REPORT OF FINDINGS SOIL VAPOR EXTRACTION TEST

CORE RESOURCE PROPERTY NO. 4826 BROADWAY VOLKSWAGEN 2740 BROADWAY OAKLAND, CALIFORNIA

Prepared for:

Core Resource Inc. 3800 Hamlin Road, Suite 100 Auburn Hills, MI 48326

Prepared by:

Environmental Science & Engineering, Inc. 4090 Nelson Avenue, Suite J Concord, California 94520

ESE Project No. 6-93-5093

January 27, 1995



This report has been prepared by Environmental Science & Engineering, Inc. for the exclusive use of Core Resource Inc. as it pertains to their site located at 2740 Broadway in Oakland, California. Our professional services have been performed using that degree of care and skill ordinarily exercised under similar circumstances by other geologists and engineers practicing in this field. No other warranty, express or implied, is made as to professional advice in this report.

REPORT PREPARED BY:

Bart Miller

Project Geologist

1/27/95

DATE

UNDER THE PRIMARY REVIEW OF:

Jerry McHugh, P., Chief Engineer No. C 46740 Exp. 6 35

DATE

PROJECT NO. 6-93-5093

TABLE OF CONTENTS

		page
1.0	INTRODUCTION	
2.0	BACKGROUND	2
3.0	PROCEDURES	3
4.0	RESULTS	5
5.0	CONCLUSION	6
6.0	RECOMMENDATIONS	
7.0	REFERENCES	
	FIGURES	
Figure	e 1 - Vicinity Map e 2 - Soil Vapor Extraction Test #1 Data (Time = 0 Hour) e 3 - Soil Vapor Extraction Test #1 Data (Time = 1 Hour)	
	APPENDIX	

Appendix A - Soil Vapor Extraction Test Data Sheets

Appendix B - Laboratory Analytical Results with Chain of Custody

1.0 INTRODUCTION

This report describes the events, and presents the findings of soil vapor extraction (SVE) testing performed on December 6, 1994 by Environmental Science & Engineering, Inc. (ESE) at Core Resource, Inc. Property No. 4826 located at 2740 Broadway in Oakland, California (Figure 1). This testing was conducted to determine whether SVE is a suitable technology for the remediation of volatile gasoline constituents identified in soil at the site. This report documents the procedures and methods used during this testing and presents the results of the site work. Recommendations are also provided.

1.1 Scope of Work

To determine whether SVE technology could be utilized to remediate volatile gasoline constituents identified in underground storage tank (UST) excavation backfill and native sediments at the site, ESE performed the following tasks:

- Measured water levels in six site wells, MW-1, MW-3, MW-7, VW-1, VW-2, and VW-3;
- Dewatered wells MW-3, VW-1, VW-2, and VW-3;
- Measured well vacuums prior to commencing SVE testing;
- Purged air from wells MW-1, MW-3, VW-1, VW-2, and VW-3 and measured soil vapors for percent oxygen (O₂), carbon dioxide (CO₂), lower explosivity limit (LEL), and volatile organic compounds (VOCs);
- Extracted soil vapors from well VW-3 during the first test and from well VW-1 during the second test;
- · Continuously monitored airflow in the extraction wells; and
- Monitored air flow, vacuum (V), O₂, CO₂, LEL, and VOCs in surrounding wells during each of the SVE tests.

2.0 BACKGROUND

2.1 Site Setting

Core Resource, Inc. Property No. 4826 is located at 2740 Broadway in Oakland, California (site). The site is at an approximate elevation of 30 feet above mean sea level (AMSL) and is located in a commercial district of Oakland (Figure 1).

2.2 Site History

The site is currently utilized as an automobile sales and maintenance facility. Two former underground storage tanks (USTs) were located at the north side of the site along 28th Street (Figure 2). One UST was utilized for the storage of gasoline and the other was utilized for the storage of waste oil. Both USTs were excavated and removed during August, 1988 (SEMCO, 1989). Soil samples collected from the excavation during the removal of the USTs were reported to contain detectable concentrations of total petroleum hydrocarbons as gasoline (TPH-G), and benzene, toluene, ethylbenzene, and total xylenes (BTEX).

Subsurface investigations performed at the site by ESE indicate the presence of gasoline constituents in the UST backfill and a perched sand layer of variable thickness (approximately 0.5 to 2 feet) extending across the site (ESE, 1989; ESE, 1991a; ESE, 1991b; ESE, 1992; ESE, 1993; ESE, 1994). The impacted sand layer varies in depth across the site from approximately 11 feet below grade at MW-1 to 17 feet below grade at MW-7. Soil samples collected at the vicinity of the UST backfill have been reported to contain the highest concentrations of gasoline constituents.

3.0 PROCEDURES

On December 6, 1994 ESE performed two SVE tests at the site. VW-3 was utilized as the extraction well for the first test (Test #1) and VW-1 was the utilized as the extraction well for the second test (Test #2). Site wells VW-1, VW-2, VW-3, MW-1, and MW-3 were also utilized as SVE monitoring wells during each of the tests except when being utilized as an extraction well.

The depth to water was measured in all wells prior to the commencement of Test #1 and ground water was extracted from wells MW-3, VW-1, VW-2, and VW-3 using a vacuum truck. A total of approximately 600 gallons of water was extracted with most being removed from well VW-3 installed in the UST excavation backfill material. All water was extracted and hauled by Integrated Wastestream Management (a State licensed hauler) of Milpitas, California to the Gibson Recycling Facility located at Redwood City, California.

Initial vacuum readings were recorded at wells VW-1, VW-2, VW-3, MW-1, and MW-3. Air was then purged from each of the wells using a low-volume vacuum pump and CO₂, O₂, LEL, and VOC concentrations were measured in the offgas. CO₂, O₂, and LEL concentrations were measured in percentages using a hand-held Gastech Model 3220. VOC concentrations were measured in parts per million (ppm) using a hand-held HNu Photoionization Detector (PID). Air purging data and measured concentrations are provided in Appendix A.

Soil vapor was then extracted from well VW-3 at a rate of approximately 90 standard cubic feet per minute (SCFM) for a period of approximately two hours. Air was removed with a five horsepower internal combustion blower and vented through a moisture knockout followed by two 55-gallon drums of granular activated carbon (GAC). The GAC removed any gasoline constituents from the extracted soil vapor prior to atmospheric discharge as required by the Bay Area Air Quality Management District (BAAQMD).

Parameters including well temperature, V, CO₂, O₂, LEL, and VOC concentration were monitored in wells VW-1, VW-2, MW-1, and MW-3 during Test #1. SVE test data is provided in Appendix A. One air sample was collected during Test #1, prior to GAC treatment, after a period of approximately ten minutes and a second air sample was collected at the end of the test. Both air samples were submitted under chain of custody documentation to a state-certified laboratory and analyzed for TPH-G using EPA Method 8015 (modified per CA LUFT) and BTEX using EPA Method 8020. Laboratory reports with chain of custody documents are provided in Appendix B.

Test #1 was performed for a period of 105 minutes. At the end of Test #1, well vacuums were monitored until initial conditions were reestablished.

Test #2 was performed using well VW-1 as an extraction well at a flow rate of approximately 10 SCFM. At a well vacuum of 10 inches of water column, water became entrained in the airflow. The water then rose in the extraction well above the screened interval thereby preventing further extraction of soil vapors. The SVE blower was turned off approximately one minute after the start of Test #2. Data collected during Test #2 data is provided in Appendix B.

4.0 RESULTS

Laboratory reports for vapor samples collected during this investigation are provided in Appendix A. Soil vapor samples collected during Test #1 were reported to contain the following:

Sample I.D.	Time* (minutes)	TPH-G (mg/m³)	Benzene (mg/m³)	Toluene (mg/m³)	Ethylbenzene (mg/m³)	Xylenes (mg/m³)
VW-3-1	10	2,300	21	190	47	330
VW-3-2	105	2,400	18	270	53	320

^{*} Refers to time into SVE test with Time=0 minutes as the starting point.

Soil vapor samples were not obtained during Test #2 due to rapid water entrainment early in the test.

The vacuum of approximately 90 SCFM applied to well VW-3 during Test #1 created measurable vacuum in all of the observation wells. Measurable vacuum was sustained in the observation wells through the duration of the test and water level increases ranging from six to ten inches in wells VW-1, VW-2, and MW-1 were observed. Field data collected during the SVE testing is provided in Appendix A. Figure 2 presents a measurement of V, and LEL, O₂, and CO₂ concentrations in each well during Test #1. Figure 3 presents measurements of the same parameters approximately 60 minutes after commencing Test #1.

Recovery times to initial vacuum conditions were monitored after terminating vapor extraction from well VW-3 during Test #1. Recovery times were observed to vary from an immediate response in the extraction well, VW-3, to a maximum of 48 minutes in the observation wells, VW-1, VW-2, MW-1, and MW-3.

5.0 CONCLUSION

Data collected during Test #1 conducted at well VW-3 in the backfill of the former UST excavation indicates that the use of SVE technology is a feasible method for remediating the gasoline-impacted backfill and soil in the former UST location. The average reported concentration of TPH-G in vapor samples collected during Test #1 was 2,350 milligrams per cubic meter (mg/m³) indicating a TPH-G extraction rate of 19 pounds per day. The vacuum response noted during Test #1 in wells VW-1, VW-2, MW-1, and MW-3 suggests that soil vapor was potentially being extracted from within the permeable sand layer located approximately 20 feet below grade at the site. Test #1 data indicates that an extraction rate of 90 SCFM applied at well VW-3 provided sufficient subsurface airflow to extract appreciable quantities of volatile gasoline constituents from the impacted vadose soils in the proximity of the former UST location.

Test #2 conducted at well VW-1, a well screened over the sand layer located approximately 20 feet below grade, was not successful due to the rapid influx of ground water. Therefore conventional SVE cannot be successfully applied at locations other than the former UST excavation backfill.

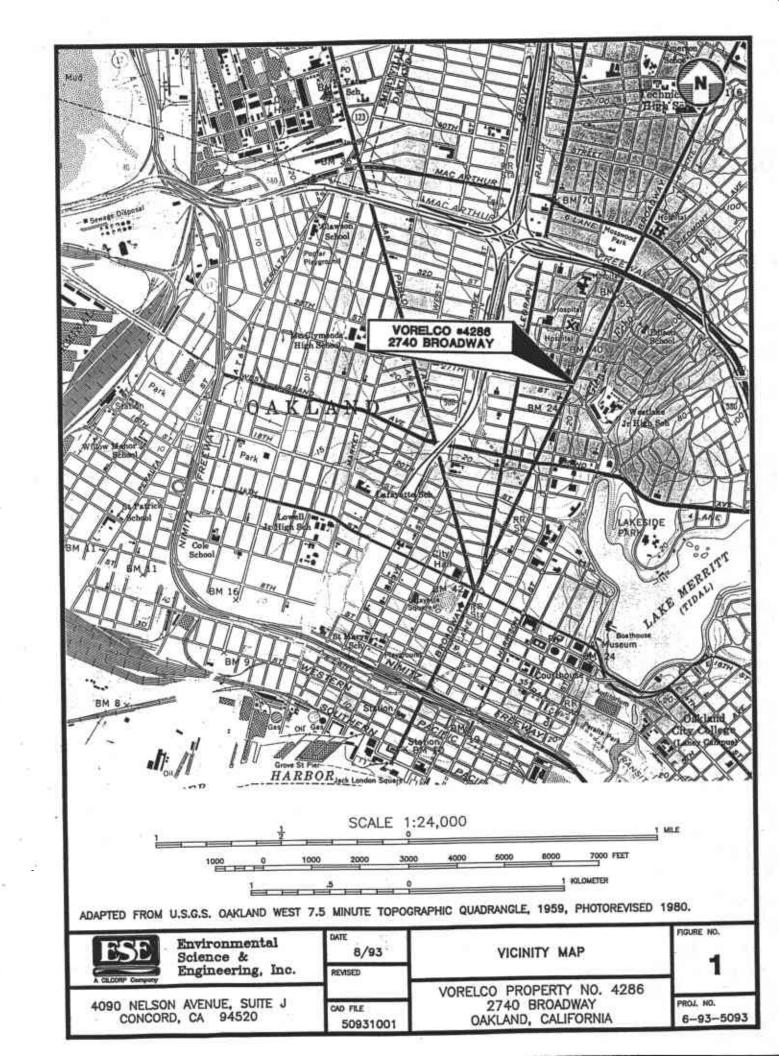
6.0 RECOMMENDATIONS

Based on the findings presented in this report, ESE recommends the following:

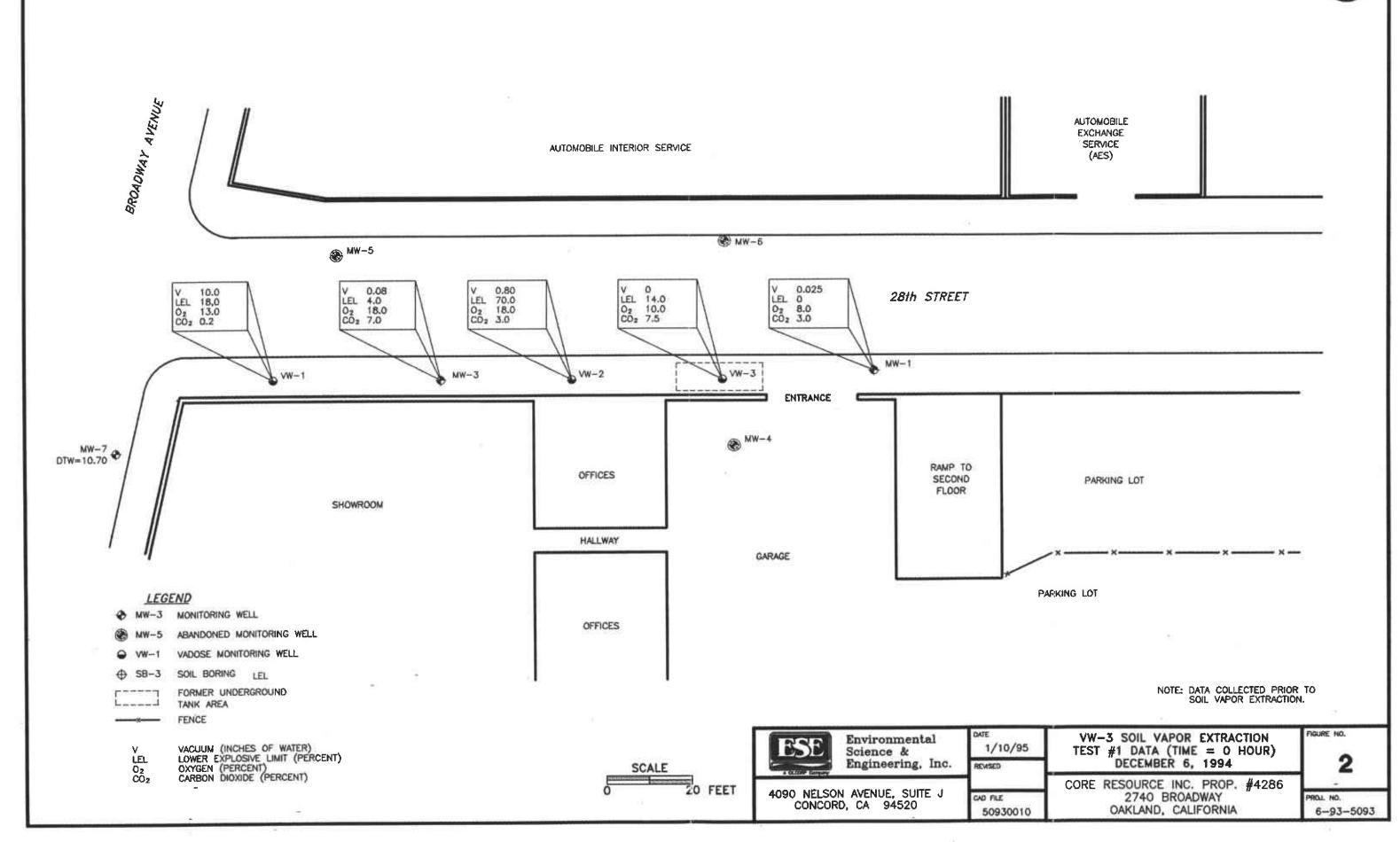
- A soil vapor extraction (SVE) system should be installed at site well VW-3 to remediate VOCs present in the soils in the proximity of the former UST location;
- The SVE system should be rated at 50 to 100 SCFM with one well (VW-3) utilized as the extraction well;
- A Remedial Action Plan (RAP) should be prepared that details the conceptual design of the system, the remedial objectives of the project, the SVE monitoring and operations, and the stage at which decommissioning will occur;
- The RAP should be submitted to the Alameda County Health Care Services Agency (HCSA) for approval to proceed;
- A final system design, including plans and specifications, an equipment cost, a
 construction schedule, a monitoring schedule, an operations schedule, and an operations
 and maintenance manual should be prepared; and,
- The SVE system should then be constructed, operated, monitored, and decommissioned when pre-established cleanup goals are attained.

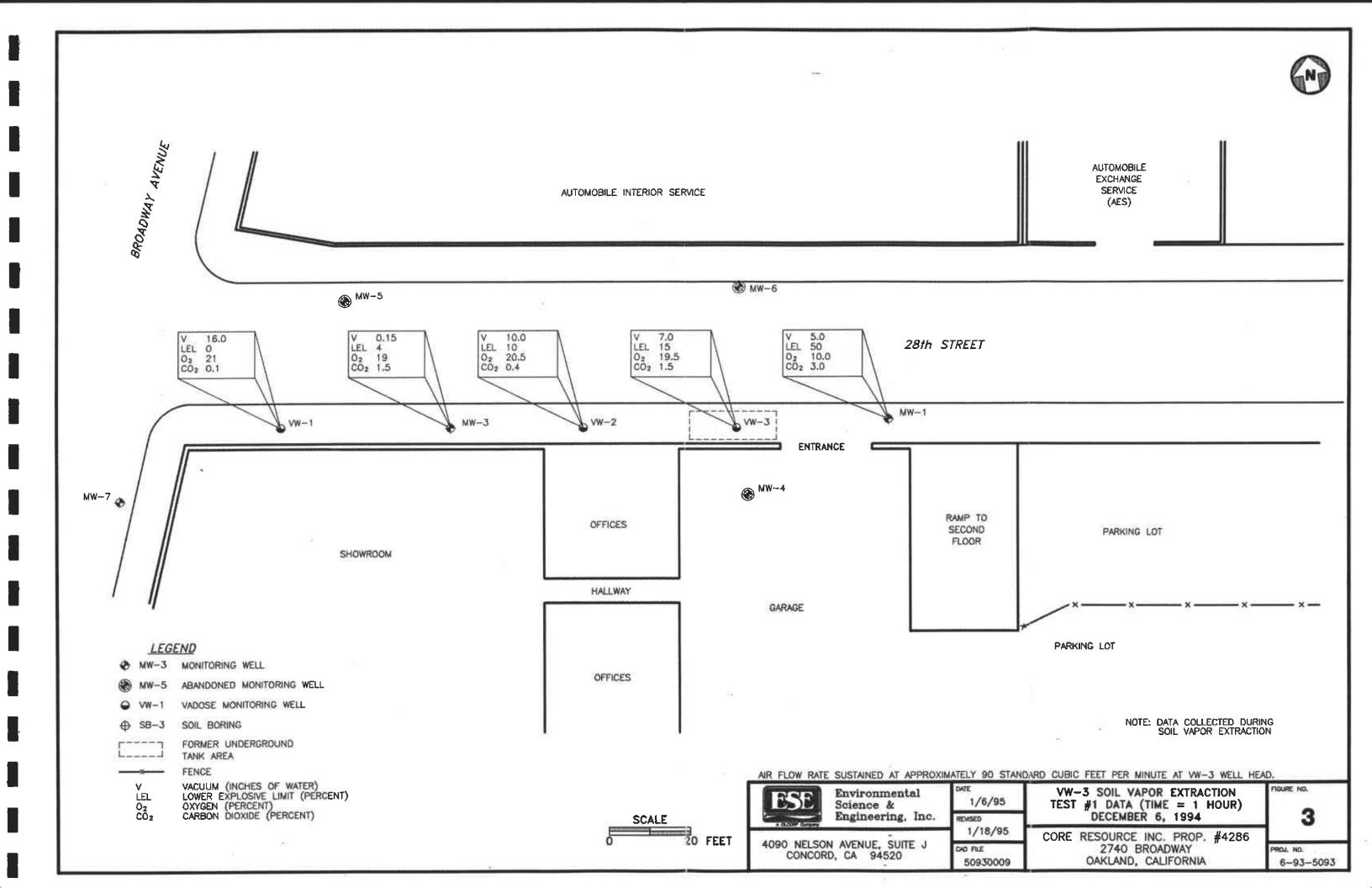
7.0 REFERENCES

- Environmental Science & Engineering, Inc. (ESE), 1989. Unpublished Letter Report of Monitoring Well Installation and Sampling at Vorelco Property No. 4826, Broadway Volkswagen, 2740 Broadway, Oakland, California; February 10, 1989.
- Environmental Science & Engineering, Inc. (ESE), 1991a. Unpublished Report of Quarterly Activities at Vorelco Property No. 4826, Broadway Volkswagen, 2740 Broadway, Oakland, California; July 10, 1991.
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- Environmental Science & Engineering, Inc. (ESE), 1993. Unpublished Report of Quarterly Activities at Vorelco Property No. 4826, Broadway Volkswagen, 2740 Broadway, Oakland, California; August 3, 1993.
- Environmental Science & Engineering, Inc. (ESE), 1994. Unpublished Letter Report of Quarterly Activities at Vorelco Property No. 4826, Broadway Volkswagen, 2740 Broadway, Oakland, California; April 26, 1994.
- SEMCO, Inc., 1989. Unpublished Report of Underground Storage Tank Removal at Vorelco Property No. 4826, Broadway Volkswagen, 2740 Broadway, Oakland, California; February 3, 1989.









APPENDIX A

SOIL VAPOR EXTRACTION TEST DATA SHEETS

VAPOR EXTRACTION TEST Extraction Wel CLIENT: Voreleo 1/W-3 LOCATION: 2740 Browling Volkewayer, Oakland PROJECT #: 6935093 DATE: 12-6-84 RECORDED BY: JC TR Barometric Pressure ("Hg) 14200 15:45 Ambient Air Temp. (deg. F) IN Carbon Blower Carbon Inlet Blower Blower Extrn. Well Dilution Well Carbon Oxygen Total Depth-Time Effluent 人をし Vacuum Inlet Air Discharge Influent Relative Flow Rate Flow Dioxide Flow Rate Vacuum to Air Temp PID FM (By Dif.) Humidity Temp Water (%) (deg F) (deg F) (ppm) (ppm) (("H2O)) ("Hg) (SCFM) ("Hg) (SCFM) (percent) TSCFM) (ppm) (Feet) 0 7.5 10 2500 55.6 848 5500 1 5300 >500 15 16.5 0,6 5500 2500 916 20 750 5500 17.0 5500 95,6 C9.B 6.0 5500 5500 1,8 20.0 6.0 7500 2,0 5900 5900 >5 on 6000 7.0 6000 >500 100.6 3 6100 7.100 RECOVERY 16:00 0.0 well Tom 58.8° @ 54:27 PID - Photo Ionization Detector " Hg - Inches Mercury ppm - Parts Per Million as Hexane " H2O - Inches Water

12/2/94

* - riser

SCFM - Standard Cubic Feet Per Minute

deg F - Degrees Fahrenheit

SVET1.XLS

Test #1

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12/2/94

VAPOR EXTRACTION TEST # 2 Extracting on UW-1

CLIENT: Vorelco / Volke / Broadway
LOCATION: Volke / Broadway
PROJECT #: 6935093

DATE: 12-6-94

RECORDED BY: JC

Finish Start

Barometric Pressure ("Hg) Ambient Air Temp. (deg. F)

Time	Depth to Water (Feet)	Extrn. Well Vacuum ("H2O) ("Hg)	Total Flow Rate (SCFM)	Dilution Flow Rate (SCFM)	Well Flow (By Dif.) (SCFM)	Carbon Dioxide (ppm)	Oxygen (percent)	Inlet Relative Humidity (%)	Blower Vacuum ("Hg)	Blower Inlet Air Temp (deg F)	Blower Discharge Air Temp (deg F)	Carbon Influent PID (ppm)	Carbon Effluent PID (ppm)
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" Hg - Inches Mercury

" H2O - Inches Water

SCFM - Standard Cubic Feet Per Minute

PID - Photo Ionization Detector ppm - Parts Per Million as Hexane

deg F - Degrees Fahrenheit

SVET1.XLS

Test#2

CLIENT: Vorelco

LOCATION: Volke/Broadway

PROJECT #: 6935893

DATE: 12-4-94

RECORDED BY: Jc/TR

Well Casing
1.D. (inches)

Gal/Ft

4

0.653

6

1.469

Time	Location Purge t (NW-	7	Location: Purge t (•		Location: Purge t (i				Location: Purge t (min):		
	Vac ("H2O)	PID	O2 (%)	CO2 (%)	Vac ("H2O)	PID	O2 (%)	CO2 (%)	Vac ("H2O)	PID	O2 (%)	CO2 (%)	Vac ("H2O)	PID (ppm)	O2 (%)	CO2 (%)
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" Hg - Inches Mercury

" H20 - Inches Water

PID - Photo Ionization Detector

ppm - Parts Per Million as Hexane

deg F - Degrees Farenheit

Purge t - Purge time in minutes

APPENDIX B

LABORATORY ANALYTICAL RESULTS WITH CHAIN OF CUSTODY



Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878

2323 Fifth Street, Berkeley, CA 9471O, Phone (510) 486-0900

ANALYTICAL REPORT

Prepared for:

Environmental Science & Engineering 4090 Nelson Avenue Suite J Concord, CA 94520

Date: 16-DEC-94 Lab Job Number: 118921

Project ID: 6-93-5093 Location: Vorelco

Reviewed by:

Reviewed by:

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LABORATORY NUMBER: 118921

DATE SAMPLED:

12/06/94

CLIENT: ENVIRONMENTAL SCIENCE & ENGINEERING DATE RECEIVED: 12/07/94

PROJECT ID: 6-93-5093

DATE ANALYZED: 12/09/94

LOCATION: VORELCO

DATE REPORTED: 12/16/94

Total Volatile Hydrocarbons as Gasoline in Air Samples California DOHS Method LUFT Manual October 1989

LAB ID	CLIENT ID	TVH AS GASOLINE <(mg/cubic	REPORTING LIMIT meter)>	SURROG RECOVE TFT	
118921-001	VW-3-1	2,300	130	73%	83%
118921-002	VW-3-2	2,400	130	84%	86%
METHOD BLANK	N/A	ND	50	75%	75%

TFT = Trifluorotoluene (Limits: 69-120)

BB = Bromobenzene (Limits: 70-122)

ND = Not detected at or above reporting limit.

QA/QC SUMMARY: BS/BSD

(Limit: <25) 1 RPD, % (Limit: 75-125) RECOVERY, %



LABORATORY NUMBER: 118921

CLIENT: ENVIRONMENTAL SCIENCE & ENGINEERING

PROJECT ID: 6-93-5093

LOCATION: VORELCO

DATE SAMPLED: 12/06/94 DATE RECEIVED: 12/07/94 DATE ANALYZED: 12/09/94

DATE REPORTED: 12/16/94

Benzene, Toluene, Ethyl Benzene, Xylenes by EPA 8020 Extraction by EPA 5030 Purge and Trap

LAB ID	CLIENT ID	BENZENE TO	LUENE	ETHYL Benzene	TOTAL XYLENES	REPORTING LIMIT		OGATE VERIES
		<	- (mg/	cubic meter	r)	>	TFT	88
118921-001	vw-3-1	21	190	47	330	1.3	130 %	94 %
118921-002	VW-3-2	18	170	53	320	1.3	128 %	93 %
METHOD BLANK	N/A	ND	ND	ND	ND	0.5	102 %	94 %

TFT = Trifluorotoluene (Limits: 58-130)
BB = Bromobenzene (Limits: 62-131)

ND = Not detected at or above reporting limit. Reporting Limit applies to all analytes.

QA/QC SUMMARY: LABORATORY CHECK SAMPLE

LCS RECOVERY, %

96 (Limits: 75-125)