PACCAR
Automotive,
Inc.

Corporate Headquarters

1400 N. Fourth Street
Renton, WA 98055
(206) 251-7600
Fax (206) 251-7763

93 OCT 26 AM 11:53

October 26, 1993

Mr. Ronald Owcarz
Alameda County Health Agency
Department of Environmental Health
88 Swan Way, Room 200
Oakland, CA 94621

Re: Grand Auto Store #12
2512 107th Avenue
Oakland, California

Dear Mr. Owcarz,

Please find enclosed the Results of Soil and Groundwater Sampling and Testing, Former Grand Auto Store, 2512 107th Avenue, Oakland, California, AllWest Project No. 93162.23.

This sampling was conducted on September 15, 1993 by AllWest Environmental, Inc. The sampling was conducted pursuant to the requirements of your letter dated June 17, 1993. This report is a summary of the results of the soil and groundwater testing program that contains a brief description of the sampling activities, summary of analytical methods and results, and a presentation of the Consultants opinions and recommendations.

PAI will continue to work on the installation of a down-gradient groundwater monitoring well and implement a semiannual groundwater sampling program sampling program with the initial period of two years. We are waiting for the City of Oakland to issue the necessary encroachment permit.

Please call me at (510) 577-2569 if you have any questions concerning this report or any work being conducted at the former Grand Auto Store.

Sincerely,

Raymond Elliott
Environmental Manager

enclosure

Distribution Centers

7200 Edgewater Drive
Oakland, CA 94621
(510) 577-2500
Fax (510) 430-2576

1701 Pike Street NW
Auburn, WA 98001
(206) 351-3200
Fax (206) 931-3884

GRAND AUTO SUPPLY

AllWest

AllWest Environmental, Inc.

Specialists in Environmental Due Diligence and Remedial Services

One Sutter Street, Suite 600
San Francisco, Ca 94104
Tel 415.391.2510
Fax 415.391.2008

October 5, 1993

Mr. Raymond Elliott, REA
PACCAR Automotive, Inc.
7200 Edgewater Drive
Oakland, CA 94621

Subject: **Results of Soil and Groundwater Sampling and Testing**
Former Grand Auto Store, 2512 107th Avenue, Oakland, California
AllWest Project No. 93162.23

Dear Mr. Elliott:

This letter report summarizes the results of a soil and groundwater sampling and testing program conducted at the subject site on September 15, 1993. The program was conducted pursuant to the requirements of the Alameda County Department of Environmental Health outlined in a letter dated June 17, 1993. The following is a brief description of the sampling activities, a summary of analytical methods and results, and a presentation of our opinions and recommendations.

1. FIELD SAMPLING ACTIVITIES

A. Soil Sampling

Soil sampling was conducted on September 15, 1993 by *Environmental Control Associates* (ECA) of Watsonville, California under the direction of an AllWest geologist. The AllWest geologist was present to facilitate the locating of sampling points, to assist in collecting soil samples, to observe and record site soil conditions, to maintain soil sampling logs, and to provide technical assistance as required. Mr. Ronald Owcarz of Alameda County Department of Environmental Health and Mr. Raymond Elliott of PACCAR Automotive were also present to observe the field sampling activities.

A total of two discrete soil samples, one from the former T-3/T-4 hoist pit and the other from a down-gradient location of the hoist pit, were collected. The sampling depth was at 13 feet below the building floor. The approximate locations of soil sampling, in relation to the subject facility and former hoist pits, are indicated on the attached site plan.

The soil samples were collected through the geo-probe process. The process involved the driving of decontaminated 5-foot sections of 1-inch diameter galvanized steel probe pipe with a 1-foot steel soil sampling core pipe into the subsurface. Prior to driving, decontaminated steel insert rods were placed through the probe pipe and the core pipe. The entire assembly was then driven to the sampling depth by a pneumatic percussion hammer. At the sampling depth, the inset rod was removed and the probe pipe with core pipe was driven another foot to obtain the soil sample.

The core pipe containing the soil sample was removed from the ground by an electrical wrench and disconnected from the probe pipe. Both ends of the core pipe were first examined to classify the soil samples. Then, the ends of the core pipe were sealed with teflon sheets, plastic end caps, and silicon tapes. The sealed core pipe, acting as the sample container, was labeled and placed in an ice chest filled with crushed ice for temporary field storage.

For each sampling event, new probe pipes and core pipes were used to avoid cross-contamination. At the end of soil sampling program, the collected soil samples were transported the analytical laboratory through courier services. The chain-of-custody protocol was maintained for all samples from the time of collection to arrival at the laboratory.

B. Groundwater Sampling

One groundwater sample was collected from the former T-3/T-4 hoist pit on the same day after the soil sampling was completed. Groundwater sample collection was performed by *ECA* using the hydro-punch method. The hydro-punch process is similar to the geo-probe process except a 6-foot section of perforated pipe was used instead of a core pipe. The performed pipe was attached to the probe pipe and driven into the saturated zone with the insert rod. At the desired depth, the insert rod was removed to allow the groundwater to flow into the pipe through the perforations.

Groundwater was collected with a decontaminated stainless steel bailer lowered into the pipe. Collected groundwater was then brought to the surface and transferred to a glass container. The container was the sealed with a teflon lined cap. The sealed container was labeled and placed on ice for temporary storage and transportation. Chain of custody protocols were followed throughout the groundwater sampling process.

The hydro-punch was driven to 34 feet below building floor before free groundwater was encountered. The groundwater table is lower than what has been historically reported. The final depth of hydro-punch screen was at 35 feet. The groundwater flow rate at the site was relatively slow. Only 350 milliliter of water was obtained as the groundwater sample.

2. LABORATORY ANALYSES

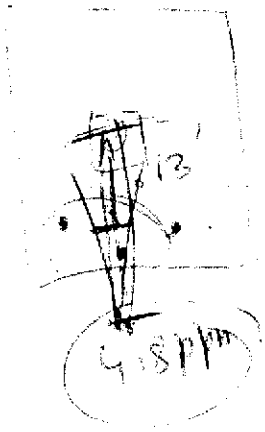
A. Analytical Methods

One groundwater sample and two soil samples were forwarded to *California Laboratory Services* of Rancho Cordova, California, a state certified analytical laboratory, for chemical analysis. The soil sample from the former hoist pit, identified as T3-915-13, was subjected to the total petroleum hydrocarbons as diesel and motor oil (TPH-d & TPH-m, modified EPA method 8015) analysis after being prepared by the Toxic Characteristic Leaching Procedure (TCLP). The TCLP sample preparation was modified by the use of pH=5 extraction solution to simulate the effect of rain.

The water sample, identified as T3-915-W, was subjected to the total petroleum hydrocarbons as diesel and motor oil (TPH-d & TPH-m, modified EPA method 8015) analysis. The other soil sample, identified as T4-915-14, was initially placed on hold in the laboratory pending test results of the first two samples. The hold sample was also subjected to the total petroleum hydrocarbons as diesel and motor oil (TPH-d & TPH-m, modified EPA method 8015) analysis after positive detections were resulted from the first two samples.

B. Analytical Results

According to the laboratory test reports, total petroleum hydrocarbons as motor oil (TPH-m) were detected in the soil sample and groundwater sample from the former hoist pit. The concentration of TPH-m in soil and groundwater sample was 0.6 and 4.8 parts per million (ppm), respectively. No TPH-m was detected in the soil sample from the down-gradient location. Also, no TPH-d was detected in any of the three samples. A copy of the laboratory report and chain-of-custody record are presented in Appendix C of this report.



3. DISCUSSIONS AND CONCLUSIONS

The test results indicate a low concentration of oil exists in the groundwater sample from the subject site. Since hydro-punch is a "one-time none-reproducible" sampling method, the groundwater sampling results can only be viewed as a qualitative data not quantitative data. It is uncertain that the groundwater sampling result is representative of site groundwater conditions.

The soil sample test results suggest that a very small amount of oil may leach from the site soils if subjected to rain water infiltration. However, it must be pointed out that the area with confirmed oil impact is in the middle of a building and the potential of subjecting subsurface soils to rain water infiltration or

exposing them to the elements is negligible. With the source (i.e. hoist) removed and no leaching mechanism, there is little potential for oil in the site soils to impact the groundwater.

Considering the difficulty of further excavation to remove the remaining oil impacted soils in T-3/T-4 hoist pit, and the very low potential of continued groundwater impact, AllWest believe a "no further action" determination on the site soils should be pursued with the Alameda County Department of Environmental Health.

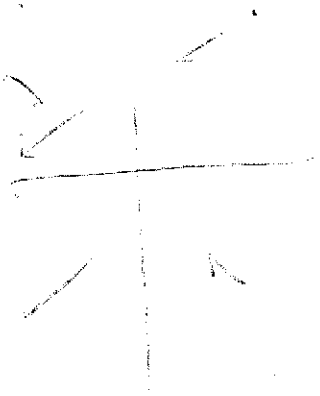
The proposed down-gradient groundwater monitoring well and the proposed semi-annual groundwater sampling program may be required to demonstrate the site groundwater would not be impacted by the oil in site soils.

4. RECOMMENDATIONS

AllWest recommends the following action:

a. Forward a copy of this letter report to Mr. Ronald Owcarz of Alameda County Department of Environmental Health to inform the regulatory agency of the findings.

b. Install a down-gradient groundwater monitoring well and implement a semi-annual groundwater sampling program with the initial period of two years.



Should you have any questions regarding this letter or need additional information, please call me or Marc Cunningham at (415) 391-2510.

Sincerely,

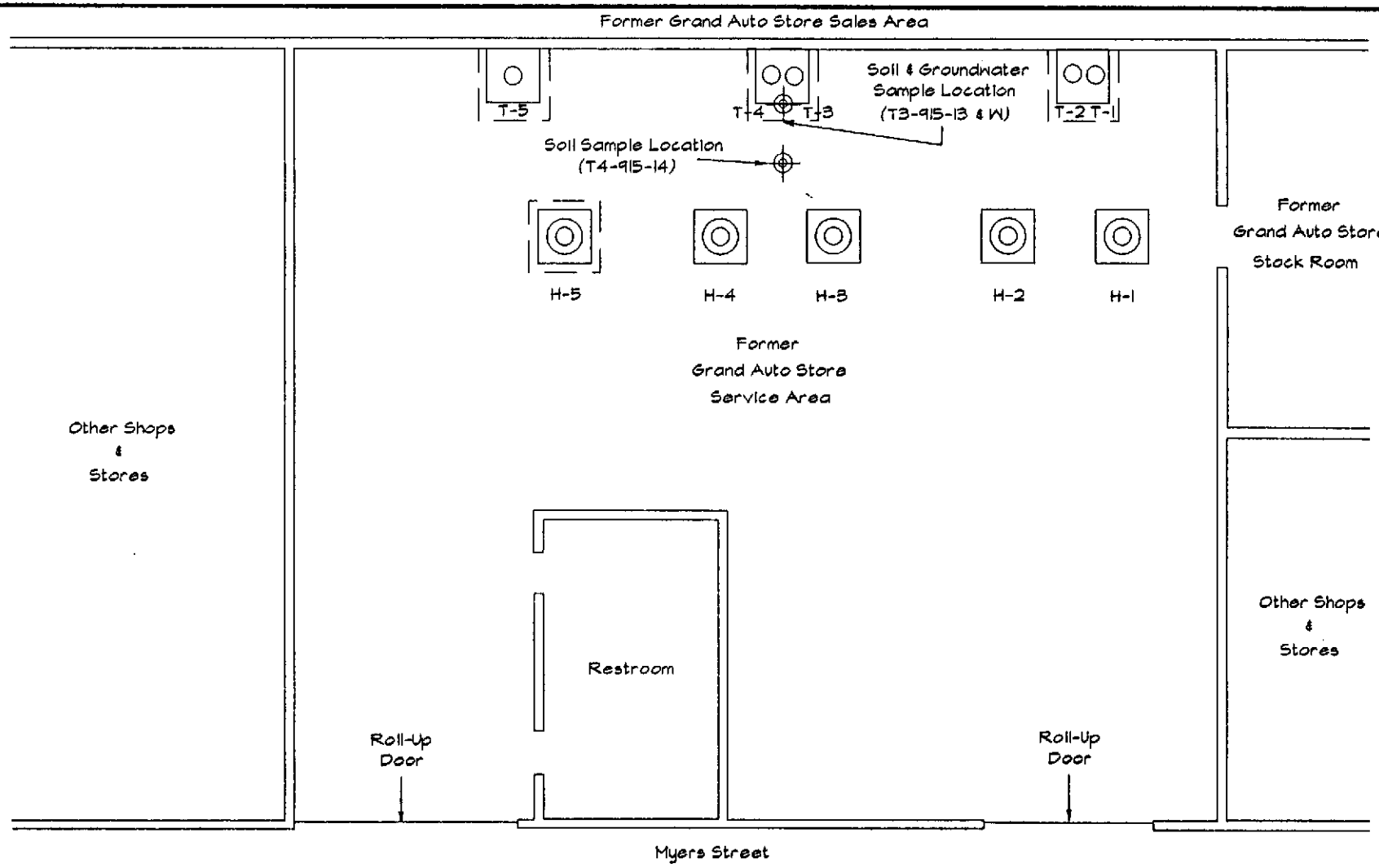
AllWest Environmental, Inc.

Long Ching, PE
Senior Project Manager

LC/bms

Attachment: Site Plan
Laboratory Report and Chain of Custody

L93162.23A



AllWest
AllWest Environmental, Inc.

October 1993	**Site Plan**	Project 93162.23	Figure 1
2512 107th Avenue, Oakland, California			Source AllWest

California Laboratory Services

CHAIN OF CUSTODY M2252

LOG NO. 13293

CLIENT NAME: ALLWEST
ADDRESS: 1 SUTTER ST. #600
S.F. CA 94104
PROJECT NAME: OAK GA
PROJECT MANAGER: LONG QING PHONE #: (415) 391-2510
SAMPLED BY: A. Mata-Sol
JOB DESCRIPTION: Grand Auto 107th
SITE LOCATION: Same

CLIENT JOB NUMBER: 93162.23

DESTINATION LABORATORY:
☒ CLS
3249 FITZGERALD RD.
RANCHO CORDOVA, CA
95742
☐ OTHER

FIELD CONDITIONS: Inside Bldg
COMPOSITE:
SPECIAL INSTRUCTIONS: T3-915-W = limited sample. Please get best possible detection limit

DATE	TIME	SAMPLE IDENTIFICATION	METHOD	MATRIX	CONTAINER NO.	CONTAINER TYPE	PRESERVATIVES	TPH-D+G (8070)	TCLP (Pb=5)	TPH-D+G (8015)	TURN AROUND TIME 24 HOURS	48 HOURS	1 WEEK	2 WEEKS	NOTE / FIELD READINGS
9/15/93	1547	T3-915-13'		Soil	1	G	HCl	X	X				X		
9/15/93	1650	T4-915-14		Soil	2	↓									Please hold
9/15/93	1830	T3-915-W		Water	1	↓	↓			X			X		

SUSPECTED CONSTITUENTS

SAMPLE RETENTION TIME

PRESERVATIVES: (1) HCL (2) HNO_3 (3) = COLD (4)

RELINQUISHED BY (SIGN)	PRINT NAME / COMPANY	DATE / TIME	REC'D BY (SIGN)	PRINT NAME / COMPANY
[signature]	ANIBA Mata Sol / AW	9/16/93 1310	Paul F. Deck	PAUL F. DECK / CLS
Paul F. Deck	PAUL F. DECK / CLS	9/16/93 1845		

REC'D AT LAB BY: [signature]
DATE / TIME: 9-17-93 0815
CONDITIONS / COMMENTS:

SHIPPED VIA ☐ FED X ☐ UPS ☒ OTHER CLS courier AIR BILL #

California Laboratory Services

CHAIN OF CUSTODY M2252

LOG NO. 13293

CLIENT NAME: ALLWEST
ADDRESS: 1 Sutter St. #600
S.F. CA 94104
PROJECT NAME: OAK GA
PROJECT MANAGER: Lonis Ching PHONE #: (415) 391-2510
SAMPLED BY: A. Mata-Sol
JOB DESCRIPTION: Grand Auto 107th
SITE LOCATION: Same

CLIENT JOB NUMBER: 93162.23

DESTINATION LABORATORY:
☒ CLS
3249 FITZGERALD RD.
RANCHO CORDOVA, CA
95742
☐ OTHER

FIELD CONDITIONS: Dust Le Bldg

COMPOSITE:

SPECIAL INSTRUCTIONS: T3-915-W = limited sample. Please get best possible detection limit

DATE	TIME	SAMPLE IDENTIFICATION	METHOD	MATRIX	CONTAINER NO.	CONTAINER TYPE	PRESERVATIVES	TPH-846 (8015) D&M (4070)	TCLP (Pb=5)	TPH-846 (8015) D&M (4077)	TURN AROUND TIME 24 HOURS	48 HOURS	1 WEEK	2 WEEKS	NOTE / FIELD READINGS
9/15/93	1547	T3-915-13'		Soil	1	G	ICE	X	X				X		
9/15/93	1650	T4-915-14		Soil	2					X			X		~~Please Hold~~
9/15/93	1830	T3-915-W		Water	1	V				X			X		
															ANAYLITCAL METHOD
															REVISED 9/16/93
															HOLD STATUS REVISED
															9/28/93

SUSPECTED CONSTITUENTS

SAMPLE RETENTION TIME

PRESERVATIVES: (1) HCL (2) HNO_3 (3) = COLD (4)

RELINQUISHED BY (SIGN)	PRINT NAME / COMPANY	DATE	TIME	REC'D BY (SIGN)	PRINT NAME / COMPANY
[signature]	Aniba Mata Sol / AW	9/16/93	1310	Paul F. Deck	Paul F. Deck / CLS
Paul F. Deck	Paul F. Deck / CLS	9/16/93	1845		

REC'D AT LAB BY: [signature]
DATE / TIME: 9-17-93 0815
CONDITIONS / COMMENTS:

SHIPPED VIA ☐ FED X ☐ UPS ☒ OTHER CLS Courier AIR BILL #

California Laboratory Services

Analysis Report: **Total Petroleum Hydrocarbons, EPA Method 8015 Shaker, DOHS LUFT Method**

Client: **AllWest Environmental**
One Sutter Street Ste 600
San Francisco, CA 94104

Project: **OAK GA**

Date Sampled: **09/15/93**
Date Received: **09/17/93**
Date Extracted: **09/20/93**
Date Analyzed: **09/22/93**
Date Reported: **09/27/93**

Project No.: **93162.23**
Contact: **Long Ching**
Phone: **(415)391-2510**

CLS Contact: **George Hampton**
Job No.: **792252**
COC Log No.: **13293**
CLS ID No.: **M2252**
Batch No.: **12124**
Matrix: **TCLEACHATE**

ANALYTE

Sample I.D. Client	CLS	TPH as Diesel (mg/L)	TPH as Motor Oil (mg/L)
T3-915-13	1B	ND	0.61
T3-915-W	3A	ND(0.2)	4.8(0.8)
Rep. Limit		0.05	0.20

ND = Not detected at or above indicated Reporting Limit
Rep. Limit = Reporting Limit unless otherwise indicated in parentheses.

California Laboratory Services

Analysis Report: **Total Petroleum Hydrocarbons, EPA Method 8015 Shaker, DOHS LUFT Method**

Client: **AllWest Environmental**
One Sutter Street Ste 600
San Francisco, CA 94104

Project: **OAK GA**

Date Extracted: **09/20/93**
Date Analyzed: **09/22/93**
Date Reported: **09/27/93**

Project No.: **93162.23**
Contact: **Long Ching**
Phone: **(415)391-2510**

CLS Contact: **George Hampton**
Job No.: **792252**
COC Log No.: **13293**
CLS ID No.: **M2252**
Batch No.: **12124**
Matrix: **WATER**

METHOD BLANK

Analyte	CAS No.	Results (mg/L)	Rep. Limit (mg/L)
TPH as Diesel	N/A	ND	0.05
TPH as Motor Oil	N/A	ND	0.20

ND = Not detected at or above indicated Reporting Limit
Rep. Limit = Reporting Limit unless otherwise indicated in parentheses.

California Laboratory Services

Analysis Report: **Total Petroleum Hydrocarbons, EPA Method 8015 Shaker, DOHS LUFT Method**

Client: **AllWest Environmental**
One Sutter Street Ste 600
San Francisco, CA 94104

Project: **OAK GA**

Date Extracted: **09/20/93**
Date Analyzed: **09/22/93**
Date Reported: **09/27/93**

Project No.: **93162.23**
Contact: **Long Ching**
Phone: **(415)391-2510**

CLS Contact: **George Hampton**
Job No.: **792252**
COC Log No.: **13293**
CLS ID No.: **M2252**
Batch No.: **12124**
Matrix: **WATER**

LAB CONTROL SAMPLE

Analyte	CAS No.	LCS Conc. (mg/L)	LCS Recovery (percent)
Diesel	N/A	1.0	94

LAB CONTROL SAMPLE DUPLICATE

Analyte	CAS No.	LCS Conc. (mg/L)	LCSD Recovery (percent)
Diesel	N/A	1.0	99

LCS RPD

Analyte	CAS No.	LCS Relative Percent Difference (percent)
Diesel	N/A	5

California Laboratory Services

Analysis Report: **Total Petroleum Hydrocarbons, EPA Method 8015 Shaker, DOHS LUFT Method**

Client: **AllWest Environmental**
One Sutter Street Ste 600
San Francisco, CA 94104

Project: **OAK GA**

Date Sampled: **09/15/93**
Date Received: **09/17/93**
Date Extracted: **09/21/93**
Date Analyzed: **09/22/93**
Date Reported: **09/27/93**

Project No.: **93162.23**
Contact: **Long Ching**
Phone: **(415)391-2510**

CLS Contact: **George Hampton**
Job No.: **792252**
COC Log No.: **13293**
CLS ID No.: **M2252**
Batch No.: **12136**
Matrix: **SOIL**

ANALYTE

Sample I.D. Client	CLS	TPH as Diesel (mg/kg)	TPH as Motor Oil (mg/kg)
T4-915-14	2A	ND	ND
Rep. Limit		10	20

ND = Not detected at or above indicated Reporting Limit
Rep. Limit = Reporting Limit unless otherwise indicated in parentheses.

California Laboratory Services

Analysis Report: **Total Petroleum Hydrocarbons, EPA Method 8015 Shaker, DOHS LUFT Method**

Client: **AllWest Environmental**
One Sutter Street Ste 600
San Francisco, CA 94104

Project: **OAK GA**

Date Extracted: **09/21/93**
Date Analyzed: **09/22/93**
Date Reported: **09/27/93**

Project No.: **93162.23**
Contact: **Long Ching**
Phone: **(415)391-2510**

CLS Contact: **George Hampton**
Job No.: **792252**
COC Log No.: **13293**
CLS ID No.: **M2252**
Batch No.: **12136**
Matrix: **SOIL**

METHOD BLANK

Analyte	CAS No.	Results (mg/kg)	Rep. Limit (mg/kg)
TPH as Diesel	N/A	ND	10
TPH as Motor Oil	N/A	ND	20

ND = Not detected at or above indicated Reporting Limit
Rep. Limit = Reporting Limit unless otherwise indicated in parentheses.

3249 Fitzgerald Road Rancho Cordova, CA 95742 (916) 638-7301 Fax (916) 638-4510

California Laboratory Services

Analysis Report: **Total Petroleum Hydrocarbons, EPA Method 8015 Shaker, DOHS LUFT Method**

Client: **AllWest Environmental**
One Sutter Street Ste 600
San Francisco, CA 94104

Project: **OAK GA**

Date Extracted: 09/21/93
Date Analyzed: 09/22/93
Date Reported: 09/27/93

Project No.: **93162.23**
Contact: **Long Ching**
Phone: **(415)391-2510**

CLS Contact: **George Hampton**
Job No.: **792252**
COC Log No.: **13293**
CLS ID No.: **M2252**
Batch No.: **12136**
Matrix: **SOIL**

LAB CONTROL SAMPLE

Analyte	CAS No.	LCS Conc. (mg/kg)	LCS Recovery (percent)
Diesel	N/A	100	104

LAB CONTROL SAMPLE DUPLICATE

Analyte	CAS No.	LCS Conc. (mg/kg)	LCSD Recovery (percent)
Diesel	N/A	100	103

LCS RPD

Analyte	CAS No.	LCS Relative Percent Difference (percent)
Diesel	N/A	1