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8:29 am, Feb 15, 2012

Alameda County
Environmental Health

Reference: Groundwater Monitoring Report
Rodding Cleaning Services
2585 Nicholson Street, San Leandro, CA
Fuel Leak Case No. RO00000020
Versar Project No. 104422.4422.007

PERJURY STATEMENT

As the Responsible Party (RP) for this Site, I declare under penalty of perjury that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

A handwritten signature in cursive script that reads "Fred Schifferle".

Fred Schifferle - Manager, Sketchley Trust
Responsible Party

• SACRAMENTO AREA OFFICE •

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



January 29, 2003

Mr. Fred Schifferle
Vice President
Bank of America, N.A.
Building D
2000 Clayton Road
Concord, California 94520-2425

Reference: Groundwater Monitoring Report (January 2003)
2585 Nicholson Street in San Leandro, California
ES# 305582
Versar Project No. 104422.4422.004

Dear Mr. Schifferle:

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.

January 2003 Results

Monitoring well MW-1 was sampled on January 23, 2003. 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

3202-03/104422.4422.005/JAN29'03

Mr. Fred Schifferle
January 29, 2003
Page 2 of 2

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 January 2003 are, with the exception of benzene, lower than the previous January results, collected in 2001 during a period of similar hydrologic conditions; the benzene concentration is substantially similar to the previous concentrations measured during the wet season of 2001. The seasonal concentrations of the data suggest that TPHg and BTEX have continued to decline since 1995.

The January 2003 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 me at (916) 863-9323.

Prepared by:



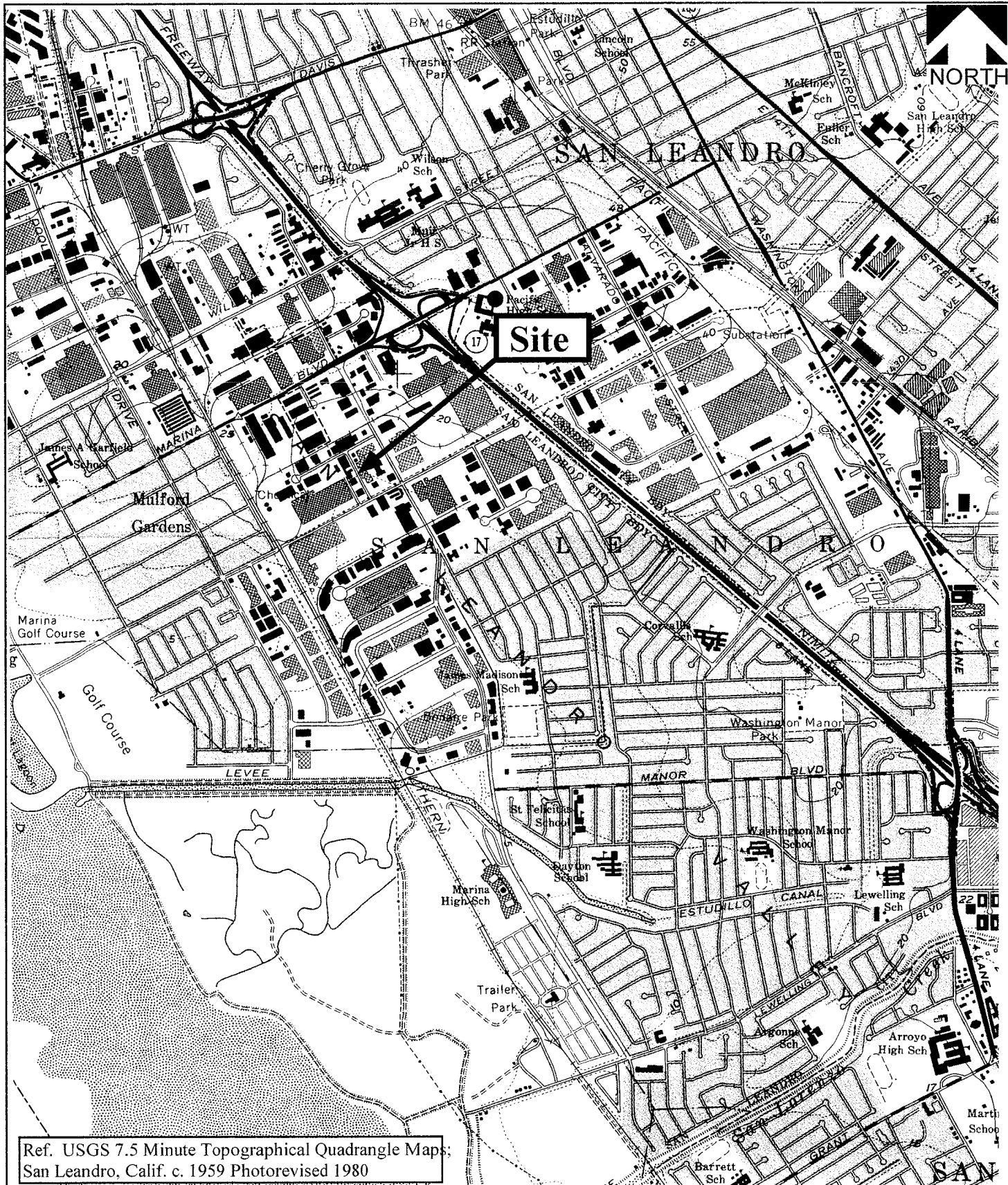
Tim Berger, R.G.
Program Manager
Southwest Region

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: 11/03
 Scale: 1 inch=2,000 feet
 Versar Project No. 4422-001
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Versar INC.
 7844 Madison Avenue
 Suite 167
 Fair Oaks, CA 95628
 (916) 962-1612

SITE LOCATION
 2585 Nicholson Street
 San Leandro, California

Figure
 1



Republic Avenue

Nicholson Street

Commercial Building

MW-1
 TPH-G: 14,000 ug/L
 B: 1,200 ug/L
 T: 130 ug/L
 E: 250 ug/L
 X: 310 ug/L

Crane Works, Inc.

Concrete Paving

Drum Location

AC Paving

Commercial Building

AC Paving

Fence Legend

MW-3

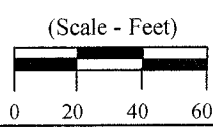
MW-1

MW-2

MW-4

MW-5

	Extraction and Observation Well Location
	Location of Former Monitoring Well
TPH-G:	Total Petroleum Hydrocarbons as Gasoline
B:	Benzene
T:	Toluene
E:	Ethybenzene
X:	Total Xylenes
ND:	Not detected at or above the methods reporting limit.
ug/L:	Micrograms per liter



Dr. By:
Date: 01/3/2003
Scale: 1 inch= 60 feet
Versar Project No. 4422-005
Path/File : P:\BOFA\SanLean\Report\Fig2

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**Laboratory Analytical Results
 For Groundwater Sample
 January 2003
 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	
Jan-03	14,000	--	--	--	--	1,200	130	250	310	
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	--	--	--	--	--	--	--	--	--
	Jan-03	--	--	--	--	--	--	--	--	--
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	--	--	--	--	--	--	--	--	--
	Jan-03	--	--	--	--	--	--	--	--	--
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	--	--	--	--	--	--	--	--	--
	Jan-03	--	--	--	--	--	--	--	--	--
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	--	--	--	--	--	--	--	--	--
	Jan-03	--	--	--	--	--	--	--	--	--

Notes and Abbreviations:

TPH-G = total petroleum hydrocarbons as gasoline.
 TPH-D = total petroleum hydrocarbons as diesel.
 TPH-MO = total petroleum hydrocarbons as kerosene.
 TPH-K = total petroleum hydrocarbons as kerosene.
 TPH-SS = total petroleum hydrocarbons as standard 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.

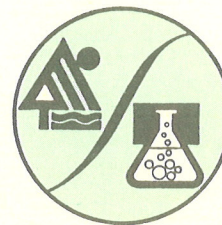
ATTACHMENT III

Laboratory Analytical Data Reports and Monitoring Well Purge Table

MONITORING WELL PURGE TABLE

Project Number: 10.4422.4422.005				Site Name: Former Bank of America-San Leandro				
Well Number: MW1				Date(s) Purged: 1/23/03				
OVA - Ambient: No Reading Taken				Purge Method: Purge Pump				
OVA - Vault: No Reading Taken				Purge Rate:				
OVA - Casing: No Reading Taken				Date & Time Sampled: 1/23/03 11:45				
Water Level - Initial: 5.07 Feet@ 10:45				Purged & Sampled: Annette Cornelius				
Water Level - Final: 35.15 Feet@ 11:42				Sampling Method: Disposable Bailer				
Well Depth: 18.0 feet 17.33				Free Product:				
Well Diameter: 6 inch				Sheen:				
Well Casing Volume: 18.4				Odor:				
Time	Purge Water Removed (gal)	Temperature (degrees Fahrenheit)	pH	Electrical Conductivity (umhos/cm)	Dissolved Oxygen (mg/l)	Redox	Turbidity	
11:00	1	67.2		1.19			high	
11:03	5	65.8		1.93			slight	
11:06	10	65.3		1.91			slight	
11:09	15	65.4		1.90			slight	
11:11	20	65.4		1.87			clean	
11:13	25	65.5		1.84			↓	
11:16	30	65.9		1.82				
11:19	35	65.6		1.77				
11:22	40	65.4		1.75				
11:25	45	65.3		1.73				
11:28	50	65.2		1.73				
11:30	55	65.2		1.71				
Field Notes:								

EXCELCHEM
ENVIRONMENTAL LABS



500 Giuseppe Court, Suite 3
 Roseville, CA 95678

Phone#: (916) 773-3664 Fax#: (916) 773-4784

ANALYSIS REPORT

Attention: Annete Cornelius
 Versar Incorporated
 7844 Madison Ave., Ste. 167
 Fair Oaks, CA 95628
 Project: B of A San Leandro / 4422-006
 Method: EPA 8020/8015m

Date Sampled: 01/23/03
 Date Received: 01/23/03
 Date Analyzed: 01/25/03

Client Sample I.D.	MW-1	
LAB. NO.	W0103318	
ANALYTE	R/L	Results
Benzene	100	1200
Toluene	100	130
Ethylbenzene	100	250
Total Xylenes	200	310
TPH as Gasoline	10000	14000

QA/QC %RECOVERY		
	LCS	LCSD
Benzene	88	93
Toluene	88	91
Ethylbenzene	90	93
Total Xylenes	91	92

QA/QC Analyzed: 01/25/03

ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.

R/L = Reporting Limit

Water samples reported in µg/L

Joseph Balla
 Laboratory Representative

01/27/2003
 Date Reported

