

LEVINE-FRICKE

CONSULTING ENGINEERS AND HYDROGEOLOGISTS

LF 1596

May 15, 1989

Mr. Ariu Levi Alameda County Health Agency Department of Environmental Health 470 27th Street, Room 322 Oakland, California 94612 5/17/89

ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS

Subject: Enclosed Report on Environmental Site Characterization of Property Located at 14500 East 14th Street San Leandro, California

Dear Mr. Levi:

Enclosed is a report presenting the results of an environmental site characterization of property located at 14500 East 14th Street, San Leandro, California completed by Hageman-Schank, Inc. for a potential purchaser of the property. The subject property is owned by Ms. Coramarie Allenbaugh and Ms. Theadate Phillips. The work completed by Hageman-Schank, Inc. included the drilling and collection of soil samples from five soil borings in the vicinity of four above-ground fuel storage tanks, one underground fuel storage tank and one underground waste oil tank. In addition, ground-water samples also were collected from two of the borings. Analytical results for selected soil and ground-water samples revealed elevated concentrations (ranging from 27 to 2,700 ppm) of total petroleum hydrocarbons as both diesel and gasoline. Lower concentrations (less than 0.36 ppm) of benzene, toluene, xylene and ethylbenzene also were noted in selected soil and ground-water samples.

In light of these results, Ms. Allenbaugh and Ms. Phillips requested Levine Fricke, Inc. to review the Hageman-Schank, Inc. report and prepare a proposal to complete additional soil and ground-water investigations at the subject property. Ms. Allenbaugh and Ms. Phillips have retained Levine Fricke to complete the site investigation described in that proposal. The Levine Fricke proposal dated February 23, 1989 for additional soil and ground-water investigations is attached. Levine Fricke completed the proposed field activities during April 1989 and anticipates completion of a report presenting the results by early June 1989, which we will provide to you when completed.

1900 Powell Street, 12th Floor Emeryville, California 94608 (415) 652-4500

LEVINE-FRICKE

Please give me or Tom Johnson a call at (415) 652-4500 if you have any questions concerning this matter.

Sincerely,

Gregson W. Taylor

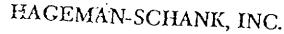
Project Hydrogeologist

enclosures

cc: Ms. Coramarie Allenbaugh

Mr. John Lyons, Landels, Ripley and Diamond Mr. Howard Hatayama, Department of Health Services

Mr. Steve R. Ritchie, Regional Water Quality Control Board



2723 Crow Canyon Rd., Suite 210 San Ramon, CA 94583 (415) 837-2926

December 23,1988 REF: P8802-30

TRI-VEST EQUITIES 317 Juana Avenue San Leandro, California

Subject: 14530 East 14th Street
San Leandro, California
Environmental Site Characterization

The following report summerizes the results of an initial investigation of underground contamination at this site. The sampling project took place December 12,1988.

SCOPE OF WORK

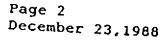
A series of five soil borings were taken where possible contamination might exsist. Two borings, boring #1 £ #5 are located by the above ground fuel storage tanks. Boring #2 is located next to an underground waste oil tank. Boring #3 is placed by the remote pump fueling island. And boring #4 is placed in an area of suspected removed coal oil tanks.

SAMPLING

Of the five borings two were drilled to ground water and three were taken to a fifteen foot depth. From each soil boring samples were obtained at five (5) foot intervals using a california split spoon sampler. Borings 2, 4, & 5 terminated at a depth of 15'. Borings #1 & #3 ended at a 35' depth, with groundwater at 28'.

Groundwater samples were collected from borings #1 & #3. Samples were obtained by placing a slotted 2" PVC casing down hole and collecting a sample from inside the casing using a clear teflon bailer. The water sample results are a rough indication of possible groundwater contamination levels. Accurate water sample results must be obtained from groundwater monitoring wells.

One soil sample from each boring was selected for laboratory analysis. These selections were based on proximity to ground water and worst probable sample.



SAMPLE RESULTS

Soil samples from all borings, except #2, as well as the water samples from #1 labled WS-1 and from #3 labled WS-3 were analyzed for Total Petroleum Hydrocarbons as gasoline and diesel and Benzene, Toluene, Xylene and Ethyl Benzene. Boring #2 analysis, looking for waste oil contamination, was tested for Oil & Grease & Extractables. Laboratory results are as follows:

				FOTTON	10 I	
SAMPLE ID	TPH AS DIESEL	TPH AS GAS	Benzene	TOLUENE	XYLENE	ETHYL
#1-25'	68.0	120.0	ND	.076	ND	BENZENE
#3-30'	650.0	60.0	ND	ND	ND	-071 ND
#4-15	700.0 160-AS MOT	60.0 OR OIL	ND	ND	ND .	ND
#5-15'	ND	ND	ND	ND	ND	ND
WS-1	900.0	150.0	.0065	ND	ND	
WS-3	2,700.0	27.0	.19	.19	.36	.24
Boring a	¥2 ***				. 30	.083

Boring #2 was non detected for Oil & Grease and Diesel. All samples are expressed in parts per million PPM.

CONCLUSIONS AND RECOMENDATION

Sample results indicate the prescene of both gasoline & diesel fuel contamination. Borings 1,3,4,65 all show some levels of contamination. The analysis report of water samples from borings #1 & #3 identified as WS-1 & WS-3 indicate the prescence of both soluble gasoline and diesel. Sample WS-3 is of concern because it contains significant levels of diesel fuel, possibly indicating the presence of free floating product.

Further investigation of this site would be needed to adequately assess the full extent of contamination.

Page 3 Ref: P8802-30 Tri-Vest Equities

My suggestion for further investigation of this site would involve six or seven groundwater monitoring wells. This would enable an engineered water graditent and allow a much better definition of the areas that have been impacted by petroleum hydrocarbons. The work that was just completed was preliminary and should not be considered a complete and comprehensive site assessment. A cost estimate of the suggested work would be in the range of \$50,000.00.

Should you have any questions regarding this report please feel free to call our office and we will be happy to discuss it with you.

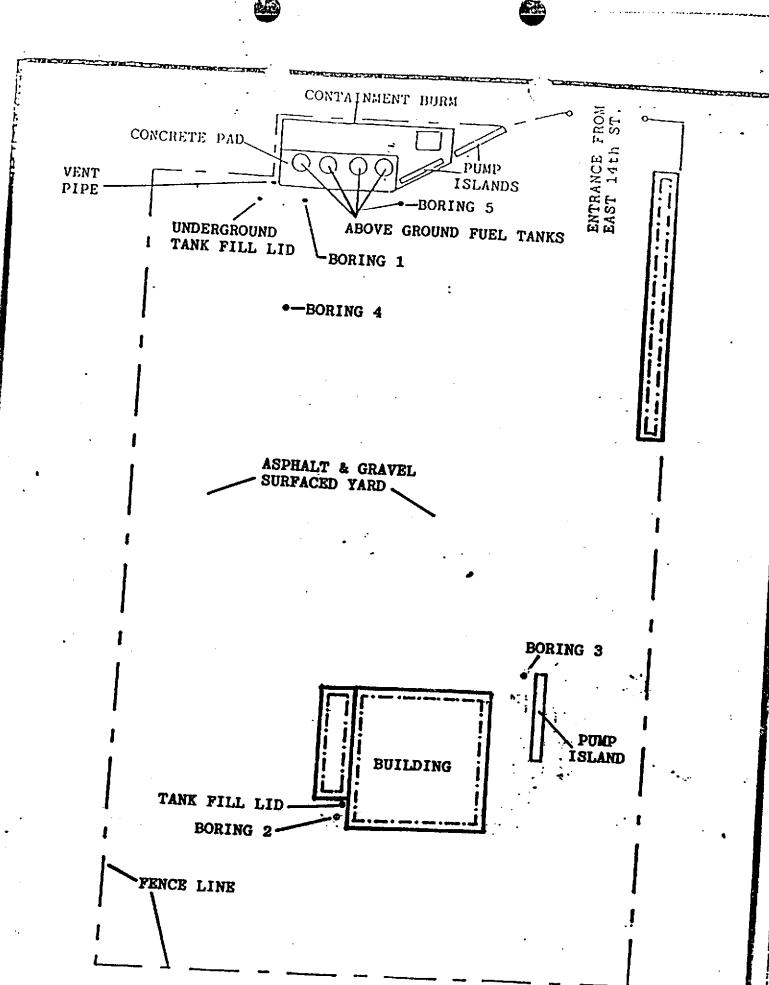
Sincerely,

HAGEMAN-SCHANK, INC.

Bruce Hageman

Robert M. Weber - Geologist

Gary H. Aguiar - Registered P. E.



SCALE 1"=40'

BANCROFT STREET



ACUIAR ENGINEERING

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MEU-27-88 TUE 9:21 AGUIAR ENGINEERING

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DEC-27-88 TUE 9:26 AGUIAR SHGINEERING

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LOCATION OF BORING P - 0 8 CUENT LOCATION 14530 E. 14th SAN LEANDAC DRILLING MCTHOO: BORING NO. 6" SOLID STEM AWER #5 SEE SITE MAP SAMPLING METHOD: 2" SPLIT BARREL SAMPLER 101 DRILLING WITH BRASS LINERS START WATER LEVEL FIMSH TIME TIME 1525 | 1600 DATE ELEVATION CASING DEPTH 13/12/88 SURFACE CONDITIONS: BORING ADJACENT TO MAIN DISPENSERS 0 ASPHALT BLACK SILTY CLAY (CL), SATURATED WITH OIL 37 DK BRN SILTY CLAY (CL), SLIGHTLY MOIST, STIFF, SLIGHTLY CRUMBLY 18 13/19/29 1533 SPUT (NO ODOR) 6/7/11 1545 BRN SILTY CLAY (CL) SLIGHTLY MOIST, STIFF, LIGHT BROWN STREAKS (ORGANIC MATTER) SYLT Jo L (NO ODOR 44/1/1600 GREY SAND (SP), SLIGHTLY MOIST, FINE GRAINS PUT (GASOLINE ODOR) TOTAL DEPTH = 16' RLS



NATIONAL ENVIRONMENTAL TESTING, INC;

NET Pacific, Inc. 435 Tesconi Circle Santa Rosa, CA 95401 Tel: (707) 526-7200 Fax: (707) 526-9623

Bruce Hageman Hageman-Schank, Inc. 2723 Crow Canyon Rd., #210 San Ramon. CA 94583

12-22-88

Formerly: ANATEC Labs, Inc.

Series No:

NET Pacific Log No: 5030 (-1.2) 341

Client Ref: Project# P8802-30

Subject: Analytical Results for Two Water Samples Received 12-14-88.

Dear Mr. Hageman:

Analysis of the samples referenced above has been completed. Results are

Samples were delivered to the laboratory under documented chain-of-custody. On receipt, sample custody was transferred to NET Pacific sample control personnel who subsequently documented receipt and condition of the samples and placed them in secured storage at 4°C until analysis commenced.

In preparation for volatile hydrocarbons measurements, aliquots of samples were transferred and sealed in septum-capped vials. Additionally, vials were prepared in essentially the same fashion to represent method blanks. commercial gasoline standards, gasoline-fortified sample spikes and sample replicates. Each vial was heated for a period of one hour at 90°C during which time light hydrocarbons (such as gasoline) were expected to equilibrate in distribution between sample and headspace. Headspace gases were subsequently analyzed by gas chromatography to measure total light hydrocarbons. Response of the chromatographic system to samples was compared with response to standards prepared with gasoline for purposes of qualitative

The samples were prepared for extractable hydrocarbons measurements by extraction with methylene chloride; extraction was performed three successive times for each sample. Extracts were then combined, dried over sodium sulfate and concentrated in Kuderna-Danish apparatus.

Extracts were then analyzed by capillary column gas chromatography with flame ionization detection. Preparation and analysis of the sample was accompanied by similar treatment of a method blank and a diesel-fortified sample. Response of the chromatographic system to calibration standards prepared with diesel and motor oil was compared with system response to samples for purposes of qualitative and quantitative interpretation.



December 22. 1988

Details of the analytical methodologies are consistent with requirements specified in Methods "I" and "II" ("Total Fuel Hydrocarbons, Low-to-medium Boiling Point Hydrocarbons" and "Total Fuel Hydrocarbons, Medium-to-high Boiling Point Hydrocarbons." respectively) in "Guidelines for Addressing Fuel Leaks." Regional Water Quality Control Board. San Francisco Bay Region. revised 1986; the preparation procedures used are described in detail in "Headspace Method." Method 5020 for gasoline, and "Liquid-Liquid Extraction." Method 3510 for diesel, in "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods," U.S. EPA, SW-846, 2nd edition, revised 1984.

Water samples were tested in accord with U.S. EPA Method 624 "Guidelines Establishing Test Procedures for the Analysis of Pollutants Under the Clean Water Act," U.S. EPA, 40 CFR 136, 1984 to measure contents of 31 volatile organic priority pollutants. Briefly, the method involves bubbling inert gas through a sorbent trap. After purging is complete, the trap is heated and backflushed with inert gas to desorb the compounds onto a gas chromatographic column. The column is then temperature programmed, and the compounds detected with a mass spectrometer. The following instrument parameters were used:

Purge and Trap Device: Trap packing

Tekmar Model LSC-2 1 cm methyl silicone

15 cm 2.6-diphenylene oxide polymer (TENAX)

8 cm silica gel

Purge gas Purge time Desorb temp Desorb time

Helium at 30 mL/min

11 min 180°C 4 min

GC/MS Unit:

Column dimensions Coating Head pressure Temperature program HP 5970 MSD

6' x 0.1" stainless steel

1% SP-1000 on 60/80 mesh Carbopak B

50 psi helium 40° C for 4 min. 6° C/min to 220° C.

hold 15 min

Mass spectrometer mode Electron energy Mass range Scan time Calibration gas Oata system

Electron Impact 70 eV

35 - 260 amu 2.5 seconds

Perfluorotributylamine (PFTBA) HP-1000



December 22. 1988

Please feel welcome to contact us should you have questions regarding procedures or results.

Submitted by:

Approved by:

Kenneth A. Craw Project Chemist

Project Manager

/sm

Enc: Sample Custody Document

KEY TO ABBREVIATIONS

mg/Kg (ppm) : Concentration in units of milligrams of analyte per

kilogram of sample, wet-weight basis (parts per million).

mg/L Concentration in units of milligrams of analyte per

liter of sample, unless noted otherwise.

mL/L/hr : Milliliters per liter per hour.

MPN/100 mL Most probable number of bacteria per one hundred milliliters

NA Not analyzed: see cover letter for details.

NO Not detected; the analyte concentration is less than the listed

NR Not requested.

NTU Nephelometric turbidity units.

RL Reporting limit.

RPD Relative percent deviation.

SNA Standard not available.

ug/Kg (ppb) : Concentration in units of micrograms of analyte per

kilogram of sample, wet-weight basis (parts per billion).

ug/L Concentration in units of micrograms of analyte per

liter of sample. ug/filter

Concentration in units of micrograms of analyte per

umhos/cm Micromhos per centimeter.

See cover letter for details.



- 5 -

December 22, 1988

	•	Descript and Re	or, Lab No.
Parameter PETROLEUM HYDROCARBONS	Reporting Limit (mg/L)	WS #1 12-12-88 (-19912) ^a	WS #3 12-12-88 (-19913) ^b
Volatile, as Gasoline Extractable.	0.05	150	27
as Motor 011 as Diesel Fuel	0.05 0.05	ND 900	ND 2.700
		Descriptonand Resi	r. Lab No. ults (mg/L)
<u>Parameter</u>	Reporting Limit (mg/L)	WS #1 12-12-88 (-19912)	WS #3 12-12-88 (-19913)
Benzene Ethylbenzene Toluene Xylenes, total	0.0072 0.006	0.065 0.240 ND ND	0.190 0.083 0.190 0.360

The reporting limits for this sample is 100 times the listed reporting limits.

The reporting limits for extractable hydrocarbons for this sample is 100 times the listed reporting limits.

THE COVER LETTER AND KEY TO ABBREVIATIONS ARE AN INTEGRAL PART OF THIS REPORT

HAGENAN-SCHANK, INCORPORATED 2723 CROW CANYON ROAD, SUITE 210 SAN RAMON, CALIFORNIA, 04602

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- 5 -

December 22. 1988

	0		Descriptor	Lab No. and	Results (mg/Kg)
Parameter	Reportin Limit <u>(mg/Kg</u>	9 #1-25ft 12-13-88) (-19914)	#3-30ft 12-13-88 	#4-15ft 12-13-88 <u>(-1</u> 9916	#5-15ft #2-15ft 12-13-88 12-12-88
011 & Grease (Grav) PETROLEM HYDROCARBONS	50	NR ·	NR	NR NR) (-19917) (-19918) NR ND
Volatile, as Gasoline Extractable, as Motor Oil	10	120	60	60	ND AR
as Diesel Fuel	10 10	ND 68	ND 650	160 700	NO NO ON

		· ·	Descriptor, La	b No. and Resu	its (mo/Ka)	
Parameter Benzene Ethylbenzene Toluene Xylenes, total	Reporting Limit (mg/Kg) 0.025 0.030 0.025 0.075	#1-25ft 12-13-88 (-19914) NO 0.071 0.076 NO	#3-30ft 12-13-88 (-19915) ND ND ND	#4-15ft 12-13-88 (-19916) NO NO NO NO	#5-15ft 12-13-88 (-19917) NO NO NO NO	#2-15ft 12-12-88 (-19918) NR NR NR

HAGEHAN-SCHANK, INCORPORATED 2723 CROW CANYON ROAD, SUITE 210 SAN RAMON, CALIFORNIA 94583

Field Record Sample Type_

ANALYSIS TPH & BTXE AS

GASOLINE	IPH AS DESECT NO. POS
UND_S-DAY	PROJECT NO. 288

TURN AROUND 5-DAY	•	MODECT NO. 288
CHAIN OF CUSTODY RECORD		// 02
Laboratore		(50)

Container Type BERSS CINE Lab No. Laboratory Record Contract Laboratory Re-Laboratory Name Ax41 Sample ID Sampled By Date Received By GAIRMU Date Condition 18:13-88 Received By # 3-30' Date GAIRMW 1213-80 \overline{Cc} LeALENNW 12-13-88_ GATRAW CE-13-08

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eceived by hab Non Courier 0208 12/4 /19

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HAGEMAN-SCHANK, INCORPORATED ANALYSIS OIL & GLERSE (508E) 2723 CROW CANYON ROAD, SUITE 210 SAN RAMON, CALIFORNIA 94583 TPH AS DUSSEL PROJECT NO. P8802. 415/837-2926 TURN AROUND 5- DAY CHAIN OF CUSTODY RECORD Field Record Sample Type Soil Container Type Blass Line Laboratory Record Lab No. Contract Laboratory Reco Laboratory Name ANATES Sample ID Sampled By Date Received By 112-15' Date [MW] 12-12-08 Condition Received By Date Con_{0} Released to Courier By Field Personnel Released To Lab by Comier Released to Lab by Cour Received by Courier MA NCS) Received by the tonge Received by Lab Kitch Conter 0200 12/14/90

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