
PIERS ENVIRONMENTAL SERVICES, INC.

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To: BARNEY CHEN, ACEHS

From: KAY PANNELL

Fax #: 510 337-9335

Re: 16611 E. 14th ST. SAN LEANDRO, CA

Date: 7/23/03

Pages: 15

Please find the attached re-sampling report for 16611 E. 14th St.

PIERS



**Environmental
Services, Inc.**

Alameda County

JUN 25 2003

Environmental Health

1330 S. Bascom Ave., Suite F
San Jose, CA 95128

Tel (408) 559-1248 Fax (408) 559-1224

June 10, 2003

Mr. Don Cortez
L & S Preferred Properties, Inc.
1174 Russell Way
Hayward, CA 94541

RE: Phase II Investigation – Additional Sampling
16611 East 14th Street
San Leandro, CA **94578**
San Leandro

*From 40 yrs
of potential auto repair*

Dear Mr. Cortez:

This report presents the results of the recent soil sampling at the above-referenced Property. The purpose of this work was to re-sample two areas of the Property that had been impacted by soil contamination from the former usage of the Property as an auto repair shop.

The scope of the work performed by PIERS for this investigation consisted of the following: completion of four exploratory borings using a hand-driven sampling device; collection of soil samples; submission of the soil samples for chemical analysis; data analysis and interpretation; and preparation of this report.

SITE DESCRIPTION AND BACKGROUND

The Property is located on the southwestern side of East 14th Street, in the City of San Leandro, Alameda County, California (see Figure 1). The Property consists of an approximately 40,200-square-foot parcel that is improved with a small one-story sales building, a one-story shop with attached canopies, and two mobile trailers. In April 2003, Basics Environmental of Orinda, California, recommended a limited Phase II sampling investigation based upon their Phase I Environmental Site Assessment (ESA) that was completed for the Property. During the ESA, staining was observed at the parts washing sink, two areas where transmissions are stored, near the hydraulic lift, and at the fresh and waste oil storage areas. Based on these findings, a limited Phase II sampling investigation was proposed to determine whether the subsurface soils had been impacted by the historical usage.

PREVIOUS FIELD ACTIVITIES

On May 23, 2003, six shallow soil borings were completed at the Property. At all but one of the locations, the concrete or asphalt surface was first cored with a concrete corer. A hand-operated slide hammer-driven coring tool was then advanced to approximately two feet below grade. The sampling tool was lined with a plastic liner. A soil sample was retained from each boring, at a depth of approximately 0.5 feet below grade. The sample intervals selected for analysis were cut from the liners and sealed with Teflon-lined plastic caps, labeled, and placed in individually sealed plastic bags, which were then stored in a cooler, on ice, until delivery to a state-certified laboratory. Prior to each use, the coring tool was cleaned by triple rinsing with water using a non-phosphate detergent.

The soils encountered generally consisted of two or three inches of sand, silt, and gravel base material (fill) beneath the paved surface, which was underlain by dark brown clayey silt. No obvious evidence of contamination or odors was observed in these borings, except at the transmission racks in the unpaved area, where visible oil and grease was observed on the surface of the soil. No fill material was present at this location, which is entirely unpaved. The locations of the borings are shown on Figure 2.

The soil samples were analyzed by North State Environmental Analytical Laboratory in South San Francisco, California, a California state-certified Hazardous Material Testing Laboratory. The samples were accompanied by properly executed Chain of Custody documentation. The soil sample collected from below the parts washing sink was analyzed for volatile organic compounds (VOCs) by EPA Method 8260. The samples collected from near the fresh oil/hydraulic fluid (Oil Stg. #2) and waste oil storage areas (Oil Stg. #1) and from beneath the parts washing machine (Parts Wash #2) were analyzed for Petroleum Oil and Grease (Silica Gel Treated Hexane extractable material) by method E1664. The samples collected from beneath the two areas with racks of stored transmissions were analyzed for Total Petroleum Hydrocarbons (TPH) as Transmission Fluid by EPA Method 8015.

Although the previous recommended work proposed by Basic Environmental included a sample to be taken from near the hydraulic lift, this sample was collected but not analyzed. A six-inch-thick concrete slab underlies the lift, and is in good condition with no significant cracking. There was no evidence of any soil impacts in the sample collected. Therefore, this sample was not analyzed, and an additional sample was collected and analyzed at the parts washing machine (Parts Wash #2), where visible oil and grease was observed on degraded asphalt pavement.

The analytical results indicated no detectable VOCs in the sample collected from 0.5 feet beneath the parts washing sink. No Petroleum Oil and Grease was detected in the sample collected from 0.5 feet at the fresh oil/ hydraulic fluid storage area.

Petroleum Oil and Grease was detected in the samples collected from beneath the parts washing machine and at the waste oil storage area at 0.5 feet below grade, at concentrations of 270 and 150 parts per million (ppm), respectively.

Total Petroleum Hydrocarbons (TPH) as transmission fluid was detected in the soil sample collected at 0.5 feet at the asphalt-paved transmission rack storage area on the northeastern side of the shop (Trans. Rack #1) at a concentration of 4,680 ppm. This sample was collected from directly beneath a visibly stained low point in the pavement where oily runoff in the area of the transmission racks had collected.

TPH as transmission fluid was detected in the soil sample collected at 0.5 feet at the unpaved transmission rack storage area on the southwestern side of the shop (Trans. Rack #2) at a concentration of 14,700 ppm. This sample was collected from directly beneath one of the racks at a location with visibly stained soil with a noticeable odor of hydrocarbons.

The analytical results are summarized on Table 1 and Figure 2. Copies of the laboratory analyses and the Chain of Custody documentation are attached to this report.

"Risk-Based Screening Levels" (RBSLs) for concentrations of contaminants in soil have been established by the Regional Water Quality Control Board (RWQCB). These levels are used to determine the relative risks to human health and the environment. Generally the presence of a chemical in soil at concentrations below the corresponding RBSL can be assumed to not pose a significant threat to human health or the environment. The RBSLs for soil differentiate between residential and commercial usage, although in some cases the values are the same.

The RBSL for Petroleum Oil and Grease is 1,000 ppm in shallow soils at sites of industrial or commercial use, and 500 ppm for residential use. Based on this RBSL, the occurrences of Petroleum Oil and Grease of 270 and 150 ppm beneath the parts washing machine and at the waste oil storage area do not warrant further investigation. However, the occurrences of TPH as transmission fluid at both of the rack storage areas (4,680 and 14,700 ppm) are significantly above the RBSL of 1,000 ppm. Based on these occurrences, and PIERS' observations of the auto repair operation, it was recommended that additional soil sampling be performed at these two locations, following soil excavation.

RECENT FIELD ACTIVITIES

After soil was excavated at the two transmission rack locations, and the soil was properly disposed, PIERS returned to the Property on June 6, 2003, to perform additional sampling in the area of the previous borings at the two transmission rack storage areas. At the transmission rack storage area northeast of the shop (Trans Rack #2), which is paved, the asphalt around the area of the sample point was removed, and an excavation about two feet by two feet laterally and 2.4 feet in depth was completed. No obvious evidence of contamination was observed in the excavation, and the previous sample point, which was at a low point where oily runoff collected, appeared to have been a point source of contamination that was now removed. A soil sample was collected from the excavation sidewall at approximately 1.5 feet below ground surface (bgs), and from the excavation bottom at 2.4 feet (bgs).

At the transmission rack storage area southwest of the shop (Trans Rack #1), the majority of the oil and grease at the surface in this area had been removed, and an excavation at the previous boring location that was approximately two feet square and 2.4 feet in depth had been completed. The soils in the sidewall at approximately 0.3 to 0.5 feet below grade had a noticeable odor of oil, which was much less but still noticeable at 1.5 feet below grade. It is assumed that similar conditions exist over the entire area where transmissions are stored, which is approximately 10 by 15 feet laterally in dimension. No odor was apparent in the soils at 2.4 feet bgs. A soil sample was collected from the excavation sidewall at approximately 1.5 feet bgs, and from the excavation bottom at 2.4 feet bgs.

The soil samples were analyzed by McCampbell Analytical, Inc. in Pacheco, California, on a 24-hour turnaround time. The samples were analyzed for Total Petroleum Hydrocarbons (TPH) as Transmission Fluid by EPA Method 8015.

RESULTS OF ANALYSES

The sidewall sample taken at Trans Rack #1 at 1.5 feet bgs was non-detected for TPH as transmission fluid. The sample taken from the bottom of the excavation at 2.4 feet bgs had a concentration of TPH as transmission fluid of 570 ppm. The sidewall sample for Trans Rack #2 at 1.5 feet bgs had a concentration of 830 ppm, and the bottom sample at 2.4 feet had no detected concentration.

CONCLUSIONS AND RECOMMENDATIONS

The concentrations of TPH as transmission fluid reduced from 4,680 ppm to 570 ppm at Trans Rack #1, and reduced from 14,700 ppm to non-detected at Trans Rack #2. In both locations the concentrations reduced to below the RBSLs. PIERS concludes that no further subsurface investigation is warranted at this time.

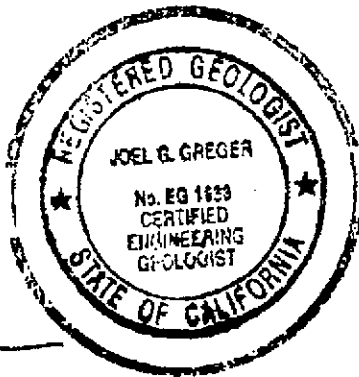
As recommended previously, to prevent future impacts to the subsurface soils, the transmissions from the unpaved area should be removed and stored in double containment bins or on shelving that provides some type of double containment (raised sides) in a paved, covered area of the facility. Also, the asphalt that was removed should be replaced to prevent transport pathways for future contaminants.

LIMITATIONS

The observations and conclusions presented in this report are professional opinions based on the scope of work outlined herein. This report was prepared in accordance with generally accepted standards of environmental geological practice in California at the time this investigation was performed. The opinions presented apply to site conditions existing at the time of our study and cannot apply to site conditions or changes of which we are not aware or have not had the opportunity to evaluate. This investigation was conducted solely to evaluate environmental conditions beneath the Property at specific locations. Subsurface conditions may vary away from the data points available. Additional work, including subsurface investigation, can reduce the inherent uncertainties associated with this type of investigation. It must be recognized that any conclusions drawn from these data rely on the integrity of the information available at the time of investigation and that a full and complete determination of environmental contamination and risks cannot be made.

If you have any questions regarding this report, please do not hesitate to contact our office.

Sincerely,
PIERS Environmental Services, Inc.



Joel G. Greger
Senior Project Manager
CEG # EG1633, REA # 07079

Kay Pannell
Chief Operations Officer
REP #5800, REA-II #20236



Attachments

Table 1
Figures 1 and 2
Laboratory Analytical Data Sheets and Chain of Custody

TABLE I
SOIL ANALYTICAL RESULTS
16611 East 14th Street, San Leandro

Samples collected on May 23 and June 6, 2003

Sample/ Depth (feet)	Date	VOCs 8260	TPH Trans. Fluid	Petrol. Oil & Grease
Parts wash #1 (0.5')	5/23/03	ND	NA	NA
Parts wash #2 (0.5')	5/23/03	NA	NA	270
Oil Stg.#1 (0.5')	5/23/03	NA	NA	150
Trans. Rack 1 (0.5')	5/23/03	NA	4,680	NA
Trans. Rack 1 (1.5') <i>sw</i>	6/9/03	NA	ND	NA
Trans. Rack 1 (2.4') <i>bottom</i>	6/9/03	NA	570	NA
Trans. Rack 2 (0.3')	5/23/03	NA	14,700	NA
Trans. Rack 2 (1.5') <i>sw</i>	6/9/03	NA	830	NA
Trans. Rack 2 (2.4') <i>bottom</i>	6/9/03	NA	ND	NA
Oil Stg. #2 (0.5')	5/23/03	NA	NA	<50

EXPLANATION:

All concentrations are listed in parts per million (ppm)

ND = Not detected at the detection limits

NA = Not analyzed

TPH = Total Petroleum Hydrocarbons

VOCs = Volatile organic compounds

ANALYTICAL METHODS:

TPH as Trans. Fluid by EPA Method 8015.

Petroleum Oil and Grease by Silca Gel Treatment, Method E1664.

Parcel: 080B-0300-011-00
 Owner: KEATS, CLAYTON & MARY
 Site Address: 16611 E 14TH ST*SAN LEANDRO CA
 Mail Address: 1344 B ST*HAYWARD CA

(SBA)
 Kara
 415-284-1460
 Capital Axis Group

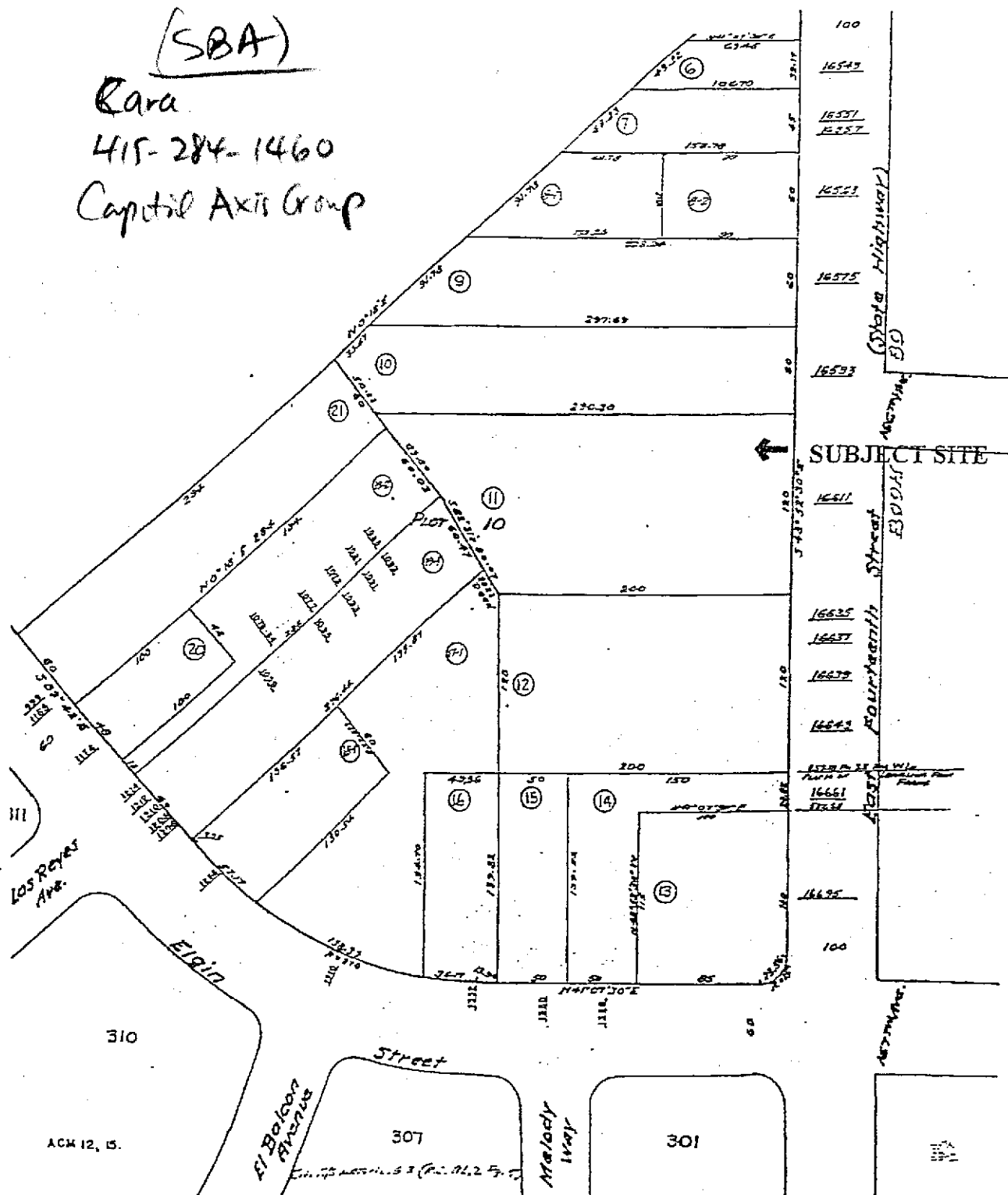


FIGURE 1
PROPERTY VICINITY MAP

16611 EAST 14TH STREET
 SAN LEANDRO, CALIFORNIA

NOT TO SCALE
 JUNE 2003

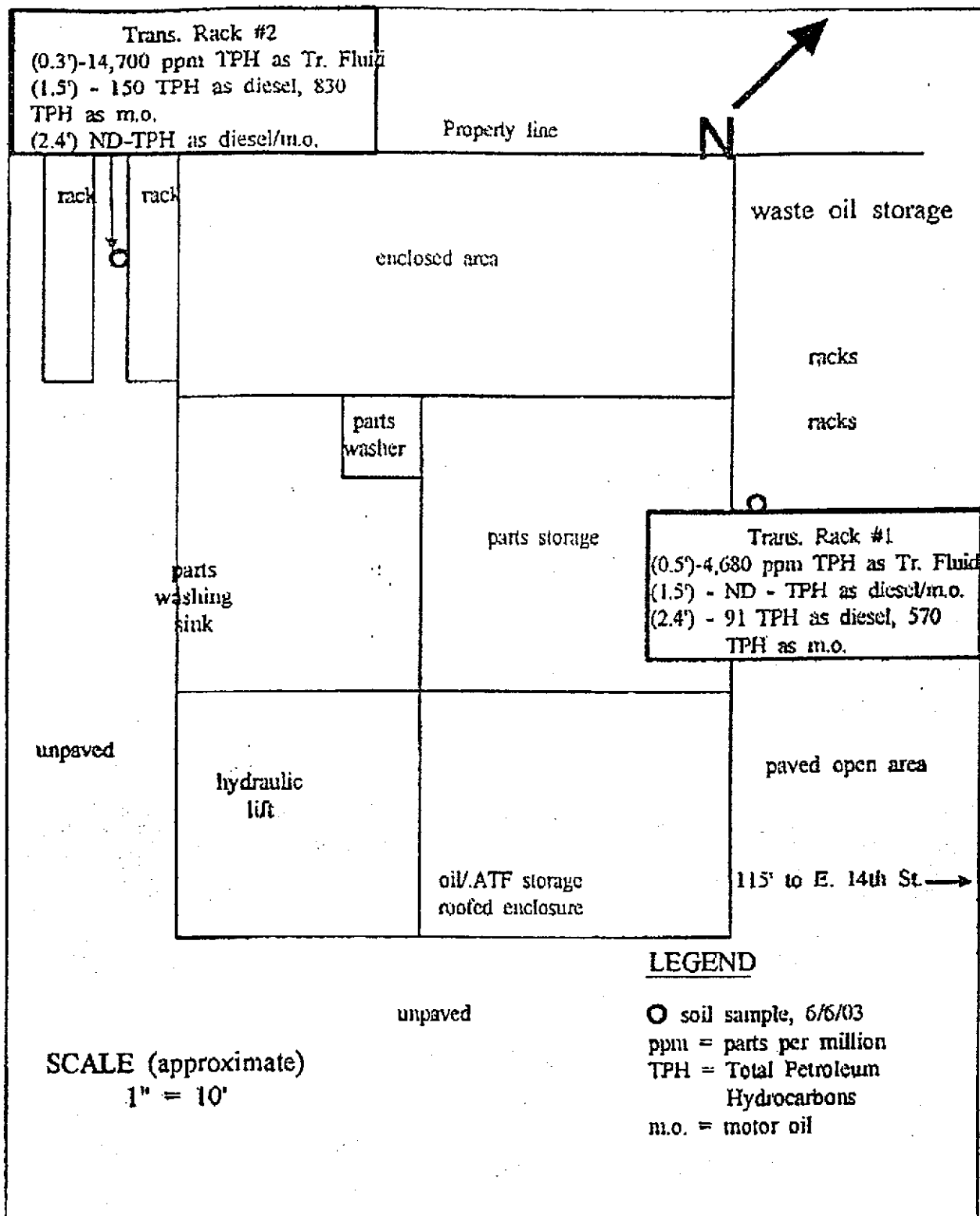


FIGURE 2
PROPERTY SITE PLAN

16611 EAST 14TH STREET
 SAN LEANDRO, CALIFORNIA

JUNE 2003

ATTACHMENT A
LABORATORY ANALYTICAL DATA SHEETS
AND CHAIN OF CUSTODY

Piers Environmental 1330 S. Bascom Avenue, Ste. F San Jose, CA 95128	Client Project ID: #03147; 16611 E.14th	Date Sampled: 06/06/03
		Date Received: 06/06/03
	Client Contact: Joel Greger	Date Extracted: 06/06/03
	Client P.O.:	Date Analyzed: 06/06/03-06/09/03

Diesel (C10-23) and Oil (C18+) Range Extractable Hydrocarbons as Diesel and Motor Oil*

Extraction method: SW3550C Analytical methods: SW8015C Work Order: 0306139

Lab ID	Client ID	Matrix	TPH(d)	TPH(mo)	DF	% SS
0306139-001A	Trans. Rack#1(1.5')	S	ND	ND	1	107
0306139-002A	Trans. Rack#1(2.4)	S	150,g	570	5	105
0306139-003A	Trans. Rack#2(1.5')	S	91,g	830	10	82.5
0306139-004A	Trans. Rack#2(2.4)	S	ND	ND	1	105

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	NA	NA	ug/L
	S	1.0	5.0	mg/Kg

* water and vapor samples are reported in µg/L, wipe samples in ug/wipe, soil/solid/sludge samples in mg/kg, product/oil/non-aqueous liquid samples in mg/L, and all TCLP / STLC / SPLP extracts in µg/L

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract

+The following descriptions of the TPH chromatogram are cursory in nature and McC Campbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant; d) gasoline range compounds are significant; e) unknown medium boiling point pattern that does not appear to be derived from diesel; f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than -2 vol. % sediment; k) kerosene/kerosene range; l) bunker oil; m) fuel oil; n) standard solvent / mineral spirit.

