

File No. 10-93-570-ST

ENVIRONMENTAL  
PROTECTION

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11:55 am, Feb 29, 2008

Alameda County  
Environmental Health

**REMEDIAL EXCAVATION ACTIVITIES  
AND SOIL SAMPLING AT THE PROPERTY  
LOCATED AT 525 98TH AVENUE  
OAKLAND, CALIFORNIA  
MAY 1, 1996**

**PREPARED FOR:  
MR. NISSAN SAIDIAN  
5733 MEDALLIAN COURT  
CASTRO VALLEY, CALIFORNIA 94552**

**BY:  
SOIL TECH ENGINEERING, INC.  
1761 JUNCTION AVENUE  
SAN JOSE, CALIFORNIA 95112**

**SOIL TECH ENGINEERING, INC.**

File No. 10-93-570-ST

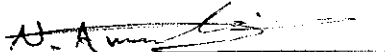
The findings of this report are based on the results of an independent laboratory and are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or the works of man on this property or adjacent properties.


This report is issued with the understanding that it is the responsibility of the owner or his representative to ensure that the information and recommendations contained herein are called to the attention of the Local Environmental Agency.

If you have any questions or require additional information, please feel free to contact our office at (408) 441-1881.

Sincerely,

SOIL TECH ENGINEERING, INC.

  
NOORI AMELI  
PROJECT ENGINEER

  
LAWRENCE KOO, P. E.  
C. E. #34928

FRANK HAMEDI-FARD  
GENERAL MANAGER

SOIL TECH ENGINEERING, INC.

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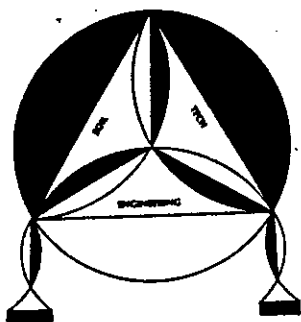
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PRIORITY ENVIRONMENTAL LABS ANALYTICAL REPORTS AND CHAIN-OF-CUSTODY

# SOIL TECH ENGINEERING

Environmental and Geological Engineers

1761 JUNCTION AVENUE, SAN JOSE, CA 95112 (408) 441-1881



May 1, 1996

File No. 10-93-570-ST

Mr. Nissan Saidian  
5733 Medallian Court  
Castro Valley, California

**SUBJECT:** REMEDIAL EXCAVATION ACTIVITIES AND  
SOIL SAMPLING AT THE PROPERTY  
Located at 525 98th Avenue, in  
Oakland, California

Dear Mr. Saidian:

The following report describes remedial excavation activities and analytical results for soil samples collected on January 22 and 29, 1996, at the property located at 525 98th Avenue, in Oakland, California (Figure 1). This work was conducted by Soil Tech Engineering, Inc. (STE) in response to a request from Ms. Eva Chu of Alameda County Department of Environmental Health--Hazardous Material Division (ACDEH-HMD) in a letter dated January 19, 1996.

## **BACKGROUND:**

The site is located on the northwest side of 98th Avenue between Maddux Drive and Edes Avenue in Oakland, California. The site was formerly used as a gasoline service station. When the

current owner purchased the property in May 1986, it was not in operation as a service station. In December 1993, Alpha Geo Services (AGS) removed a 550 gallon waste oil tank, a 4,000 gallon and a 6,000 gallon gasoline tanks. The three tanks were properly manifested and transported by Erickson, Inc. to their facility in Richmond. In addition, the fuel product lines and pump islands were excavated. Soil Tech Engineering, Inc. (STE) was retained by Mr. Nissan Saidian, the current owner of the property, to conduct soil sampling below the former UST's and fuel product lines. Seven soil samples were collected, four from the gasoline tank excavation at approximately 12 feet below grade, one from the waste oil tank excavation at approximately 8 feet below grade and two from the fuel product line excavation at approximately 2 and 3 feet below grade. All sampling was conducted under the supervision of Alameda County Health Department inspector Ms. Eva Chu. Elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) ranging from 230 milligrams per kilogram (mg/Kg) to 12,000 mg/Kg, and BTEX were detected in the soil samples collected from the gasoline UST excavation. The detail of the soil sampling is described in the STE's report dated January 5, 1994.

Since TPHg and BTEX concentrations were detected in soil samples collected from beneath the removed tanks, Alameda County Health Care Services Agency (ACHCSA) requested additional investigation to determine the extent of soil and groundwater contamination in a letter dated January 14, 1994.

STE was retained by Mr. Saidian to conduct additional investigation as requested by ACHCSA. A work plan, dated April 27, 1994, was prepared describing the scope of work which included drilling and installation of three shallow monitoring wells (STMW-1 to STMW-3), well development, soil and water sampling, laboratory analysis and preparation of a technical report. The drilling and installation of three monitoring wells (STMW-1 to STMW-3) were conducted in March 1995. Soil sample results from the borings detected low levels TPHg and BTEX in four out of twelve soil samples. Low levels of TPHg and BTEX were also detected in the water samples. The detail of the additional investigation is described in STE's report dated April 19, 1995.

**FIELD ACTIVITIES:**

The objectives of the remedial activities for the site were to characterize the existing stockpile and excavate potentially contaminated soil from the former tanks area to extent practical. These objectives were based on the results of the initial soil sampling and additional investigation as described in STE's report dated April 19, 1995.

On January 22, 1996, five discrete soil samples were taken from the on-site stockpiled soil. Sampling was conducted under supervision and direction of Ms. Eva Chu of ACDEH-HMD.

A week later on January 29, 1996, the pit was over-excavated to remove potentially hydrocarbon contaminated soil. Confirmatory

soil samples were collected within the pit, and from the new stockpile which was generated from over-excavation. Due to risen groundwater (approximately 7 feet below grade) in comparison to the date of initial soil sampling from the removed UST (December 1993), side-wall soil samples from the pit were collected at approximately 7 feet below grade. Figure 2 shows locations of the soil samples and excavated areas.

Based on the results of laboratory and our field observations, the pit was backfilled with clean imported soil along with clean aerated stockpiled soil.

**SOIL SAMPLING PROCEDURES:**

Confirmatory soil samples were collected in clean brass tubes by using a hand sampler. After collecting the desired soil samples, the soil sample tubes were capped and sealed. The samples were then labeled and placed into a chilled cooler under strict chain-of-custody protocol. Collected soil samples were submitted to a state-certified laboratory for analysis.

**LABORATORY ANALYSES:**

Soil samples collected from stockpile and excavation areas on January 22 and 29, 1996, were submitted to a state-certified laboratory. Soil samples were analyzed for TPHg using EPA Methods 5030/8015 and BTEX using EPA Method 8020. Analytical laboratory reports are included in Appendix "C".



**ANALYTICAL RESULTS:**

TPHg and BTEX concentrations were below laboratory detection limit in all of the samples. Analytical results are summarized in Table 1.

**DISCUSSION:**

Analytical results for soil samples collected from the side-walls of the excavation indicated that the majority of petroleum-affected soil has been removed to the extent feasible from the vicinity of the removed UST.

**RECOMMENDATIONS:**

STE recommends no further excavation on the site is necessary at this time, unless it is required by the regulatory agencies. However, STE recommends the continuation of the quarterly ground-water monitoring.

A copy of this report must be submitted to Alameda County Health Care Services Agency (ACHCSA).

**LIMITATIONS:**

Any recommendations that were made in this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the excavation.

File No. 10-93-570-ST

A P P E N D I X "A"

SOIL TECH ENGINEERING, INC.

**TABLE 1**  
**SUMMARY OF SOIL SAMPLES RESULTS**  
**IN**  
**MILLIGRAMS PER KILOGRAM (mg/Kg)**

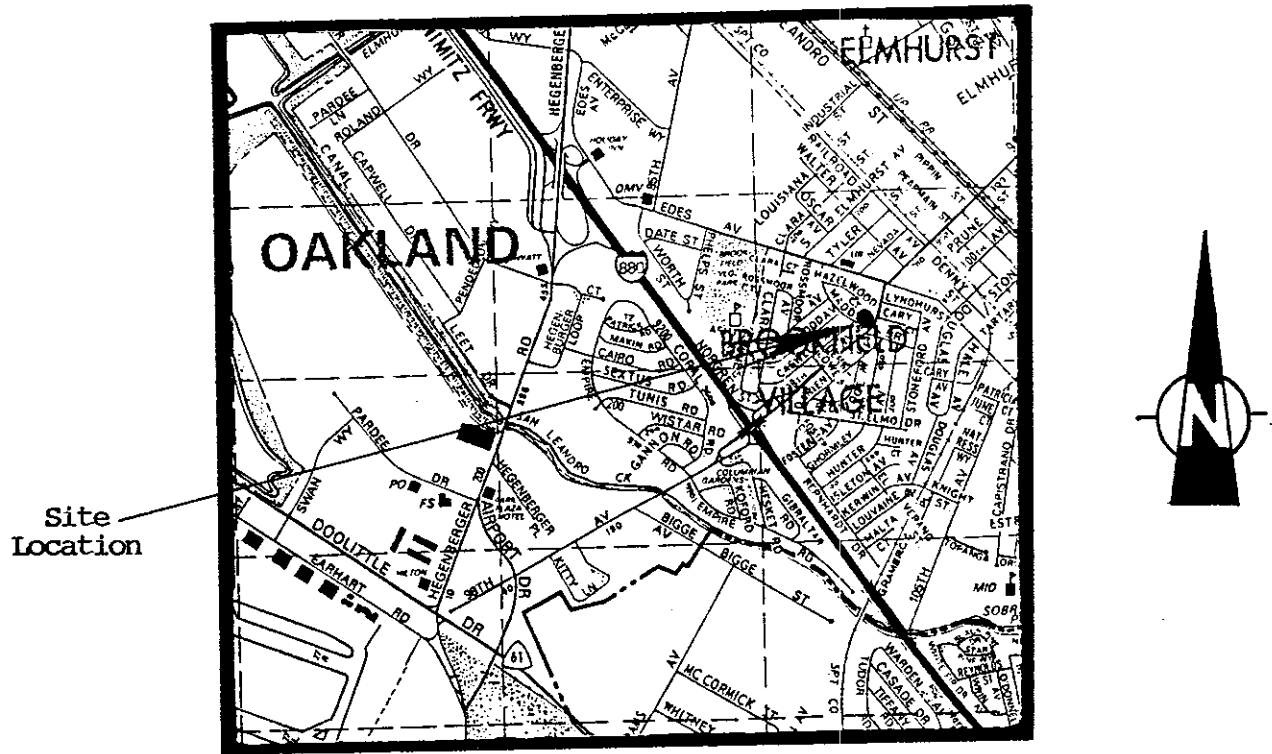
Date	Sample No.	TPHg	B	T	E	X
1/22/96	SP-1	ND	ND	ND	ND	ND
	SP-2	ND	ND	ND	ND	ND
	SP-3	ND	ND	ND	ND	ND
	SP-4	ND	ND	ND	ND	ND
	SP-5	ND	ND	ND	ND	ND
1/29/96	SP-6	ND	ND	ND	ND	ND
	S-1-7	ND	ND	ND	ND	ND
	S-2-7	ND	ND	ND	ND	ND
	S-3-7	ND	ND	ND	ND	ND
	S-4-7	ND	ND	ND	ND	ND

TPHg - Total Petroleum Hydrocarbons as gasoline  
 BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes  
 ND - Not Detected (Below Laboratory Detection Limit)

File No. 10-93-570-ST

A P P E N D I X "B"

SOIL TECH ENGINEERING, INC.



Thomas Brothers Map 1993 Edition  
San Francisco, Alameda  
and Contra Costa Counties

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Figure 1

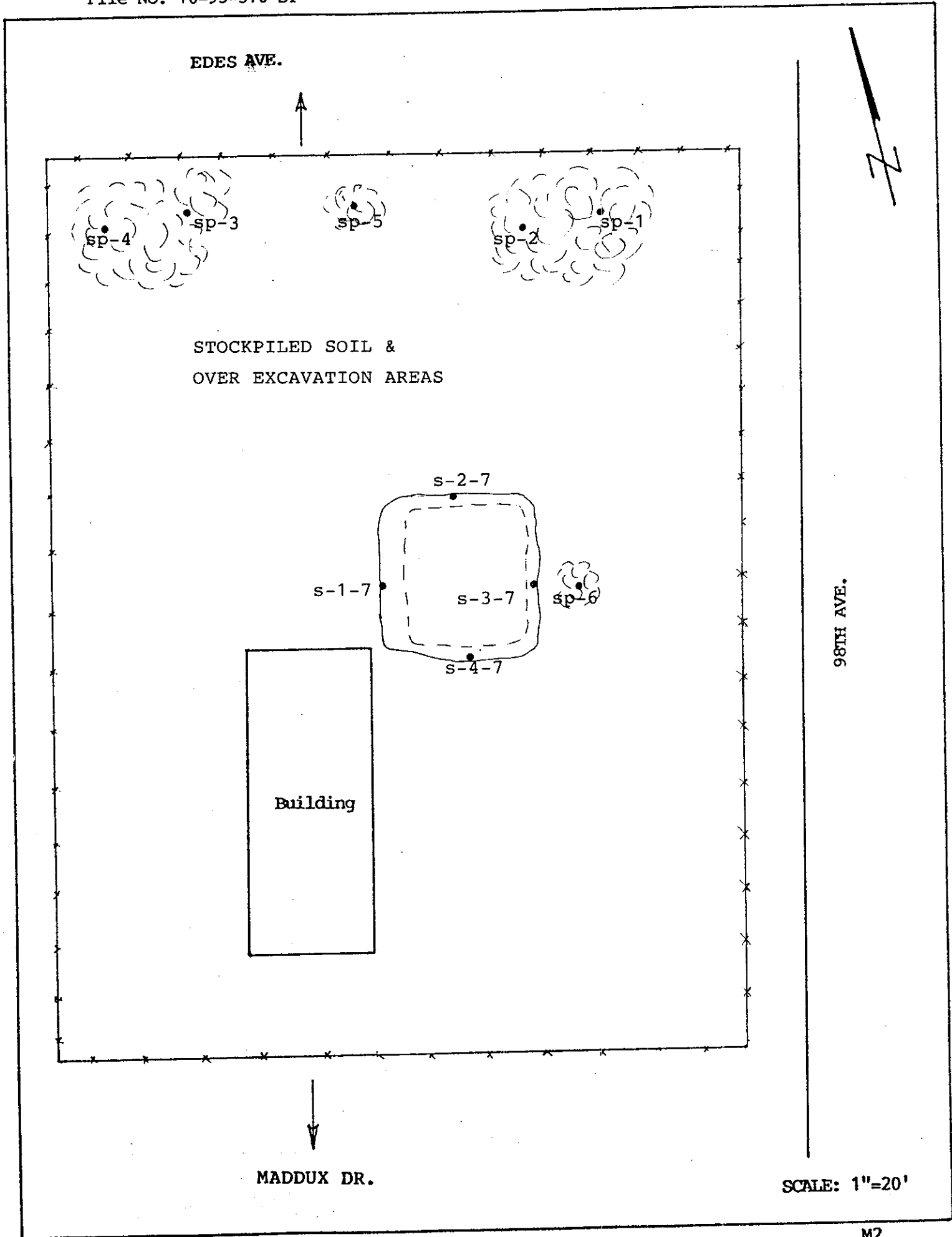


Figure 2



# PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

January 25, 1996

PEL # 9601050

SOIL TECH ENGINEERING

Attn: Noori Ameli

Re: Five soil samples for Gasoline/BTEX analysis.

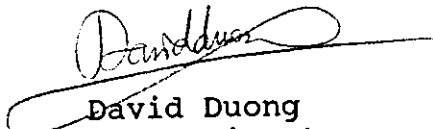
Project name: 525 98th Ave., - Oakland  
Project number: 10-93-570-ST

Date sampled: Jan 22, 1996  
Date extracted: Jan 23-24, 1996

Date submitted: Jan 22, 1996  
Date analyzed: Jan 23-24, 1996

RESULTS:

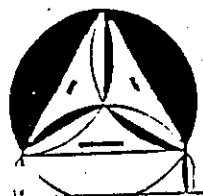
SAMPLE I.D.	Gasoline (mg/Kg)	Benzene (ug/Kg)	Toluene (ug/Kg)	Ethyl Benzene (ug/Kg)	Total Xylene (ug/Kg)
SP-1	N.D.	N.D.	N.D.	N.D.	N.D.
SP-2	N.D.	N.D.	N.D.	N.D.	N.D.
SP-3	N.D.	N.D.	N.D.	N.D.	N.D.
SP-4	N.D.	N.D.	N.D.	N.D.	N.D.
SP-5	N.D.	N.D.	N.D.	N.D.	N.D.
Blank	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	87.9%	84.0%	88.6%	107.2%	90.4%
Detection limit	1.0	5.0	5.0	5.0	5.0
Method of Analysis	5030 / 8015	8020	8020	8020	8020

  
David Duong  
Laboratory Director

CHAIN OF CUSTODY RECORD

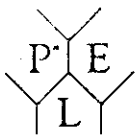
PEL

PROJ. NO. 10-93-570-ST		NAME 525 98 th. Av. OAKLAND				CON-TAINER	ANALYSES REQUESTED (2) TPH G/BTEX	REMARKS															
SAMPLERS: (Signature) N. A. [Signature]																							
NO.	DATE	TIME	SOIL	WATER	LOCATION																		
1	1/22/96	11 <sup>05</sup>	✓		SP-1	1	✓																
2	1/22/96	11 <sup>15</sup>	✓		SP-2	1	✓																
3	1/22/96	11 <sup>25</sup>	✓		SP-3	1	✓																
4	1/22/96	11 <sup>35</sup>	✓		SP-4	1	✓																
5	1/22/96	11 <sup>55</sup>	✓		SP-5	1	✓																
Relinquished by: (Signature) [Signature]			Date / Time 1/22/96 15:15		Received by: (Signature) [Signature]			Relinquished by: (Signature)			Date / Time		Received by: (Signature)										
Relinquished by: (Signature)			Date / Time		Received by: (Signature) THOMAS L [Signature]			Relinquished by: (Signature)			Date / Time		Received by: (Signature)										
Relinquished by: (Signature)			Date / Time 1/22/96 16:13		Received for Laboratory by: (Signature) PEL			Date / Time		Remarks													



**SOIL TECH ENGINEERING**  
Soil, Foundation and Geological Engineers





# PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

January 31, 1996

PEL # 9601070

SOIL TECH ENGINEERING

Attn: Noori Ameli

Re: Five soil samples for Gasoline/BTEX analysis.

Project name: 525 98th Ave., - Oakland

Project number: 10-93-570-ST

Date sampled: Jan 29, 1996

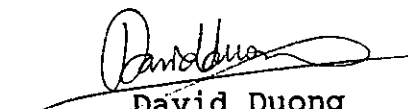
Date submitted: Jan 30, 1996

Date extracted: Jan 30-31, 1996

Date analyzed: Jan 30-31, 1996

## RESULTS:

SAMPLE I.D.	Gasoline (mg/Kg)	Benzene (ug/Kg)	Toluene (ug/Kg)	Ethyl Benzene (ug/Kg)	Total Xylene (ug/Kg)
S-1-7	N.D.	N.D.	N.D.	N.D.	N.D.
S-2-7	N.D.	N.D.	N.D.	N.D.	N.D.
S-3-7	N.D.	N.D.	N.D.	N.D.	N.D.
S-4-7	N.D.	N.D.	N.D.	N.D.	N.D.
SP-6 1	N.D.	N.D.	N.D.	N.D.	N.D.
Blank	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	104.1%	80.6%	101.9%	109.8%	98.7%
Detection limit	1.0	5.0	5.0	5.0	5.0
Method of Analysis	5030 / 8015	8020	8020	8020	8020

  
 David Duong  
 Laboratory Director

CHAIN OF CUSTODY RECORD

PEL

PROJ. NO. 10-93-570-ST		NAME 525 98 th. Av. OAKLAND			CON-TAINER	ANALYSES REQUESTED BY TPHG/BTEAX	REMARKS														
SAMPLERS: (Signature) N. Ameli																					
NO.	DATE	TIME	SOIL	WATER	LOCATION																
1	1/29/96		✓		S-1-7	1	✓														
2	1/29/96		✓		S-2-7	1	✓														
3	1/29/96		✓		S-3-7	1	✓														
4	1/29/96		✓		S-4-7	1	✓														
5	1/29/96		✓		SP-6	1	✓														
Relinquished by: (Signature) N. Ameli		Date / Time 11/30/96 10:10		Received by: (Signature) [Signature]		Relinquished by: (Signature)		Date / Time		Receive by: (Signature)											
Relinquished by: (Signature)		Date / Time		Received by: (Signature)		Relinquished by: (Signature)		Date / Time		Received by: (Signature)											
Relinquished by: (Signature)		Date / Time 11/30/96 10:11		Received for Laboratory by: (Signature) PEL		Date / Time		Remarks													



**SOIL TECH ENGINEERING**

Soil, Foundation and Geological Engineers