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JANUARY, 1992 QUARTERLY GROUND
WATER SAMPLING REPORT
FOR
1970 SEMINARY AVENUE
OAKLAND, CALIFORNIA

9/6/21

HOEXTER CONSULTING 27 APR 1992

734 Torrey Court
Palo Alto, California 94303

(415) 494-2505

TRANSMITTAL

TO Alameda County Dept. of Environmental Health - 80 Swan Way, Room 200 Oakland CA 94621 DATE 2/24/92
VIA US Mail
FAX NO. N/A

ATTENTION Larry Seto

PROJECT 1970 Seminary Oakland CA JOB NO. E-10-1-019

DESCRIPTION Feb. 24, 1992 Quarterly Report

Number of pages, including cover page, if FAX _____

COMMENTS _____

ACTION

- As requested
- For your use
- Please return when finished
- Please review and comment
- Other _____

COPY TO _____

BY David F. Hoexter
David F. Hoexter

Geology / Engineering Geology / Environmental Studies

**HOEXTER CONSULTING
DAVID F. HOEXTER, C.E.G./R.E.A.
734 Torreya Court
Palo Alto, California 94303**

(415) 494-2505

February 24, 1992
E-10-1-019

Mr. Doyle Gruit
14366 Lark Street
San Leandro, California 94578

RE: JANUARY, 1992 QUARTERLY
GROUND WATER SAMPLING
REPORT

Dear Mr. Gruit:

Enclosed is our January, 1992 quarterly ground water sampling report for the property located at 1970 Seminary Avenue, corner of Harmon, in Oakland, California. This sampling round is the initial quarterly sampling performed by Hoexter Consulting at the site. The results of a previous sampling round, by Kaldveer Associates, Inc, following well installation, are included.

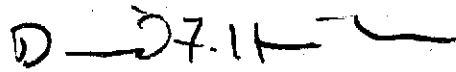
The results of this investigation indicate that the water sample from the on-site well contains ~~2,000 parts per million (ppm) total petroleum hydrocarbons as gasoline~~ 2,000 ppm total petroleum hydrocarbons as gasoline. The water sample also contains the aromatic compounds benzene, toluene, xylenes, and ethylbenzene, at concentrations of 7.4, 17, 120, and 28 ppm respectively, and oil and grease at a concentration of 75 ppm.

We recommend that copies of this report be submitted to the California Regional Water Quality Control Board and the Alameda County Department of Environmental Health. The next round of sampling is scheduled for the week of April 27, 1992.

We appreciate the opportunity to provide services to you on this project and trust this report meets your needs at this time. If you have any questions, or require additional information, please do not hesitate to call.

Very truly yours,

HOEXTER CONSULTING, INC.

A handwritten signature in black ink, appearing to read "D. Hoexter", with a horizontal line extending to the right.

David F. Hoexter, CEG/REA
Principal

Copies: Addressee (2)
California Regional Water Quality Control Board (1)
Attention: Mr. Tom Callaghan
✓ Alameda County, Department of Environmental Health (1)
Attention: Mr. Larry Seto

JANUARY, 1992 QUARTERLY
GROUND WATER SAMPLING REPORT

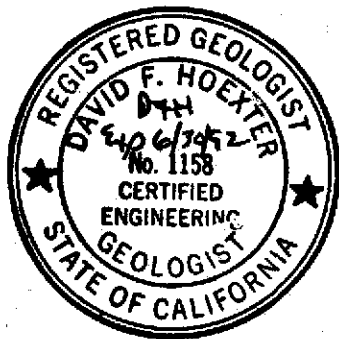
For

1970 Seminary Avenue
Oakland, California

To

Mr. Doyle Gruit
14366 Lark Street
San Leandro, California 94578

February, 1992



D.F.H.

David F. Hoexter, C.E.G. / R.E.A.
Principal

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JANUARY, 1992 QUARTERLY GROUND WATER
SAMPLING REPORT
FOR
1970 SEMINARY
OAKLAND, CALIFORNIA

I. INTRODUCTION

This report presents the results of the January, 1992 quarterly ground water sampling at 1970 Seminary, Oakland, California. The project location is shown on the Site Location Map, Figure 1. The scope of services provided during this investigation consisted of collecting and analyzing ground water samples from one on-site monitoring well. Ground water samples were analyzed for total petroleum hydrocarbons as gasoline, for purgeable aromatic compounds, and for oil and grease. Well locations are shown on the Well Location Map, Figure 2.

II. FIELD INVESTIGATION

The ground water monitoring well was sampled by a representative of Sequoia Analytical on January 28, 1992. The entire well purging and sampling procedure was observed by David F. Hoexter, CEG/REA. Following an initial ground water level measurement (Table 1), four well-casing volumes of water were purged from the well using a teflon bailer. Following purging, samples were collected using the teflon bailer, placed in appropriate sample containers supplied by the analytical laboratory, labeled, and placed in refrigerated storage for transport to the laboratory under chain-of-custody control. All sampling equipment was thoroughly cleaned with trisodium phosphate detergent and rinsed with distilled water prior to sampling the well. Monitoring well sampling logs and the chain of custody are attached to this report as a part of Appendix I.

III. ANALYTICAL RESULTS

A. Laboratory Procedures

The ground water sample was analyzed by Sequoia Analytical of Redwood City, California. The sample was analyzed for total petroleum hydrocarbons as gasoline using EPA Method 5030/8015; for purgeable aromatic compounds (BTEX) using EPA Method 8020; and for oil and grease (total recoverable petroleum oil) using Standard Method 5520 B&F.

Please note that the "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites" (August 10, 1990) recommends use of Method 5520 C/F for oil and grease analyses of water. This is an infrared method, as opposed to the gravimetric method (5520 B/F) inadvertently utilized in this study. In our opinion, due to the levels detected, the use of the gravimetric method is of minimal significance. The infrared (5520 C/F) method will be utilized in future quarterly sampling rounds.

B. Analytical Results

The results of the chemical analyses are presented on Table 2 and are attached to this report as a part of Appendix I. Analytical results of the August, 1990 sampling by Kaldveer

Associates, Inc, following well installation, are also included. The current analytical results indicate that hydrocarbons as gasoline were detected in the monitoring well at a concentration of 2,000 ppm. The purgeable aromatic compounds benzene, toluene, xylenes and ethylbenzene were detected at concentrations of 7.4, 17, 120, and 28 ppm, respectively. Oil and grease was detected at a concentration of 75 ppm.

It should be noted that floating product was not observed in the initial sounding of the well, although a sheen of oil was observed.

IV. LIMITATIONS

This report has been prepared according to generally accepted geologic and environmental practices. No other warranty, either expressed or implied as to the methods, results, conclusions or professional advice provided is made. The analysis, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our investigation; review of previous reports relevant to the site conditions; and laboratory results from an outside analytical laboratory.

Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes do occur, we should be advised so that we can review our report in light of those changes.

TABLE 1

GROUND WATER ELEVATION DATA
(All Measurements in Feet)

<u>Well Number</u>	<u>Well Top Elevation</u>	<u>Depth to Water</u>	<u>Relative Ground Water Elevation</u>
MW-1	N/A	21.0	N/A

Notes:

(1) N/A = Not Applicable

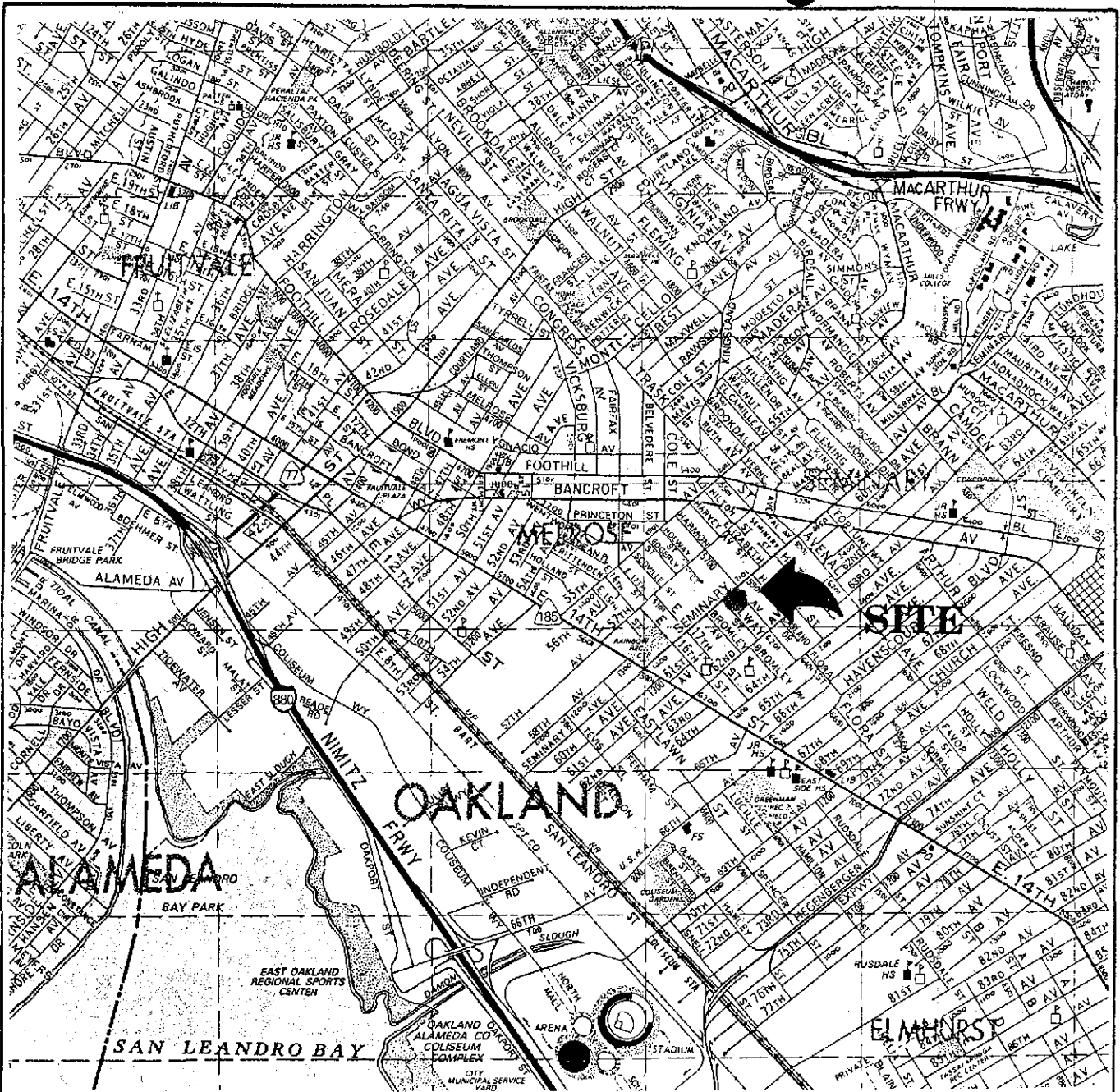
TABLE 2

SUMMARY OF GROUND WATER ANALYSES
(Results reported in parts per million, mg/l)

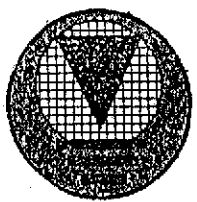
<u>Constituent</u>	<u>MW-1 (8/90) (2)</u>	<u>(1/28/92)</u>	<u>Detection Limit (3)</u>
TPH Gasoline	54	2,800	60
Benzene	3.5	ND	0.6
Toluene	3.2	17	0.6
Xylenes	9.4	120	0.6
Ethylbenzene	1.9	28	0.6
Oil	7.6	75	5

Notes:

- (1) ND - non-detect
- (2) Kaldveer Associates report, September, 1990
- (3) 1/28/92



Base: Thomas Brothers Maps, 1991

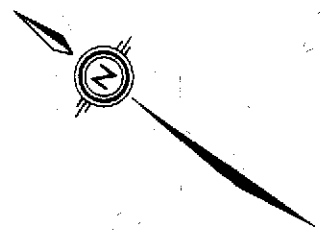
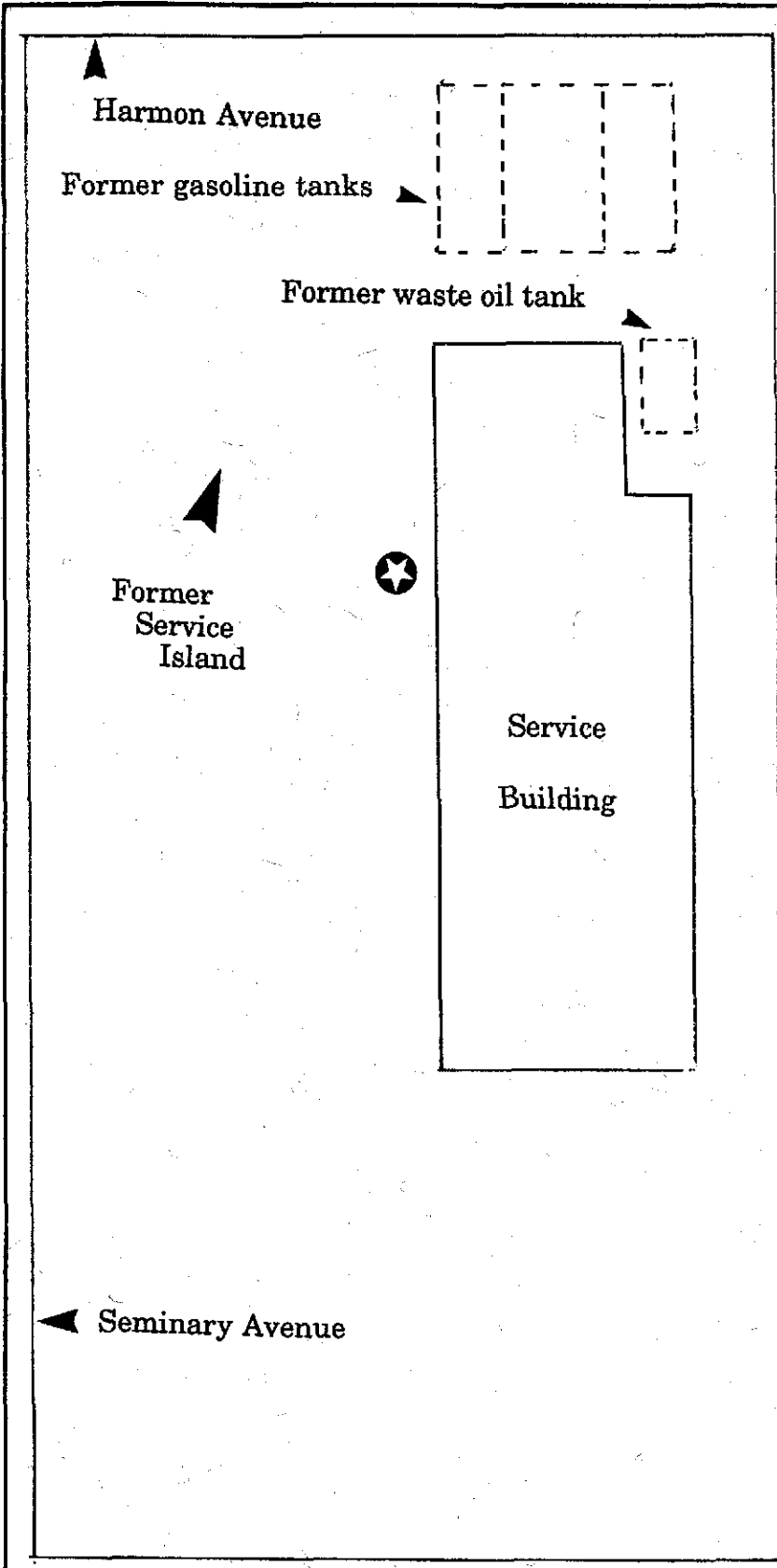


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SITE LOCATION MAP

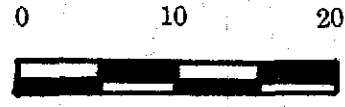
170 Seminary Avenue
 Oakland, California

PROJECT NO.	DATE	Figure 1
E-10-1-019	February, 1992	



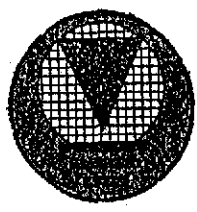
LEGEND

Monitoring Well



Approximate Scale in Feet

Base: Kaldveer Associates, 1990



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WELL LOCATION MAP

1970 Seminary Avenue
 Oakland, California

PROJECT NO.	DATE	Figure 2
E-10-1-019	February, 1992	

APPENDIX I
WATER SAMPLE LOG
CHAIN OF CUSTODY
ANALYTICAL TEST RESULTS



SEQUOIA ANALYTICAL

680 Chesapeake Drive • Redwood City, CA 94063
(415) 364-9600 • FAX (415) 364-9233

Hoexter Consultants 734 Torrey Ct. Palo Alto, CA 94303 Attention: David Hoexter	Well Number: MW#1 Sampled By: D. George / P. Wilk Report ID: 201-4675	Date Sampled: Jan 28, 1992 Time Sampled: 10:15 AM Date Reported: Feb 12, 1992
--	---	---

WELL SAMPLING DATA

PURGE METHOD	SAMPLING METHOD	SAMPLE TYPE	FREE PRODUCT
<u> X </u> Bailer	<u> X </u> Bailer	<u> </u> Composite	<u> </u> Yes
<u> </u> "TRI-LOC"	<u> </u> Pump	<u> X </u> Grab	<u> X </u> No
<u> </u> Purge Pump	<u> </u> Other		<u> </u> centimeters

WELL DATA

Well Depth, ft.	<u> 34.67 </u>
Water Level, ft.	<u> 21.0 </u>
Casing Diam., in.	<u> 2 </u>
1 Casing Volume	<u> 2.242 </u> gallons*

*Casing volume =
(Casing Diameter)² * 0.041 * (Well Depth - Water Level)

Well Volumes	pH	Cond. (μS)	Temp (°C)
1	6.8	1000	18
2	6.8	800	18
3	6.9	800	18
4	6.9	800	18
5			
6			
7			
8			
9			
10			

Comments: Strong gasoline odor; small brown film (oil).

Very little particulate matter.

Well was pressurized.

Cloudy, dark brown color.

SEQUOIA ANALYTICAL


Tod Granicher
Project Manager



SEQUOIA ANALYTICAL

600 Chesapeake Drive • Redwood City, CA 94063
(415) 364-9600 • FAX (415) 364-9233

CHAIN OF CUSTODY REPORT

CLIENT: <u>Hoexter Consultants</u>				REPORT TO: <u>David Hoexter</u>				TURNAROUND TIME:				
ADDRESS:				BILLING TO:				0 HR.				
PHONE:								24 HR.	48 HR.	72 HR.		
PROJECT NAME/SITE:				POH/BILLING REFERENCE:				5 DAY	10 DAY	15 DAY	<input checked="" type="checkbox"/>	
SAMPLER: <u>Don George</u> <u>Pat Wills</u>			DATE: <u>1-28-92</u>			ANALYSIS REQUESTED					REMARKS	SAMPLE NUMBER
SAMPLE ID# / STATION	SAMPLE DESCRIPTION	NUMBER OF CONT.	TYPE CONT.	SAMPLING TIME/DATE		TPH - gcs	SM 530 CBF					
<u>MW #1</u>	<u>wastewater</u>	<u>3</u>	<u>VOC</u>	<u>10:15 / 1-28-92</u>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<u>2014675</u>
<u>↓</u>	<u>↓</u>	<u>1</u>	<u>O&G</u>	<u>10:15 ↓</u>		<input checked="" type="checkbox"/>						
RELINQUISHED BY: <u>Don George</u>				DATE TIME: <u>1-28-92 12:15</u>		RECEIVED BY:				TRAVEL TIME: <u>86 min</u>		
RELINQUISHED BY:				DATE TIME:		RECEIVED BY:				ON SITE TIME: <u>1 hr 7 min</u>		
RELINQUISHED BY:				DATE TIME:		RECEIVED BY: <u>K. Walters</u>				OTHER: -		
						RECEIVED IN LAB BY: <u>1/28/92</u>				WERE SAMPLES: YES <input type="checkbox"/> NO <input type="checkbox"/>		
										PRESERVED ? <input type="checkbox"/>		
										IN GOOD CONDITION? <input type="checkbox"/>		

2
tech
(1)
trained



SEQUOIA ANALYTICAL

680 Chesapeake Drive • Redwood City, CA 94063
(415) 364-9600 • FAX (415) 364-9233

Hoexter Consultants 734 Torreya Ct. Palo Alto, CA 94303 Attention: David Hoexter	Client Project ID: Seminary & Harmon / Oakland Matrix Descript: Water Analysis Method: EPA 5030/8015/8020 First Sample #: 201-4675	Sampled: Jan 28, 1992 Received: Jan 28, 1992 Analyzed: Feb 5, 1992 Reported: Feb 12, 1992
---	---	--

TOTAL PETROLEUM FUEL HYDROCARBONS with BTEX DISTINCTION (EPA 8015/8020)

Sample Number	Sample Description	Low/Medium B.P.			Ethyl	
		Hydrocarbons	Benzene	Toluene	Benzene	Xylenes
		$\mu\text{g/L}$ (opb)	$\mu\text{g/L}$ (ppb)	$\mu\text{g/L}$ (ppb)	$\mu\text{g/L}$ (ppb)	$\mu\text{g/L}$ (ppb)
201-4675	MW#1	3,000,000	2,400	17,000	28,000	120,000

Detection Limits:	60,000	600	600	600	600
-------------------	--------	-----	-----	-----	-----

Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline fuel standard. Analytes reported as N.D. were not present above the stated limit of detection. Because matrix effects and/or other factors required additional sample dilution, detection limits for this sample have been raised.

SEQUOIA ANALYTICAL

Tod Granicher
Project Manager

2014675.HHH <1>



SEQUOIA ANALYTICAL

680 Chesapeake Drive • Redwood City, CA 94063
(415) 364-9600 • FAX (415) 364-9233

Hoexter Consultants
734 Torreya Ct.
Palo Alto, CA 94303
Attention: David Hoexter

Client Project ID: Seminary & Harmon / Oakland
Matrix Descript: Water
Analysis Method: SM 5520 B&F (Gravimetric)
First Sample #: 201-4675

Sampled: Jan 28, 1992
Received: Jan 28, 1992
Extracted: Feb 5, 1992
Analyzed: Feb 6, 1992
Reported: Feb 12, 1992

TOTAL RECOVERABLE PETROLEUM OIL

Sample Number	Sample Description	Oil & Grease mg/L (ppm)
201-4675	MW#1	75

Detection Limits:

5.0

Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL


Tod Granicher
Project Manager

2014675.HHH <2>



SEQUOIA ANALYTICAL

680 Chesapeake Drive • Redwood City, CA 94063
(415) 364-9600 • FAX (415) 364-9233

Hoexter Consultants

Client Project ID: Seminary & Harmon / Oakland

734 Torrey Ct.

Palo Alto, CA 94303

Attention: David Hoexter

QC Sample Group: 201-4675

Reported: Feb 12, 1992


QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl-Benzene	Xylenes	TRPH
---------	---------	---------	---------------	---------	------

Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020	SM 5520 B&F
Analyst:	J. Villar	J. Villar	J. Villar	J. Villar	A.Do/F.Leung
Reporting Units:	µg/L	µg/L	µg/L	µg/L	mg/L
Date Analyzed:	Feb 5, 1992	Feb 5, 1992	Feb 5, 1992	Feb 5, 1992	Feb 5, 1992
QC Sample #:	GBLK020592	GBLK020592	GBLK020592	GBLK020592	BLK020592

Sample Conc.:	N.D.	N.D.	N.D.	N.D.	N.D.
Spike Conc. Added:	10	10	10	30	60
Conc. Matrix Spike:	10	10	10	31	57
Matrix Spike % Recovery:	100	100	100	103	95
Conc. Matrix Spike Dup.:	10	10	10	30	56
Matrix Spike Duplicate % Recovery:	100	100	100	100	95
Relative % Difference:	0.0	0.0	0.0	3.3	0.0

SEQUOIA ANALYTICAL


Tod Granicher
Project Manager

% Recovery:	$\frac{\text{Conc. of M.S.} - \text{Conc. of Sample}}{\text{Spike Conc. Added}} \times 100$
Relative % Difference:	$\frac{\text{Conc. of M.S.} - \text{Conc. of M.S.D.}}{(\text{Conc. of M.S.} + \text{Conc. of M.S.D.}) / 2} \times 100$