Versar INC.

STID 3570 ✓

JUN 12 2002

June 7, 2002

Mr. Evan Henry
Bank of America, N.A.
Environmental Services Department
4820 Irvine Boulevard
Irvine, California 92620-1910

Reference: Groundwater Monitoring Report (April 2002)
2585 Nicholson Street in San Leandro, California
ES# 305582
Versar Project No. 104422.4422.004

Dear Ms. Proffitt:

Versar, Inc. (Versar) has prepared this groundwater monitoring report on behalf of Bank of America, N.A. (Bank of America) summarizing work performed at the property located at 2585 Nicholson Street in San Leandro, California (Site). Figures 1 and 2, Attachment I, present the Site location and Site layout, respectively.

Background

A release of petroleum constituents was discovered at the Site during removal of underground storage tanks (USTs) in 1991. Subsequently, Versar and others have performed an investigation of soils and groundwater beneath the Site, and extensive groundwater monitoring. The results of the groundwater monitoring and data evaluation has determined the constituents identified in groundwater are naturally degrading over time, and pose no risk to Site occupants under an industrial setting.

The Alameda County Health Care Services (ACHCS) is currently considering granting closure for the Site. In the interim, the groundwater monitoring program has been reduced to one well (MW-1) on a semi-annual basis.

• SACRAMENTO AREA OFFICE •
7844 MADISON AVENUE, SUITE 167 • FAIR OAKS, CA 95628 • TELEPHONE (916) 962-1612 FAX (916) 962-2678

April 2002 Results

Monitoring well MW-1 was sampled on April 29, 2002. The methodology and protocol followed for the collection of the groundwater sample during this groundwater sampling event are presented in Attachment II, Decontamination and Groundwater Monitoring Well Sampling Procedures. A monitoring well purge table documenting field measurements during sampling is presented in Attachment III. The groundwater sample from MW-1 was analyzed for total petroleum hydrocarbons (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Methods 8015 Modified and 8020, respectively. Laboratory analytical data sheets are included in Attachment III. Current and historic analytical results from all Site monitoring wells are presented in Table 1 of Attachment I.

As shown in Table 1, analytical results from MW-1 in April 2002 are lower than the April 2001 results. The seasonal concentrations of the data suggest that TPHg and benzene have declined since 1995.

The April 2002 data supports conclusions provided previously to the ACHCS, and in Versar's opinion, the Site should be granted low-risk closure. If you have any questions, please feel free to call Tim Berger at (916) 863-9323.

Prepared by:

Jeni VanDusen
Staff Geologist

Reviewed by:

Tim Berger, R.G.
Supervising Geologist
Versar - Southwest Region

Attachment I - Figures and Tables
Attachment II - Laboratory Analytical Data Reports and Monitoring Well Purge Table
Attachment III - Decontamination and Groundwater Monitoring Well Sampling Procedures

cc: Amir Gholami (Alameda County)
Susan Hugo (Alameda County)
Mike Bakaldin (City of San Leandro)
Donna Proffitt, R.G.

ATTACHMENT I

Figures and Tables

Ref. USGS 7.5 Minute Topographical Quadrangle Maps; San Leandro, Calif. c. 1959 Photorevised 1980

Dr. By:	Dale Anderson
Date:	5/10/99
Scale:	1 Inch=2,000 feet
Versar Project No.	4422-001
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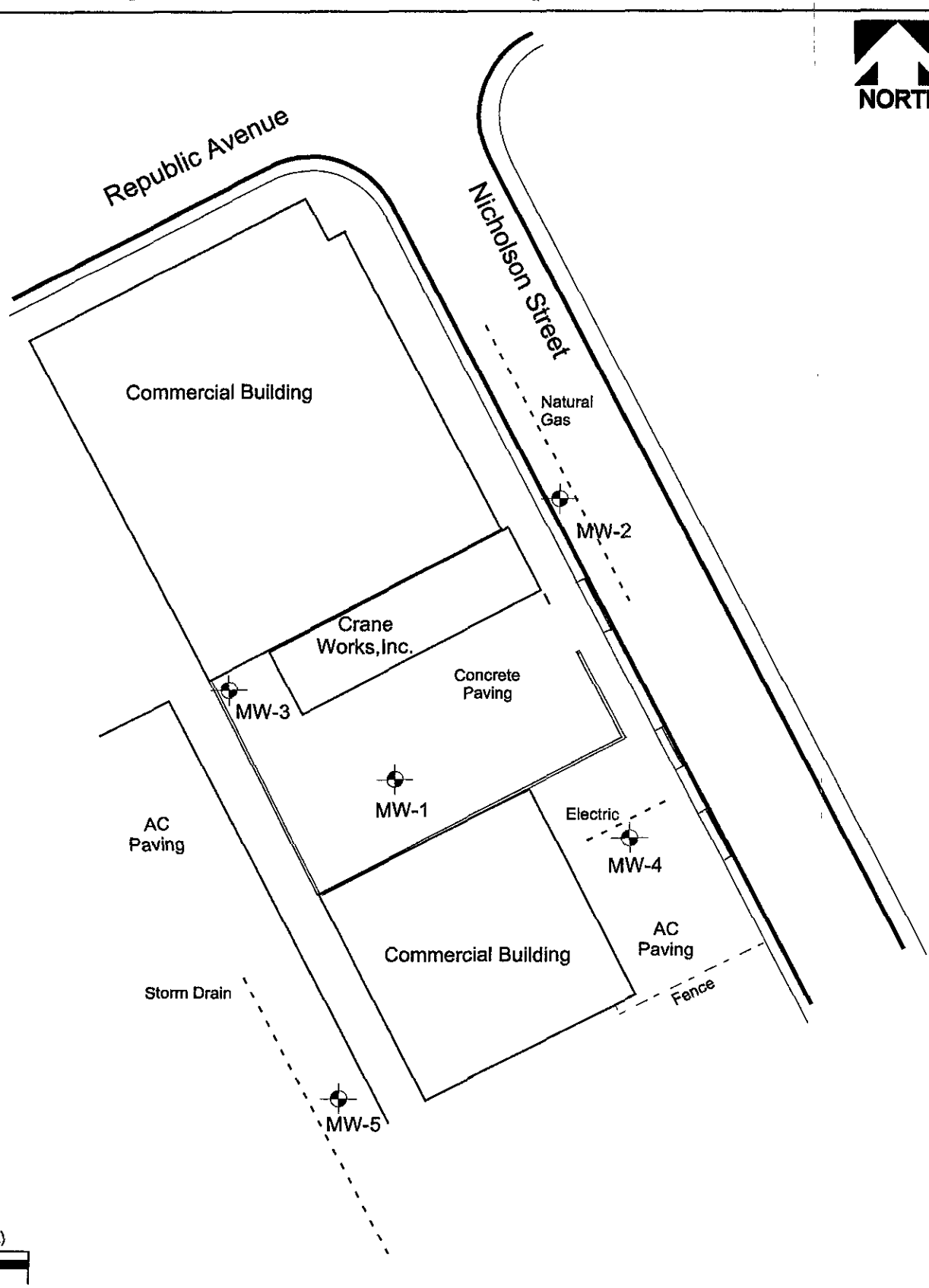
SITE LOCATION

2585 Nicholson Street
San Leandro, California

Figure 1



Dr. By: Dale Anderson	
Date: 5/10/99	
Scale: 1 inch = 60 feet	
Versar Project No. 4422-001	
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SITE LAYOUT AND MONITORING WELL LOCATION MAP
2585 Nicholson Street
San Leandro, California

Figure 2

Table 1
Analytical Results for Groundwater Samples
2585 Nicholson Street
San Leandro, California

Monitoring Well No.	Date	Chemicals of Concern								
		TPH-G (µg/L)	TPH-D (µg/L)	TPH-MO (µg/L)	TPH-K (µg/L)	TPH-SS (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)
MW-1	Jun-92	10,000	ND	--	--	--	110	81	62	280
	Nov-92	9,800	ND	--	--	--	23	14	22	96
	Apr-93	18,000	560	ND	ND	370	42	47	50	190
	Jul-93	27,000	ND	ND	ND	ND	40	45	63	190
	Dec-93	7,800	3,800	ND	ND	ND	13	16	20	77
	Mar-94	280,000	620	ND	ND	3,300	970	880	620	1,700
	Jun-94	8,500	ND	ND	ND	ND	23	13	8.5	19
	Sep-94	2,400	52	ND	ND	ND	5.3	2.6	2.5	6
	Dec-94	4,800	1300	ND	ND	1,000	32	32	16	50
	Apr-95	74,000	3,700	ND	ND	570	320	350	350	940
	Sep-95	33,000	46,000	ND	ND	4,900	140	270	260	1,100
	May-99	8,100	ND	ND	--	--	1,400	31	82	360
	Jul-99	3,500	1,700	--	--	--	252	23	43	179
	Oct-99	4,900	--	--	--	--	270	34	<5	370
	Jan-00	22,400	<500	--	--	--	1,300	402	483	2,490
	Apr-00	13,000	--	--	--	--	1,130	226	335	1,410
	Jul-00	28,400	<50	<500	--	--	1,470	190	299	967
	Oct-00	12,900	--	--	--	<1,000	1,000	197	353	1,400
	Jan-01	17,800	--	--	--	--	957	146	353	1,060
	Apr-01	13,000	<50	--	--	--	1,200	170	450	1,300
	Oct-01	1,800	--	--	--	--	210	20	47	82
	Apr-02	3,800	--	--	--	--	380	37	80	120
MW-2	Apr-99	ND	ND	ND	--	--	ND	ND	ND	ND
	Jul-99	<100	<100	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	<100	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	118	--	--	--	--	0.7	<0.5	<0.5	<0.5
	Apr-00	<50	--	--	--	--	0.5	<0.5	<0.5	<0.5
	Jul-00	<400	--	--	--	--	0.8	<0.5	<0.5	<0.5
	Oct-00	<50	--	--	--	--	<0.5	<0.5	<0.5	<1.0
	Jan-01	104	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Apr-01	160	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Oct-01	--	--	--	--	--	--	--	--	--
	Apr-02	--	--	--	--	--	--	--	--	--
MW-3	Apr-99	ND	540	ND	--	--	ND	ND	ND	ND
	Jul-99	300	<100	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	230	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	163	<50	--	--	--	0.8	<0.5	<0.5	<0.5
	Apr-00	90	--	--	--	--	0.7	<0.5	<0.5	<0.5
	Jul-00	<400	--	--	--	--	2.0	<0.5	<0.5	<0.5
	Oct-00	<50	--	--	--	--	<0.5	<0.5	<0.5	<1.0
	Jan-01	62	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Apr-01	62	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Oct-01	--	--	--	--	--	--	--	--	--
	Apr-02	--	--	--	--	--	--	--	--	--
MW-4	Apr-99	110	ND	ND	--	--	ND	ND	ND	ND
	Jul-99	120	<100	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	<100	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	106	--	--	--	--	0.9	<0.5	<0.5	<0.5
	Apr-00	99	--	--	--	--	1.0	<0.5	<0.5	<0.5
	Jul-00	--	--	--	--	--	--	--	--	--
	Oct-00	139	--	--	--	--	0.6	<0.5	<0.5	<1.0
	Jan-01	85	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Apr-01	130	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Oct-01	--	--	--	--	--	--	--	--	--
	Apr-02	--	--	--	--	--	--	--	--	--
MW-5	Apr-99	270	ND	ND	--	--	ND	ND	ND	ND
	Jul-99	570	<100	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	540	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	231	--	--	--	--	1.9	<0.5	<0.5	<0.5
	Apr-00	353	--	--	--	--	3.5	<0.5	<0.5	<0.5
	Jul-00	<400	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Oct-00	156	--	--	--	--	1.0	<0.5	<0.5	<1.0
	Jan-01	<50	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Apr-01	200	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Oct-01	--	--	--	--	--	--	--	--	--
	Apr-02	--	--	--	--	--	--	--	--	--

Notes and Abbreviations:
TPH-G = total petroleum hydrocarbons as gasoline
TPH-D = total petroleum hydrocarbons as diesel
TPH-K = total petroleum hydrocarbons as kerosene
TPH-SS = total petroleum hydrocarbons as stoddard solvent.
µg/L = micrograms per liter, equivalent to parts per billion (ppb)
mg/L = milligrams per liter, equivalent to parts per million (ppm)
ND = not detected at or above the methods reporting limit
-- = not analysed

ATTACHMENT II

Decontamination and Groundwater Monitoring Well Sampling Procedures

1.0 DECONTAMINATION PROCEDURES

The decontamination procedures for non-dedicated field equipment and well development/purging equipment are given below. These procedures are followed during all field activities.

a. Non-dedicated well development, purging, and sampling equipment is carefully pre-cleaned prior to each use, as follows:

   a. Carefully brush off any loose foreign debris with a soft bristle brush.

   b. Rinse the equipment thoroughly in clean water.

   c. Wash the equipment in a non-phosphate detergent bath.

   d. Rinse thoroughly in clean water.

   e. Rinse thoroughly with deionized water.

   f. Air dry in a dust-free environment.

   g. Store in unused plastic bags or other suitable cover until use.

2. Clean disposable gloves are worn by all field personnel when handling decontaminated equipment.

2.0 COLLECTION OF SAMPLES

2.1 Groundwater Sampling

Groundwater samples are collected for laboratory analysis using the procedures given below.

1. Open the well and measure the organic vapor concentration with a flame-ionization detector (FID) or photoionization detector (PID).

2. Measure the water levels (if any) in the well using a decontaminated measuring device. All measurements must be made to the nearest 0.01 foot, and measured relative to the top of the casing. Record the depth of the water in the field notebook.

3. Inspect the disposable bailer to ensure that the bottom valve assembly is working correctly.

4. Begin purging the well by inserting a bailer into the PVC monitoring well casing and carefully lower it into the well. Take care to avoid agitating and aerating the fluid column in the well.

5. Slowly withdraw the bailer and transfer the water samples to a sampling containers.

6. Measure the temperature, pH, conductivity, and turbidity. Record these and all subsequent measurements in the field notebook.

7. Continue purging the well (a minimum of three well volumes) until the temperature, pH, conductivity, and turbidity have stabilized, or the well is dry.

8. When the water has recovered to 80 percent of the original level, carefully lower a new disposable bailer into the well and recover groundwater samples.

9. Fill the appropriate sample containers by releasing water from the bailer via the bottom emptying device with a minimum of agitation. The most volatile parameters are collected first, proceeding to the least volatile parameters.

10. Place the purge water in a DOT-approved 55-gallon drums.

3.0 ANALYSIS OF SAMPLES

Samples are submitted to a California state-certified laboratory for analysis.

4.0 SAMPLE HANDLING

4.1 Sample Containers, Preservation, and Holding Times

All samples are collected, placed in containers, preserved, and analyzed within the time constraints with applicable local, provincial, and federal procedures. All sample containers are precleaned in accordance with prescribed EPA methods. A custody seal is placed around all sample container lids to prevent leaks and unauthorized tampering with individual samples following collection and prior to the time of analysis.

4.2 Sample Tracking and Management

All samples are tracked using a standard chain-of-custody form. The chain of custody record includes the following information:

1. Sample number
2. Signature of collector
3. Date and time of collection
4. Sample collection location
5. Sample type
6. Signature of persons involved in the chain-of-possession
7. Inclusive dates of possession
8. Analytical parameters
9. Pertinent field observations

The custody record is completed using waterproof ink. Corrections are made by drawing a line through, initialing the error, and then entering the correct information.

Custody of the samples begins at the time of sample collection and are maintained by the sampling team supervisor until samples are relinquished for shipment to the laboratory, or until samples are hand-delivered to the designated laboratory sample custodian. Partial sample sets being accumulated for hand-delivery to the laboratory are stored in coolers with chain-of-custody records sealed in plastic bags and placed in the cooler with the sample sets.

ATTACHMENT III

Laboratory Analytical Data Reports and Monitoring Well Purge Table

EXCELCHEM
ENVIRONMENTAL LABS

500 Giuseppe Court, Suite 3
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784

ANALYSIS REPORT

Attention: Jeni Van Dusen
Versar Incorporated
7844 Madison Ave., Ste. 167
Fair Oaks, CA 95628
Project: B of A - San Leandro / 4422-004
Method: EPA 8020/8015m

Date Sampled: 04/29/02
Date Received: 04/29/02
Date Analyzed: 05/04/02

Client Sample I.D.	MW-1	
LAB. NO.	W04021732	
ANALYTE	R/L	Results
Benzene	20	380
Toluene	20	37
Ethylbenzene	20	80
Total Xylenes	40	120
TPH as Gasoline	2000	3800

QA/QC %RECOVERY		
	LCS	LCSD
Benzene	103	102
Toluene	101	99
Ethylbenzene	100	99
Total Xylenes	102	101

QA/QC Analyzed: 05/03/02

ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.
R/L = Reporting Limit
Water samples reported in µg/L

Laboratory Representative

05/07/02
Date Reported

2692

Versar

CHAIN OF CUSTODY RECORD

Standard TAT

502037

PROJECT NO.	PROJECT NAME	PARAMETERS	INDUSTRIAL HYGIENE SAMPLE
4422-004	B of A-San Leandro		Y / N

SAMPLERS: *(Signature)* Jeni VanOusen (Printed) Jeni VanOusen

FIELD SAMPLE NUMBER	DATE	TIME	COMP.	GRAB	STATION LOCATION	NO. OF CONTAINERS	BTEX/TPH-g								REMARKS
															A-8
MW-1	4/29	1134		X	MW-1	3	X			W0402732					STD TAT

Relinquished by: *(Signature)*	Date / Time	Received by: *(Signature)*	Relinquished by: *(Signature)*	Date / Time	Received by: *(Signature)*
(Printed) Jeni VanOusen	4/29/02 1358	(Printed)	(Printed)		(Printed)
Relinquished by: *(Signature)*	Date / Time	Received for Laboratory by: *(Signature)*	Date / Time	Remarks	
(Printed)	4/29 1400	(Printed) Bryce Morgan		Fax Results to (916) 962-2678	

Distribution: Original Plus One Accompanies Shipment (white and yellow); Copy to Coordinator Field Files (pink)

MONITORING WELL PURGE TABLE

Project Number: 104422.4422.004	**Site Name:** B of A - San Leandro
Well Number: MW-1	**Date(s) Purged:** 04/29/02
OVA - Ambient:	**Purge Method:** Purge Pump
OVA - Vault:	**Purge Rate:** ~2 gal/min
OVA - Casing:	**Date & Time Sampled:** 04/29/02
Water Level - Initial: 5.41	**Purged & Sampled:** Jeni VanDusen
Water Level - Final:	**Sampling Method:** Hand Bailer
Well Depth: 17.33	**Free Product:**
Well Diameter: 4"	**Sheen:**
Well Casing Volume: 17.88	**Odor:**

Time	Purge Water Removed (gal)	Temperature (degrees Fahrenheit)	pH	Redox	Electrical Conductivity (umhos/cm)	Dissolved Oxygen (mg/l)	Turbidity
1106	6	64.3	6.57		840	~~2.05~~ 2.35	
1110	12	61.4	6.63		819	1.86	
1113	18	60.7	6.60		762	1.16	
1114	24	59.7	6.68		760	.89	
1119	30	60.1	6.74		748	1.16	
1123	36	60.5	6.69		749	1.02	
1126	42	60.8	6.67		765	.919	
1129	48	60.3	6.93		603	0.97	
1133	54	60.2	6.74		742	0.98	

Field Notes: