

Newlandex Corporation, dba

 **REMEDIATION SERVICE, INT'L.**

ENVIRONMENTAL

95 AUG 23 PM 2:19

QUARTERLY REPORT
of
June 14, 1995
GROUNDWATER SAMPLING AND
WATER QUALITY MONITORING

2844 Mountain Boulevard
Oakland, CA

Prepared for:
DESERT PETROLEUM
P.O. Box 1601
Oxnard, CA 93032

Prepared by:
RSI - REMEDIATION SERVICE, INT'L
2060 Knoll Drive
Ventura, CA 93003



Michael E. Mulhern
C.E.G. #1507
Exp. 10/31/96



Richard W. Pilat
RSI Program Director

August 3, 1995

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1.0 INTRODUCTION

This report presents the results of groundwater monitoring for the real property located on the northeast corner of the intersection of Mountain Boulevard and Werner Court at 2844 Mountain Boulevard in Oakland, Alameda County, California 94602 (Figure 1). The Warren Freeway, which is adjacent to Mountain Boulevard, lies approximately 50 feet downgradient or west of the site.

The property is currently occupied by a retail gasoline station. Three underground storage tanks, two pump islands and an office/garage building are present at the site. The tanks, which have individual storage capacities of 3,000, 4,000, and 10,000 gallons, originally contained various grades of unleaded gasoline. The current owners and operators of the station use one of the underground tanks for diesel storage and distribution.

2.0 BACKGROUND

The following historical summary of the above-referenced site is based on our review of the documents referenced. A summary of groundwater analytical results is included as Table 2.

Soil contamination was originally identified by Diablo Tank & Equipment during replacement of the product lines in March, 1989. Analytical results for a soil sample collected from the southern edge of the premium unleaded tank reported a total petroleum hydrocarbons as gasoline (TPH) concentration of 8,400 mg/Kg (parts per million). Samples from beneath the lines near the pump islands reported TPH concentrations of less than 100 mg/Kg. In July, 1989, On-Site Technologies excavated and disposed of contaminated soil from the southern end of the premium unleaded tank. Analysis of twelve soil samples collected from the sides of the excavation reported TPH concentrations ranging between ND to 3,300 mg/Kg (On-Site Technologies, Soil Sampling Report dated 8/31/89).

In May, 1990 RSI conducted further assessment of the site (RSI, Site Assessment Report dated July 25, 1990). Four groundwater monitoring wells (RS-1 through RS-4, Figure 2) were installed and sampled. Analysis of soil samples collected from above the water table reported TPH concentrations ranging from 1 to 240 mg/Kg. Hydrocarbons were detected in the groundwater samples collected from all four wells (Table 2).

Active remediation of soil contamination began at the site in June, 1991 using a Soil Vapor Extraction System (SVE) to vacuum extract gasoline hydrocarbons from the soil. Groundwater remediation began in October, 1991. Active remediation was suspended temporarily between February, 1992 and February, 1994.

The site has been monitored on a quarterly basis since the site assessment in May, 1990. Over this period, levels of hydrocarbons measured at this site have become asymptotic. Analytical results for groundwater samples collected during previous and current groundwater monitoring are summarized in Table 2.

A Corrective Action Plan was submitted to Alameda County Department of Environmental Health (ACDEH) on February 21, 1995.

3.0 GROUNDWATER MONITORING

3.1 Groundwater Monitoring Procedures

June 1995
On ~~February 8, 1995~~, groundwater monitoring wells RS-1, RS-2, RS-3 and RS-4, were measured for potentiometric groundwater elevation and checked for the presence of free product (Table 1). The distance from the top of the casing on the north side to the surface of the groundwater was measured to an accuracy of 0.01 feet. ~~No free product was found~~. Purging was accomplished with a truck mounted positive rotary blower vacuum extraction unit utilizing dedicated stingers. Any purging or sampling equipment with the potential for cross contamination was triple rinsed between wells using TSP using a standard three stage decontamination method. Purging continued until temperature, electrical conductivity and pH stabilized or approximately three well volumes had been purged. These measurements, along with all other pertinent data, were recorded on Water Sample Logs (Appendix A). The purged water was placed in 55 gallon DOT drums which were sealed, labeled as pending laboratory analysis and stored on-site.

When the water levels had recharged to 80 percent, or a two hour time period had lapsed since purging, the wells were sampled with disposable polyethylene bailers. The samples were sealed, labeled and placed on blue ice for transportation to the state certified laboratory listed in Appendix B. All samples were analyzed for TPH as gasoline, MTBE and for BTEX using approved methods. The laboratory report is contained in Appendix B.

3.2 Groundwater Monitoring Results

Groundwater elevations are included in Appendix A. The groundwater flowpath was calculated to be in a south-southwesterly direction (Figure 2).

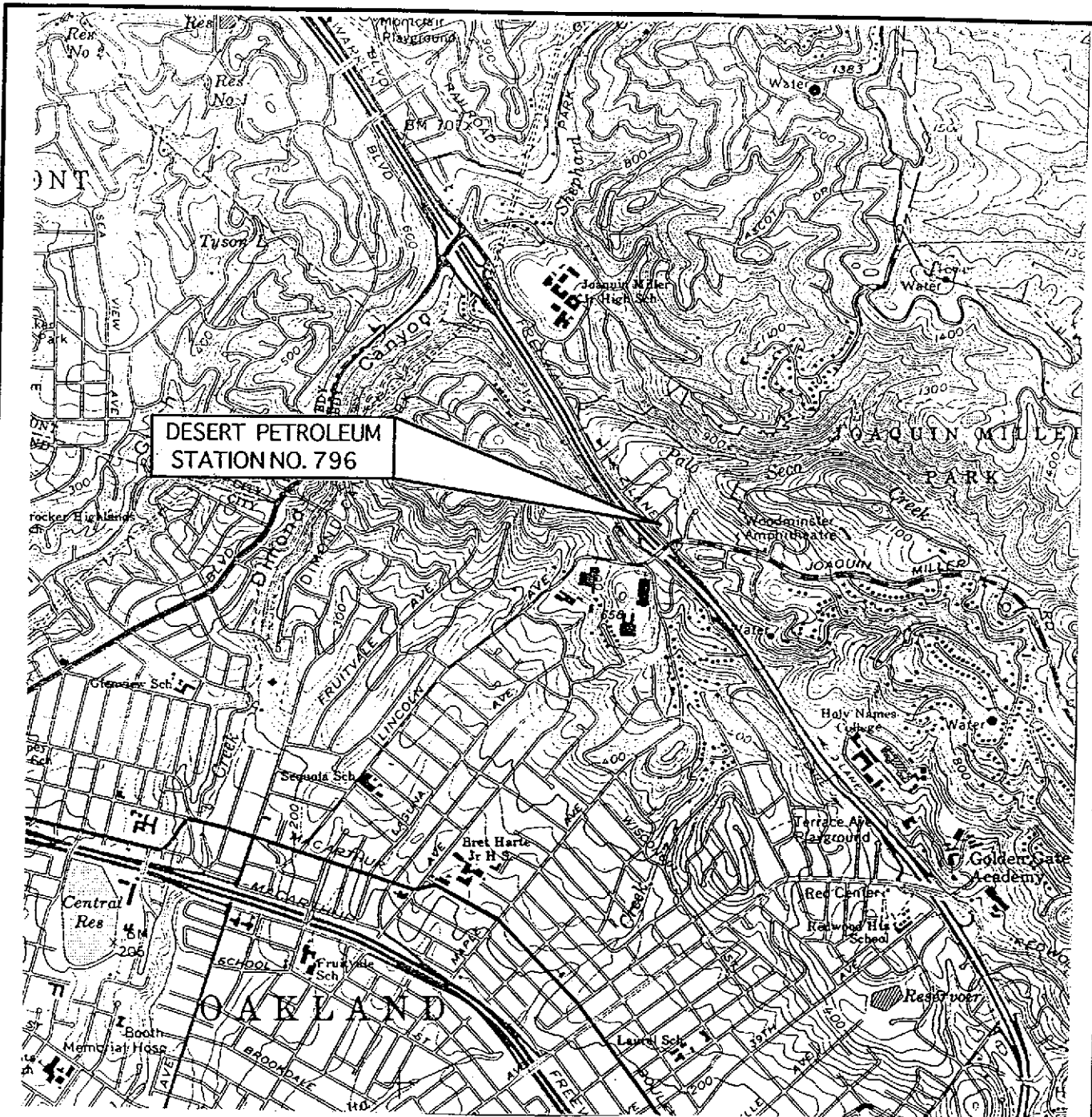
Analysis results for the samples collected June 14, 1995 are summarized in Table 2 and shown on Figure 2. The complete laboratory report is contained in Appendix B. State of California concentrations for drinking water standards are included in Table 2. TPH was detected in groundwater monitoring wells RS-1 and RS-2 with values of 370 and 490 mg/L. TPH was not detected in RS-3 and RS-4. Benzene was detected in only RS-1 and RS-2 at concentrations of 460 and 1,300 ug/L. ~~Other hydrocarbons were detected in all wells in concentrations from 66 to 71,000 ug/L.~~

4.0 LIMITATIONS

The discussion, conclusion and any recommendations presented in this report are based on the professional performance of the personnel who conducted the investigations, the observations of the field personnel, the results of laboratory analyses performed by a state certified laboratory, any referenced documents and our understanding of the regulations of the State of California; also, if applicable, other local regulations.

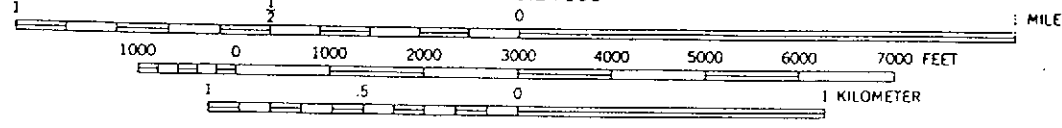
Variations in the soil and groundwater conditions may exist beyond the points explored in this and prior investigations.

The services performed by Remediation Service, Int'l. have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the State of California. No other warranty, expressed or implied, is made.



**DESERT PETROLEUM
STATION NO. 796**

SCALE 1:24 000



FROM U.S.G.S. 7.5' TOPOGRAPHIC
QUADRANGLE "OAKLAND EAST,
CALIFORNIA," 1959, PHOTOREVISED
1980

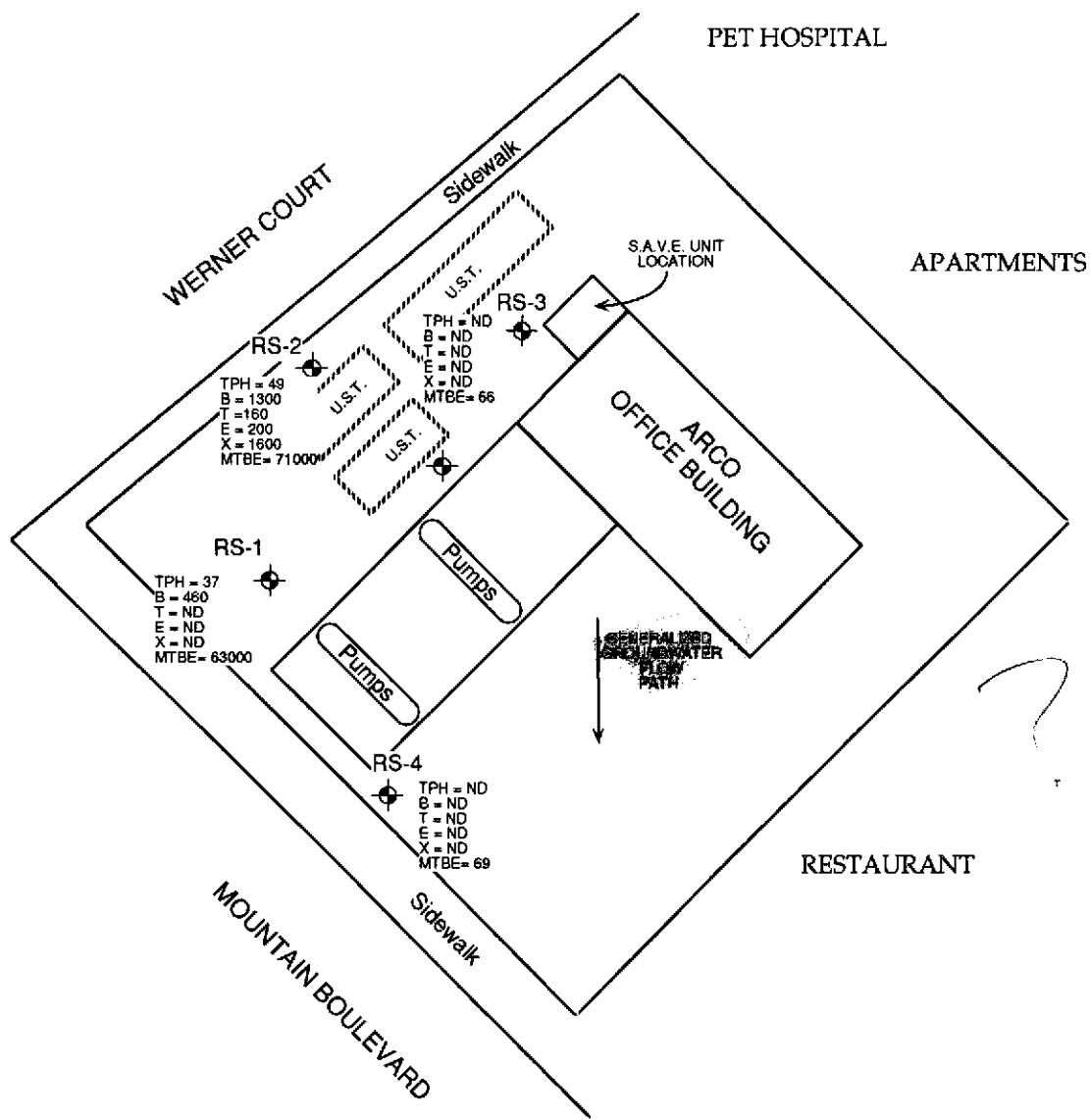
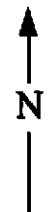


DESERT PETROLEUM, INC.


DESERT PETROLEUM STATION #796
2844 MOUNTAIN BLVD.
OAKLAND, CA

FIGURE 1: LOCATION MAP

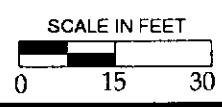
RSI - REMEDIATION SERVICE, INT'L



LEGEND

 GROUNDWATER MONITORING WELL LOCATION

NOTE : TPH CONCENTRATIONS ARE IN mg/L,
BTEX M CONCENTRATIONS ARE IN µg/L.



2844 MOUNTAIN BLVD.
OAKLAND, CALIFORNIA

FIGURE 2: SITE MAP WITH GROUNDWATER
FLOW PATH
JUNE 14, 1995



**TABLE 1
GROUNDWATER ELEVATION DATA**

**2844 MOUNTAIN BLVD.
OAKLAND, CA**

Measurements are in feet.

Well	Date Measured	Depth to Water*	Well Head Elevation**	Water Table Elevation**	Change in Elevation
RS-1	5/90	7.20	689.25	682.05	
	5/91	8.35		680.90	-1.15
	10/91	10.22	689.17	678.95	—
	1/92	8.06		681.11	2.16
	1/93	5.30		683.87	2.76
	8/93	8.56		680.61	-3.26
	11/93	8.44		680.73	0.12
	1/94	6.88		682.29	1.56
	5/94	7.87	675.63	667.76	—
	8/94	16.28		659.35	-8.41
	11/94	8.02		667.61	8.26
	2/95	6.51		669.12	1.51
	6/95	7.34		668.29	-0.89
	RS-2	5/90	7.06	689.00	681.94
5/91		7.14		681.86	-0.08
10/91		8.84	688.89	680.05	—
1/92		7.34		681.55	1.50
1/93		4.10		684.79	3.24
8/93		7.32		681.57	-3.22
11/93		7.34		681.55	-0.02
1/94		5.52		683.37	1.82
5/94		6.40	675.25	668.85	—
8/94		22.11		653.14	-15.71
11/94		9.82		665.43	12.29
2/95		4.81		670.44	5.01
6/95		5.80		669.45	-1.00
RS-3		5/90	6.00	690.00	684.00
	5/91	6.76		683.24	-0.76
	10/91	8.98		681.02	-2.22
	1/92	6.81		683.19	2.17
	1/93	4.05		685.95	2.76
	8/93	7.19		682.81	-3.14
	11/93	7.12		682.88	0.07
	1/94	5.42		684.58	1.70
	5/94	5.78	676.20	670.42	—
	8/94	5.86		670.34	-0.08
	11/94	5.08		671.12	0.78
	2/95	4.51		671.69	0.57
	6/95	5.29		670.91	-0.78
	RS-4	5/90	8.34	689.06	680.72
5/91		9.50		679.56	-1.16
10/91		10.82	689.10	678.28	—
1/92		9.31		679.79	1.51
1/93		6.89		682.21	2.42
8/93		9.68		679.42	-2.79
11/93		9.83		679.27	-0.15
1/94		8.17		680.93	1.66
5/94		8.69	675.38	666.69	—
8/94		9.04		666.34	-0.35
11/94		8.00		667.38	1.04
2/95		7.93		667.45	0.07
6/95		8.61		666.77	-0.68

*Depth of water measured from top of well cover.

**Elevations are in feet above mean sea level.

Well Head Elevations surveyed 5/94 to City of Oakland Bench Mark #2804,
Bench Mark elevation = 676.08', based on USGS Sea Level Datum 1929.

**TABLE 2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS**

**2844 MOUNTAIN BLVD.
OAKLAND, CA**

TPH analytical results are in mg/L (parts per million)
BTEX analytical results are in µg/L (parts per billion).

WELL #	DATE SAMPLED	TPH GASOLINE	BENZENE	TOLUENE	ETHYL-BENZENE	TOTAL XYLENES	MTBE	
RS-1	5/90	2.7	370	420	40	320	NA	
	5/91	1.3	580	130	62	240	NA	
	10/91	1.1	140	100	45	210	NA	
	1/92	1.7	9.9	31	9.7	170	NA	
	1/93	3.7	650	9.2	51	170	NA	
	8/93	0.9	14	0.6	2.1	7.8	NA	
	11/93	1.4	9.6	ND	0.9	4.9	NA	
	1/94	4.2	95	3.1	58	130	NA	
	5/94	7.5	270	11	37	96	NA	
	8/94	0.13	12	0.5	2.6	4.7	NA	
	11/94	0.27	4.7	0.7	0.6	15	NA	
	2/95	12	81	2.3	1	12	NA	
	6/95	37	480	ND	ND	ND	6500	
	RS-2	5/90	23	7,200	4,800	300	3,300	NA
		5/91	26	14,000	1,800	750	2,900	NA
10/91		13	4,300	910	300	2,300	NA	
1/92		8.3	1,800	920	140	1,700	NA	
1/93		41	7,000	210	1,200	4,200	NA	
8/93		19	5,300	62	810	1,600	NA	
11/93		9.3	2,400	3.9	46	800	NA	
1/94		30	4,900	ND	880	2,600	NA	
5/94		120	3,300	330	ND	2,200	NA	
8/94		0.51	7.3	3.8	3.5	32	NA	
11/94		0.62	6.6	3.9	1.1	47	NA	
2/95		22	228	80	2	463	NA	
6/95		49	1800	160	200	1,600	71000	
RS-3		5/90	0.33	2	1	1	150	NA
		5/91	ND	0.4	ND	0.8	8.2	NA
	10/91	ND	ND	ND	ND	ND	NA	
	1/92	ND	2.2	7.2	0.6	3.6	NA	
	1/93	ND	ND	ND	ND	ND	NA	
	8/93	ND	30	6	2.4	5	NA	
	11/93	ND	4.8	0.4	0.6	1.9	NA	
	1/94	0.33	25	3.2	3.9	12	NA	
	5/94	0.67	34	4	28	70	NA	
	8/94	ND	ND	ND	ND	ND	NA	
	11/94	0.069	2.5	3.1	1	3.8	NA	
	2/95	ND	0.3	0.4	ND	0.7	NA	
	6/95	ND	ND	ND	ND	ND	66	
	RS-4	5/90	0.44	9	11	9	49	NA
		5/91	ND	8	4	3	5	NA
10/91		0.83	280	120	24	170	NA	
1/92		0.62	34	8.3	2.1	21	NA	
1/93		0.15	32	1.7	5.8	13	NA	
8/93		ND	0.9	0.7	ND	0.3	NA	
11/93		ND	ND	ND	ND	ND	NA	
1/94		ND	1.7	ND	0.81	2.2	NA	
5/94		ND	ND	ND	ND	0.7	NA	
8/94		0.42	6.5	4.1	1.9	40	NA	
11/94		0.13	4.1	0.7	1.7	7.9	NA	
2/95		ND	6	1.2	3.5	13	NA	
6/95		ND	ND	ND	ND	ND	66	
Title 22 CCR MCL		—	1	150	700	1,750		

TPH = Total petroleum hydrocarbons (gasoline)
ND = Not detected above minimum detection levels.



WATER SAMPLE LOG

DATE: 6/14/95

LOCATION: 2844 Mountain Blvd., Oakland, CA

WELL NUMBER: RS-1

WEATHER CONDITIONS: Hot, sunny

FIELD OBSERVATIONS: _____

TOTAL DEPTH OF WELL: 31.50 feet CASING DIAMETER: 4 inches

DEPTH TO FREE PRODUCT: NONE PURGING METHOD: vacuum

DEPTH TO WATER: 7.34 feet

DEPTHS MEASURED FROM: Top of well casing, north side.

WELL PURGING DATA

Time	Discharge (gallons)	pH	Temp in F.	Specific Conductance (μ mhos/cm)	Comments
1:29	5	8.13	65.1	15.31	
1:32	10	8.07	65.1	15.34	
1:36	20	8.09	64.4	15.73	
1:39	30	7.77	64.0	15.32	Dry at 15 gallons
1:43	40	7.59	63.8	15.31	

TOTAL DISCHARGE: 45 gallons

TIME SAMPLE COLLECTED: 2:50 PM

DEPTH TO WATER AT TIME OF SAMPLE: 13.69 feet

METHOD OF SAMPLE COLLECTION: Disposable Bailer

APPEARANCE OF SAMPLE: Clear, no odor.

AMOUNT AND SIZE OF SAMPLE CONTAINERS: 3 x 40 ML VOA's, 2 x 1 L. Amber bottle

SAMPLE TRANSPORTED TO: Onsite

SAMPLED BY: R. Pilat

RSI
REMEDATION SERVICE, INT'L.

2060 KNOLL DR., SUITE 200, VENTURA, CA 93003
(805) 644-5892 • FAX (805) 654-0720

WATER SAMPLE LOG

DATE: 6/14/95

LOCATION: 2844 Mountain Blvd., Oakland, CA

WELL NUMBER: RS-2

WEATHER CONDITIONS: Hot, sunny

FIELD OBSERVATIONS: Pump in well.

TOTAL DEPTH OF WELL: 24.50 feet CASING DIAMETER: 4 inches

DEPTH TO FREE PRODUCT: NONE PURGING METHOD: vacuum

DEPTH TO WATER: 5.80 feet

DEPTHS MEASURED FROM: Top of well casing, north side.

WELL PURGING DATA

Time	Discharge (gallons)	pH	Temp in F.	Specific Conductance (μ mhos/cm)	Comments
1:50	10	76.99	68.5	0.01	Strong lime odor
1:54	20	7.98	68.1	0.01	Dry at 20 gallons

TOTAL DISCHARGE: 20 gallons

TIME SAMPLE COLLECTED: 2:40 PM

DEPTH TO WATER AT TIME OF SAMPLE: 19.09 feet

METHOD OF SAMPLE COLLECTION: Disposable Bailer

APPEARANCE OF SAMPLE: Clear, no odor.

AMOUNT AND SIZE OF SAMPLE CONTAINERS: 3 x 40 ML VOA's

SAMPLE TRANSPORTED TO: Onsite

SAMPLED BY: R. Pilat

RSI
REMEDATION SERVICE. INT'L.

2060 KNOLL DR., SUITE 200, VENTURA, CA 93003
(805) 644-5892 • FAX (805) 654-0720

WATER SAMPLE LOG

DATE: 6/14/95

LOCATION: 2844 Mountain Blvd., Oakland, CA

WELL NUMBER: RS-3

WEATHER CONDITIONS: Hot, sunny

FIELD OBSERVATIONS: _____

TOTAL DEPTH OF WELL: 24.40 feet CASING DIAMETER: 4 inches

DEPTH TO FREE PRODUCT: NONE PURGING METHOD: vacuum

DEPTH TO WATER: 5.29 feet

DEPTHS MEASURED FROM: Top of well casing, north side.

WELL PURGING DATA

Time	Discharge (gallons)	pH	Temp in F.	Specific Conductance (μ mhos/cm)	Comments
1:15	10	8.04	65.1	0.02	Dry, clear
1:18	20	8.07	65.0	0.02	Dry, clear
1:21	30	8.11	64.9	0.02	Dry, clear
1:25	40	8.18	64.6	.02 x100	Dry, clear

TOTAL DISCHARGE: 40 gallons

TIME SAMPLE COLLECTED: 2:20 PM

DEPTH TO WATER AT TIME OF SAMPLE: 7.02 feet

METHOD OF SAMPLE COLLECTION: Disposable Bailer

APPEARANCE OF SAMPLE: Clear, no odor.

AMOUNT AND SIZE OF SAMPLE CONTAINERS: 3 x 40 ML VOA's

SAMPLE TRANSPORTED TO: Onsite

SAMPLED BY: R. Pilat

RCSI
REMEDATION SERVICE, INT'L.

2060 KNOLL DR., SUITE 200, VENTURA, CA 93003
(805) 644-5892 • FAX (805) 654-0720

WATER SAMPLE LOG

DATE: 6/14/95

LOCATION: 2844 Mountain Blvd., Oakland, CA

WELL NUMBER: RS-4

WEATHER CONDITIONS: Hot, sunny

FIELD OBSERVATIONS: _____

TOTAL DEPTH OF WELL: 25.96 feet CASING DIAMETER: 4 inches

DEPTH TO FREE PRODUCT: NONE PURGING METHOD: vacuum

DEPTH TO WATER: 8.61 feet

DEPTHS MEASURED FROM: Top of well casing, north side.

WELL PURGING DATA

Time	Discharge (gallons)	pH	Temp in F.	Specific Conductance (μ mhos/cm)	Comments
2:00	10	8.17	63.3	11.96	Slight gray
2:05	20	8.15	63.0	11.77	Slight gray
2:10	30	8.09	62.1	11.69	Slight gray

TOTAL DISCHARGE: 30 gallons

TIME SAMPLE COLLECTED: 3:00 PM

DEPTH TO WATER AT TIME OF SAMPLE: 19.54 feet

METHOD OF SAMPLE COLLECTION: Disposable Bailer

APPEARANCE OF SAMPLE: Clear, no odor.

AMOUNT AND SIZE OF SAMPLE CONTAINERS: 3 x 40 ML VOA's

SAMPLE TRANSPORTED TO: Onsite

SAMPLED BY: R. Pilat

RSI
REMEDiation SERVICE, INT'L.

2060 KNOLL DR., SUITE 200, VENTURA, CA 93003
(805) 644-5892 • FAX (805) 654-0720

APPENDIX B

LABORATORY REPORTS
AND
CHAIN OF CUSTODY

ONSITE
 ENVIRONMENTAL
 LABORATORIES, INC.

Analytical Laboratory Report
 EPA Methods 8015 Modified / 8020

Date Sampled: 14-Jun-95
Date Received: 14-Jun-95
Date Analyzed: 6/15,16/1995
Date Reported: 19-Jun-95
Report Number: 3B214b.rpt
Lab Number: 3B214

Proj Mgr: Rick Pilat
Client: RSI
Project: Desert Pet.
Matrix: Water
Units: ug/L
COC #: 194030

Lab ID No.	Field ID No.	Benzene	Toluene	Ethyl- benzene	Xylenes total	TPH- Gasoline	MTBE	BTEX Surrogate %
04	RS-1	460	ND	ND	ND	37000	63000	99
05	RS-2	1300	160	200	1600	49000	71000	95
06	RS-3	ND	ND	ND	ND	ND	66	86
07	RS-4	ND	ND	ND	ND	ND	69	89

Detection Limits WATER (PQL) ug/L

0.5	0.5	0.5	0.5	50	0.5
-----	-----	-----	-----	----	-----

NOTES:


- NR - Not requested
- COC - Chain of custody
- ND - Analytes not detected at, or above the stated detection limit
- TPHg - Total petroleum hydrocarbons as gasoline
- ug/L - Micrograms per liter (PPB)
- PQL - Practical Quantitation Limit
- *Higher boiling compounds indicated
- *1 Matrix Interference
- *2 Sample has elevated levels of non-target compounds detected
- *3 Preliminary estimated result (sample will be rerun)
- E - exceeds calibration limit (samples will be diluted and rerun)

PROCEDURES:

BTEX - This analysis was performed using EPA Method 8020, and EPA Method 5030

CERTIFICATION:

California Department of Health Services ELAP Certificate #2010
 Onsite Environmental Laboratories, 5500 Boscell Common, Fremont, CA 94538 (510) 490-8571


 Laboratory Director


 Date

ONSITE
ENVIRONMENTAL
LABORATORIES, INC.

Analytical Laboratory Report
Volatile Aromatic Hydrocarbons
Method 8020/8015

Date Sampled: 6/14/95
Date Received: 6/14/95
Date Analyzed: 6/15/95
Date Reported: 6/21/95
Report #: 3B214.QAC
Lab ID #: 3B214-07

Project Manager: Rick Pilat
Client: RSI
Project: Desert Pet.
Matrix: Water
Units: ug/L
COC #: -

Sample ID: RS-4	SPIKE AMT	LCS REC %	SAMPLE RESULTS	SPIKE REC %	SPIKE DUP REC %	RPD %	BLANK RESULT
Analyte							
Benzene	10	99	ND	95	97	2	ND
Toluene	10	105	ND	101	103	2	ND
Ethylbenzene	10	102	ND	98	99	1	ND
Xylene (total)	30	106	ND	102	104	2	ND
MTBE	-	-	-	-	-	-	-
Gasoline	4300	100	ND	-	-	-	ND
Surrogates							
Trifluorobenzene	%	98	89	90	90	N/A	95

NOTES:

NR - Not requested

COC - Chain of custody

ND - Analytes not detected at, or above the stated detection limit.

mg/Kg - Milligrams per kilogram (PPM).

DL - Detection limit.

DF - Dilution Factor

PQL - Practical Quantitation Limit - Multiply DL by the DF to obtain the PQL for a specific sample.

PROCEDURES:

This analysis was performed using EPA Method 8015 modified, EPA Method 8020, and EPA Method 5030.

Client: RS1
796

805-644-5892

CHAIN-OF-CUSTODY RECORD
Analytical Request

Site: DESERT
Address: 2844 MOUNTAIN BL.

Report To: PICAT / RS1

Trace Client No. _____

Bill To: _____

Trace Project Manager _____

P.O. # / Billing Reference _____

Trace Project No. _____

Project Name / No. _____

Requested Due Date: _____

Sampled By (PRINT): RWH
Sampler Signature: _____ Date Sampled: _____

NO. OF CONTAINERS	PRESERVATIVES				ANALYSES REQUEST
	UNPRESERVED	H ₂ SO ₄	HNO ₃	VOA	
					<u>8056 / BTR</u>
					<u>MTBE</u>

ITEM	SAMPLE DESCRIPTION	TIME	MATRIX	PAGE NO.
1	<u>RS-1</u>	<u>2:50</u>	<u>GW</u>	
2	<u>RS-2</u>	<u>2:40</u>	<u>GW</u>	
3	<u>RS-3</u>	<u>2:20</u>	<u>GW</u>	
4	<u>RS-4</u>	<u>3:00</u>	<u>GW</u>	
5				
6				
7				
8				

REMARKS

see corrective action report.

COOLER NOS.	BAILERS	SHIPMENT METHOD	ITEM NUMBER	RELINQUISHED BY / AFFILIATION	ACCEPTED BY / AFFILIATION	DATE	TIME
			<u>1-4</u>	<u>RWH / RS1</u>	<u>Autony Evans</u>	<u>6/14/95</u>	<u>15:05</u>

Additional Comments: _____

Autony Evans
OR SITE 6/14 4:00pm

SEE REVERSE SIDE FOR INSTRUCTIONS

19056540720 P.04 TO FROM 08-07-1995 11:34AM P.03