



Subsurface Consultants, Inc.

FAX TRANSMITTAL

Date:	December 18, 1998
Number of pages (including cover sheet):	10

To:	Ms. Susan Hugo ACHCSA
Phone:	510-567-6780
Fax:	
cc:	510-337-9335

From:	John Rasmussen
Sent From:	Lafayette
SCI Job #:	537.012
Re:	

- REMARKS:**
- Urgent
 - For your review
 - Reply ASAP
 - Please comment
 - For your use
 - Original in mail
 - As requested

Dear Ms. Hugo:

Attached is our letter report for the Emeryville Old Town Hall site, which is the site of the new Civic Center. A hard copy of this report is forthcoming via regular mail.

Sincerely,

John R.



Subsurface Consultants, Inc.

ENVIRONMENTAL PROTECTION

98 DEC 22 AM 10:54

December 18, 1998
SCI 537.012

STID 3638

1/5/99

*Talked to Alvin Ken
John (SCI) = clean site
will close case*

Ms. Susan Hugo
Alameda County Health Care Services Agency
1331 Harbor Bay Parkway, Suite 200
Alameda, CA 94502

**Letter Report
Results of Groundwater Sampling and MTBE Testing
Emeryville Old Town Hall
Emeryville, California**

Dear Ms. Hugo:

Subsurface Consultants, Inc. (SCI) is pleased to submit this letter report describing the results of groundwater sampling and testing for methyl tertiary butyl-ether (MTBE) at the above-referenced location (herein referred to as the Site). The Site is located on the southeast corner of the intersection of Hollis Street and Park Avenue in Emeryville, California. SCI performed the activities on behalf of the City of Emeryville Redevelopment Agency (Agency), as requested by the Alameda County Health Care Services Agency (ACHCSA). The sampling and analyses were conducted in support of a request for issuance of an environmental case closure for a former underground gasoline storage tank (UST) on the Site.

BACKGROUND

It is our understanding that a 2,000-gallon gasoline UST was removed from the Site sometime in 1992. Three groundwater monitoring wells (MW-1, MW-2, and MW-3) had been installed to approximately 20 feet in depth in the vicinity of the former UST. The locations of the wells relative to the Old Town Hall and UST are shown in an attached copy of a Site map provided to SCI by the ACHCSA. It is our understanding that sampling of groundwater from the three wells had been performed prior to and/or after removal of the UST, but records indicate that samples were not analyzed for MTBE. MTBE is a gasoline additive which aids in reducing exhaust emissions. Prior to issuing closure, the ACHCSA indicated to the Agency that collection of groundwater samples from the wells and chemical analyses for MTBE was required.

GROUNDWATER SAMPLING & CHEMICAL ANALYSES

On December 8, 1998, SCI personnel purged and sampled groundwater from the wells. Prior to sample collection, each of the three monitoring wells were purged of three well casing volumes. During purging, the physical parameters of pH, conductivity, and temperature were recorded as indicators of groundwater stabilization. A groundwater sample was collected from each monitoring well and placed in pre-cleaned, laboratory-supplied containers. SCI's field sampling forms are attached. Following collection, the samples were chilled and transported, under chain-of-custody, to Curtis & Tompkins, Ltd., a State-certified chemical testing laboratory located in Berkeley, California. The three groundwater samples were analyzed for MTBE using EPA Method 8260.

RESULTS OF ANALYSES

The results of chemical analyses indicate that no detectable concentrations of MTBE were identified above Method Reporting Limits (MRLs) in the three groundwater samples tested. Copies of the laboratory report and chain-of-custody form are attached.

CASE CLOSURE AND WELL ABANDONMENT

Based on the results of chemical testing of the groundwater samples collected from each of the three on-Site monitoring wells, SCI requests that ACHCSA close the case files for this Site. We also request authorization to properly abandon the three monitoring wells, prior to further Site redevelopment. Abandonment will consist of destroying the well casings by over-drilling, removing the casings and filter sand pack materials, and placing cement grout inside the boreholes from a depth of approximately 20 feet (the gauged depths of the wells) to land surface using the tremie method. SCI will obtain the required permit from the Alameda County Public Works Agency prior to abandoning the wells, and will submit written documentation to ACHCSA that the wells have been destroyed. SCI understands that ACHCSA will then issue a case closure letter to the Agency.

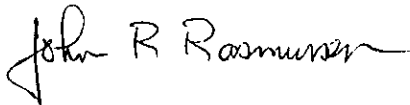
SCI appreciates your assistance and cooperation in expediting this project. As you know, the Agency is preparing to begin construction activities at the Site as part of the new Emeryville Civic Center. If you have questions pertaining to this report, please do not hesitate to contact us at (925) 299-7960.

Ms. Susan Hugo
Alameda County Health Care Services Agency
December 18, 1998
SCI 537.012
Page 3


Subsurface Consultants, Inc.

Yours very truly,

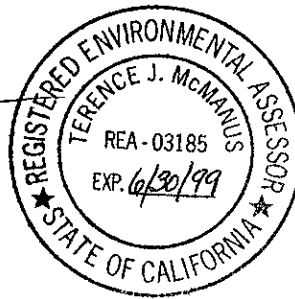
Subsurface Consultants, Inc.



John R. Rasmussen
Staff Engineer



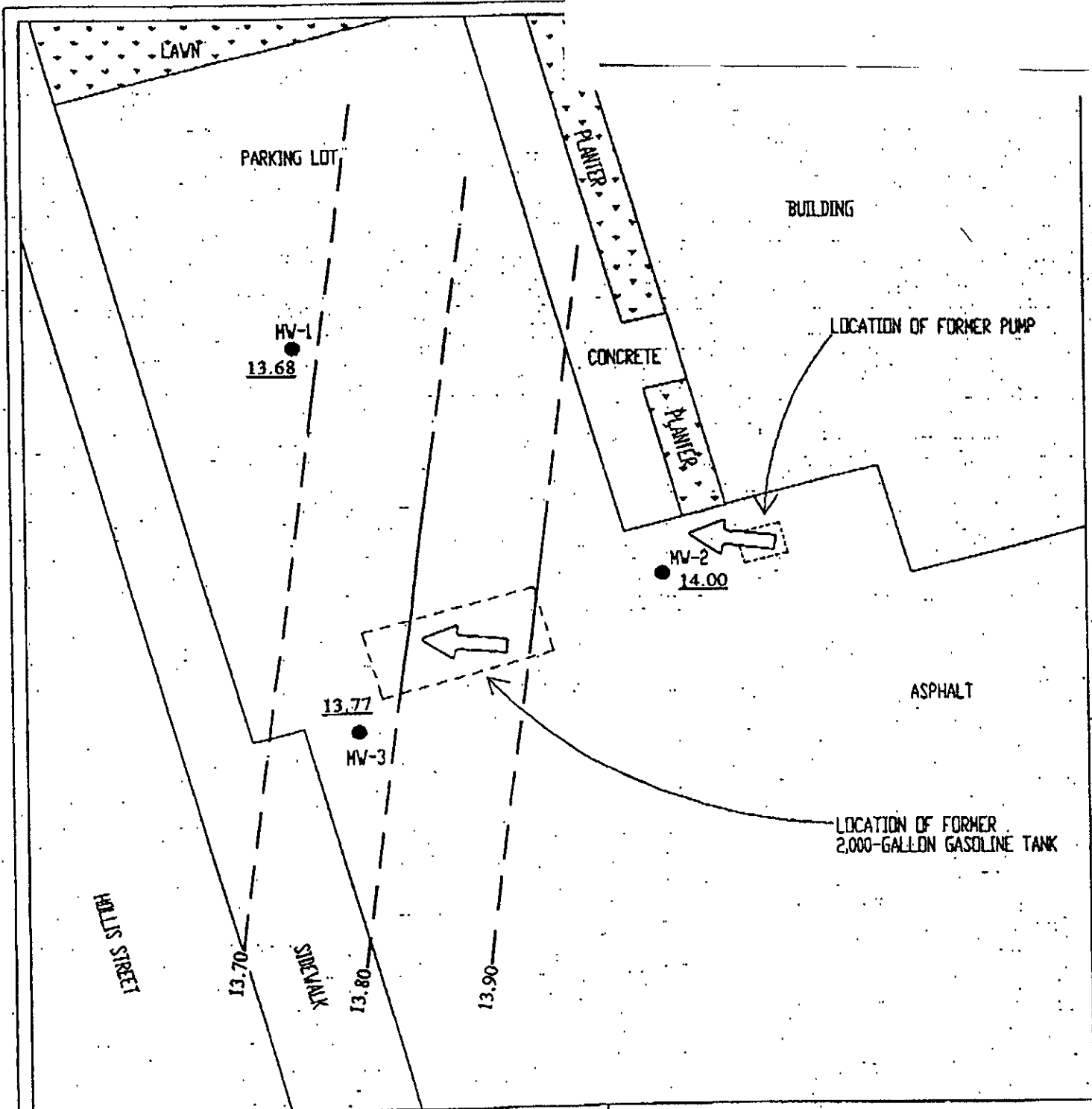
Terence J. McManus, R.E.A.
Principal Environmental Scientist



TJM:JR:clh 537.012\enviro.doc

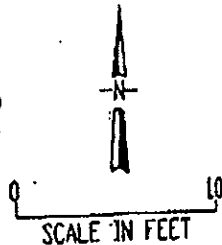
Attachments: Site Map
Field Sampling Forms
Laboratory Report & Chain-of-Custody

cc: Mr. Ignacio Dayrit
City of Emeryville Redevelopment Agency
2200 Powell Street, 12th Floor
Emeryville, CA 94608



LEGEND

- MV-1 NAME AND LOCATION OF GROUNDWATER MONITORING WELL
- 13.68 POTENTIOMETRIC ELEVATION (FEET-MSL)
- 13.80 POTENTIOMETRIC CONTOUR
- GROUNDWATER FLOW DIRECTION (12/30/92)



TANK PROTECT ENGINEERING

GROUNDWATER GRADIENT MAP (12/30/92)

1333 PARK AVENUE
EMERYVILLE, CA 94608

DATE	1/19/93
FIGURE	1
FILE #	213A-17
DRAWN BY	KAC
CHECKED BY	JMH

WELL DEVELOPMENT FORM

Project Name: Emerquille Town Hall Gwm Well Number: MW-1
 Job No.: 537.012 Well Casing Diameter: 2 inches
 Developed By: JRZ Date: 12/8/98
 TOC Elevation: _____ Weather: Clay, coal

Depth to Casing Bottom (below TOC) 20.0' feet
 Depth to Groundwater (below TOC) 5.20 feet
 Feet of Water in Well 14.8 feet
 Casing Volume (feet of water x Casing DIA² x 0.0408) 9 liters gallons
 Depth Measurement Method Tape & Paste / Electronic Sounder / Other
 Development Method drop bailer

FIELD MEASUREMENTS

Gallons Removed <i>liters</i>	pH	Temp (°C)	Conductivity (micromhos/cm)	Salinity S%	Comments
0	7.10	21.0	E.1 mS	_____	_____
9	7.05	21.0	↓	_____	_____
18	↓	20.5	↓	_____	_____
27	↓	20.5	↓	_____	- clear, odorless - no free product in bailer

Total Gallons Removed 7 gallons
 Depth to Groundwater After Development (below TOC) _____ feet

<h1 style="margin: 0;">Subsurface Consultants</h1>	JOB NUMBER	DATE	APPROVED	PLATE

WELL DEVELOPMENT FORM

Project Name: Emergville Town Hall G/LW Well Number: MW-2
 Job No.: 537.012 Well Casing Diameter: 2 inches
 Developed By: JR R Date: 12/8/98
 TOC Elevation: _____ Weather: Cloudy, cool

Depth to Casing Bottom (below TOC) 20.0' feet
 Depth to Groundwater (below TOC) 5.95' feet
 Feet of Water in Well 14.05' feet
 Casing Volume (feet of water x Casing DIA² x 0.0408) 9 liters gallons
 Depth Measurement Method Tape & Paste / Electronic Sounder / Other
 Development Method displacement

FIELD MEASUREMENTS

Liters Gallons Removed	pH	Temp (°C)	Conductivity (micromhos/cm)	Salinity S%	Comments
0	6.95	21.0	E.1 mS		
9	↓	↓	↓		
18	↓	↓	↓		
27	↓	↓	↓		- clean, odorless - no free product in barrels

Total Gallons Removed 7 gallons
 Depth to Groundwater After Development (below TOC) _____ feet

<h1 style="margin: 0;">Subsurface Consultants</h1>	PLATE	
	JOB NUMBER	DATE
APPROVED		

WELL DEVELOPMENT FORM

Project Name: Emergville Town Hall Gw Well Number: MW-3
 Job No.: 537,012 Well Casing Diameter: 2 inches
 Developed By: JRR Date: 12/8/98
 TOC Elevation: _____ Weather: cldy, cool

Depth to Casing Bottom (below TOC) 20.0' feet
 Depth to Groundwater (below TOC) 4.71 feet
 Feet of Water in Well 15.29 feet
 Casing Volume (feet of water x Casing DIA² x 0.0408) 9.5 liters gallons
 Depth Measurement Method Tape & Paste / Electronic Sounder / Other
 Development Method dump bailer

FIELD MEASUREMENTS

Gallons Removed <i>liters</i>	pH	Temp (°C)	Conductivity (micromhos/cm)	Salinity S%	Comments
<u>0</u>	<u>7.05</u>	<u>21.0</u>	<u>5.1 mS</u>	_____	_____
<u>9.5</u>	<u>7.00</u>	↓	↓	_____	_____
<u>19</u>	<u>7.00</u>	↓	↓	_____	_____
<u>28</u>	<u>7.00</u>	↓	↓	_____	- Clear, odorless
_____	_____	_____	_____	_____	- no free product
_____	_____	_____	_____	_____	in bailer
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Total Gallons Removed 7.5 gallons
 Depth to Groundwater After Development (below TOC) _____ feet

Subsurface Consultants	JOB NUMBER	DATE	APPROVED	PLATE



Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878

2323 Fifth Street, Berkeley, CA 94710. Phone (510) 486-0900

ANALYTICAL REPORT

Prepared for:

Subsurface Consultants
3736 Mt. Diablo Blvd.
Suite 200
Lafayette, CA 94549

Date: 15-DEC-98
Lab Job Number: 137021
Project ID: 537.012
Location: Emeryville Town Hall

Reviewed by: *Tracy B...*

Reviewed by: *[Signature]*

This package may be reproduced only in its entirety.

LABORATORY NUMBER: 137021
 CLIENT: SUBSURFACE CONSULTANTS
 PROJECT ID: 537.012
 LOCATION: EMERY TOWN HALL

DATE SAMPLED: 12/08/98
 DATE RECEIVED: 12/08/98
 DATE ANALYZED: 12/10/98
 DATE REVISED: 12/15/98
 BATCH NO: 45142

EPA 8260

LAB ID	CLIENT ID	MTBE (ug/L)	REPORTING LIMIT (ug/L)	SURROGATE RECOVERIES		
				1	2	3
137021-001	MW-1	ND	5.0	94%	100%	96%
137021-002	MW-2	ND	5.0	93%	97%	96%
137021-003	MW-3	ND	5.0	94%	99%	97%
METHOD BLANK	N/A	ND	5.0	94%	101%	97%

1= 1,2-Dichloroethane-d4
 2=Toluene-d8
 3=Bromofluorobenzene

Limits
 85-121
 92-110
 84-115

ND = Not detected at or above reporting limit.

137021

CHAIN OF CUSTODY FORM


PROJECT NAME: Emeryville Town Hall GW Monitoring
 NUMBER: 537 012 LAB: CET
 PROJECT CONTACT: John Rasmussen TURNAROUND: 1 wk
 ORDERED BY: John Rasmussen REQUESTED BY: John Rasmussen

ANALYSIS REQUESTED											
MTBE EPA 8260 1 1											

LABORATORY NO. NUMBER	SCI SAMPLE NUMBER	MATRIX				CONTAINERS				METHOD PRESERVED				SAMPLING DATE				NOTES	
		WATER	SOIL	WASTE	AIR	ML	VOA	LITER	PINT	TUBE	HCL	HNO3	HNO3	ICE	NONE	MONTH	DAY		YEAR
1	MW-1	X				1					X		X		12	03	98	1215	X
2	MW-2	X				3					X		X					1345	X
3	MW-3	X				3					X		X					1300	X

CHAIN OF CUSTODY RECORD			
RELEASED BY: (Signature) <i>JR Rasmussen</i>	DATE / TIME 12/8/98 1400	RECEIVED BY: (Signature) <i>[Signature]</i>	DATE / TIME 12/8/98 1400
RELEASED BY: (Signature)	DATE / TIME	RECEIVED BY: (Signature)	DATE / TIME
RELEASED BY: (Signature)	DATE / TIME	RECEIVED BY: (Signature)	DATE / TIME
RELEASED BY: (Signature)	DATE / TIME	RECEIVED BY: (Signature)	DATE / TIME

COMMENTS & NOTES:



Subsurface Consultants, Inc.
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 3736 Mt. Diablo Blvd., Ste. 200, Lafayette, CA 94549
 (925) 299-7960 - (925) 299-7970