

SUPPLEMENTAL
ENVIRONMENTAL TESTING RESULTS
on
OKATA PROPERTY
Ashland Avenue
San Leandro, California

By

TERRARESEARCH, INC.

Project No. E5999
25 April 1989

ALAMEDA COUNTY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS



GEOTECHNICAL ENGINEERS AND GEOLOGISTS

TERRA SEARCH INC.

1580 NORTH FOURTH STREET, SAN JOSE, CALIFORNIA 95112-4676, (408) 453-1180

Project No. E5999
25 April 1989

Citation Builders
2444 Moorpark Avenue, #L100
San Jose, California 95126

Attention: Ms. Kathy Osterreich

Subject: OKATA Property
Ashland Avenue
San Leandro, California
SUPPLEMENTAL ENVIRONMENTAL TESTING RESULTS

Reference 1: Environmental Testing Results
unpublished report for Citation Builders
By TERRASEARCH, INC.
Dated 10 February 1989

2: Phase I Investigation of Subsurface
Contamination
unpublished report, By Terratech, Inc.
Dated 7 April 1989

Gentlemen:

In accordance with your authorization TERRASEARCH, INC. has conducted an Environmental Testing Program to continue to evaluate the extent of contaminants on the subject site (figure 1) as revealed by reference 1. Our program was directed towards investigating the presence of contaminated water under the gas tank excavation and to begin assessing the extent of the lateral migration of fuel oil from the former oil tank location. A preliminary investigation was conducted upon removal of the gas and fuel oil tanks and was documented in reference 1. Included in the present report are descrip-

tions of the environmental sampling program, the logs of the three exploratory borings, a map showing the locations of the borings, a copy of the chain of custody record, and a tabulation of the analytical test results performed by Sequoia Analytical Laboratory in Redwood City. In addition, the tests results, which are the basis on which our opinion is formulated, are appended to this report.

Field Sampling (Gas Tank)

On March 24, with the concurrence of Mr. Lawrence Seto, Hazardous Materials Specialist at the Alameda County Health Agency, the water at the bottom of the gas tank excavation was pumped out of the excavation and stored into a 55 gallon drum. Groundwater was then allowed to accumulate in the excavated pit and was resampled on March 27, 1989. The water sample was collected from the bottom of the pit using a bailer cleaned with TSP and was placed in a 40 ml vial. The vial was inverted to examine for the presence of trapped air; none was found. The sample was double sealed with electrician's tape and placed in a cold container for transport to the analytical laboratory.

Field Sampling (Oil Tank)

In accordance with the California Regional Water Quality Control Board "Guidelines for Addressing Fuel Leaks", TERRARESEARCH, INC. conducted a Field Sampling Program to begin to determine the extent of the lateral migration around the oil tank pit. Our program consisted of the drilling of three borings adjacent to the former fuel oil tank location as shown in figure 2, on March 30, 1989. The drilling was conducted by using a hollow-stem auger with sampling at 5-foot intervals. An additional sample was collected at the depth of three feet (EB-3). All samples were collected in cleaned 4x2 inch diameter brass liners. The liners were then sealed with aluminum foil, capped with inert plastic end caps, sealed with electrician's tape and placed in a cooled container for transport to the analytical laboratory. The borings were backfilled with trimmed cement with 5% bentonite.

Test Procedures

In the analysis for low boiling hydrocarbons in water Sequoia Analytical Laboratory utilized EPA methods 5030, 8015 and 8020. EPA methods 3550 and 8015 were followed in the analysis for high boiling hydrocarbons in soil by Sequoia Analytical Laboratory. Sequoia Analytical Laboratory is a state certified laboratory.

Any compounds would have been detected if it was present at or above the listed limits of detection.

Test Results and Recommendations

The results of the present analytical testing program (Table I) indicate that no further sampling is required for the gas tank excavation. Based upon a test result of "no detection" (ND) for the water sample from the gas tank excavation and the previous ND results in the soils immediately below the gas tank (reference 1), it is the opinion of TERRASEARCH, INC. that the gas tank pit can be backfilled with the native on-site soils removed during the tank excavation.

The results of the soils testing program from the three exploratory borings completed adjacent to the fuel oil tank excavation, and the soils testing from the installation of the two monitoring wells (reference 2), indicate that low levels of contaminants are present in the soils adjacent to the west and north ends of fuel tank pit, and in other areas of the site. A comprehensive, detailed enclosing soil sampling of this tank is not currently possible due to the presence of numerous structures.


As currently required by State Standards a third monitoring well should be constructed. Information obtained from this third well, in conjunction with the previously constructed wells will help in the determination of the groundwater flow direction. Additional wells may be required based upon these results. At the present time, additional soil sampling adjacent to the fuel oil excavation should not be undertaken until the results of the third monitoring well are available.

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Should any unused wells exist on the property, they should be properly abandoned and capped. Records and personnel with knowledge of the site should also be reviewed and contacted with respect to any "unknown", unused wells.


Should you have any questions relating to the contents of this letter or should additional information be required, please contact our office at your convenience.

Reviewed by:


Tom S. Makdissy, G.E.
Principal Engineer

Very truly yours,
TERRARESEARCH, INC.


Walid Naouchi
Staff Engineer


Mark Detterman
Staff Geologist

Copies: 4 to Citation Builders

APPENDIX A

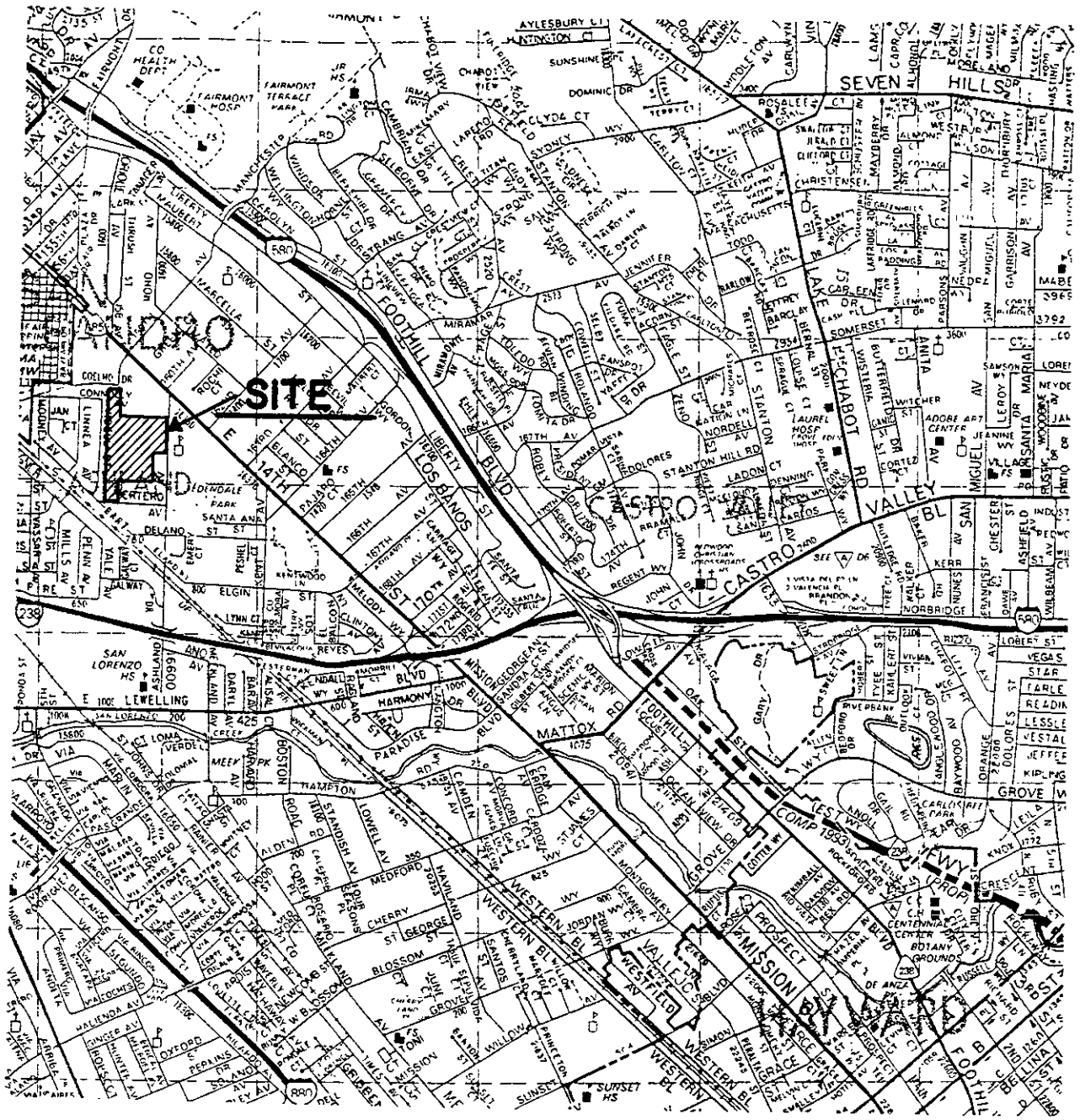
Site Location Map

Fuel Oil Boring Locations

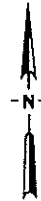
Log of Test Boring

TABLE I

Chain of Custody Records

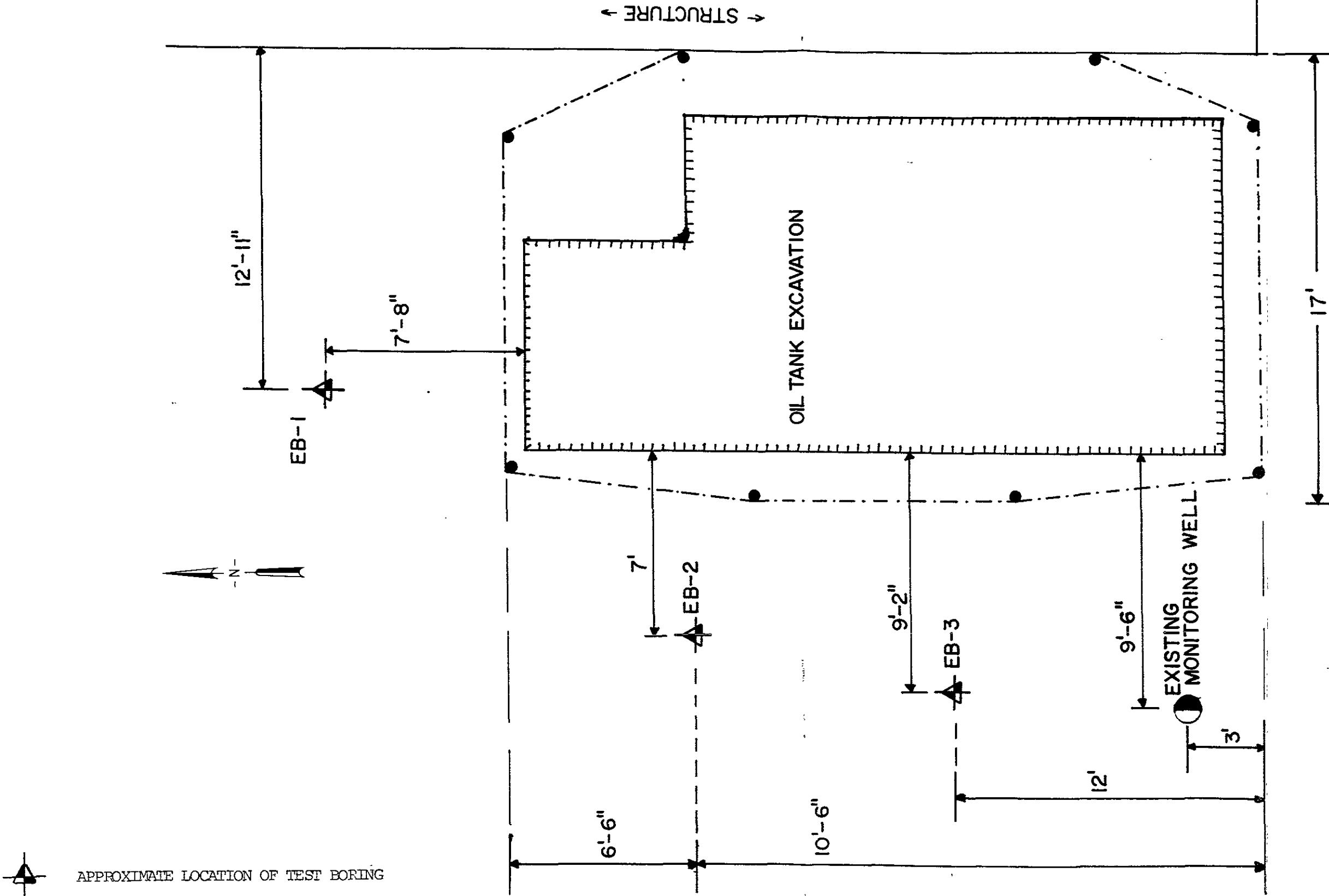


SCALE: 1" = 2200'





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FIGURE NO. 1 - SITE LOCATION










SCALE: 1"=4'

 APPROXIMATE LOCATION OF TEST BORING
 APPROXIMATE LOCATION OF MONITORING WELL







TERRA SEARCH inc.

FIGURE NO. 2-FUEL OIL BORING LOCATIONS

LOGGED BY <u>WJN</u>		DATE DRILLED <u>3-30-89</u>		BORING DIAMETER <u>7"</u>		BORING NO. <u>EB-1</u>			
Depth, ft.	Sample No. and type	Symbol	SOIL DESCRIPTION	Unified Soil Classification	Blows/foot 350 ft.-lbs.	Qu - t. s. f. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	MISC. LAB RESULTS
			Silty CLAY with sand, dark brown, ? product color, slight product odor						High Boiling Hydrocarbons
			Clay Silty SAND, dark brown slight product odor, no product color						
	EB 1-1		(water @ 7')						2.5 ppm
			Silty SAND, light gray, moist, no product odor						
	EB 1-2		Silty CLAY, Dark brown stiff, no product color slight product odor						2.4 ppm
			Stiffer with depth, water encountered in the sampler						
	EB 1-3		Silty CLAY with sand Dark brown, no product color, slight product odor						3.9 ppm
			Boring terminated @ 20'5" Water @ 7'						






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FIGURE NO. 3 LOG OF TEST BORINGS

LOGGED BY <u>WN</u>		DATE DRILLED <u>3-30-89</u>		BORING DIAMETER <u>7"</u>		BORING NO. <u>EB-2</u>			
Depth, ft.	Sample No. and type	Symbol	SOIL DESCRIPTION	Unified Soil Classification	Blows/foot 350 ft-lbs.	Qu - t. s. f. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	MISC. LAB RESULTS
			Silty CLAY with sand, black, ? product color, product odor presence						High Boiling Hydrocarbons
			Silty CLAY, no product color no odor, moist						
	EB 2-1		(water @ 7')						2.6 ppm
			Silty SAND, dark brown, moist, no product color, no odor						
	EB 2-2		Silty CLAY, stiff, dark brown, no product color, slight odor						3.0 ppm
			Boring terminated @ 20' Water @ 7'						4.8 ppm

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FIGURE NO. 4 LOG OF TEST BORINGS

LOGGED BY <u>WN</u>		DATE DRILLED <u>3-30-89</u>		BORING DIAMETER <u>7"</u>		BORING NO. <u>EB-3</u>			
Depth, ft.	Sample No. and type	Symbol	SOIL DESCRIPTION	Unified Soil Classification	Blows/foot 350 ft.-lbs.	Qu - t. s. f. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	MISC. LAB RESULTS
			Silty CLAY with sand, black, product color, odor product present						High Boiling Hydrocarbons
	EB 3-4		Silty CLAY with sand, light brown, no product odor, no product color						3.1 ppm
	EB 3-1		(Water @ 7')						ND
	EB 3-2		Silty CLAY dark brown, stiff, no product color, slight odor						3.2 ppm
	EB 3-3								3.0 ppm
			Boring terminated @ 15'6" Water @ 7'						

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FIGURE NO. 5 LOG OF TEST BORINGS

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TABLE I

List of Detected Substances
(in ppm)

Sample Number	Depth	Low Boiling Hydrocarbon	Benzene	Toluene	Ethyl Benzene	Xylenes	High BP Hydrocarbon
<u>Water</u>							
EGW3	6.5'	ND	ND	ND	ND	ND	
<u>Soil</u>							
EB1.1	5'						2.5
EB1.2	10'						2.4
EB1.3	15'						3.9
EB2.1	5'						2.6
EB2.2	10'						3.0
EB2.3	15'						4.8
EB3.1	5'						ND
EB3.2	10'						3.2
EB3.3	15'						3.0
EB3.4	3'						3.1

ND - Not Detected

CHAIN OF CUSTODY RECORD

PROJ. NO. E 5999		PROJECT NAME ASHLAND AVE SAN LEANDRO				NO OF CON- TAINERS	REMARKS Low Boiling w/BTEX				
SAMPLERS: Signature <i>W. Sabidchi</i>											
STA NO	DATE	TIME	COMP.	GRAB	STATION LOCATION						
EGW3	3-27-89	12 ¹⁹		/	Groundwater Gasoline Tank	1	40 ML	X			
Relinquished by: Signature <i>W. Sabidchi</i>		Date/Time 3-27-89 12 ¹⁹		Received by: Signature <i>Mark E. Dettman</i>		Date/Time 3/27/89 12:20 PM		REMARKS:			
Relinquished by: Signature <i>Mark Dettman</i>		Date/Time 3/28/89 8:30 AM		Received by: Signature <i>Ann E. Osnaugh</i>		Date/Time 3/28/89 8:30 am					
Relinquished by: Signature <i>Ann E. Osnaugh</i>		Date/Time 3/28/89 10:20		Received by: Signature <i>[Signature]</i>		Date/Time 3/28/89 10:20					



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CHAIN OF CUSTODY RECORD

PROJ. NO. E 5999 PROJECT NAME OKATA PROPERTIES
ASHLAND AVE
SAN LEANDRO

NO OF CONTAINERS

REMARKS

SAMPLERS: Signature

W. NADUCHI

WALID NADUCHI

High boiling as final

STA NO	DATE	TIME	COMP.	GRAB	STATION LOCATION
EB1.1 @ 5'	3-30-89	9:15 AM		/	
EB1.2 @ 10'		9:30 AM		/	
EB1.3 @ 15'		9:45 AM		/	
EB2.1 @ 5'		10:20 AM		/	
EB2.2 @ 10'		10:45 AM		/	
EB2.3 @ 15'		11:10 AM		/	
EB3.1 @ 5'		12:10 PM		/	
EB3.2 @ 10'		12:25 PM		/	
EB3.3 @ 15'		12:35 PM		/	
EB3.4 @ 3'		12 NOON		/	

5 Days Turn Around

Relinquished by: Signature
W. NADUCHI

Date/Time
3-31-89
9 AM

Received by: Signature
Ann E. Dosnaugh

Date/Time
3-31-89
9 AM

Relinquished by: Signature
Ann E. Dosnaugh

Date/Time
3-31-89
10:05

Received by: Signature
[Signature]

Date/Time
3-31-89
10:05

Relinquished by: Signature

Date/Time

Received by: Signature

Date/Time

REMARKS:
*All liners / sleeves
To Be returned to
TERRAsearch*



TERRA SEARCH INC.

1580 NORTH FOURTH STREET, SAN JOSE, CALIFORNIA 95112

(408) 453-1180

APPENDIX B

Laboratory Results



SEQUOIA ANALYTICAL

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

Terrasearch, Inc.
1580 North 4th Street
San Jose, CA 95112
Attention: Walid Naouchi

Client Project ID: E5999, Okata Properties, San Leandro
Matrix Descript: Soil
Analysis Method: EPA 3550/8015
First Sample #: 903-3420

Sampled: Mar 30, 1989
Received: Mar 31, 1989
Analyzed: Apr 6, 1989
Reported: Apr 7, 1989

TOTAL PETROLEUM FUEL HYDROCARBONS (EPA 8015)

Sample Number	Sample Description	High B.P. Hydrocarbons mg/kg (ppm)
903-3420	EB1.1	2.5
903-3421	EB1.2	2.4
903-3422	EB1.3	3.9
903-3423	EB2.1	2.6
903-3424	EB2.2	3.0
903-3425	EB2.3	4.8
903-3426	EB3.1	N.D.
903-3427	EB3.2	3.2
903-3428	EB3.3	3.0
903-3429	EB3.4	3.1

Detection Limits:

1.0

High Boiling Point Hydrocarbons are quantitated against a diesel fuel standard.
Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

Arthur G. Burton
Laboratory Director

9033420.TER <1>



SEQUOIA ANALYTICAL

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

Terrasearch, Inc.
1580 North 4th Street
San Jose, CA 95112
Attention: Walid Naouchi

Client Project ID: E5999, Okata Properties, San Leandro
Sample Descript.: Water, EGW3
Analysis Method: EPA 5030/ 8015/8020
Lab Number: 903-2926

Sampled: Mar 27, 1989
Received: Mar 28, 1989
Analyzed: Apr 5, 1989
Reported: Apr 7, 1989

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

Analyte	Detection Limit µg/L (ppb)	Sample Results µg/L (ppb)
Low to Medium Boiling Point Hydrocarbons.....	50.0	N.D.
Benzene.....	0.5	N.D.
Toluene.....	0.5	N.D.
Ethyl Benzene.....	0.5	N.D.
Xylenes.....	0.5	N.D.

*From gas tank pit after
the pit was ~~the~~ recharged*

Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard.
Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

Arthur G. Burton
Laboratory Director