



# Excavation and Sampling Report

for

Milton Price Trust  
801 Buena Vista Avenue  
Alameda, California

prepared by

**Touchstone Developments**  
Environmental Management

A handwritten signature in black ink, appearing to read 'Michael J. Tambroni', written over a horizontal line.

Michael J. Tambroni  
Project Manager

A handwritten signature in black ink, appearing to read 'Marc W. Seeley', written over a horizontal line.

Marc W. Seeley C.E.G. #1014  
Technical Review

September 5, 1994

## INTRODUCTION

This report has been prepared to describe the excavation and sampling activities involved with the removal of petroleum hydrocarbon impacted soil at the property located at 801 Buena Vista Avenue, Alameda, California (Figure 1).

## BACKGROUND

One 250 gallon underground storage tank, formerly containing gasoline, was removed from the property on July 8, 1994. Removal and sampling were performed and documented in a *Tank Removal Activity Report dated August 1994* by SEMCO of San Mateo, California. According to laboratory analytical data from samples collected by SEMCO, hydrocarbon affected soil was encountered in the area of the formerly removed underground storage tank at 1400 parts per million (ppm) gasoline, 4.7 ppm ethylbenzene, and 13 ppm xylenes at a depth of 9 feet below ground surface (bgs). Groundwater was observed at approximately 13 feet bgs according to SEMCO. An additional soil sample was collected from approximately 12.5 feet bgs, and laboratory analysis reported .0064 ppm xylenes (TPH as gasoline, benzene, toluene and ethyl benzene were not detected). Following sample collection, the excavated material was backfilled into the excavation, pending the results of laboratory analysis.

A letter dated July 18, 1994, was sent by Eva Chu, Alameda County Department of Environmental Health (ACDEH), to Mr. Bob Lewis describing the requested additional investigation at the site. On July 25, 1994, a workplan was submitted by Touchstone Developments and approved by ACDEH (*Excavation and Sampling Workplan for Milton Price Trust, 801 Buena Vista Avenue, Alameda, California*).

## PROPOSED SCOPE OF WORK

### Excavation

Excavation was performed by SEMCO, San Mateo, California, under the direction of Touchstone Developments to remove the contaminated backfill material as well as additional soils from the excavation sidewalls containing petroleum hydrocarbons. Barney Chan from the ACDEH was present to observe the collection of samples. Soil samples were collected for laboratory analysis from the excavation sidewalls at depths of 9 feet bgs and 12.5 feet bgs. A grab water sample was collected at approximately 13 feet bgs. Excavation limits were approximately 8 feet wide by 16 feet long by 13.5 feet deep (Figure 2).

## Soil Sampling

A total of 8 soil samples were collected from the excavation sidewalls (Figure 2). Each soil sample was analyzed for Total Petroleum Hydrocarbons calculated as gasoline by EPA Method 8015 Modified, Benzene, Toluene, Ethyl Benzene and Xylenes by EPA Method 8020. Laboratory analytical results were non detected at or above the laboratory detection limit for all of the soil samples. Analytical results are presented in Appendix A.

Soil samples were collected from the back-hoe bucket by removing the top few inches of soil and pushing a clean (2 inch by 6 inch) brass or stainless steel tube into the soil until completely full. Aluminum foil was then placed on each end of the tube followed by plastic end caps. Each sample was labeled, placed into a cooler with ice and delivered to Superior Precision Analytical, Inc., San Francisco, California, a state certified laboratory. Standard chain-of-custody procedures were observed.

## Water Sampling

A grab water sample was collected from the excavation at approximately 13 feet bgs using a pre cleaned 1 liter PVC bailer. Water was decanted using a bottom emptying device into three laboratory supplied 40ml VOAs (preserved with HCl), and one laboratory supplied, unpreserved 1 liter amber glass container. The sample were analyzed for (results are in parenthesis) Total Petroleum Hydrocarbons calculated as gasoline by EPA Method 8015 (*180 ppb*), Benzene (*0.7 ppb*), Toluene (*3.3 ppb*), Ethyl Benzene (*1.3 ppb*) and Xylenes (*2.8 ppb*) by EPA Method 8020 and Total dissolved solids according to EPA Method 160.1 (*510 ppm*). Each sample was labeled, placed into a cooler with ice and delivered to Superior Precision Analytical, Inc., San Francisco, California, a state certified laboratory. Proper chain-of-custody procedures were observed. Analytical results are presented in Appendix A.

## Stockpiled Soil

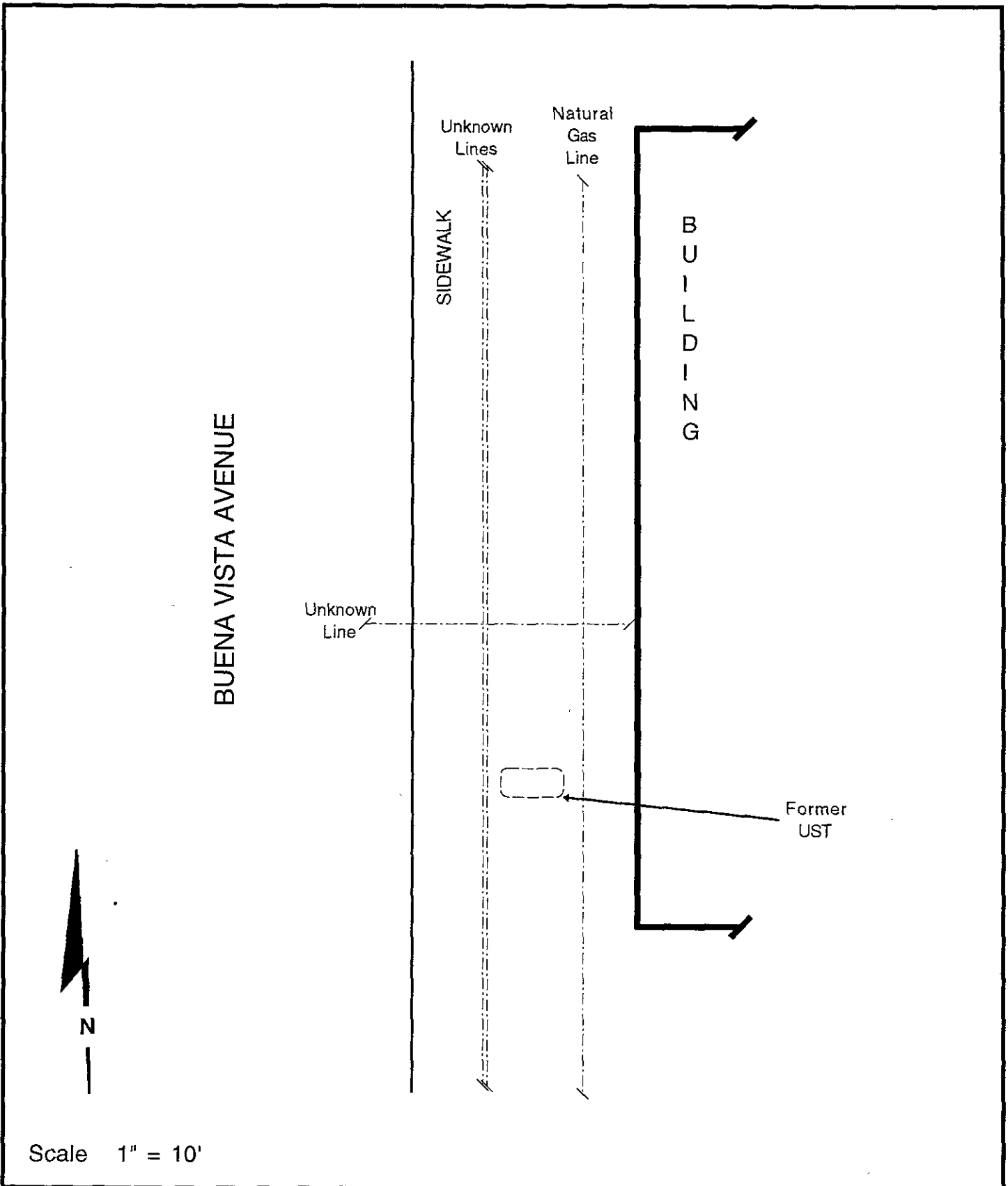
Soils removed during the excavation activities were previously qualified by SEMCO and accepted for disposal at Remco Recycling Inc., in Richmond, California. Approximately 95 tons of soil was excavated and transported by Richard Hamilton Trucking, Modesto to Remco Recycling Inc. Copies of the non-hazardous materials manifests are provided in Appendix B. The excavation was backfilled with clean imported fill material.

## Conclusions and Recommendations

Based on the laboratory analytical results and field observations, we believe that the levels of Total Petroleum Hydrocarbons calculated as gasoline and BTEX reported in the groundwater are the result of the contaminated soil previously placed back into the excavation following tank removal and the removal of such soil during over-excavation. Soil samples collected at the time of the tank removal and during over-excavation activities indicate no significant migration of contamination into the capillary fringe, at approximately 12.5 feet bgs, has occurred and that all soils containing petroleum hydrocarbons have been removed.

We do not believe that the levels of petroleum hydrocarbons detected in the groundwater located in the excavation, have migrated significantly from the formerly removed tank. We also believe that the low levels detected do not pose a significant risk to groundwater quality. We recommend that this site be considered for case closure by the Alameda County Department of Environmental Health.

# Figures



Scale 1" = 10'



**Touchstone  
Developments**  
Environmental Management

**Site Plan**  
**801 Buena Vista Ave.**  
**Alameda, California**

**Figure 1**

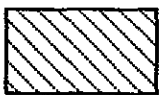
8-3-94

mjt

Project Number 94-12

**LEGEND**

● OX-6-9'  
OX-4-12.5' SAMPLE LOCATION

 EXCAVATION LIMITS

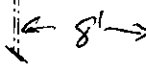
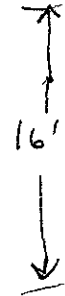
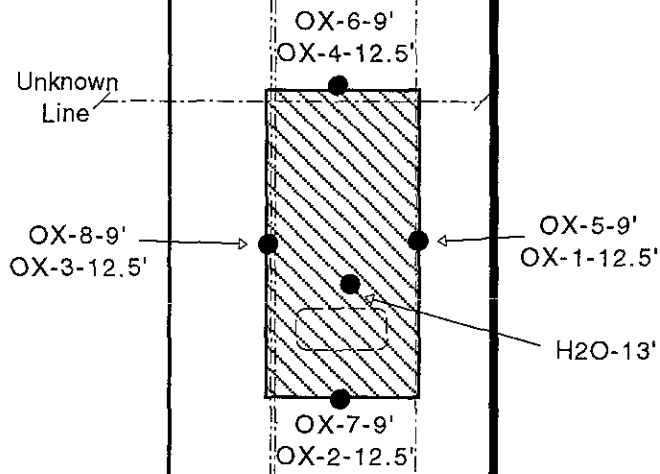
BUENA VISTA AVENUE

SIDEWALK

Unknown Lines

Natural Gas Line

B  
U  
I  
L  
D  
I  
N  
G



Scale 1" = 10'



Site Plan /  
Sampling Locations  
801 Buena Vist Ave.  
Alameda, California

Figure 2

8-3-94	mit
Project Number 94-12	

# Appendix A





# Superior Precision Analytical, Inc.

A member of ESSCON Environmental Support Service Consortium

TOUCHSTONE  
Attn: MICHAEL TAMBRONI

Project 94-12  
Reported 02-August-1994

ANALYSIS FOR GASOLINE, BENZENE, TOLUENE, ETHYLBENZENE, AND XYLENES  
by EPA SW-846 Methods 5030/8015M/8020.

## Chronology

Laboratory Number 58496

Identification	Sampled	Received	Extracted	Analyzed	Run #	Lab #
H2O-13'	07/26/94	07/27/94	07/29/94	07/29/94		1
OX-1-12.5'	07/26/94	07/27/94	08/01/94	08/01/94		2
OX-2-12.5'	07/26/94	07/27/94	08/01/94	08/01/94		3
OX-3-12.5'	07/26/94	07/27/94	08/01/94	08/01/94		4
OX-4-12.5'	07/26/94	07/27/94	08/01/94	08/01/94		5
OX-5-9'	07/26/94	07/27/94	08/01/94	08/01/94		6
OX-6-9'	07/26/94	07/27/94	08/01/94	08/01/94		7
OX-7-9'	07/26/94	07/27/94	08/01/94	08/01/94		8
OX-8-9'	07/26/94	07/27/94	08/01/94	08/01/94		9



# Superior Precision Analytical, Inc.

A member of ESSCON Environmental Support Service Consortium

TOUCHSTONE  
Attn: MICHAEL TAMBRONI

Project 94-12  
Reported 02-August-1994

## ANALYSIS FOR GASOLINE, BENZENE, TOLUENE, ETHYLBENZENE, AND XYLENES

Laboratory Number	Sample Identification	Matrix
58496- 1	H2O-13'	Water
58496- 2	OX-1-12.5'	Soil
58496- 3	OX-2-12.5'	Soil
58496- 4	OX-3-12.5'	Soil
58496- 5	OX-4-12.5'	Soil
58496- 6	OX-5-9'	Soil
58496- 7	OX-6-9'	Soil
58496- 8	OX-7-9'	Soil
58496- 9	OX-8-9'	Soil

### RESULTS OF ANALYSIS

Laboratory Number:	58496- 1	58496- 2	58496- 3	58496- 4	58496- 5
Gasoline_Range:	180	ND<1	ND<1	ND<1	ND<1
Benzene:	0.7	ND<.005	ND<.005	ND<.005	ND<.005
Toluene:	3.3	ND<.005	ND<.005	ND<.005	ND<.005
Ethyl Benzene:	1.3	ND<.005	ND<.005	ND<.005	ND<.005
Total Xylenes:	2.8	ND<.005	ND<.005	ND<.005	ND<.005
Concentration:	ug/L	mg/kg	mg/kg	mg/kg	mg/kg
-- Surrogate % Recoveries --					
Trifluorotoluene (SS):	114	99	100	102	100

Laboratory Number:	58496- 6	58496- 7	58496- 8	58496- 9
Gasoline_Range:	ND<1	ND<1	ND<1	ND<1
Benzene:	ND<.005	ND<.005	ND<.005	ND<.005
Toluene:	ND<.005	ND<.005	ND<.005	ND<.005
Ethyl Benzene:	ND<.005	ND<.005	ND<.005	ND<.005
Total Xylenes:	ND<.005	ND<.005	ND<.005	ND<.005
Concentration:	mg/kg	mg/kg	mg/kg	mg/kg
-- Surrogate % Recoveries --				
Trifluorotoluene (SS):	111	103	102	102



# Superior Precision Analytical, Inc.

A member of ESSCON Environmental Support Service Consortium

## ANALYSIS FOR GASOLINE, BENZENE, TOLUENE, ETHYLBENZENE, AND XYLENES Quality Assurance and Control Data - Water

Laboratory Number 58496

Compound	Method Blank (ug/L)	RL (ug/L)	Spike Recovery (%)	Limits (%)	RPD (%)
Gasoline_Range:	ND<50	50	109/103	61-134	6%
Benzene:	ND<0.5	0.5	109/91	60-135	18%
Toluene:	ND<0.5	0.5	94/89	60-135	5%
Ethyl Benzene:	ND<0.5	0.5	91/86	60-135	6%
Total Xylenes:	ND<0.5	0.5	98/92	60-135	6%

### Definitions:

ND = Not Detected

RPD = Relative Percent Difference

RL = Reporting Limit

ug/L = Parts per billion (ppb)

QC File No. 58496



# Superior Precision Analytical, Inc.

A member of ESSCON Environmental Support Service Consortium

## ANALYSIS FOR GASOLINE, BENZENE, TOLUENE, ETHYLBENZENE, AND XYLENES Quality Assurance and Control Data - Soil

Laboratory Number 58496

Compound	Method Blank (mg/kg)	RL (mg/kg)	Spike Recovery (%)	Limits (%)	RPD (%)
Gasoline_Range:	ND<1	1	121/124	55-139	2%
Benzene:	ND<.005	.005	90/90	67-141	0%
Toluene:	ND<.005	.005	90/93	67-141	3%
Ethyl Benzene:	ND<.005	.005	85/85	67-141	0%
Total Xylenes:	ND<.005	.005	92/94	67-141	2%

### Definitions:

ND = Not Detected

RPD = Relative Percent Difference

RL = Reporting Limit

mg/kg = Parts per million (ppm)

QC File No. 58496

*Cecilia Joaquin 8/3/94*  
 Senior Chemist  
 Account Manager



# Superior Precision Analytical, Inc.

A member of ESSCON Environmental Support Service Consortium

## C E R T I F I C A T E   O F   A N A L Y S I S

Laboratory No.: 58496  
Client : TOUCHSTONE  
Client job No.: 94-12

Date received : 07/27/94  
Date reported : 07/31/94

### TOTAL DISSOLVED SOLIDS BY EPA METHOD 160.1

Lab Sample ID	Date Sampled	Date Analyzed	Analyte	Conc.	RL	Unit
1 H2O-13'	07/26/94	07/29/94	TDS	510	10	mg/L
QC METHOD BLANK	Water	07/29/94	TDS	ND	10	mg/L

mg/L = parts per million (ppm)  
ND = Not Detected  
NA = Not Applicable  
RL = Reporting Limit

*Cecilia G. Paquin* 8/3/94  
Senior Chemist  
Account Manager

5496

# CHAIN-OF-CUSTODY-RECORD



**Touchstone Developments**  
Environmental Management  
684 30th Avenue  
San Francisco, CA 94121  
415-386-8791

Project Number 94-12  
Project Address 801 BUENA VISTA AVE  
ALAMEDA CA  
Project Manager Michael Tambroni  
Phone (415) 386-8791 Fax (415) 386-8791

Laboratory Superior Precision Analytical Inc.  
Samples Collected By Michael Tambroni  
Collection Date 7-26-94  
Signature [Signature]

Sample ID	Lab Sample #	# of Containers	S=soil W=water	C=composite D=discrete G=grab	Time	Iced(yes or no)	TPH Gas + BTXE 8015 +8020	TPH Diesel 8015	Oil & Grease 5520	8010	8270	Metals Ca,Cr,Pb,Zn,Ni	Organic Lead	TOTAL DISSOLVED SOLIDS	Remarks
H2O-13'			W		1520		X							X	
OX-1-12.5'			S		1532		X								
OX-2-12.5'			S		1537		X								
OX-3-12.5'			S		1545		X								
OX-4-12.5'			S		1633		X								
OX-5-9'			S		1637		X								
OX-6-9'			S		1641		X								
OX-7-9'			S		1648		X								
OX-8-9'			S		1651		X								

Case initial: OTJ  
 Samples Stored in ice: Yes 20C  
 Properly sealed containers: Yes  
 Samples preserved: Yes for water  
 Samples without headspace: Yes  
 Comments: \_\_\_\_\_

Relinquished By <u>[Signature]</u>	Organization <u>TD</u>	Date/Time <u>7-27-94 1500</u>	Relinquished By <u>Silvophane Kim</u>	Organization <u>ADCO</u>	Date/Time <u>7-27-94 300</u>	Turn Around Time 24 hour 48 hour 72 hour <u>5 day</u>
Relinquished By <u>Silvophane Kim</u>	Organization <u>ADCO</u>	Date/Time <u>7/27/94 4:20</u>	Relinquished By <u>Cecil</u>	Organization _____	Date/Time _____	
Relinquished By _____	Organization _____	Date/Time _____	Received for Laboratory/By <u>Cecilia Joaguo</u>	Organization _____	Date/Time <u>7/27/94 4:20 pm</u>	

# Appendix B



REMEDIAL ENVIRONMENTAL MARKETING, INC.  
 2717 GOODRICK AVE.  
 RICHMOND, CA 94801  
 (510) 237-5866

SEMCO

JUL 30 1994

Received

# Invoice

DATE	INVOICE #
28 Jul 94	1585

**BILL TO:**

SEMCO  
 1741 LESLIE ST.  
 SAN MATEO, CA.  
 94402

**SHIP TO:**

SEMCO  
 2717 GOODRICK AVE.  
 RICHMOND, CA  
 94801

*Bob Lewis*

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
94-3792	NET 15 DAYS	SH	26 Jul 94	TRUCK	ALAMEDA	S-208
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
94.88		TONS CONTAMINATED SOIL 7/26/94				

**TOTAL**

BALANCE DUE:



7/26/94

REMCO  
JUL 30 1994  
received

REMCO TRUCK NUMBER	SCALE TIME IN	LOG GROSS WEIGHT	TARE WEIGHT	NET WEIGHT	JOB NUM	TONS LOAD	BILL OF LADING #
930	1220	88,990	33,540	55.450	S208	27.73	94030
960	1039	72,670	32.930	39.740	S208	19.87	94029
960	137	79,490	32.930	46.560	S208	23.28	94031
930	948	81,550	33.540	48.010	S208	24.00	94028
0	0	0	0	0	0	0.00	0
0	0	0	0	0	0	0.00	0
0	0	0	0	0	0	0.00	0
0	0	0	0	0	0	0.00	0

322700.0    132940.0    189760.0    94.88

TOTAL GROSS    TOTAL TARE    TOTAL NET WEIGHT    TOTAL TONS

# NON-HAZARDOUS

SEMCO

JUL 30 1994

34028

RECEIVED

## MATERIALS MANIFEST

### GENERATOR

Site Address \_\_\_\_\_  
Mailing \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ Contact: \_\_\_\_\_

### TRANSPORTER

Address \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ Contact: \_\_\_\_\_

I hereby certify that the above named material was picked up at the generator site listed above.

Driver Name: \_\_\_\_\_ Signature \_\_\_\_\_  
Truck No. \_\_\_\_\_ Ship Date: \_\_\_\_\_  
Time of Pick-Up: \_\_\_\_\_ Time of Delivery: \_\_\_\_\_

### Consultant/Owner

Address \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ Contact: \_\_\_\_\_

I hereby certify that the above named material is consistent with the information presented in the Waste Characterization Form and Contaminated Soil Description Form, and has been properly described, classified and packaged, and is in proper condition for transport according to applicable regulation.

Name \_\_\_\_\_ Date: \_\_\_\_\_

### Recycling Facility

REMEDIAL ENVIRONMENTAL MARKETING CO. INC.  
2717 GOODRICK AVENUE RICHMOND, CA 94801

RECEIVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
Control No: \_\_\_\_\_

A COPY OF THIS SHEET MUST ACCOMPANY EVERY LOAD, AND MUST BE SUBMITTED AT THE GATE FOR ENTRY. ALL LOADS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE. DELIVERIES MUST BE SCHEDULED ON A DAILY BASIS. ANY UNSCHEDULED LOADS MAY BE REFUSED AT THE GATE.

**NON-HAZARDOUS**

SEMCO 34129  
JUL 30 1994  
RECEIVED

**MATERIALS MANIFEST**

**GENERATOR**

Site Address: 511 ...  
Mailing: ...  
Phone: (415) 264-4116 Contact: ...

**TRANSPORTER**

Address: 1736 ...  
Phone: (578) 578-... Contact: Scott

I hereby certify that the above named material was picked up at the generator site listed above.

Driver Name: Kevin Kelly Signature: Kevin Kelly  
Truck No. 900 Ship Date: 7-30-94  
Time of Pick-Up: 9:30 AM Time of Delivery: 10:40 AM

**Consultant/Owner**

Address: 1741 ...  
Phone: (415) 572-3033 Contact: ...

I hereby certify that the above named material is consistent with the information presented in the Waste Characterization Form and Contaminated Soil Description Form, and has been properly described, classified and packaged, and is in proper condition for transport according to applicable regulation.

Name: ... Date: 7/31/94

**Recycling Facility**

REMEDIAL ENVIRONMENTAL MARKETING CO. INC.  
2717 GOODRICK AVENUE RICHMOND, CA 94801

RECEIVED BY: ...  
DATE: ...  
Control No: ...

A COPY OF THIS SHEET MUST ACCOMPANY EVERY LOAD, AND MUST BE SUBMITTED AT THE GATE FOR ENTRY. ALL LOADS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE. DELIVERIES MUST BE SCHEDULED ON A DAILY BASIS. ANY UNSCHEDULED LOADS MAY BE REFUSED AT THE GATE.

NON-HAZARDOUS

SEMCO

94030

JUL 30 1994

RECEIVED

MATERIALS MANIFEST

GENERATOR

Site Address: 1741 Lehigh Street, San Francisco, CA
Mailing: 1741 Lehigh Street, San Francisco, CA 94113
Phone: (415) 334-3460 Contact: Bob L...

TRANSPORTER

Address: 1736 Palmdale
Phone: (578) 41111 Contact: Riey H...

I hereby certify that the above named material was picked up at the generator site listed above.

Driver Name: Bob L... Signature: Bob L...
Truck No: 23 Ship Date: 07 26 94
Time of Pick-Up: Time of Delivery:

Consultant/Owner

Address: 1741 Lehigh Street, San Francisco, CA
Phone: (415) 572-8022 Contact: Chuck K...

I hereby certify that the above named material is consistent with the information presented in the Waste Characterization Form and Contaminated Soil Description Form, and has been properly described, classified and packaged, and is in proper condition for transport according to applicable regulation.

Name: Chuck K... Date: 7/26/94

Recycling Facility

REMEDIAL ENVIRONMENTAL MARKETING CO. INC.
2717 GOODRICK AVENUE RICHMOND, CA 94801

RECEIVED BY: [Signature]
DATE:
Control No:

A COPY OF THIS SHEET MUST ACCOMPANY EVERY LOAD, AND MUST BE SUBMITTED AT THE GATE FOR ENTRY. ALL LOADS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE. DELIVERIES MUST BE SCHEDULED ON A DAILY BASIS. ANY UNSCHEDULED LOADS MAY BE REFUSED AT THE GATE.

NON-HAZARDOUS

SEMCO

94031

JUL 30 1994

Received

MATERIALS MANIFEST

GENERATOR

Bob Lewis - Attorney for Price Trust

Site Address 801 Puena Vista Ave - Alameda, CA
Mailing 499 Spruett Ct. # 362, Berkeley, CA 94603
Phone: ( ) 415 364-2400 Contact: Bob Lewis

TRANSPORTER

Rich Hamilton Trucking

Address 1336 Pauline Ave Modesto Ca. 95358
Phone: (916) 578-4100 Contact: Scott

I hereby certify that the above named material was picked up at the generator site listed above.

Driver Name: Kevin Kelley Signature: Kevin Kelley
Truck No. 960 Ship Date: 7-26-94
Time of Pick-Up: 12:40 Time of Delivery: 1:35

Consultant/Owner

SEMCO - CONTRACTOR FOR WORK

Address 1741 Leslie St.
SAN MATEO CA 94402
Phone: ( ) 415 572 8033 Contact: Chuck Kwon

I hereby certify that the above named material is consistent with the information presented in the Waste Characterization Form and Contaminated Soil Description Form, and has been properly described, classified and packaged, and is in proper condition for transport according to applicable regulation.

Name: [Signature] Date: 7/26/94

Recycling Facility

REMEDIAL ENVIRONMENTAL MARKETING CO. INC.
2717 GOODRICK AVENUE RICHMOND, CA 94801

RECEIVED BY: [Signature]
DATE:
Control No:

A COPY OF THIS SHEET MUST ACCOMPANY EVERY LOAD, AND MUST BE SUBMITTED AT THE GATE FOR ENTRY. ALL LOADS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE. DELIVERIES MUST BE SCHEDULED ON A DAILY BASIS. ANY UNSCHEDULED LOADS MAY BE REFUSED AT THE GATE.