# LEE Incorporated

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April 11, 1995

Mr. James Baum Altamont Raceway Park, Inc. 17001 Midway Road Tracy, CA 95376

- none: (408) 73

(408) 951-0204

(408) 951-0204 (418)8022 (418)8022

Subject:

Report of Soil Sampling at Altamont Raceway Project

17001 Midway Road, Tracy, Alameda County, CA

Dear Mr. Baum:

LEE Incorporated (LEE is pleased to present this report on the results of soil sampling and testing at the Altamont Raceway Project in Alameda County, California. The subject site is located at 17001 Midway Road, approximately 12 miles east-northeast of Livermore in unincorporated Alameda County, California. The main purpose of the investigation was to test subsurface soil materials for petroleum hydrocarbon products in an area suspected to contain imported fill. The investigation was conducted in February and March 1995. This report presents the results of the baseline environmental investigation.

#### Field Sampling

The study area was outlined by Mr. Mark Crutcher of Huffman & Associates, Inc. of Larkspur, California and is presented in the attached "Study Area Map", Plate 1. The triangular-shaped area was bounded to the north by an existing paved road, south by the proposed roadway and east by the slope and fence flanking the racetrack. A LEE geologist collected samples on February 28 and March 31, 1995 using a backhoe.

The central portion of the study area was occupied by a deposit of concrete rubble piles resting on native clayey soils. The piles each consisted of angular chunks of portland cement concrete with wire reinforcement; concrete chunks ranged up to several feet in diameter. A light gray sandy soil material was found intermixed with the concrete. There were also small amounts of brick, ceramic, rusted steel and lumber fragments. No visible signs of petroleum hydrocarbon product were observed. A backhoe was used to retrieve two samples of the sandy soil material found with the concrete, SM-1 and SM-2 (Plate 1).

Five trenches, designated T-1 through T-5, were excavated and sampled in the grassic covered, mound-shaped open ground east to northeast of the concrete rubble piles (Plate. 1). The trenches were dug to a maximum depth of approximately 8 feet below ground surface. Below a surface deposit of native clayey soils, the trenches encountered fill intermixed with clayey soils in approximately the 2 to 8 feet below. The fill material consisted mainly of angular chanks of portland cement and fragments of lumber (building wood) up to several feet in size. There were also small amounts of asphalt-concrete (or bituminous-topping) fragments and sand, rock and gravel material. Rusted nails, electrical wiring and aluminum paneling were also observed scattered in the concrete and lumber melange. The fill material could best be described as debris from the demolition of a building or structure. No petroleum hydrocarbon deposits, tanks or product piping were observed in the trenches. The geologist selected samples of the soil/fill material for laboratory analyses to test for petroleum hydrocarbon products. No fill material was encountered in Pit P-1 dug to 6 feet below ground surface; soils appeared to be in native.

On March 31, 1995, trenching and sampling was conducted south and west of the concrete rubble piles. Trench T-6 was dug near the west end of the study area and Trenches T-7 and T-8 were dug along the proposed roadway (Plate 1). No real material, take that found in Trenches T-1 through T-5, was found in any of these trenches. The trenches encountered native clayey to silty soils to trench bottoms at approximately 8 to 9 feet. No evidence of petroleum hydrocarbon products was observed.

Samples were retrieved using standard sleeves of 2-inch diameter and 6-inch length, each sealed with aluminum foil, plastic caps, and tape. Samples were transported in iced preservation to the designated state certified laboratory and tested for petroleum hydrocarbon products. Chain of custody protocol was followed during sampling and delivery to the laboratory.

#### Laboratory Analyses

The soils samples were submitted to Chromalab, Inc. (California Department of Health Services Certificate 1094) of Pleasanton, California. The laboratory was instructed to prepare a composite of Samples ST-2A and ST-2B, and another composite of Samples ST-4A and ST-4B. The composites and remaining 11 discrete samples (Samples ST-1, ST-3, SM-1, SM-2, T6-1, T6-2, T7-1, T7-2, T7-1B, T8-1 and T8-2) were each analyzed for total petroleum hydrocarbons as gasoline (TPHg) with benzene, toluene, ethylbenzene and total xylenes by Environmental Protection Agency (EPA) Methods 5030/8015M/8020. In addition, the samples were analyzed for total petroleum-based oil and grease (TOG) by Standard Method 5520EF. Samples were also analyzed for total petroleum hydrocarbons as diesel (TPHd) by EPA Methods 3550/8015; some were tested for total extractable petroleum hydrocarbons as diesel, kerosene and motor oil by EPA Methods 3510/8015M. Laboratory analyses reports and chain of custody records are attached to this report.

#### Conclusions

The analytical data are summarized in the attached "Laboratory Analyses Results of Samples," Table 1. The main results are as follows:

- Laboratory analyses results indicated 130 to 20 parts per million (ppm) TOG in samples of the demolition debris fill buried east-northeast of the concrete rubble piles. Further study of this area is recommended to evaluate the nature and extent of hydrocarbon impacted materials. The hydrocarbons reported by the laboratory in the samples may be due to asphalt/bituminous fragments found scattered in the debris fill. No detectable TPHg, BTEX or TPHd were reported in the samples.
- No debris fill was found in the study area south and west of the concrete rubble
  piles. Trenches excavated along the proposed roadway and trailer transected native
  bedded clayey to silty soils. Laboratory analyses results of soil samples indicated
  no detectable levels of TPHg, BTEX, TPHd or TOG.
- No petroleum hydrocarbons were found in the sandy soil material sampled from the existing concrete rubble piles.

### LEE Incorporated

Please call us if you have questions. Thank you.

Respectfully submitted, LEE INCORPORATED

Paul Studemeister, CEG 1746

Pel Stult

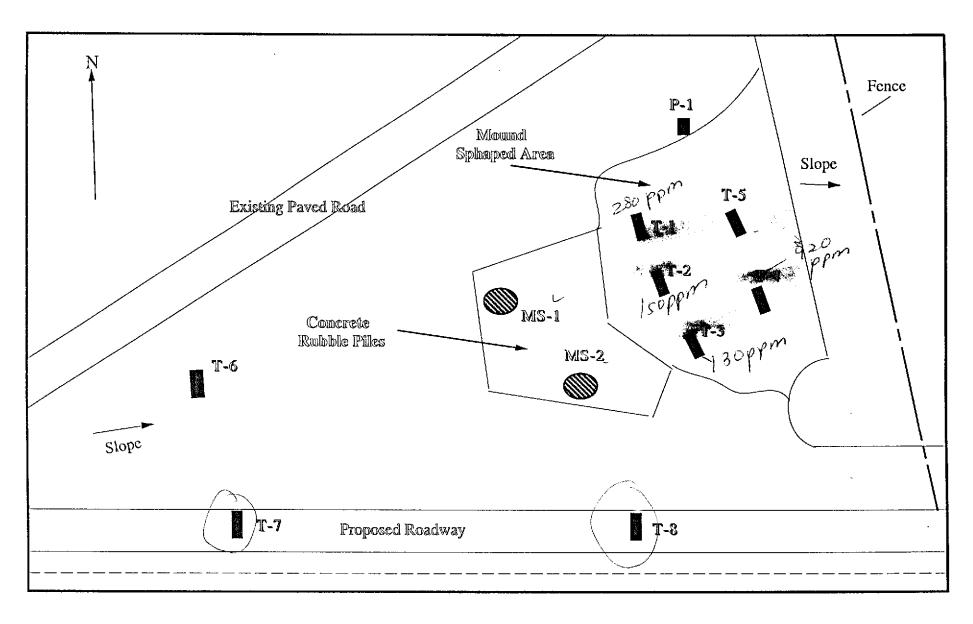
Project Geologist

Attachments:

Plate 1: Study Area Map

Table 1: Laboratory Analyses Results of Samples

Laboratory Analyses Reports and Chain of Custody Records



Areas sampled

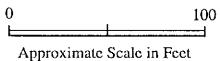


PLATE 1: Study Area Map

Altamont Racetrack Project 17001 Midway Road Tracy, CA 95376

Table 1: Laboratory Analyses Results of Soil Samples
Altamont Racetrack Project, 17001 Midway Road, Tracy, CA

Sample	Sampling	Sampling	TOG	TPH as diesel	TPH as gasoline	Benzene	Toluene	Ethylbenzene	Xylenes
!	Date	Depth	(ppm)	(ppm)	(ppm)	(ppb)	(ppb)	(ppb)	(ppb)
ST-1	2/28/95	6 to 7 ft.	280	ND (<1.0)	ND (<1.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)
ST-2A,B	2/28/95	5 to 7 ft.	150	ND (<1.0)	ND (<1.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)
ST-3	2/28/95	6 to 7 ft.	130	ND (<1.0)	ND (<1.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)
ST-4A,B	2/28/95	6 to 8 ft.	920	ND (<10)	ND (<1.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)
SM-1	2/28/95	1.5 ft.	ND (<50)	ND (<1.0)	ND (<1.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)
SM-2	2/28/95	1.5 ft.	ND (<50)	ND (<1.0)	ND (<1.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)
T6-1	3/31/95	9 ft.	ND (<50)	ND (<1.0)	ND (<1.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)
T6-2	3/31/95	3 ft.	ND (<50)	ND (<1.0)	ND (<1.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)
T7-1	3/31/95	9 ft.	ND (<50)	ND (<1.0)	ND (<1.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)
T7-2	3/31/95	4 ft.	ND (<50)	ND (<1.0)	ND (<1.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)
T7-1B	3/31/95	2 ft.	ND (<50)	ND (<1.0)	ND (<1.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)
T8-1	3/31/95	4 ft.	ND (<50)	ND (<1.0)	ND (<1.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)
T8-2	3/31/95	8.5 ft.	ND (<50)	ND (<1.0)	ND (<1.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)	ND (<5.0)

TOG: Petroleum-based total oil and grease

TPH as diesel: Total petroleum hydrocarbons as diesel

TPH as gasoline: Total petroleum hydrocarbons as gasoline

ppm: part per million (mg/kg equivalent)/ ppb: part per billion (ug/kg equivalent)

ND (<1.0): Not detected (ND) at or above the indicated laboratory detection limit

Environmental Services (SDB)

March 6, 1995

Submission #: 9502357

LEE INC

Atten: Paul Studemeister

Project: ALTAMONT

Received: February 28, 1995

re: 6 samples for Gasoline and BTEX analysis.

Matrix: SOIL

Sampled: February 28, 1995 Run#: 5603 Analyzed: March 2, 1995

Method: EPA 5030/8015M/8020

Spl # CLIENT SMPL ID	Gasoline (mg/Kg)	Benzene (ug/Kg)	Toluene (ug/Kg)	Etnyl Benzene (ug/Kg)	Xylenes (ug/Kg)
79203 ST-1	N.D.	N.D.	N.D.	N.D.	N.D.
79204 ST-2A,ST-2B	N.D.	N.D.	N.D.	N.D.	N.D.
79205 ST-3	N.D.	N.D.	N.D.	N.D.	N.D.
79206 ST-4A,ST-4B	N.D.	N.D.	N.D.	N.D.	N.D.

Matrix: SOIL

Sampled: February 28, 1995 Run#: 5612 Analyzed: March 3, 1995

Method: EPA 5030/8015M/8020

Spl # CLIENT SMPL ID	Gasoline (mg/Kg)	Benzene (ug/Kg)	Toluene (ug/Kg)	Ethyl Benzene (ug/Kg)	Total Xylenes (ug/Kg)
79207 SM-1	N.D.	N.D.	N.D.	N.D.	N.D.
79208 SM-2	N.D.	N.D.	N.D.	N.D.	N.D.
Reporting Limits	1.0	5.0	5.0	5.0	5.0
Blank Result	N.D.	N.D.	N.D.	N.D.	N.D.
Blank Spike Result (%)	86	107	109	110	112

Billy Thach Chemist

Ali Kharfazı Organic Manager

Environmental Services (SDB)

March 7, 1995

Submission #: 9502357

LEE INC

Atten: Paul Studemeister

Project: ALTAMONT

Project#: N/A

Received: February 28, 1995

re: Six samples for Diesel analysis

Matrix: SOIL

Extracted: March 1, 1995

Sampled: February 28, 1995

Analyzed: March 1-7, 1995

Method: EPA 3550/8015

Sample #	Client Sample ID	Diesel (mg/Kg)
79203	ST-1	N.D.
79204	ST-2A,ST-2B	N.D.
79205	ST-3	N.D.
79206	ST-4A,ST-4B	N.D.ª
79207	SM-1	N.D.
79208	SM-2	N.D.
Blank		N.D.
Spike Recovery		91%
Dup Spike Reco	very	97%
Reporting Limi		1.0

(a) Reporting limit raised to 10 mg/Kg due to dilution.

ChromaLab, Inc.

Sirirat Chullakorn

Analytical Chemist

Ali Kharfazi Organic Manager

Environmental Services (SDB)

March 6, 1995

Submission #: 9502357

LEE INC

Atten: Paul Studemeister

Project: ALTAMONT

Received: February 28, 1995

re: 6 samples for Oil and Grease analysis.

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Matrix: SOIL Extracted: March 3, 1995 Sampled: February 28, 1995 Run#: 5615 Analyzed: March 3, 1995

Method: STANDARD METHODS 5520 E&F

	OIL & GREASE	REPORTING LIMIT	BLANK RESULT	BLANK SPIKE RESULT
Spl # CLIENT SMPL ID	(mq/Kq)	(mg/Kg)	(mg/Kg)	(%)
79203 ST-1	280 、	50	N.D.	81
<i>79204</i> ST-2A,ST-2B	150	50	N.D.	81
79205 ST-3	130	50	N.D.	81
79206 ST-4A,ST-4B	920	50	N.D.	81
79207 SM-1	N.D.	50	N.D.	81
79208 SM-2	N.D.	50	N.D.	81

Carolvn House

Extractions Supervisor

Ali Kharrazi Organic Manager

1220 Quarry Lane • Pleasanton, California 94566-4756 510/484-1919 • Facsimile 510/484-1096

20722' Chain of Custody

Environmental Services (SDB) (DOHS 1094)

DATE 2/28/94 PAGE 1 OF 1

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Environmental Services (SDB)

April 7, 1995

Submission #: 9503462

LEE ENGINEERING ENTERPRISES

Atten: Paul Studemeister

Project: ALTAMONT SPEEDWAY

Received: March 31, 1995

Project#: 1053

7 samples for Gasoline and BTEX analysis.

Matrix: SOIL

Sampled: March 31, 1995 Run#: 6051

Analyzed: April 4, 1995 Method: EPA 5030/8015M/8020

Spl # CLIENT SMPL ID	Gasoline (mg/Kg)	Benzene (ug/Kg)	Toluene (ug/Kg)	Ethyl Benzene (ug/Kg)	Yylenes (ug/Kg)
83331 T6-1	N.D.	N.D.	N.D.	N.D.	N.D.
83332 T6-2	N.D.	N.D.	N.D.	N.D.	N.D.
83333 T7-1	N.D.	N.D.	N.D.	N.D.	N.D.
83334 T7-2	N.D.	N.D.	N.D.	N.D.	N.D.
83335 T7-1B	N.D.	N.D.	N.D.	N.D.	N.D.
83336 T8-1	N.D.	N.D.	N.D.	N.D.	N.D.
83337 T8-2	N.D.	N.D.	N.D.	N.D.	N.D.
Reporting Limits	1.0	5.0	5.0	5.0	5.0
Blank Result	N.D.	N.D.	N.D.	N.D.	N.D.
Blank Spike Result (%)	104	108	111 '	115	112

Chemišt

Organic Manager

Environmental Services (SDB)

April 6, 1995

Submission #: 9503462

LEE ENGINEERING ENTERPRISES

Atten: Paul Studemeister

Project: ALTAMONT SPEEDWAY

Received: March 31, 1995

Project#: 1053

7 samples for Total Extractable Petroleum Hydrocarbons (TEPH)

Matrix: SOIL

Run#: 6073

Sampled: March 31, 1995

Method: EPA 3510/8015M

Extracted: April 5, 1995

Analyzed: April 6, 1995

Spl # CLIENT SMPL ID	Kerosene	Diesel	Motor Oil
	(mg/Kg)	(mg/Kg)	(mg/Kg)
83331 T6-1	N.D.	N.D.	N.D.
83332 T6-2	N.D.	N.D.	N.D.
83333 T7-1	N.D.	N.D.	N.D.
83334 T7-2	N.D.	N.D.	N.D.
83335 T7-1B	N.D.	N.D.	N.D.
83336 T8-1	N.D.	N.D.	N.D.
83337 T8-2	N.D.	N.D.	N.D.
Reporting Limits Blank Result Blank Spike Result (%)	1.0 N.D.	1.0 N.D. 78	10 N.D.

Singt aulitorn

Sirirat (Sindy) Chullakorn

Chemist

Ali-Kh Organic Manager

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Environmental Services (SDB)

April 10, 1995

Submission #: 9504078

LEE ENGINEERING ENTERPRISES

Atten: Paul Studameister

Project: ALTAMONT SPEEDWAY

Received: March 31, 1995

Sampled: March 31, 1995

Project#: 1053

re: 7 samples for Oil and Grease analysis.

Matrix: SOIL

atrix: SOIL Extracted: April 10, 1995 Run#: 6136 Analyzed: April 10, 1995

Method: STANDARD METHODS 5520 E&F

Spl # CLIENT SMPL ID	OIL & GREASE (mg/Kg)	REPORTING LIMIT (mg/Kg)	BLANK RESULT (mg/Kg)	BLANK SPIKE RESULT (%)
84039 T6-1	N.D.	50	N.D.	85
84040 T6-2	N.D.	50	N.D.	85
84041 T7-1	N.D.	50	N.D.	85
84042 T7-2	N.D.	50	N.D.	85
84043 T7-1B	N.D.	50	N.D.	85
84044 T8-1	N.D.	50	N.D.	85
84045 T8-2	N.D.	50	N.D.	85

Carolyn House

Extractions Supervisor

Ali Kharrazi/ Organic Manager

078/84034-84045	ADD ON/CHANGE	New Submission No.	
CHROMALAB, INC.	ORDER	order No.: 21325	^
Original Submission Info  Client Name: Lee Enc  Project Mgr.: Paul Studameister	Comments:	2081 #: 230407 G NE7 - 111 ===	by GRC
Project Name: Altamont Speedure	FAX TO FOLLOW	REF #:21385 ADD 9503462	
Project No.: 1053		ALYSIS REPORT	s
Date Received: 3/3/ Submission No.: 9503462	TPH - Casoline  [EPA 5010, 8015]  TPH - Casoline [5030, 8015]  W/BIEX (EPA 602, 8020)  TPH - Diesel  [EPA 3510/3550, 8015)  PURCEABLE AROMATICS  BIEX (EPA 602, 8020)  PURCEABLE HALOCARBONS  (EPA 601, 8010)  VOLATILE ORGANICS  (EPA 624, 8240, 524.2)  [EPA 625/627, 8270, 525)  TOTAL OIL & GREASE  [EPA 625/627, 8270, 525)  PURCEABLE HALOCARBONS  [EPA 625/627, 8270, 525)  [EPA 625/627, 8270, 525)  PURCEABLE HALOCARBONS  [EPA 625/627, 8270, 525)  [EPA 625/627, 8270, 525)  PURCEABLE HALOCARBONS  [EPA 625/627, 8270, 525)	ABLE AS (EPA IS)	NUMBER OF CONTAINERS
	× ×		1 1
			1 (
T6-Z T7-1	X		
77-2	X		
T7-1B			/
T8-1	X		
T8-2 7			1
1 5 4			