I.D. MV 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<br>ug/kg | DETECTION<br>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 [Signature]

# California Water Labs, Inc.

P. O. BOX 4240  
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 20'  
Collected by: Carrie Cummings

Lab I.D. P-38984  
Purchase Order 156-20.2  
Referring Lab \_\_\_\_\_  
Date Collected 1-14-87

DEL MONTE

BTX  
SOIL

| COMPOUND | RESULTS<br>ug/kg | DETECTION<br>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 Meadows

# California Water Labs, Inc.

P. O. BOX 4249  
1430 CARPENTER LANE - SUITE G  
MODESTO, CA 95332  
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<br>ug/kg | DETECTION<br>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. [Signature]



# 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

| <u>CWL I.D.</u> | <u>Sample I.D.</u> | <u>Total Hydrocarbons</u> |
|-----------------|--------------------|---------------------------|
| 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

| <u>CWL I.D.</u> | <u>Sample I.D.</u> | <u>Total Dissolved Hydrocarbons</u> |
|-----------------|--------------------|-------------------------------------|
| 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 Mussen



# Beta Associates

Consultants in Waste Management, Environmental Control and the Geotechnical Sciences

APR 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:

ALABAMA

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. Furthermore, 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.

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. Furthermore, 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 further 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 accommodate 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.

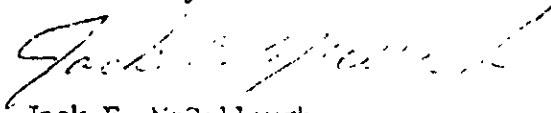
If you have any questions concerning this matter, please do not hesitate to call.

Respectfully submitted,

BETA ASSOCIATES

reviewed by:

Daniel L. Shafer  
Project Geologist

  
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 95362  
PHONE (209) 827-4060

Surveyor Bera and Associates  
Street 1365 Vander Way  
City San Jose, CA Zip 95112  
Sample I.D. MW-1 Del Monte  
Collected by: Tim Furnas

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

Sample Location: Thornton and Alvarado, San Keandro

## Total Dissolved Hydrocarbons

.<50 ug/L

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

By: *Wanda Hill*

# California Water Labs, Inc.

P.O. BOX 4248  
1430 CARPENTER LANE - SUITE G  
MODESTO, CA 95368  
PHONE (209) 527-4083

Surveyor Beta and Associates  
Street 1365 Vander Way  
City San Jose, CA Zip 95112  
Sample I.D. MW-1 Del Monte  
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

BIX

| COMPOUND | RESULTS<br>ug/L | DETECTION<br>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 *Christina Walsh*

FUELLEAK CASE RECORD

REVIEW DATE: 8, 3, 87

SITE NAME: Del Monte

STREET NO.: 850

STREET: Thornton Av.

CITY: San Leandro, Cal

COUNTY: Alameda

PRIORITY: 1

RANK: -

SUBSTANCE/PRIMARY: -

SUBSTANCE/SECONDARY: -

CASE TYPE: 1

STATUS: N

SOIL AFFECTED: 4

MAXIMUM SOIL CONCENTRATION (ppm): -

MAXIMUM RESIDUAL SOIL CONCENTRATION (ppm): -

SOIL STATUS: 1

DEPTH TO GROUNDWATER: 4

GROUNDWATER AFFECTED: -

MAXIMUM GROUNDWATER IMPACT: 4

GROUNDWATER STATUS: 1

DRINKING WATER AFFECTED: 1

DRINKING WATER STATUS: 1

REMEDIAL ACTION: NT

DATE OF LAST CORR.: 1/28/86



# Beta Associates

Consultants in Waste Management, Environmental Control and the Geotechnical Sciences

File TJC

*[Handwritten signature]*

C GSZ  
6/22/87

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

*ALAMIDA*

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 backward 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

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



January 26, 1986

Project 156-20.1

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

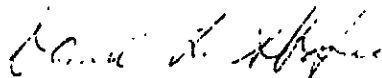
January 28, 1986

Project 156-20.1

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.

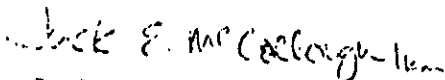
Respectfully submitted,

BETA ASSOCIATES



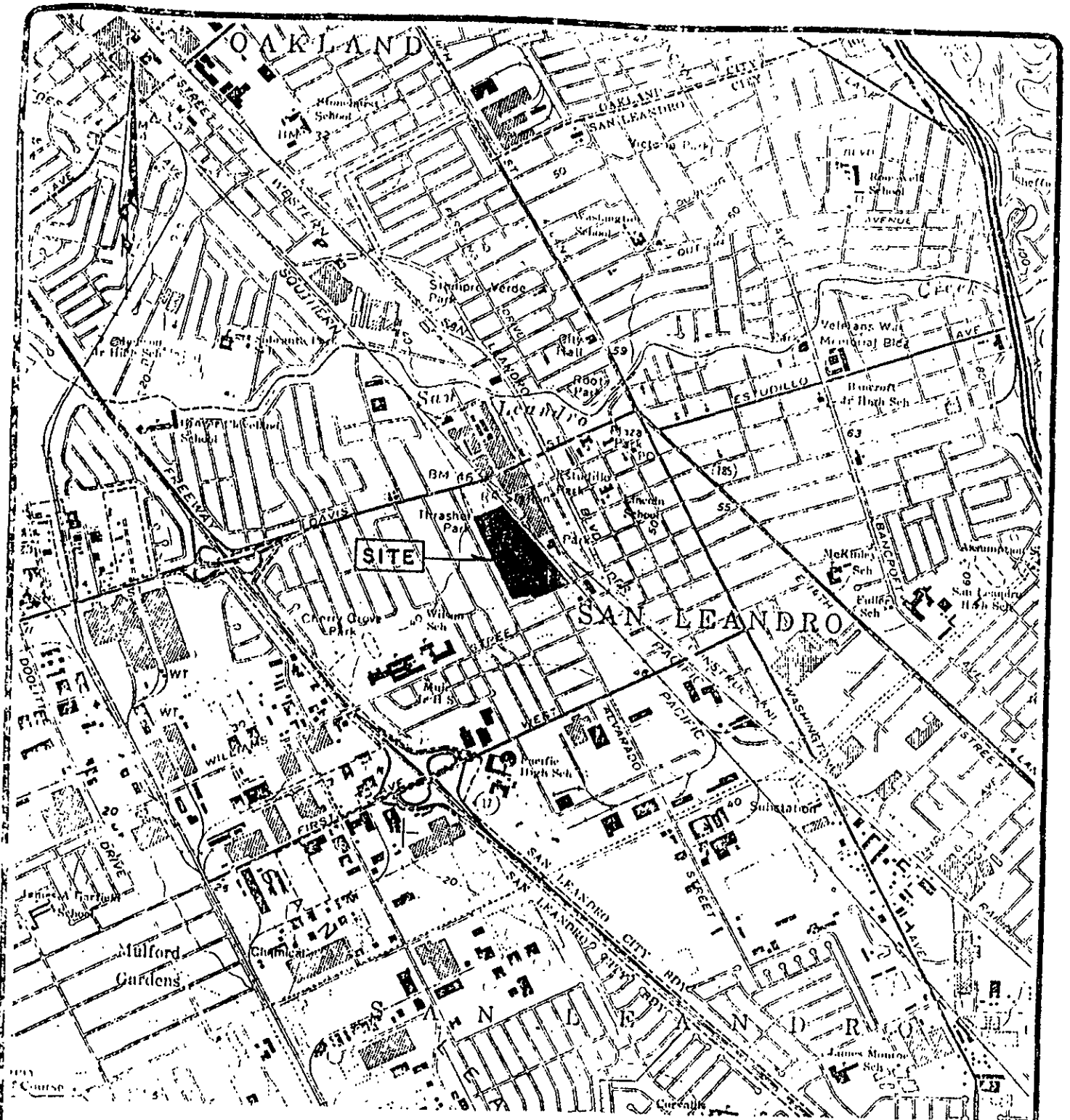
Daniel L. Shafer  
Project Geologist

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  
 156-201

# 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

| <u>CL I.D.</u> | <u>Sample I.D.</u> | <u>Total FTD Hydrocarbon Scan<br/>SOIL (ppm)</u> |
|----------------|--------------------|--|
| 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  |

*TC*

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

By: *Jerry O'Neil*

# California Water Labs, Inc.

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

1054

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 Jot  
Referring Lab \_\_\_\_\_  
Date Collected 11-2 - 11-25-8

| <u>CL I.D.</u> | <u>Sample I.D.</u> | <u>Total P<sub>2</sub>O<sub>5</sub> Carbon Sc</u> |
|----------------|--------------------|---|
| P-16939        | DH 1               | ^   |
| P-16941        | DH 2               | ^   |
| P-17006        | DH 3               | ^   |
| P-17008        | DH 4               | ^   |
| P-17010        | DH 5               | ^   |
| P-17132        | DH 6               | ^   |

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

By: *[Signature]*

# 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

| <u>CL I.D.</u> | <u>Sample I.D.</u> | <u>Oil and Grease<br/>SOIL (mg/kg)</u> |
|----------------|--------------------|--|
| 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*