



November 3, 1987

18106,002.04

Alameda County Environmental  
Health Service  
470 27th Street, Room 322  
Oakland, California 94612

Attention: Mr. Storm Goranson, P. E.

Dear Mr. Goranson:

Enclosed is one (1) copy of our final ground-water investigation report dated November 3, 1987 for the City Blue Production Facility on 17th and Jefferson streets in Oakland, California. If you have any questions, please call.

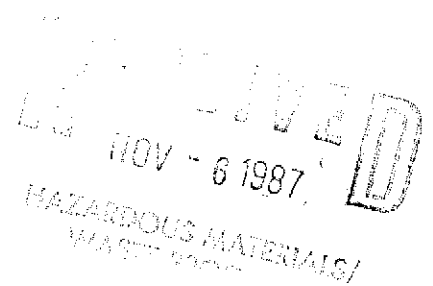
Yours very truly,

HARDING LAWSON ASSOCIATES

A handwritten signature in cursive script that reads "Daniel A. Louis".

Daniel A. Louis  
Civil Engineer

DAL/sjp



A Report Prepared for

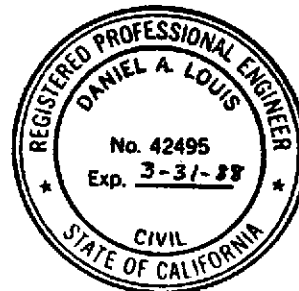
Blue Print Service Company  
149 Second Street  
San Francisco, California 94105

FINAL REPORT  
GROUND-WATER INVESTIGATION  
CITY BLUE PRODUCTION FACILITY  
17TH AND JEFFERSON STREETS  
OAKLAND, CALIFORNIA

HLA Job No. 18106,002.04

by

Daniel A. Louis  
Daniel A. Louis  
Civil Engineer



Norman T. Shopay SES  
Norman T. Shopay  
Senior Environmental Specialist

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November 3, 1987

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DISTRIBUTION

LIST OF ILLUSTRATIONS

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## I INTRODUCTION

This report presents the results of our ground-water investigation at the City Blue Production Facility site at 1700 Jefferson Street in Oakland, California. We provided professional services during tank removal in accordance with the "Guidelines for Addressing Fuel Leaks" by the California Regional Water Quality Board (RWQCB), San Francisco Bay Region. We presented the results of our services in a report entitled "Professional Services during Tank Removal" dated August 25, 1987. We previously performed a soil investigation and preliminary hazardous waste assessment for the proposed facility and submitted the results in reports dated May 4, 1987 and June 3, 1987, respectively.

The three underground gasoline tanks at the site were removed on June 16, 1987. Structures and pavements on the property were demolished during tank removal, and the site is now unpaved and unoccupied. Our services during tank removal and our preliminary hazardous waste assessment indicated that the soil and ground water in the immediate tank area were contaminated. We undertook this more detailed investigation to determine the lateral extent of soil and ground water contamination. In addition, we provided professional services during aeration of the soil excavated during tank removal and subsequent backfilling of the tank excavation. These services are summarized in a separate, forthcoming report.

The scope of our ground-water monitoring was defined in our proposal dated June 11, 1987. It included the following:

1. Installing three 4-inch-diameter PVC monitoring wells in accordance with RWQCB guidelines (with permits from the Alameda County Flood Control District)
2. Obtaining soil samples approximately every 5 feet during monitoring well drilling
3. Developing the wells and obtaining ground-water samples
4. Performing accurate water-level measurements to determine the hydraulic gradient and direction at the site
5. Testing selected soil samples and all ground-water samples at an approved chemical analysis laboratory for total petroleum hydrocarbons (TPH) and/or benzene, toluene, and xylenes (BTX) in accordance with regulatory agency guidelines
6. Presenting the results in a final report.

Drilling of an additional boring was verbally approved by Blue Print Service Company as part of our ongoing site investigation. Permeability testing is being performed on samples obtained from this boring. These test results will be presented in a future report; however, information obtained from Boring 6 was useful in our ground-water investigation and is included in this report.

## II FIELD INVESTIGATION

We investigated the lateral extent of soil and ground-water contamination at the site by installing three 4-inch-diameter PVC ground-water monitoring wells and by drilling one boring at the locations shown on the Site Plan, Plate 1.

The three monitoring wells were drilled between 32 and 35 feet below the ground surface on June 24 and 25, 1987, using truck-mounted, hollow-stem auger equipment. Drilling was directed by our field engineer, who logged the soils encountered and obtained undisturbed samples for field classification and potential chemical analysis.

Boring 6 was drilled to a depth of 32-1/2 feet below the ground surface on August 12, 1987, using truck-mounted, continuous-flight auger equipment. Our field engineer directed the drilling, logged the soils encountered, and obtained undisturbed samples for field classification and laboratory testing.

The logs for the three monitoring wells are presented on Plates 2 through 4, and the log for Boring 6 is presented on Plate 5.

Soil samples were obtained using a Sprague and Henwood (S&H) split-barrel sampler driven with a 140-pound hammer falling 30 inches (a 150-pound hammer falling 27 inches was used during sampling for Boring 6). The number of blows required to drive the sampler was converted to equivalent standard penetration test (SPT) resistance values, which are presented on the boring logs.

Soil samples obtained from the borings were retained in brass liners, the ends of which were covered with aluminum foil, then enclosed with rubber caps and sealed with tape to prevent air leakage. The samples were labeled and kept in an ice chest until each workday, when they were delivered, using chain-of-custody procedures and documentation, to Trace Analysis Laboratories (TAL) in Hayward, California.

After the desired depth was reached, the monitoring wells were installed by inserting 4-inch-diameter Schedule 40 PVC pipes from the ground surface to approximately 6 to 12 inches above the bottom of the boring. The lower 10 feet of each well consisted of slotted pipe (machine slot size 0.020 inch), while the upper portion consisted of solid pipe. The slotted pipe extended approximately 5 feet above and 5 feet below the ground-water level. The approximate dimensions of the installed length of slotted and solid pipe are presented on the boring logs.

The wells were completed by placing No. 3 Monterey sand filter material in the annular space between the 4-inch pipe and the 10-inch-diameter borehole. The sand was placed from the bottom of the hole to approximately 6 to 12 inches above the slotted pipe interval. A 12-inch layer of bentonite pellets charged with water was then placed above the sand to seal off the filter material. The remaining distance from the bentonite seal to the ground surface was backfilled with a cement-bentonite grout mixture to provide a sanitary seal. A steel well casing was grouted into place at the ground surface to protect the monitoring well head and to



provide a locking cover. A typical monitoring well completion detail is presented on Plate 6.

Approximately 7 to 10 days after installation, the wells were developed so that fresh ground water could be drawn into the well and the sand filter material could be densified around the well casing, eliminating possible clogging of the slotted pipe. More than five well volumes of water were removed from each well during development. This water was discharged into 55-gallon drums on the site. After well development, ground-water samples were obtained using a stainless steel bailer. The ground water from the bailer was drawn into 40-milliliter VOA vials, which were labeled appropriately, kept cool in an ice chest, and delivered using chain-of-custody procedures to TAL.

Appropriate measures were taken to avoid cross-contamination during all soil and ground-water sampling. All sampling tools, including the split-barrel samplers, brass liners, and stainless steel bailers, were decontaminated between samples by thorough scrubbing in a water-detergent mixture, followed by a clean water rinse and, in some cases, a third distilled water rinse. Drilling augers were decontaminated between each boring using a high-pressure steam cleaner.

### III ANALYTICAL TESTING

#### A. Soils

During drilling for the monitoring wells, each soil sample obtained was screened in the field for hydrocarbon vapors using a GasTech portable combustible gas indicator. Readings recorded by the GasTech were noted in the field and they are presented on the boring logs. On the basis of the GasTech readings, a "worst case" sample from each boring was selected for laboratory analysis. Each "worst case" sample was tested for volatile hydrocarbons using modified EPA method 8015 and for physical properties (moisture content and field density).

#### B. Water

Ground-water samples from the monitoring wells were tested for volatile hydrocarbons using modified EPA method 8015 and for BTX using modified EPA method 8020.

#### IV RESULTS OF INVESTIGATION

##### A. Site and Subsurface Conditions

The soil conditions encountered in this investigation were very similar to those encountered in the five previous borings drilled at the site by HLA, indicating that the overall subsurface conditions are uniform.

The site is blanketed by approximately 3 to 5 feet of loose to medium dense silty sand fill that occasionally contains gravels and/or brick fragments. The sand fill is underlain by an approximately 15- to 18-foot-thick layer of native, medium dense to dense silty or clayey sand. In some of the borings, the fill-to-native-soil boundary is nearly indistinguishable. The silty or clayey sand is underlain by approximately 10 to 15 feet of dense, fine-grained sand and the sand is underlain by a stiff to very stiff silty or sandy clay, which extends to the depths investigated (approximately 32 to 35 feet). Petroleum odors were noticed during drilling of the borings; these odors are reported on the boring logs.

The water level encountered in our borings, and confirmed during subsequent ground-water monitoring well measurements, is approximately 26 feet below the ground surface, at an elevation of approximately 5.5 feet.\*

---

\* City of Oakland Datum

To accurately read ground-water levels for a study of the hydraulic gradient beneath the site, the three monitoring well casings were surveyed by a registered land surveyor and a steel water-level reading tape was used to measure the depth to ground water. In addition, a clear acrylic bailer was used to check for free product in each well and in Boring 6. Free product was not observed in Monitoring Wells 2 and 3 nor in the ground water in Boring 6. Ground water taken from Monitoring Well 1, however, had approximately 30 inches of free gasoline product on its surface. The ground-water monitoring data are presented in Table 1.

Table 1

Monitoring Point	Top of Well Casing Elevation (feet)*	Depth to Ground Water (feet)	Ground Water Surface Elevation (feet)*	Free Product Thickness Observed
MW-1	31.44	25.75**	5.69	30 inches
MW-2	31.17	25.27	5.90	None
MW-3	31.77	25.50	6.27	None
B-6	31.6***	25.38	6.2	None

---

\* City of Oakland datum

\*\* Depth to ground water corrected for differences in weight of free product observed (correction based on a specific gravity of gasoline product of 0.75)

\*\*\* Approximate measurement (elevation taken from a point at the ground surface next to the boring)

On the basis of the ground-water data summarized in Table 1, the direction of ground-water movement was calculated to be approximately north-northeast.

B. Analytical Results

The results of soil and ground-water analysis of samples taken during and after monitoring well installation are presented in the appendix and summarized in Table 2 below:

Table 2  
Analytical Results

<u>Test Method and Constituent Analyzed</u>	<u>MW-1</u>	<u>MW-2</u>	<u>MW-3</u>
<u>Soil Analysis:</u>			
Volatile Hydrocarbons (Modified EPA 8015)	4500 ppm <sup>1</sup> (0.8 ppm)	ND <sup>2</sup> (1 ppm)	ND (0.8 ppm)
Moisture Content (by weight)	13 percent	11 percent	11 percent
Field Density	109 pcf <sup>3</sup>	106 pcf	122 pcf
<u>Water Analysis:</u>			
Volatile Hydrocarbons <sup>4</sup> (Modified EPA 8015)	190 ppm	8.2 ppm	6.2 ppm
Benzene <sup>5</sup>	18 ppm	1.5 ppm	0.18 ppm
Toluene	26 ppm	0.35 ppm	0.50 ppm
Xylene	3.7 ppm	0.087 ppm	0.17 ppm

*Detected  
below  
100<sup>ppm</sup>  
.62*

- 1 ppm = Parts per million (ppm is equivalent to mg/kg); the detection limit is presented in parentheses below the result.
- 2 ND = Not detected at or above the detection limit
- 3 pcf = Pounds per cubic foot
- 4 Detection limit for this analysis was 0.002 ppm
- 5 Analysis for benzene, toluene, and xylene by modified EPA method 8020 with detection limit of 0.0005 ppm

V DISCUSSION AND CONCLUSIONS

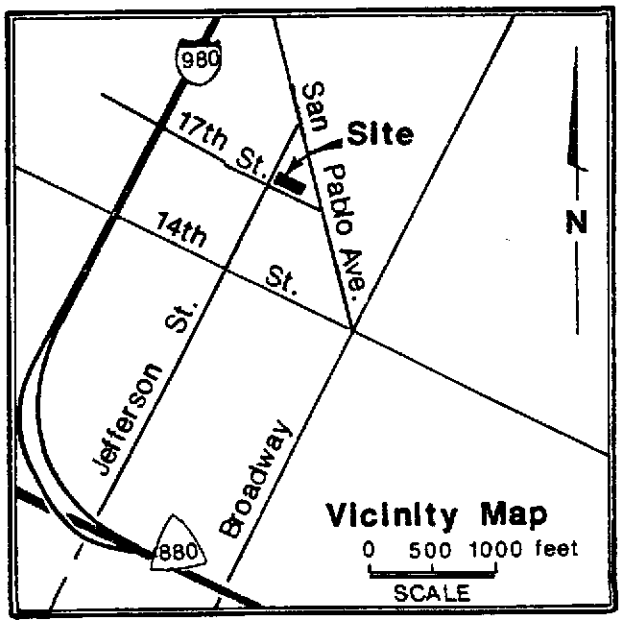
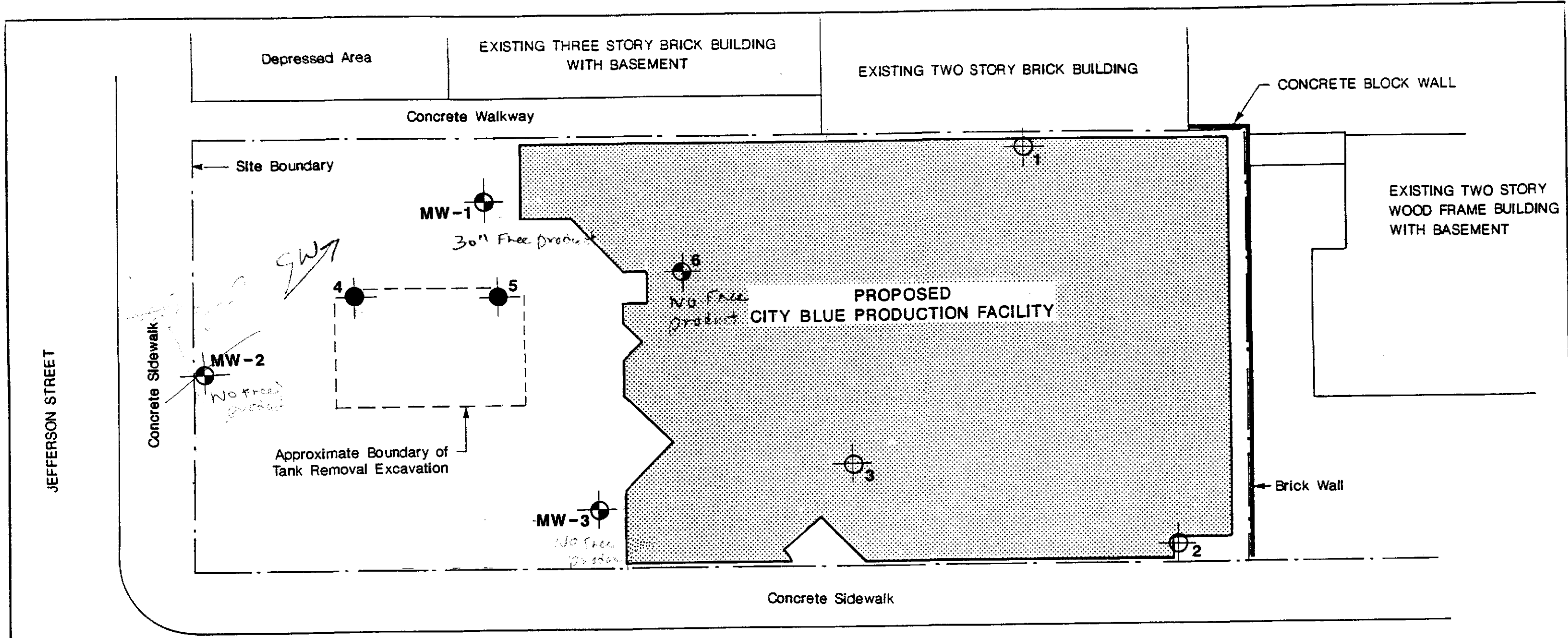
On the basis of our soil and ground-water investigations at the site, we conclude that:

1. Hydrocarbon concentrations in the soil increase with depth to maximum values at 1 to 5 feet above the ground-water level and decrease below the ground-water level.
2. The lateral extent of the soil contamination decreases with distance from the former area of underground tanks. The highest concentrations of soil contamination follow the hydraulic gradient, which is north-northeast, in the approximate area outlined on Plate 1.
3. Although evidence of ground-water contamination was found in all wells, free product was found only in Monitoring Well 1. This indicates that gasoline product has migrated to the ground water, but that its lateral extent is limited, except possibly in the direction of the ground-water flow.

On the basis of our water level readings, we have determined that the hydraulic gradient is small, indicating that migration of free product on the ground water surface may be slow. In addition, since free product was not found in Monitoring Wells 2 and 3 nor in Boring 6, we believe the soil and ground water contamination on the site is limited to the area northeast of the former tank locations, as shown on Plate 1.

Our recommendations for additional site investigation and remediation design and implementation will be addressed in a separate letter following this report.

To ensure more efficient contact with the applicable regulatory agencies, and per your authorization, we are forwarding a copy of this document directly to the Alameda County Environmental Health Service.

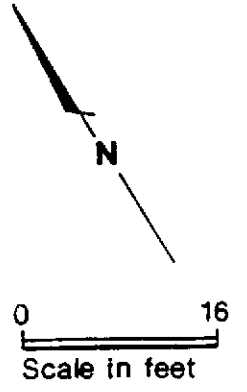


**EXPLANATION**

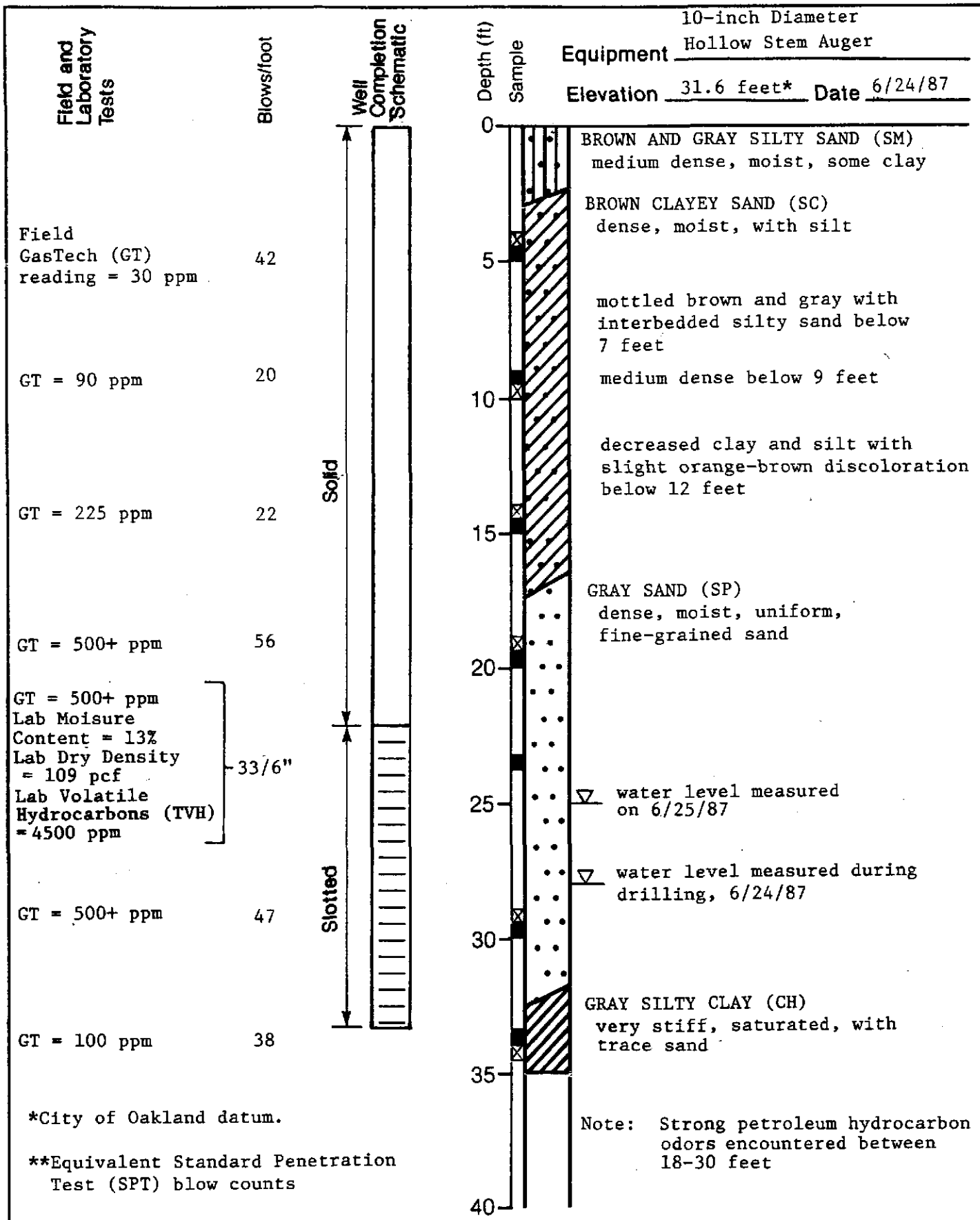
- 4 ● Boring Location and Number, Preliminary Hazardous Waste Assessment
- 1 ⊕ Boring Location and Number, Soil Investigation
- MW-1 ● Approximate Monitoring Well or Boring Location, this Investigation

**REFERENCES :**

1. "Preliminary Site Plan, City Blue Production Facility, 1700 Jefferson Street, Oakland, California," by Garcia/Wagner and Associates, dated Feb. 17, 1987.
2. Untitled Survey (partial print), Seventeenth Street and Jefferson Street, Surveyor unknown.



<b>Harding Lawson Associates</b> Engineers, Geologists & Geophysicists		<b>Site Plan</b>		PLATE <b>1</b>	
City Blue Production Facility Oakland, California		DRAWN AG	JOB NUMBER 18106,002.04	APPROVED <i>DJ</i>	DATE 2/87
				REVISIONS DATE 7/87	DATE 7/87



**Harding Lawson Associates**  
Engineers, Geologists  
& Geophysicists

**Log of Boring MW-1**  
Underground Tank Investigation  
City Blue Production Facility  
Oakland, California

PLATE

**2**

DRAWN  
AG

JOB NUMBER  
18106,002.04

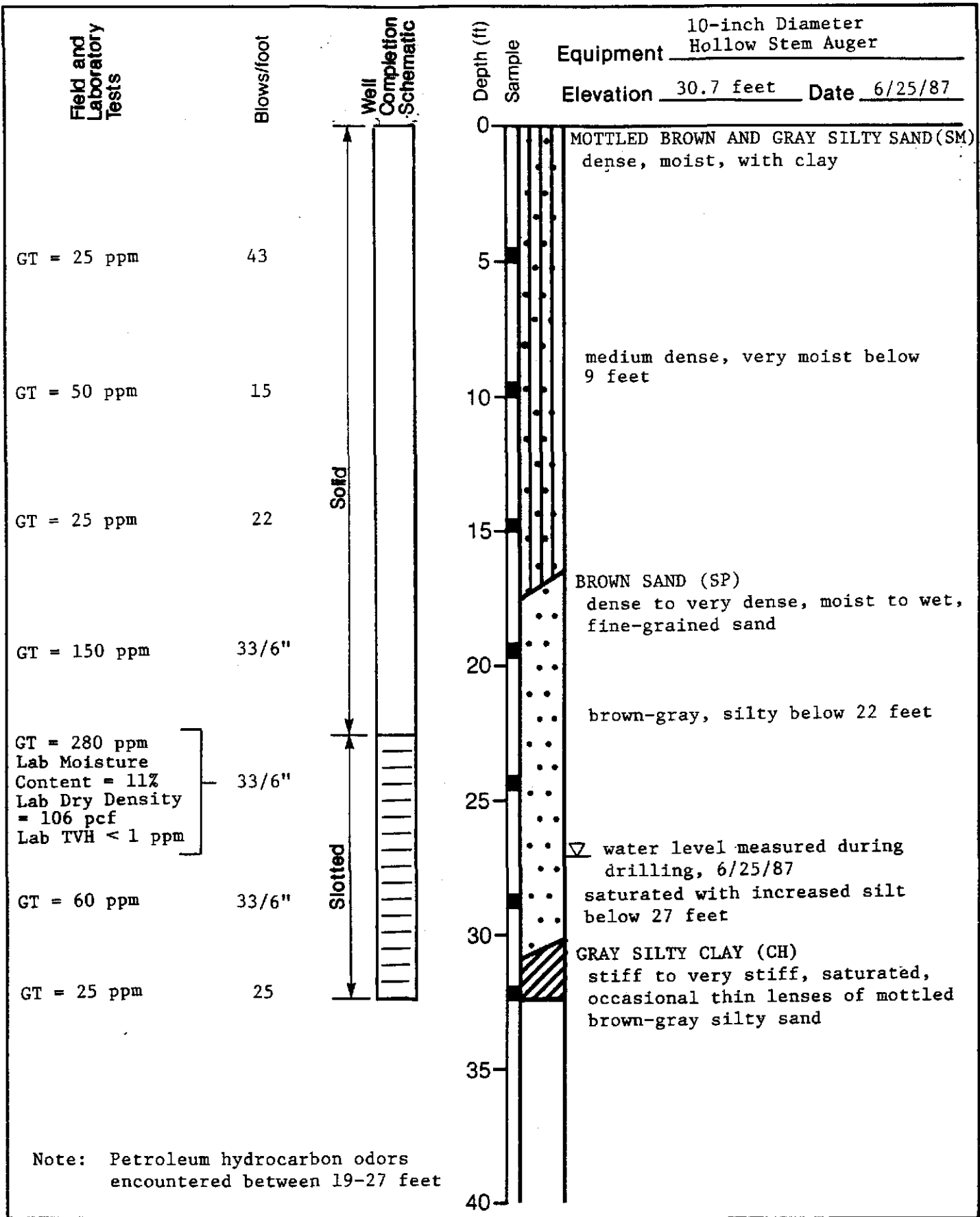
APPROVED  
DL

DATE  
7/87

REVISED

DATE





**Field and Laboratory Tests**

GT = 50 ppm

25/6"

GT = 30 ppm

20

GT = 75 ppm

20

GT = 200 ppm

33/6"

Labor Moisture Content = 11%  
 Lab Dry Density = 122 pcf  
 GT = 500 ppm  
 Lab TVH < 0.8 ppm

32/6"

GT = 150 ppm

34/6"

GT = 100 ppm

Solid

Slotted

**Well Completion Schematic**



Equipment 10-inch Diameter Hollow Stem Auger

Elevation 31.2 feet Date 6/24/87

Depth (ft)  
Sample

0  
5  
10  
15  
20  
25  
30  
35  
40

BROWN SILTY SAND (SM)  
dense, moist, with interbedded clayey sand layers

MOTTLED BROWN AND GRAY CLAYEY SAND (SC)  
medium dense, moist, with silt

increased silt, moist to wet below 12 feet

dense below 19 feet

GRAY SILTY SAND (SM)  
dense, moist

∇ water level measured on 6/25/87

saturated below 29 feet

BROWNISH GRAY SILTY CLAY (CH)  
stiff to very stiff, moist, trace sand

Note: Petroleum hydrocarbon odors encountered between 17-30 feet

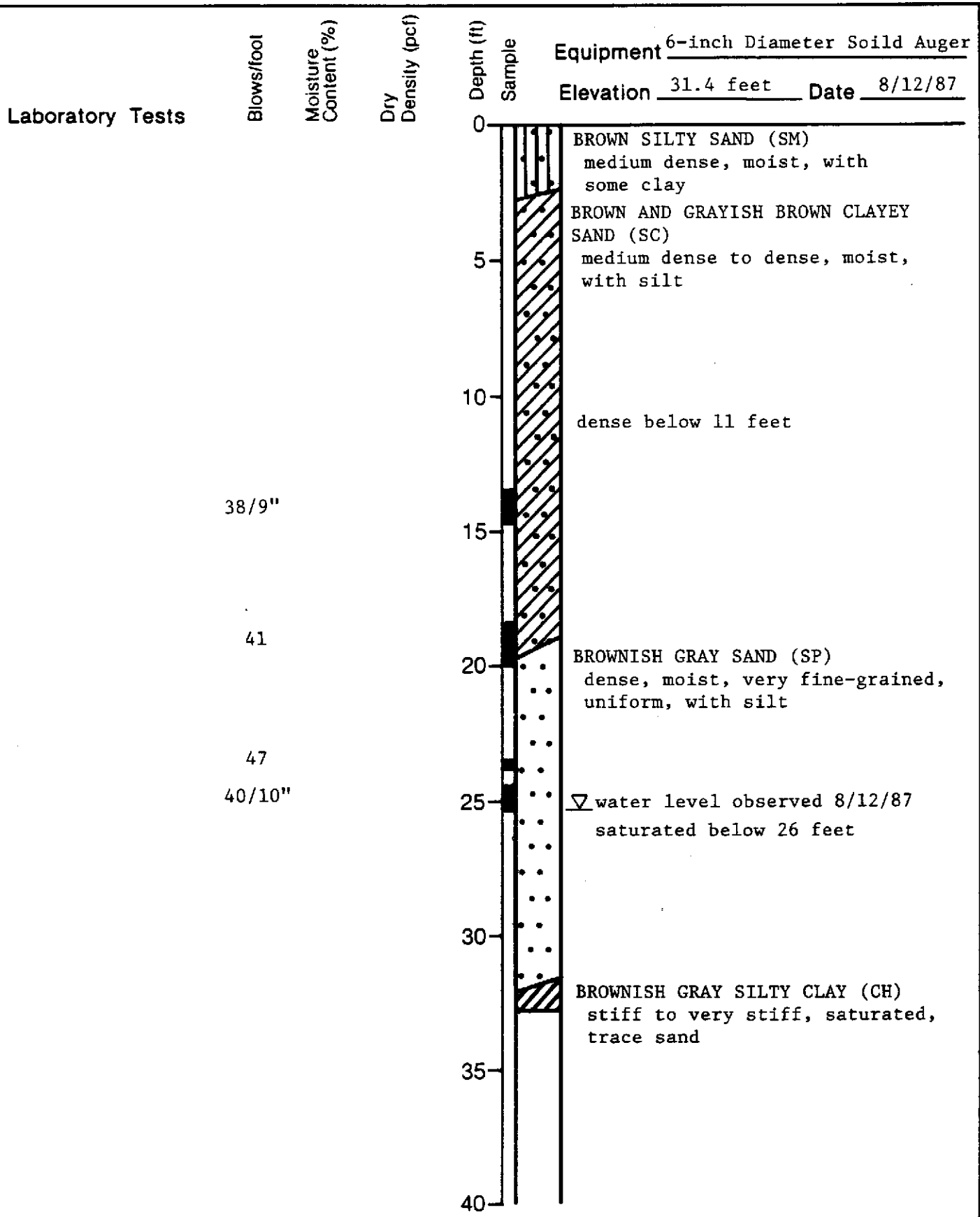


**Harding Lawson Associates**  
 Engineers, Geologists  
 & Geophysicists

**Log of Boring MW-3**  
 Underground Tank Investigation  
 City Blue Production Facility  
 Oakland, California

PLATE

**4**



**Harding Lawson Associates**  
Engineers, Geologists  
& Geophysicists

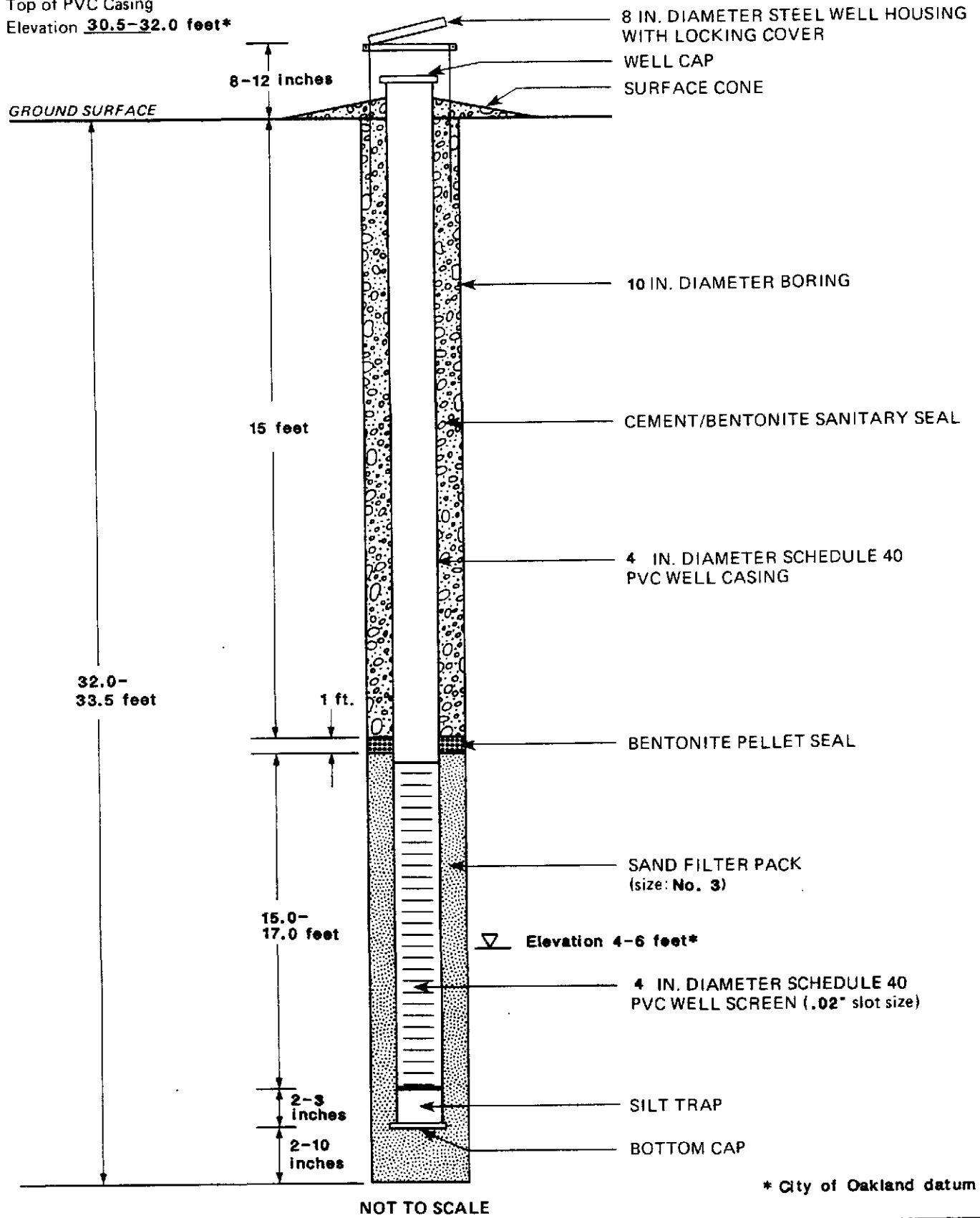
**Log of Boring 6**

City Blue Production Facility  
Oakland, California

PLATE

**5**

Top of PVC Casing  
Elevation **30.5-32.0 feet\***



NOT TO SCALE

\* City of Oakland datum



**Harding Lawson Associates**  
Engineers, Geologists  
& Geophysicists

**Typical Well Completion Detail**  
City Blue Production Facility  
Oakland, California

PLATE

**6**

DRAWN	JOB NUMBER	APPROVED	DATE	REVISED	DATE
AG	18106,002.04	DZ	7/87		

FORM GW1

MAJOR DIVISIONS					TYPICAL NAMES
COARSE - GRAINED SOILS MORE THAN HALF IS LARGER THAN NO. 200 SIEVE	GRAVELS  MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW		WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES
			GP		POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES
		GRAVELS WITH OVER 12% FINES	GM		SILTY GRAVELS, POORLY GRADED GRAVEL-SAND-SILT MIXTURES
			GC		CLAYEY GRAVELS, POORLY GRADED GRAVEL-SAND-CLAY MIXTURES
	SANDS  MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS WITH LITTLE OR NO FINES	SW		WELL-GRADED SANDS, GRAVELLY SANDS
			SP		POORLY GRADED SANDS, GRAVELLY SANDS
		SANDS WITH OVER 12% FINES	SM		SILTY SANDS, POORLY GRADED SAND-SILT MIXTURES
			SC		CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES
FINE - GRAINED SOILS MORE THAN HALF IS SMALLER THAN NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT 50% OR LESS	ML		INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS WITH SLIGHT PLASTICITY	
		CL		INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
		OL		ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50%	MH		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	
		CH		INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	
		OH		ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
HIGHLY ORGANIC SOILS		Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS	

**UNIFIED SOIL CLASSIFICATION SYSTEM**

Perm	—	Permeability			
Consol	—	Consolidation			
LL	—	Liquid Limit (%)			
PI	—	Plastic Index (%)			
G <sub>s</sub>	—	Specific Gravity			
MA	—	Particle Size Analysis			
	—	"Undisturbed" Sample			
	—	Bulk or Classification Sample			
			Shear Strength (psf)	Confining Pressure	
			TxUU 3200 (2600)	—	Unconsolidated Undrained Triaxial Shear (field moisture or saturated)
			(FM) or (S)		
			TxCU 3200 (2600)	—	Consolidated Undrained Triaxial Shear (with or without pore pressure measurement)
			(P)		
			TxCD 3200 (2600)	—	Consolidated Drained Triaxial Shear
			SSCU 3200 (2600)	—	Simple Shear Consolidated Undrained (with or without pore pressure measurement)
			(P)		
			SSCD 3200 (2600)	—	Simple Shear Consolidated Drained
			DSCD 2700 (2000)	—	Consolidated Drained Direct Shear
			UC 470	—	Unconfined Compression
			LVS 700	—	Laboratory Vane Shear

**KEY TO TEST DATA**



**Harding Lawson Associates**  
Engineers, Geologists  
& Geophysicists

**Soil Classification Chart  
and Key to Test Data**  
City Blue Production Facility  
Oakland, California

PLATE

**7**



DATE: 7/13/87  
LOG NO.: 4902  
DATE SAMPLED: 6/24/87  
DATE RECEIVED: 6/24/87

CUSTOMER: Harding Lawson Associates  
REQUESTER: Dan Louis  
PROJECT: No. 18106,002.04, City Blue

Sample Type: Soil

<u>Method and Constituent</u>	<u>Units</u>	<u>Detection Limit</u>	<u>MW-1 at 23.5 Concentration</u>	<u>MW-3 at 23.5 Concentration</u>
Modified EPA Method 8015:				
Volatile Hydrocarbons	mg/kg	0.8	4500	< 0.8
Moisture	Weight %		13	11
Field Density	g/ml		2.0	2.2

A handwritten signature in cursive script that reads "Ronald H. Ming Chew".

Ronald H. Ming Chew  
Supervisory Chemist

RHC:mln

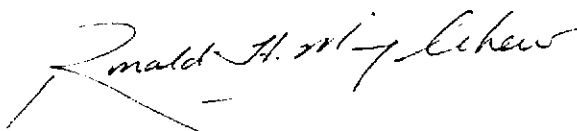


DATE: 7/13/87  
LOG NO.: 4912  
DATE SAMPLED: 6/25/87  
DATE RECEIVED: 6/25/87

CUSTOMER: Harding Lawson Associates  
REQUESTER: Dan Louis  
PROJECT: No. 18106,002.04, City Blue

Sample Type: Soil

<u>Method and Constituent</u>	<u>Units</u>	<u>Detection Limit</u>	<u>MW-2 at 24 Concentration</u>
Modified EPA Method 8015:			
Volatile Hydrocarbons	mg/kg	1	< 1
Moisture	Weight %		11
Field Density	g/ml		1.9

  
\_\_\_\_\_  
Ronald H. Ming Chew  
Supervisory Chemist

RHC:mln



DATE: 7/22/87  
LOG NO.: 4963  
DATE SAMPLED: 7/8/87  
DATE RECEIVED: 7/8/87

CUSTOMER: Harding Lawson Associates  
REQUESTER: Dan Louis  
PROJECT: No. 18106.002.04, City Blue

Sample Type: Water

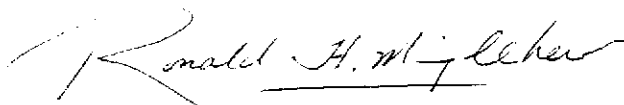
<u>Method and Constituent</u>	<u>Units</u>	<u>Detection Limit</u>	<u>MW - 1</u>	<u>MW - 2</u>
			<u>Concen- tration</u>	<u>Concen- tration</u>
Modified EPA Method 8015:				
Volatile Hydrocarbons	mg/l	0.002	190	8.2
Modified EPA Method 8020:				
Benzene	mg/l	0.0005	18	1.5
Toluene	mg/l	0.0005	26	0.34
Xylene	mg/l	0.0005	3.7	0.087



DATE: 7/22/87  
LOG NO.: 4963  
DATE SAMPLED: 7/8/87  
DATE RECEIVED: 7/8/87  
PAGE: Two

Sample Type: Water

<u>Method and Constituent</u>	<u>Units</u>	<u>Detection Limit</u>	<u>MW - 3 Concen- tration</u>
Modified EPA Method 8015:			
Volatile Hydrocarbons	mg/l	0.002	6.2
Modified EPA Method 8020:			
Benzene	mg/l	0.0005	0.18
Toluene	mg/l	0.0005	0.50
Xylene	mg/l	0.0005	0.17



Ronald H. Ming Chew  
Supervisory Chemist

RHC:vls

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Health Service  
470 27th Street, Room 322  
Oakland, California 94612  
Attention: Mr. Storm Goranson, P.E.

DAL/NTS/sjp

QUALITY CONTROL REVIEWER

Donald E. Bruggers  
Donald E. Bruggers  
Civil Engineer