W.A. CRAIG, INC.
Environmental Consulting and Contracting
P. O. Box 448
Napa, California 94559-0448
Contractor and Hazardous Substances License #455752
Cal/OSHA Statewide Annual Excavation Permit #559351
(800) 522-7244
Phone: (510) 525-2780 Berkeley Napa (707) 252-3353
Fax: (707) 252-3385

96 FEB 16 PM 2:05
ENVIRONMENTAL PROTECTION

November 20, 1996 800 522 7244

old 559

Oakland Grill
301 Franklin Street
Oakland, California 94607
510/ 838-1176
Fax: 838-1804

new 5678

Attention: Mr. Nissan Saidian

Project No. 3627.2

Subject: **LETTER REPORT - Limited Soil Sampling**
San Francisco Oakland Truck Stop
8255 San Leandro Street
Oakland, California

Dear Mr. Saidian:

W.A. Craig, Inc., (WAC) is pleased to submit this Soil Sampling Report for the San Francisco Oakland Truck Stop site located at 8255 San Leandro Street in Oakland, California. This investigation has been performed in accordance with the scope of services proposed by WAC in a Service Agreement Contract dated July 2, 1996. This work was authorized by Mr. Nissan Saidian on August 19, 1996. It is WAC's understanding that there have been no previous soil or groundwater investigations performed at the site

Petroleum hydrocarbon compounds including diesel and gasoline have been identified in a soil sample collected from the site. The soil sample was collected from a borehole that was advanced in an area adjacent to existing underground storage tanks and product supply lines located on-site. The presence of these petroleum hydrocarbon constituents indicates an unauthorized release into site soil has occurred. On the basis of these findings, WAC recommends further site characterization to assess the site soil and groundwater quality.

Site Description

The site is located at 8255 San Leandro Street in Oakland, California, approximately 0.5 mile southeast of the Oakland Coliseum (see **Figure 1**). The site topography is relatively flat.

The regional topography gently slopes to the southwest. An unnamed seasonal creek is located less than approximately 1,000-feet west of the site, flows southwest, and eventually empties into the San Leandro Bay.

The site is currently in use as a commercial fueling station that dispenses gasoline and diesel fuel. There are currently one 10,000-gallon, one 8,000-gallon, one 6,000-gallon, and two 4,000-gallon USTs used for gasoline and diesel storage at the site. The surface consists of paved asphalt and concrete. No monitoring wells were observed on-site. The site layout is shown on **Figure 2**.

Scope of Work

The scope of work conducted by WAC during this period included the following tasks:

- Obtaining necessary soil boring permit:
- Hand auger one soil boring;
- Obtaining a representative soil sample;
- Analysis of a selected soil sample for: Total petroleum hydrocarbons as gasoline (TPH-g) and diesel (TPH-d), using EPA Method 8015 (modified), and purgeable aromatic hydrocarbons (benzene, toluene, ethylbenzene, xylenes [BTEX], using EPA Method 8020; and
- Preparation of this summary letter report.

Field Exploration and Soil Conditions

WAC drilled one hand augured soil boring (EB-3) at the site on November 4, 1996. A soil boring permit was obtained from the Alameda County Water Resource Management, Zone 7 Water Agency prior to commencement of the work. A copy of the soil boring permit is included in **Attachment A**. The soil boring location was selected to assess soil quality near the existing USTs and product supply lines. The soil boring location is indicated on **Figure 2**

The soil conditions in the boring were observed, from soil cuttings, as a clay with trace gravel to the depth explored, approximately 2-feet below grade (fbg). Gravels encountered in the soil boring prevented any further advancement. The clay is dark brown with moderate brown and grayish-green mottling, damp to moist, and stiff. Gravels in the clay ranged from pea gravel size (<1 cm) to cobble size (>6 cm), angular to subrounded. Discoloration and hydrocarbon odor was observed in the soil cuttings produced from the borehole. No groundwater was encountered.

Soil Sampling

A WAC technician performed the hand auguring and soil sampling procedures. The soil sample was collected from soil cuttings produced by the hand auger. The soil sample and

cuttings were screened for volatile organic compounds using field observations of discoloration and odor. The sample collected for laboratory analysis was contained in 2-inch diameter, 6-inch-long, brass tube, covered with Teflon® film, and closed with polyethylene end-caps. The sample tube was labeled and placed inside a sealed plastic bag. Prior to sampling, all sampling equipment was washed with a laboratory grade detergent solution to reduce the potential for cross-contamination.

The prepared soil sample was immediately placed inside a portable insulated container and stored under refrigeration for delivery. The sample was submitted to McCampbell Analytical, Inc. (MAI), of Pacheco, California under chain-of-custody control. MAI is certified by the State of California to perform the required analyses. The soil cuttings were stockpiled on-site. The borehole was backfilled with hydrated bentonite to approximately 6-inches below surface grade. The remaining void was sealed with cement to surface grade.

Soil Sample Analytical Results

The testing of soil consisted of analyzing one soil sample collected from boring EB-3. The sample was collected at a depth of approximately 2-fbg, in the USTs area, and analyzed for TPH-g, TPH-d, and BTEX. TPH-g was detected at a concentration of 94 milligrams per kilogram (mg/kg) and TPH-d was reported as a concentration of 310 mg/kg. Concnetrations of BTEX were reported in the soil sample as follows: benzene, 0.006 mg/kg; toluene, 0.017 mg/kg; ethylebenzene, 0.016 mg/kg, and xylenes, 0.056 mg/kg. The results of the analyses are summarized on **Table 1**. Copies of the laboratory analytical report and chain-of-custody documentation are included in **Attachment A**.

Professional Certification

This report has been prepared by the staff of W. A. Craig, Inc., under the professional supervision of the persons whose seals and signatures appear hereon. No warranty, either expressed or implied, is made as to the professional advice presented herein. The analysis, conclusions and recommendations contained in this report are based upon site conditions as they existed at the time and location of sampling and they are subject to change.

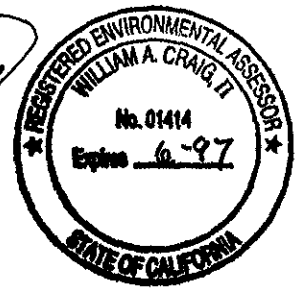
The conclusions presented in this report are professional opinions based solely upon visual observations of the site and vicinity, and interpretation of available information as described in this report. W.A. Craig, Inc., recognizes that the limited scope of services performed in execution of this scope of work may not be appropriate to satisfy the needs, or requirements of other state agencies, or of other users. Any use or reuse of this document or its findings, conclusions or recommendations presented herein is at the sole risk of said user. There is no other warranty, either expressed or implied.

Closing Statement

We appreciate this opportunity to be of service to you on this project. Should you have any questions regarding this report or the findings presented herein, please call me at (707) 252-3353.

Sincerely,

W.A. Craig, Inc.,



William A. Craig, II, R.E.A. 01414
President

WAC:deo

Attachments: Table 1 - Soil Sample Analytical Results
Figure 1 - Site Location Map
Figure 2 - Site Plan
Attachment A - Soil Boring Permit and Laboratory Analytical Report

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TABLE 1

Soil Sample Analytical Results
San Francisco Oakland Truck Stop
8255 San Leandro Street
Oakland, California
(Results in milligrams per kilogram [mg/kg])

Boring Number	EB-3
Depth (feet)	2.0
TPH-g	94
Benzene	0.006
Toluene	0.017
Ethyl-benzene	0.016
Xylene	0.056
TPH-d	310

© 1995 DeLorme

Mag 14.00
Thu Feb 06 11:50 1997

Scale 1:31,250 (at center)
2000 Feet

Project No. 3327.2

February 1997

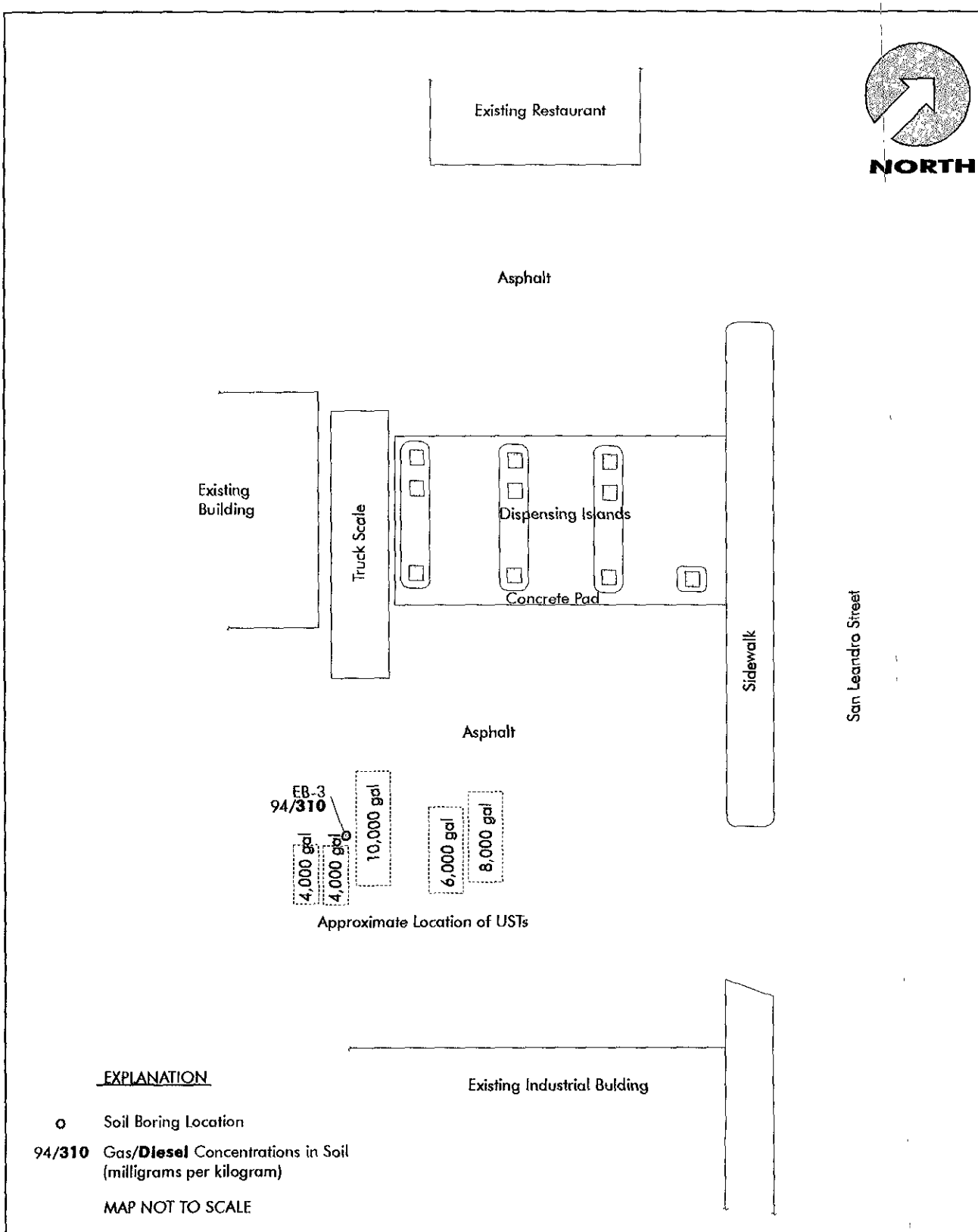
SITE LOCATION MAP

S.F. Oakland Truck Stop
8255 San Leandro Street
Oakland, California

Figure 1

Checked by:

W. A. CRAIG, INC.
Environmental Contracting and Consulting
P. O. Box 448
Napa, California 94559-0448
Cal License #455752
(707) 252-3353
FAX (707) 252-3385



Project No 3627

November 1996

SITE PLAN
S.F. Oakland Truck Stop
8255 San Leandro Street
Oakland, California

Figure 2

Checked by:

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ATTACHMENT A

SOIL BORING PERMIT
and
LABORATORY ANALYTICAL REPORTS

ZONE 7 WATER AGENCY

5997 PARKSIDE DRIVE PLEASANTON, CALIFORNIA 94588 VOICE (510) 484-2600
FAX (510) 462-3914

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

ON OF PROJECT 8255 SAN LEANDRO BLVD. OAKLAND, CA.

NISSAN SAIDIAN
301 FRANKLIN ST. Voice 510/835-1126
OAKLAND Zip 94607

ANT
W.A. CRAIG, INC.
Fax 707/252-3385
P.O. Box 448 Voice 707/252-3357
NAPA Zip 94559

F PROJECT
struction
dic Protection
r Supply
toring

Geotechnical Investigation
General
Contamination X
Well Destruction

GED WATER SUPPLY WELL USE
Industrial
Irrigation
Other

G METHOD:
ary Air Rotary Auger HAND
Other

R'S LICENSE NO. N/A

ROJECTS
Hole Diameter in.
sing Diameter in.
face Seal Depth ft.
Maximum Depth ft.
Number

CHNICAL PROJECTS
mber of Boring 3
e Diameter 4 in.
Maximum Depth 10 ft.

TED STARTING DATE 9/17/96
TED COMPLETION DATE 9/17/96

agree to comply with all requirements of this permit and Alameda Ordinance No. 73-68.

NT'S URE Date 9/6/96

FOR OFFICE USE

PERMIT NUMBER 96659
LOCATION NUMBER

PERMIT CONDITIONS

Circled Permit Requirements Apply

A. GENERAL
1. A permit application should be submitted so as to arrive at Zone 7 office five days prior to proposed starting date.
2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well Projects, or drilling logs and location sketch for geotechnical projects.
3. Permit is void if project not begun within 90 days of approval date.

B. WATER WELLS, INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

C. GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

D. CATHODIC. Fill hole above anode zone with concrete placed by tremie.

E. WELL DESTRUCTION. See attached.

Approved Wyman Hong Date 14 Sep
Wyman Hong

McCAMPBELL ANALYTICAL INC. | 110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

W.A. Craig, Inc. P.O. Box 448 Napa, CA 94559-0448	Client Project ID: # 3627.2; Nissan	Date Sampled: 11/04/96
		Date Received: 11/06/96
	Client Contact: Dave Orr	Date Extracted: 11/06/96
	Client P.O:	Date Analyzed: 11/08-11/11/96

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with Methyl tert-Butyl Ether* & BTEX*
EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g)+	MTBE	Benzene	Toluene	Ethylben-zene	Xylenes	% Rec. Surrogate
70938	EB-3-2'	S	94,g	---	0.006	0.017	0.016	0.056	110
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit	W	50 ug/L	5.0	0.5	0.5	0.5	0.5		
	S	1.0 mg/kg	0.05	0.005	0.005	0.005	0.005		

* water and vapor samples are reported in ug/L, soil and sludge samples in mg/kg, and all TCLP extracts in mg/L

cluttered chromatogram; sample peak coelutes with surrogate peak

+ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~ 5 vol. % sediment; j) no recognizable pattern.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALY..CAL INC. | 110 2nd Avenue South 07, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

M.A. Craig Inc. P.O. Box 448 Napa, CA 94559-0448	Client Project ID: # 3627.2; Nissan	Date Sampled: 11/04/96
		Date Received: 11/06/96
	Client Contact: Dave Orr	Date Extracted: 11/06/96
	Client P.O:	Date Analyzed: 11/06/96

Diesel Range (C10-C23) Extractable Hydrocarbons as Diesel *

EPA methods modified 8015, and 3550 or 3510; California RWQCB (SF Bay Region) method GCFID(3550) or GCFID(3510)

Lab ID	Client ID	Matrix	TPH(d)+	% Recovery Surrogate
70938	EB-3-2'	S	310,a	107
Reporting Limit unless other-wise stated; ND means not de-tected above the reporting limit		W	50 ug/L	
		S	1.0 mg/kg	

* water samples are reported in ug/L, soil and sludge samples in mg/kg, and all TCLP and STLC extracts in mg/L

+ cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

a The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant); d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diesel (?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~ 5 vol. % sediment.

DHS Certification No. 1644

Edward Hamilton, Lab Director

5602.2 | Nissen

PURCHASE ORDER NO. | SIGNATURE OF SAMPLER: Thomas Gate

DATE 1996	TIME	W. A. CRAIG, INC.'S SAMPLE IDENTIFICATION	MATRIX: Soil, Water, Air, Sludge, Other	TPHgasoline (8015)	BTEX (8020/8020)	TPHdiesel (8015)	TPHg & BTEX					Preserved?	REMARKS	LABORATORY I. D. NUMBER
11/4	3:00	EB-3-2'	S			✓	✓							[redacted]

ICE/T ✓
GOOD CONDITION ✓
HEAD SPACE ABSENT ✓

PRESERVATIVE APPROPRIATE CONTAINERS ✓

VOAS | OAG | METALS | OTHER

RELINQUISHED BY (Signature):	DATE/TIME	RECEIVED BY (Signature):
Thomas Gate	11/6/96 | 5106	Wende Ricca
RELINQUISHED BY (Signature):	DATE/TIME	RECEIVED BY (Signature):
RELINQUISHED BY (Signature):	DATE/TIME	RECEIVED BY (Signature):

LABORATORY: McCampbell Analytical

TURNAROUND TIME: 5-day

PLEASE SEND RESULTS TO:
W. A. CRAIG, INC.
P.O. BOX 448
NAPA, CA 94559-0448
(707) 252-3353
GAF
ATTN: