ASSOCIATED TERRA CONSULTANTS, Inc.
ENVIRONMENTAL SERVICES ENGINEERING GEOLOGY HYDROGEOLOGY

ENVIRONMENTAL MONITORING REPORT

FOURTH QUARTER 1994

800 FRANKLIN STREET (STID #37)

OAKLAND, CALIFORNIA

3-29-95

for

Mr. Tommy Chiu
812 5th Avenue
Oakland, California

March 29, 1995

File No: 124573 94Q4

15039 Downing Oak Court, Suite 3, Los Gatos, California 95032 (408) 377-9094 (408) 377-1810 fax

ASSOCIATED TERRA CONSULTANTS, Inc.

ENVIRONMENTAL SERVICES ENGINEERING GEOLOGY HYDROGEOLOGY

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Mr. Tommy Chiu
812 5th Avenue
Oakland, California

Subject: **ENVIRONMENTAL MONITORING REPORT, FOURTH QUARTER 1994**
800 Franklin Street (STID #37)
Oakland, California

Dear Mr. Chiu:

We are pleased to present to you with this letter the results to date of the quarterly monitoring of the five monitoring wells at the project site. This monitoring and report are required by the Alameda County, Department of Environmental Health, Hazardous Materials Division.

The monitoring year began at the end of March 1994 and therefore ends at the end of March 1995. This report was completed at the end of the monitoring year to report all well gauging events to the end of the year, and was entitled the "...Fourth Quarter 1994" as a matter of continuity.

Please do not hesitate to call us if you have any questions. Thank you.

Respectfully submitted,

ASSOCIATED TERRA CONSULTANTS, Inc.

Rick Haltenhoff
President

Distribution:
3 copies - Addressee
1 copy - Ms. Jennifer Eberle, Alameda County, Department of Environmental Health, Hazardous Materials Division
1 copy - Mr. Michael Burns, Tracy Federal Bank

15039 Downing Oak Court, Suite 3, Los Gatos, California 95032 (408) 377-9094 (408) 377-1810 fax

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File No: 124573 94Q4 March 29, 1995

ENVIRONMENTAL MONITORING REPORT:

FOURTH QUARTER 1994

800 FRANKLIN STREET (STID #37)
OAKLAND, CALIFORNIA

INTRODUCTION

This Fourth Quarter 1994 report presents the monitoring data from the second half 1994 and first few months of 1995 of the five existing groundwater monitoring wells at and in the vicinity of 800 Franklin Street in Oakland, California. This report is required pursuant to a work plan dated February 7, 1994 and approved in a letter addressed to Mr. Tommy Chiu dated February 10, 1994, and as modified by verbally in agreement with Ms. Jennifer Eberle of the Alameda County Department of Environmental Health, Hazardous Materials Division ("ACDEHHMD"). The scope of this work for the monitoring year that started March 28, 1994 has consisted of:

1. Refurbishment of the wellhead of Well MW-1 and surveying it with respect to the other wells and evaluation of historical ground water elevation data;

2. Measurement of the ground water levels in all the wells and calculation of ground water flow directions and gradients monthly;

3. Sampling of all the wells immediately in March 1994 and again six months later for a semi-annual sampling program, and testing of the water samples for total petroleum hydrocarbons as gasoline, with benzene, toluene, ethylbenzene and xylenes distinction;

4. Review of existing files and evaluation of field and laboratory analyses with respect to known tank locations, underground utilities, and possible off-site contamination sources; and

5. Preparation of quarterly letter reports and semi-annual technical reports of project activities, including results, and recommendations.

Our work on this site began with the sampling of all existing wells on March 28, 1994. The first quarterly letter report was dated April 8, 1994. The quarterly report for the first half 1994 site activities was dated July 15, 1994. The wells were sampled again on October 27, 1994, and the quarterly letter report for those activities was dated November 17, 1994. That report was delayed in agreement with Ms. Jennifer Eberle because of inaccessibility to MW-1, which is inside a jewelry store at the site; the jewelry store proprietors were on vacation for several weeks during September and October. This report was completed in March in agreement with Ms. Eberle to include all new information since the July 1994 report.

The history of the site, including the results of our research into the number of tanks at and removed from the site and identification of other known contamination sites in the site area, was documented in our Monitoring Report dated July 15, 1994. This report contains updated information about the stratigraphy beneath the site, including hydrogeological cross-sections based upon all the borings in the site area for which logs were available to us.

SITE DESCRIPTION

Physical Description

The project site is located on the northeast corner of Franklin and Eighth Streets in Oakland, California. The location of the site is shown on the "Project Site Vicinity Map" (Plate 1). The site is bounded by Franklin Street on the northwest, Eighth Street on the southwest, and commercially-developed parcels on the northeast and southeast. There is a two-story commercial structure on the site.

The project site is approximately flat at an elevation of about 35 feet above Mean Sea Level. Drainage of the site is to the south and west to existing storm drainage systems on Franklin and Eighth Streets. Lake Merritt and the Oakland Inner Harbor are located approximately 3,000 feet to the east and 2,500 feet to the southwest of the project site, respectively. Plate 2 is the "Site Map".

Stratigraphy

Holocene and Older Pleistocene alluvial fan deposits of fine- to coarse-grained sand and Bay muds underlie the project site. Subsurface exploration by Woodward-Clyde-Sherard & Associates (1963) for the design of the BART system included three borings in the site vicinity. Two of these borings were adjacent to the site. K001-14 was near the west corner of Eighth Street and Franklin Street, and K001-15 was on Eighth Street near MW-3. The logs of these borings up to 70 feet deep indicate that ground water was first encountered by them at approximately 22 feet deep in a dense, medium-grained sand under water table conditions. Thees borings showed that the aquifer extends from about 18 feet deep to about 40 feet deep in the site vicinity, and that it is underlain by Bay muds to the depths drilled by them. The materials reported in the borings drilled to a maximum of 35 feet deep by Miller Environmental Company (1989 and 1992) were consistent with the earlier borings, except that they showed the aquifer to be primarily fine-grained sand. Their borings showed the aquifer to extend essentially from the surface, and their borings were not deep enough to determine its full depth. Plates 3 and 4 are hydrogeological cross-sections A-A' and B-B" based on this information. The locations of these cross-sections are shown on the "Site Map".

SITE ACTIVITIES SINCE JULY 1994: METHODS, PROCEDURES AND RESULTS

Groundwater Elevations

The depths to the stabilized groundwater levels were measured in all the wells essentially monthly since the last semi-annual monitoring report on July 15, 1994 (Table 1). The elevations of the groundwater in all of the wells were then calculated based on the surveyed elevations of the tops of the casings.

Groundwater Gradient

Based on topographical features and information generally available, the regional groundwater is believed to flow generally in a southwesterly direction toward San Francisco

Bay, however, variations in the gradient direction can occur and have been reported in the vicinity of the project site. The calculated gradients based on those measurements are shown on Plates 5 through 10.

The calculated gradient directions and magnitudes to date for all the dates the water elevations were measured are summarized in the table below:

Date	Gradient Direction	Gradient Magnitude	Comments
10/12/89	N 72° W	.011 ft/ft	Three wells
11/06/91	N 82° W	.001 ft/ft	Trough
10/21/92	N 41° W	.009 ft/ft	
02/25/93	N 37° W	.009 ft/ft	
04/27/93	N 32° W	.011 ft/ft	
10/07/93	N 81° W	.010 ft/ft	Trough
03/28/94	N 42° W	.010 ft/ft	
04/29/94	N 79° W	.007 ft/ft	Ridge
06/10/94	N 49° W	.006 ft/ft	
07/08/94	Varies	Varies	Complex
07/26/94	N 51° W	.006 ft/ft	
08/25/94	N 56° W	.006 ft/ft	
10/27/94	N 59° W	.006 ft/ft	
01/06/95	N 51° W	.007 ft/ft	
02/01/95	N 43° W	.008 ft/ft	
03/29/95	N 55° W	.008 ft/ft	

The method(s) used to determine these gradient directions were listed in our report for the Second Quarter 1994 (July 15, 1994), and are not repeated here. The average gradient direction and magnitude for all measurements reported were N 55° W at .008 feet/foot. This is shown graphically on the "Site Map".

Chemical Sampling and Testing

Groundwater Sampling - Groundwater samples were taken from all five groundwater monitoring wells on October 27, 1994. All sampling procedures were performed in accordance with the "Standard Sampling Protocol" used in all previous samplings by KDM Environmental, Inc. (1992, 1993a, and 1993b) and Frank Lee and Associates (1993), and Associated Terra Consultants, Inc. (1994a), and is not repeated here. This sampling event was documented in our quarterly letter report dated November 17, 1994.

Laboratory Testing - Laboratory testing was performed to help determine the presence and quantity of contamination in the groundwater samples recovered. All the groundwater samples were analyzed for TPHg with BTEX. For this testing we used Chromalab in San Ramon, California, which is EPA-certified for these analyses. All samples were tracked under chain-of-custody documentation from sample collection to receipt by the laboratory. All laboratory testing of the samples was performed within the specified holding times. For the laboratory analyses of the samples, spike recoveries were considered acceptable. The laboratory analyses, including the quality control results and the "Chain of Custody" documents, are included in Appendix A. Table 2 shows the analytical results of all the previous groundwater samplings known to us and the most recent sampling at the project site.

Results of Chemical Testing - TPHg and BTEX were not detected in monitoring wells MW-1, MW-4 and MW-5. These results are consistent with the previous sampling of MW-4 and MW-5, but not MW-1; low levels of these substances previously were detected in MW-1. The levels in MW-2 remained very close to previous samplings, with only slight increase in the concentrations reported, while the levels in MW-3 showed some decrease.

INTERPRETATION OF DATA

Hydrogeology

1. The groundwater gradient direction and magnitude has been somewhat complex over time, but has been relatively consistently to the northwest. The data for the last year indicate

little difference in the gradient directions and magnitudes with seasonal changes in precipitation. The ground water elevations in the wells have risen only modestly due to this winter's heavy rains compared to many sites in the Bay Area.

Levels of Contamination

2. Table 2 shows that the highest levels of contamination have thus far consistently been measured in MW-2 and MW-3. The levels of TPHg and BTEX have been decreasing steadily in MW-2, but increased slightly in the October 27, 1994 sampling. The levels in MW-3 also have declined significantly, but showed a moderate rise followed by a decrease in the last two samplings.

RECOMMENDATIONS FOR NEXT ACTION

1. The preponderance of gradient information to date indicates that a portion of the contaminant plume may be located to the northwest of the site. This information indicates that a well should be installed in the approximate average down-gradient direction, in the vicinity of the north corner of Franklin and Eighth Streets.

2. We recommend that the gradient direction and magnitude at the project site continue to be measured monthly, that the groundwater in all the monitoring wells be sampled and tested for TPHg and BTEX at least semi-annually, once a new well is installed as recommended above, and that future site activities should be based upon this information. All site activities must be done in accordance with County requirements and guidelines.

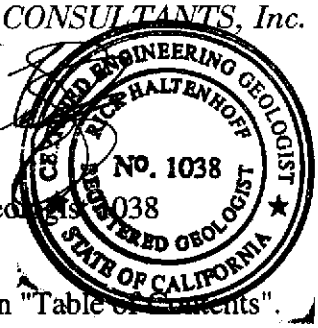
LIMITATIONS

1. This report has been prepared in accordance with generally accepted Engineering Geologic practices. The conclusions and recommendations contained in this report have resulted from Engineering Geologic and Hydrogeologic analyses based upon our interpretations of the surface and subsurface soils and geologic conditions reported by others in their borings at locations chosen by them at the project site, and that the soils conditions and geologic conditions at the project site do not deviate from those reported. No warranty, expressed or implied, is made.

2. The migration of contaminants in vadose zone soils and shallow aquifers is somewhat irregular and poorly understood, and the state-of-the-art in environmental investigation does not provide the means to completely evaluate such conditions. However, every reasonable effort has been made within the scope of work agreed to between the Client and Consultant to characterize the extent of the contamination at the project site based upon location of the wells and the well head elevations reported by others, and the groundwater elevations in the monitoring wells and the chemical testing results from this quarterly monitoring program. It remains, however, that it cannot be stated with certainty that all locations and the full extent of contamination in the groundwater at the project site have been discovered and evaluated.

3. The findings of this report are valid as of the present time. However, the passing of time will change conditions on the existing property due to natural processes or the works of man. In addition, legislation or the broadening of knowledge may require other recommendations. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes beyond our control.

Very truly yours,
ASSOCIATED TERRA CONSULTANTS, Inc.



Rick Haltenhoff
Certified Engineering Geologist 1038

Attachments as shown on "Table of Contents".

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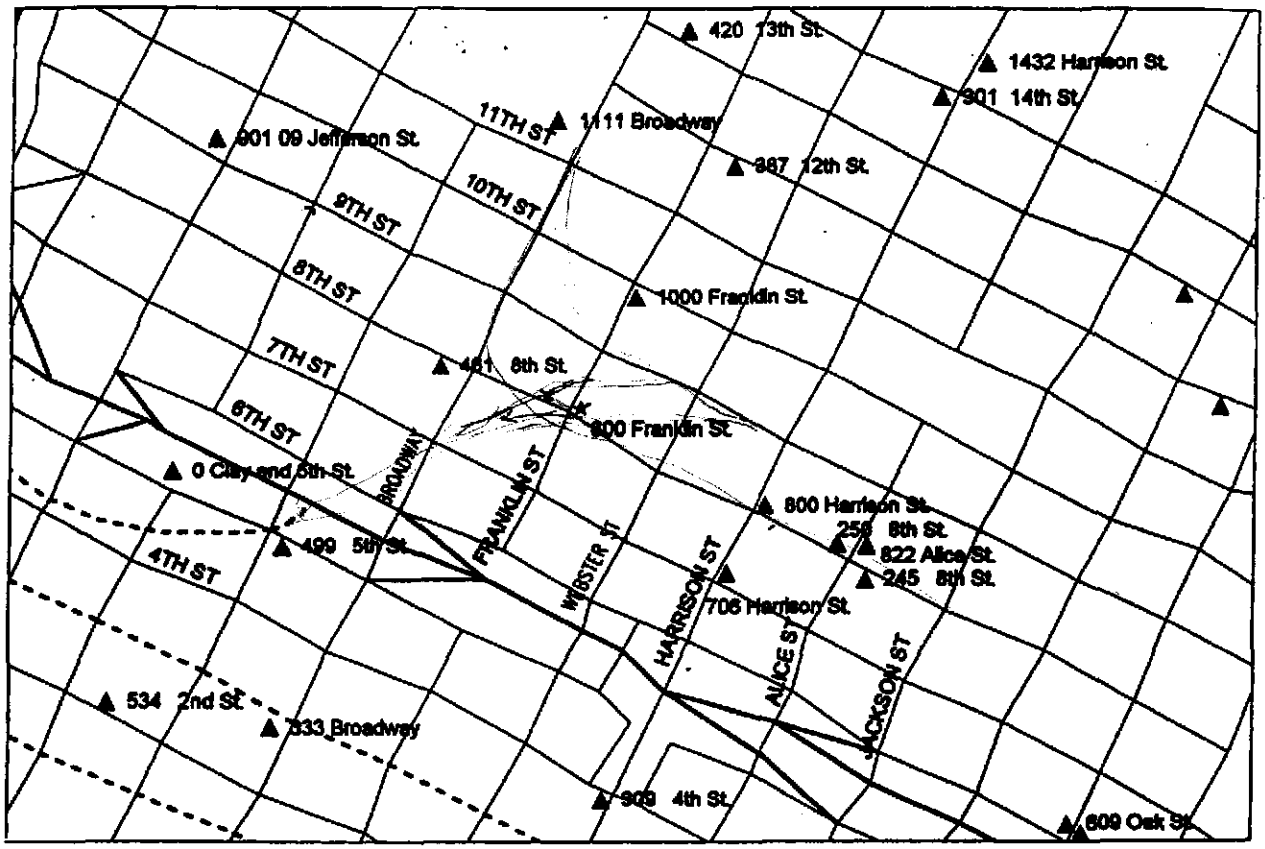

Approximate scale: 1" = 700'

SITE VICINITY MAP

SHOWING LOCATIONS OF VICINITY CONTAMINATION CASES

800 FRANKLIN STREET

OAKLAND, CALIFORNIA

BASE: Computer graphic provided by ACDEHHMD.

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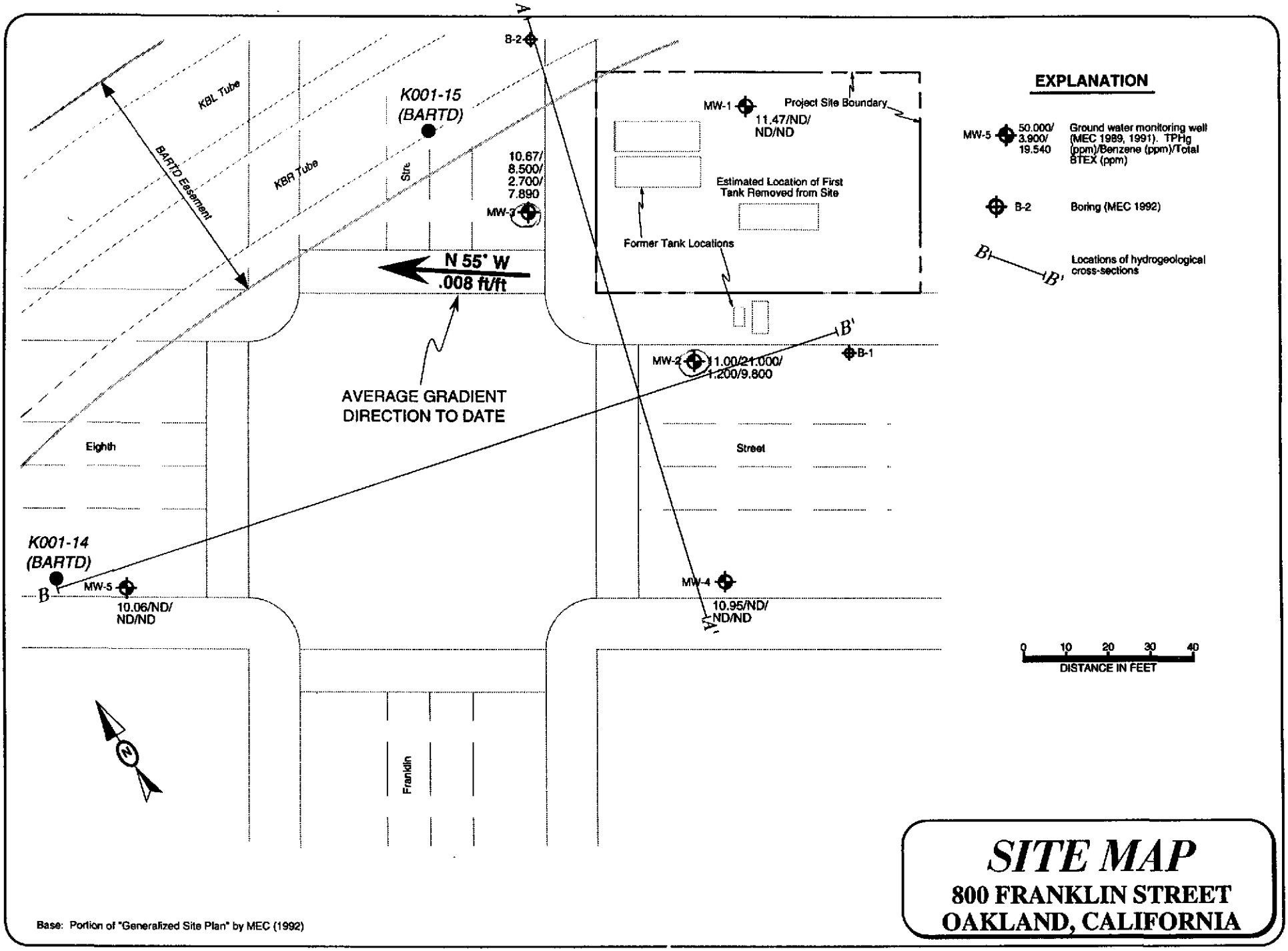
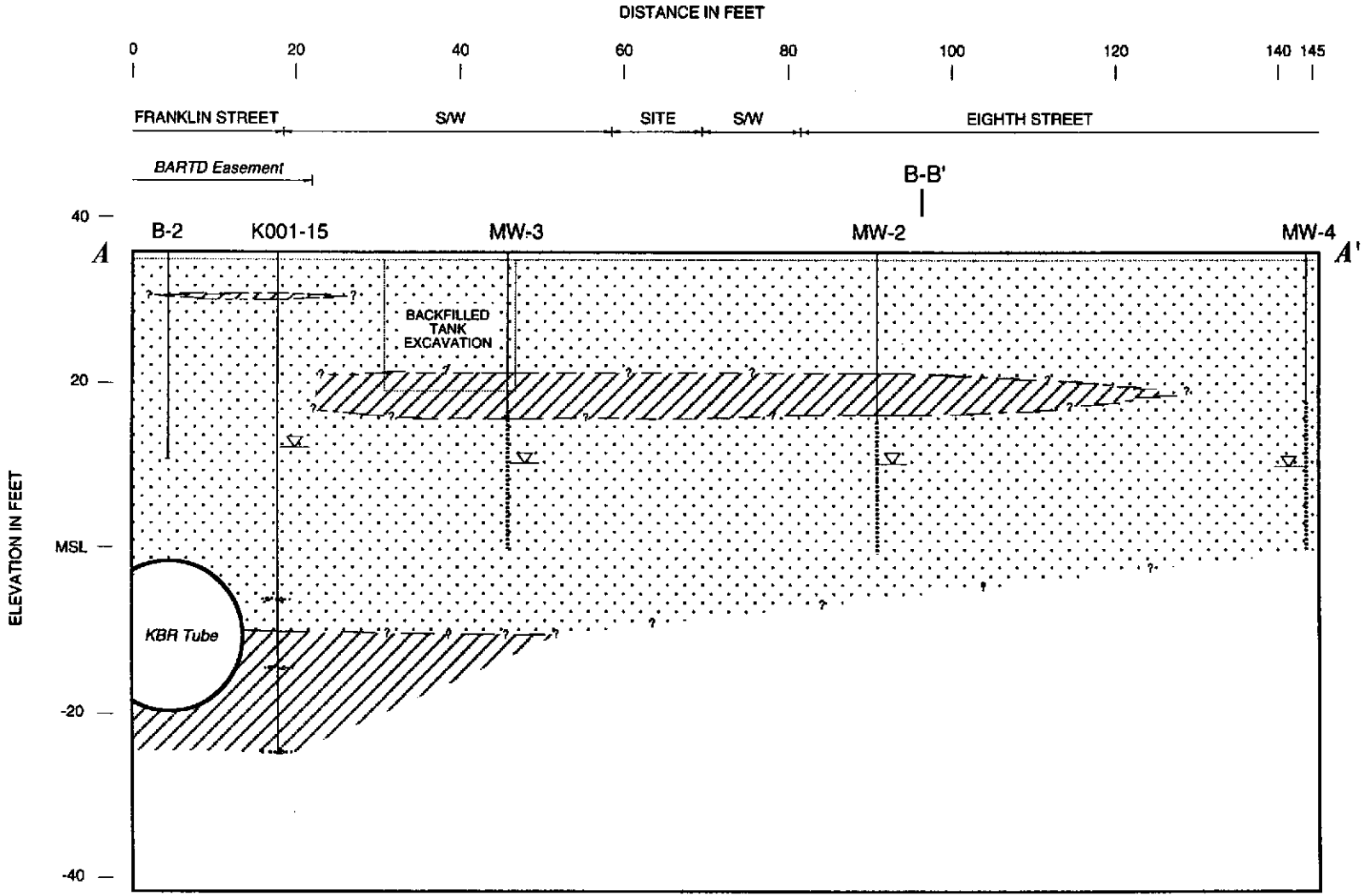


Base: Portion of "Generalized Site Plan" by MEC (1992)

SITE MAP

800 FRANKLIN STREET
OAKLAND, CALIFORNIA

File No: 124573



EXPLANATION

Clayey aquitard strata

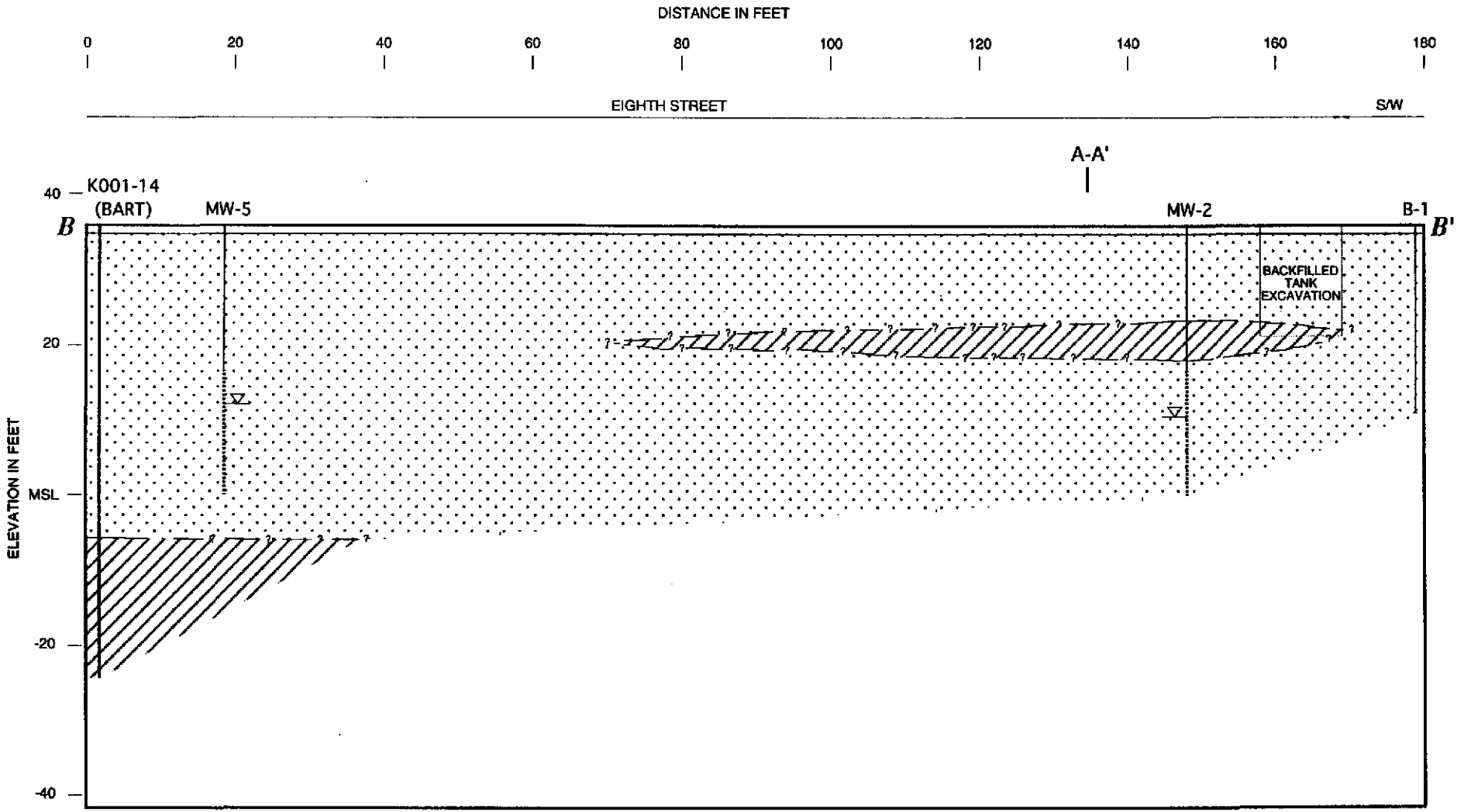
Coarse-grained aquifer strata

APPROXIMATE SCALE: 1" = 20'; H = V

CROSS-SECTION A-A'

800 FRANKLIN STREET
OAKLAND, CALIFORNIA

File No: 124573



EXPLANATION

Clayey aquitard strata

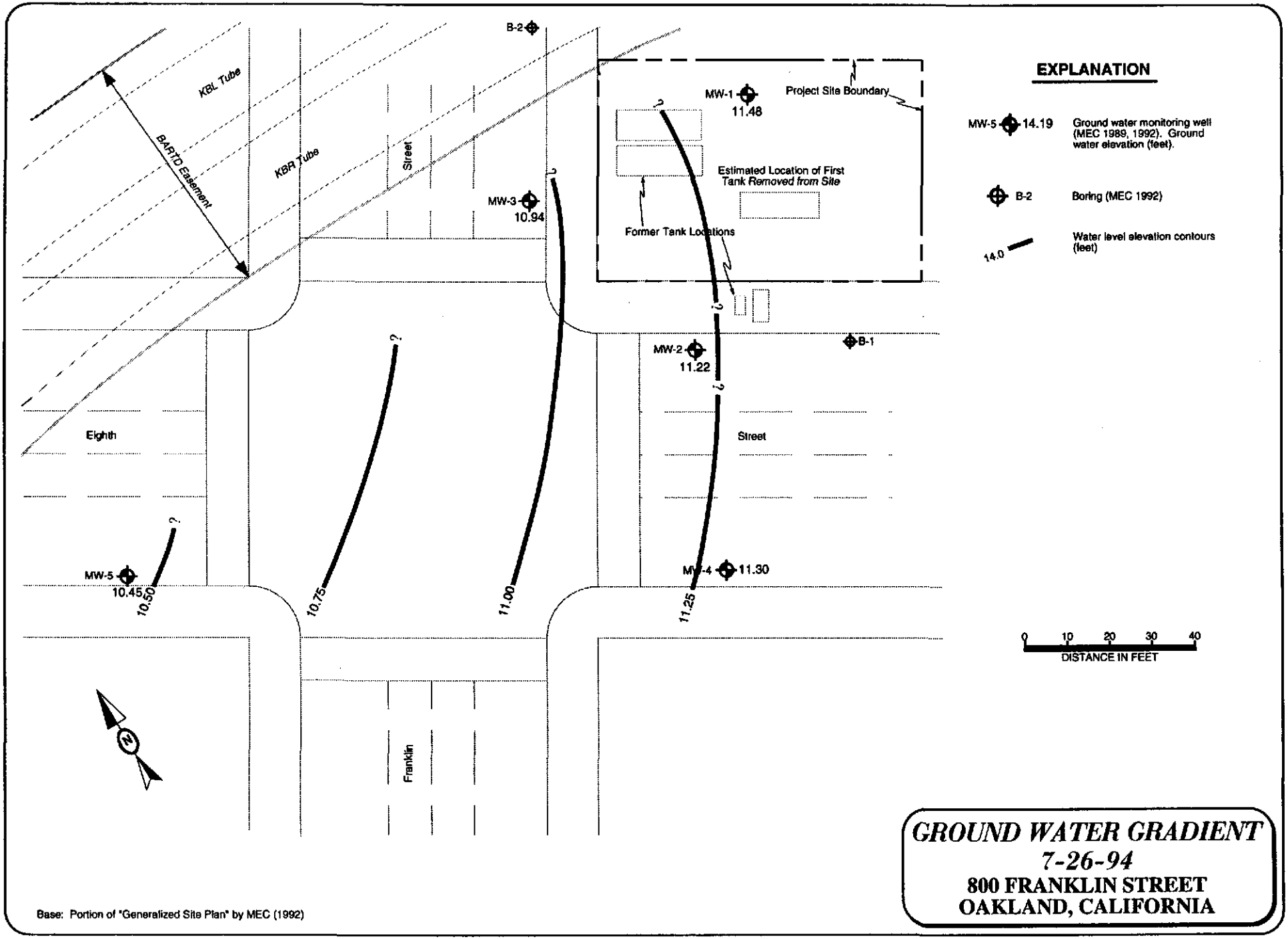
Coarse-grained aquifer strata

APPROXIMATE SCALE: 1" = 20'; H = V

CROSS-SECTION B-B'

800 FRANKLIN STREET
OAKLAND, CALIFORNIA

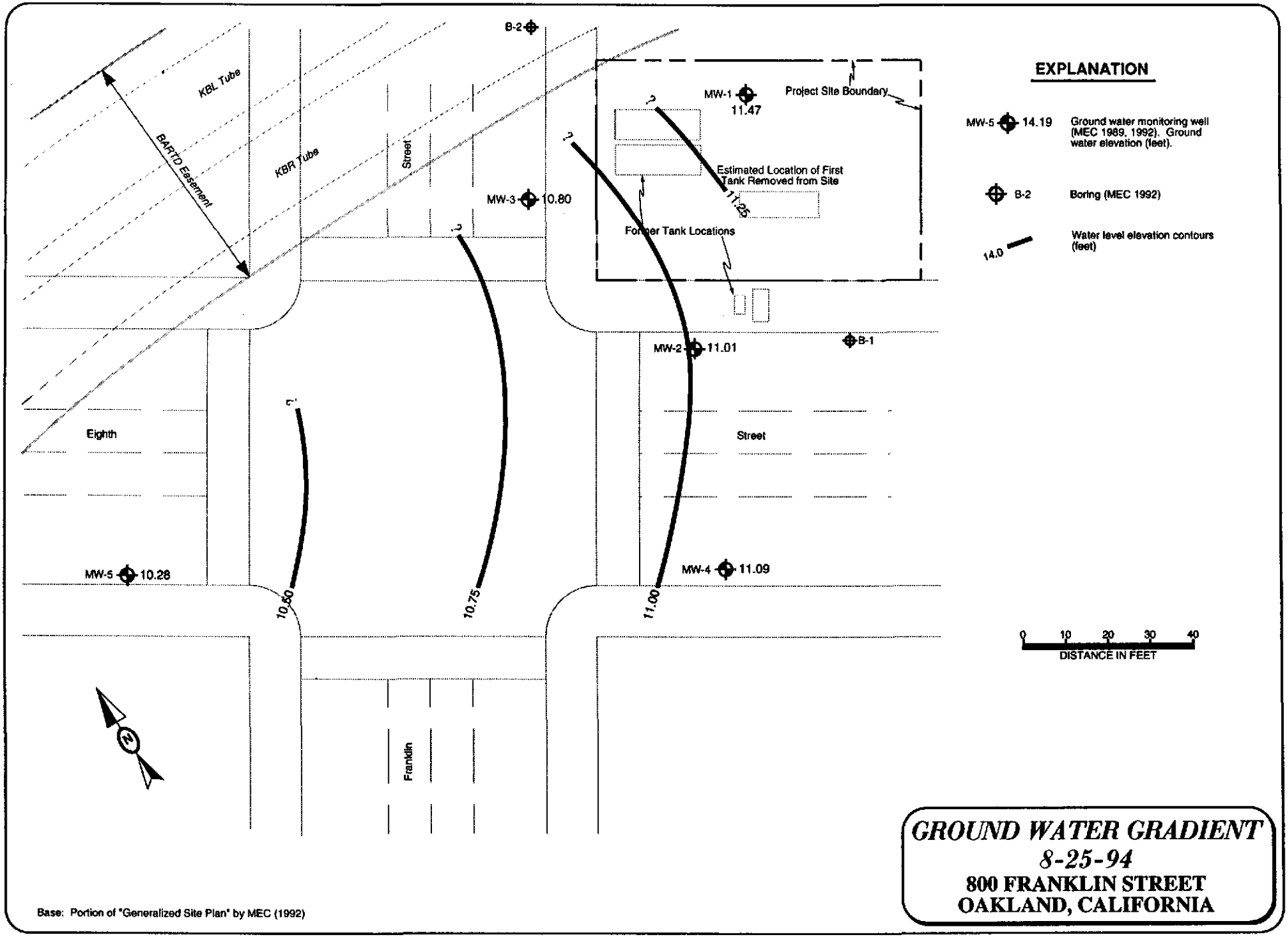
File No: 124573



Base: Portion of "Generalized Site Plan" by MEC (1992)

GROUND WATER GRADIENT
7-26-94
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

File No: 124573



GROUND WATER GRADIENT
8-25-94
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

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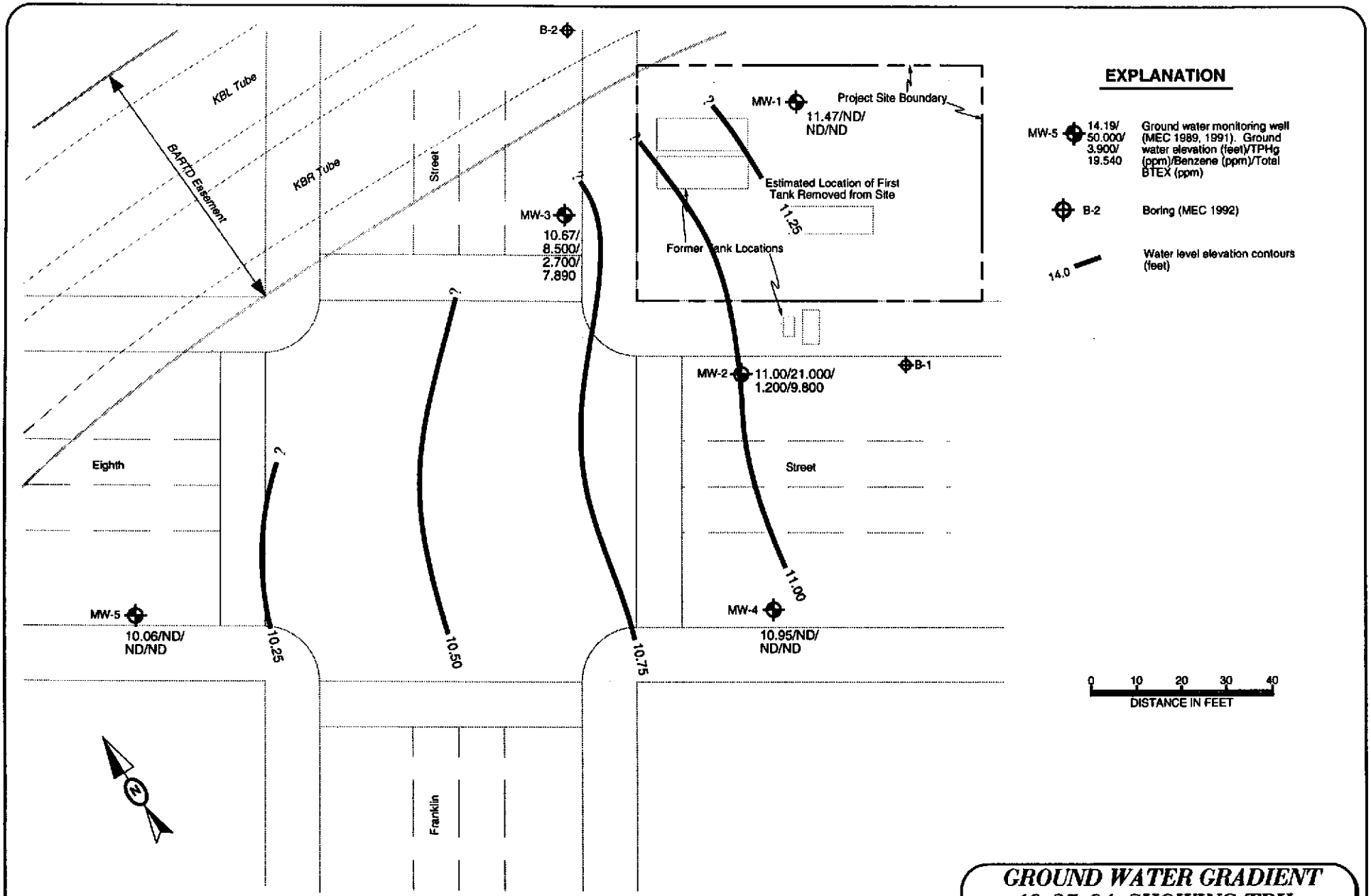

Base: Portion of "Generalized Site Plan" by MEC (1992)

GROUND WATER GRADIENT 10-27-94, SHOWING TPHg, BENZENE, AND TOTAL BTEX

800 FRANKLIN STREET
OAKLAND, CALIFORNIA

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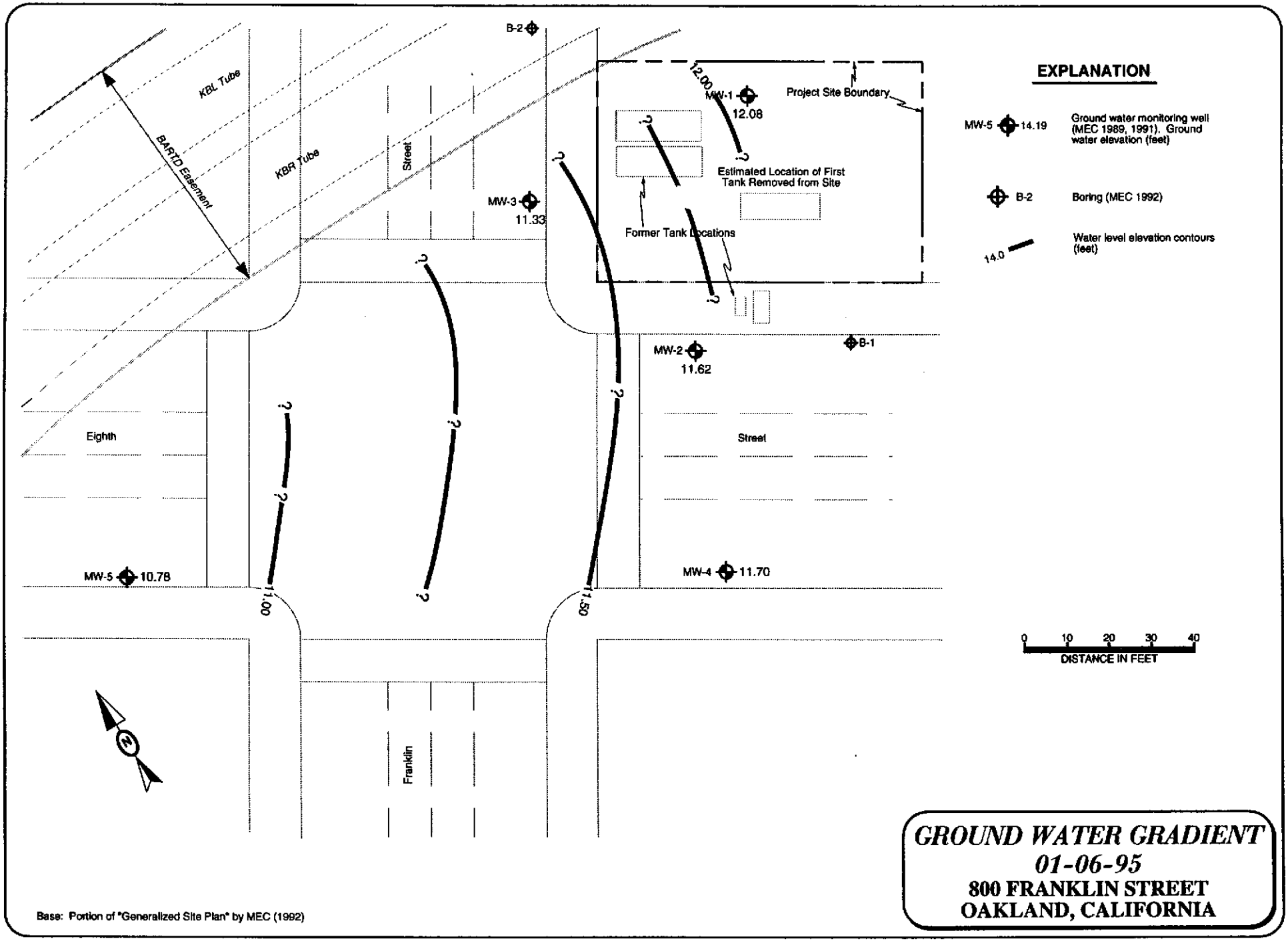

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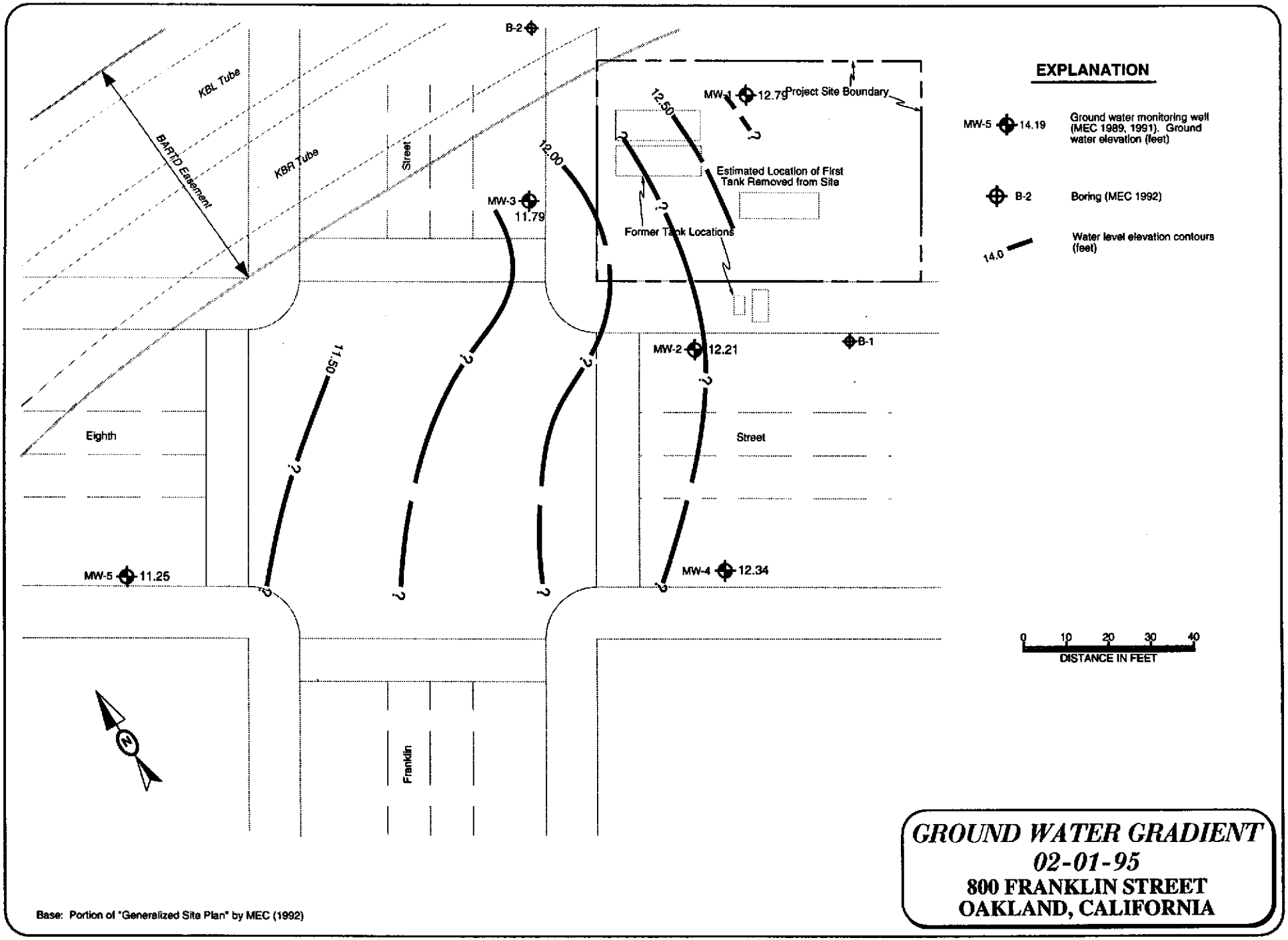

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Plate 9

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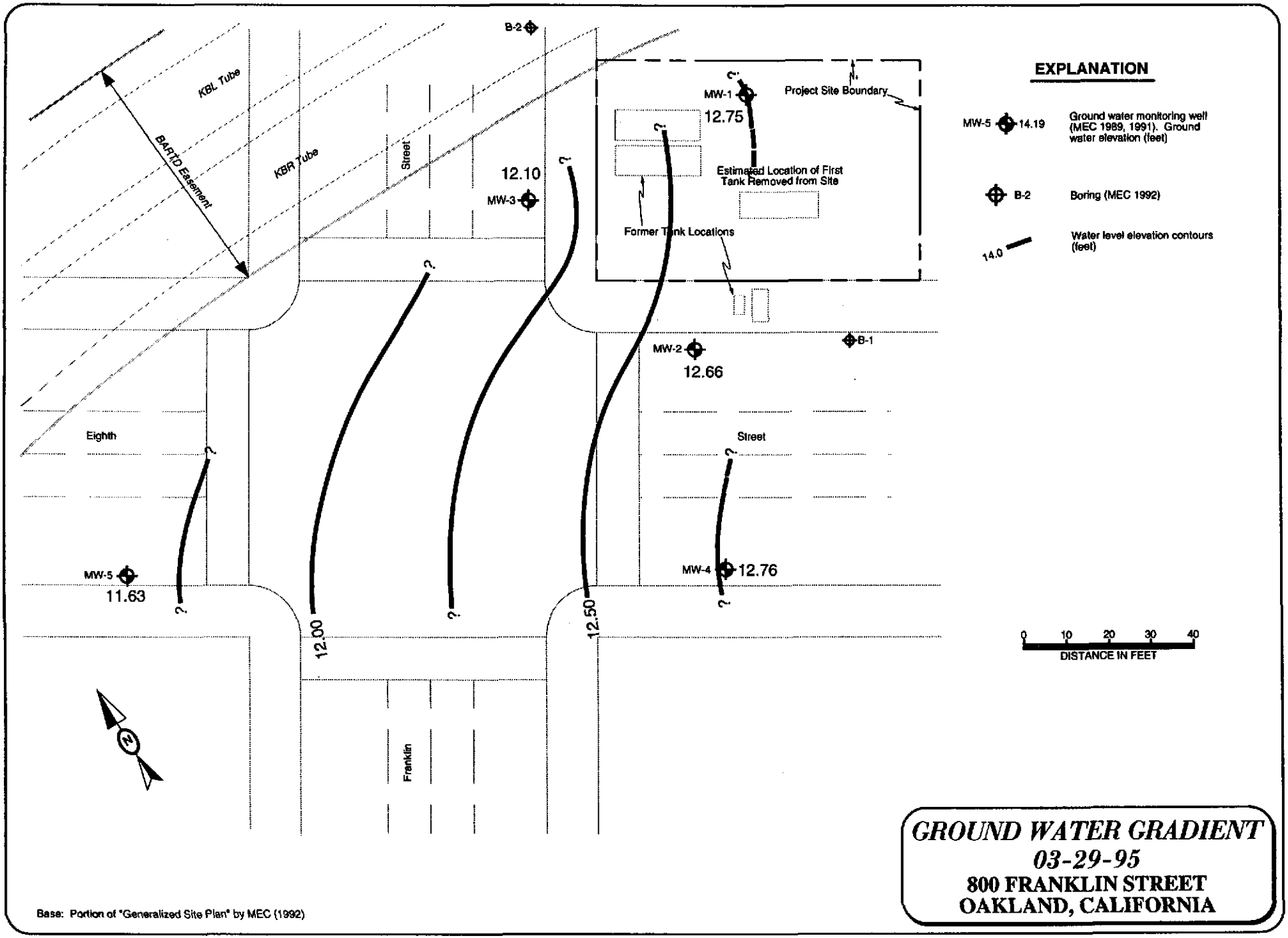

GROUND WATER GRADIENT
03-29-95
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

File No: 124573 94Q4

March 29, 1995

TABLE 1

COMPILATION OF

GROUNDWATER ELEVATIONS IN GROUNDWATER MONITORING WELLS

800 Franklin Street, Oakland, California

Well	Top of Casing	10/12/89	11/6/91*	10/21/92	02/25/93	04/27/93	10/07/93	03/28/94	04/29/94	06/10/94	07/08/94	07/26/94	08/25/94	10/27/94	01/06/95	02/01/95	03/29/95
MW1	33.42	10.55	NA	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	34.89#	-	-	11.41	12.38	12.53	12.10		-	-	-	-	-	-	-	-	-
	33.98	-	-	-	-	-	-	11.91	NA	11.66	11.62	11.48	11.47	11.47	12.08	12.79	12.75
MW2	33.66	10.40	9.64	11.24	12.16	12.40	12.04	11.88	11.87	11.44	11.42	11.22	11.01	11.00	11.66	12.21	12.66
MW3	34.23	10.21	10.71	10.91	11.72	11.86	14.19	11.52	11.34	11.13	11.09	10.94	10.80	10.67	11.33	11.79	12.10
MW4	33.64	-	10.32	11.54	12.51	12.90	12.52	12.34	11.33	11.55	11.54	11.30	11.09	10.95	11.70	12.34	12.76
MW5	33.56	-	9.56	10.32	11.16	11.41	11.06	10.95	10.91	10.68	10.60	10.45	10.28	10.06	10.78	11.25	11.63

NA - Not available "-" - Did not exist

* MW-1 top of casing destroyed between 10/12/89 and 11/6/91. Repaired on 03/28/94.

\# Top of slab next to MW1.

10/12/89 and 11/06/91 data from Miller Environmental Company. 10/21/92 through 04/27/93 data from KDM Environmental. 10/07/93 data from Frank Lee & Associates.

Datum is Mean Sea Level, based on surveying by LLS Jeffery D. Black, 11/05/91; Existing wellhead, top of slab, and repaired wellhead of MW1 re-surveyed on 03/28/94 by Geotopo, Oakland, California.

ASSOCIATED TERRA CONSULTANTS, Inc.

TABLE 2
COMPILATION OF
COMPOUND CONCENTRATIONS (in ppm) IN GROUNDWATER SAMPLES
800 Franklin Street, Oakland, California

Well (Smpl Date)		TPHg	Wst Oil	TPHd	Benzene	Toluene	Eth Benz	Xylenes	DCA (ppb)
MW1	09/21/89	ND	ND	-	ND	ND	ND	ND	8.6
	10/31/91	0.630	1.7	0.96	0.003	ND	ND	0.130	0.0098
	10/21/92	0.520	-	-	0.078	0.038	ND	0.120	ND
	02/25/93	1.600	-	-	0.160	0.190	0.034	0.350	-
	04/27/93	0.380	-	-	0.005	ND	ND	0.074	-
	10/07/93	1.000	-	-	0.081	0.150	0.047	0.230	-
	03/28/94	0.460	-	-	0.014	0.025	0.014	0.039	-
	10/27/94	ND	-	-	ND	ND	ND	ND	-
MW2	09/21/89	38.000	3.9	-	1.300	1.200	ND	4.700	ND
	10/31/91	10.000	ND	1.5	1.800	1.200	0.270	0.960	0.17
	10/21/92	270.000	-	-	9.700	4.540	9.600	56.000	15.4
	02/25/93	49.000	-	-	4.300	11.000	1.300	9.100	-
	04/27/93	39.000	-	-	1.400	4.000	0.220	5.200	-
	10/07/93	50.000	-	-	2.700	8.100	0.940	7.800	-
	03/28/94	20.000	-	-	0.360	1.300	0.220	1.800	-
	10/27/94	21.000	-	-	1.200	3.700	0.600	4.300	-
MW3	09/21/89	87.000	4.5	-	3.200	8.800	ND	6.500	70
	10/31/91	310.000	ND	25	9.300	25.000	5.600	27.000	0.058
	10/21/92	22.000	-	-	10.000	4.300	0.790	2.100	ND
	02/25/93	29.000	-	-	8.400	5.400	1.300	3.300	-
	04/27/93	50.000	-	-	8.200	8.700	1.000	5.400	-
	10/07/93	1.700	-	-	3.100	3.700	0.400	1.700	-
	03/28/94	53.000	-	-	3.900	4.600	0.710	2.500	-
	10/27/94	8.500	-	-	2.700	2.700	0.490	2.000	-
MW4	10/31/91	ND	ND	ND	ND	ND	ND	ND	ND
	10/21/92	0.410	-	-	0.003	0.029	0.007	0.047	ND
	02/25/93	0.170	-	-	ND	ND	ND	ND	-
	04/27/93	0.100	-	-	ND	ND	ND	0.001	-
	10/07/93	0.240	-	-	ND	ND	ND	ND	-
	03/28/94	ND	-	-	ND	ND	ND	ND	-
	10/27/94	ND	-	-	ND	ND	ND	ND	-
MW5	10/31/91	ND	ND	ND	ND	ND	ND	ND	ND
	10/21/92	0.840	-	-	0.017	0.120	0.039	0.180	ND
	02/25/93	ND	-	-	ND	ND	ND	ND	-
	04/27/93	0.260	-	-	0.053	0.019	0.001	0.002	-
	10/07/93	ND	-	-	ND	ND	ND	ND	-
	03/28/94	ND	-	-	ND	ND	ND	ND	-
	10/27/94	ND	-	-	ND	ND	ND	ND	-

Also: MW1 - .8 ppb chloroform on 09/21/89; MW3 - .68 ppb dichloropropane and 1.4 ppb TCA, MW4 - 2.6 ppb chloroform, and MW5 - 1.1 ppb chloroform, on 10/31/94.
ND - Not Detected "-" - Not Analyzed
Values rounded-off to three decimal places where necessary. See laboratory data sheets for exact reported values. Testing 10/12/89 and 10/31/91 as reported by Miller Environmental Company. Testing 10/21/92, 2/25/93, and 4/27/93 reported by KDM Environmental. Testing 10/07/93 reported by Frank Lee & Associates.

CHROMALAB, INC.

Environmental Services (SDB)

November 7, 1994 *Submission #:* 9410373

ASSOCIATED TERRA CONSULTANTS

Atten: Rick Haltenhoff

Project: CHIN *Project#:* 124573
Received: October 28, 1994

re: 5 samples for Gasoline and BTEX analysis.

Matrix: WATER
Sampled: October 27, 1994 *Run#:* 4475 *Analyzed:* November 7, 1994
Method: EPA 5030/8015M/602/8020

Spl # CLIENT SMPL ID	Gasoline (mg/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylenes (ug/L)
68399 124573 MW-1	N.D.	N.D.	N.D.	N.D.	N.D.
68401 124573 MW-2	21	1200	3700	600	4300
68403 124573 MW-3	8.5	2700	2700	490	2000
68405 124573 MW-4	N.D.	N.D.	N.D.	N.D.	N.D.
68407 124573 MW-5	N.D.	N.D.	N.D.	N.D.	N.D.
Reporting Limits	0.05	0.5	0.5	0.5	0.5
Blank Result	N.D.	N.D.	N.D.	N.D.	N.D.
Blank Spike Result (%)	69	103	102	107	110

Jack Kelly
Chemist

Ali Khafrazi
Organic Manager

2239 Omega Road,#1 • San Ramon, California 94583
(510) 831-1788 • Facsimile (510) 831-8798
Federal ID #68-0140157

QC JACK 14:41:48

RECEIVED NOV 1 6 1994

Ref ~~14102~~ on 14108

ASSOCIATED TERRA CONSULTANTS, Inc.

15039 Downing Oak Court, Suite 3
Los Gatos, CA 95032 (408) 377-9094 Fax 377-1810

CHAIN OF CUSTODY

373/68399-68408

SUBM #: 9410373
CLIENT: ASSTER
DUE: 11/04/94
REF #:19108

Job Name:	Job Number	Sampling Round Number:	ANALYSIS REQUEST
[redacted]	[redacted]		

Well or Sample ID	Date	Time	Matrix	Sample Container	Preservative	Turn-around Time	HOLD	TPH-Gasoline (EPA 5030, 8015)	TPH-Gasoline (EPA 5030, 8015) w/BTEX (EPA 602, 8020)	TPH-Diesel (EPA 3510/3550, 8015)	Purgeable aromatics BTEX (EPA 602, 8020)	Purgeable Halocarbons (EPA 601, 8010)	Volatile Organics (EPA 624, 8240, 524.2)	Base/Neutrals, Acids (EPA 625/627, 8270, 525)	Total Oil & Grease (EPA 5520, B+F, E+F)	PCB (EPA 608, 8080)	Pesticides (EPA 608, 8080)	Total Recoverable Hydrocarbons (EPA 418.1)	LUFT Metals (Cd, Cr, Ni, Pb, Zn)	CAM Metals (17)	Priority Pollutant Metals (13)	Organic Lead	Total Lead	Extraction (TCLP, STLC)						Number of Containers
[redacted]									✓																					1
[redacted]							✓																							1
[redacted]									✓																					1
[redacted]							✓																							1
[redacted]									✓																					1
[redacted]							✓																							1
[redacted]									✓																					1
[redacted]							✓																							1
[redacted]									✓																					1
[redacted]							✓																							1

1/10

Relinquished by: (signature/date/time) (1)	Relinquished by: (signature/date/time) (2)	Relinquished by: (signature/date/time) (3)
[signature]		
Received by: (signature) 10-28-94 [signature] 1609	Received by: (signature)	Received by: (signature)

SAMPLE RECEIPT- Field To Office	SAMPLE RECEIPT - Laboratory	COMMENTS:
Total No. of Containers ____	Total No. of Containers ____	
Head Space ____	Head Space ____	
Rec'd in Good Condition/Cold ____	Rec'd *in* Good Condition/Cold ____	
Conforms to Record ____	Conforms to Record ____	
Initials/Date	Initials/Date	

Samples received
cold in good cond [initials] 10-28-94