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**Alameda County**  
**FEB 27 2006**  
**Environmental Health**

February 16, 2006

**Mr. Amir K. Gholami, REHS**  
Hazardous Materials Specialist  
Alameda County Health Agency  
Division of Environmental Protection  
1131 Harbor Bay Parkway, 2nd Floor  
Alameda, CA 94502

**SUBJECT: SITE INVESTIGATION AND REMEDIATION WORK PLAN**

**SITE: FORMER OLYMPIAN SERVICE STATION**  
1435 Webster Street  
Alameda, California  
Fuel Leak Case #RO0000193

Dear Mr. Gholami:

On behalf of Olympian, TEC Accutite is pleased to submit this Site Investigation and Remediation Work Plan for the above referenced site.

The Work Plan was prepared with consideration of your comments on the Draft Site Investigation Work Plan per our discussion at the meeting held in your office on February 1, 2006.

If you have any questions or require additional information, please contact the undersigned at (650) 616-1208.

Sincerely,  
**TEC Accutite**

Jing Heisler, P.G., C.HG  
Project Manager

cc: Ms. Janet Heikel, Olympian  
Mr. Jeff Farrar  
Mrs. Begley

**SITE INVESTIGATION AND REMEDIATION WORK PLAN**

**FORMER OLYMPIAN SERVICE STATION  
1435 WEBSTER STREET  
ALAMEDA, CA**

**FEBRUARY 2006**

**PREPARED FOR:**

**OLYMPIAN  
AND  
ALAMEDA COUNTY ENVIRONMENTAL HEALTH**



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Attachment A ..... E-mail Requesting Workplan from Alameda County Environmental Health



## 1.0 INTRODUCTION

On behalf of Olympian, TEC Accutite is pleased to submit the following Site Investigation and Remediation Work Plan for the property located at 1435 Webster Street in Alameda, California, hereinafter referred to as the "site" (Figure 1). The site is the location of a subsurface release of petroleum hydrocarbons related to the former gasoline underground storage tanks (USTs) that were removed in 1989.

A Draft Work Plan for the site was prepared in response to the Alameda County Environmental Health (ACEH) e-mail, dated January 26, 2005 (Attachment A). This Site Investigation and Remediation Work Plan has been prepared based on comments made during a requested meeting on February 1, 2006 by the ACEH, between TEC Accutite (Mr. Nicholas Haddad, TEC Environmental Director and Ms. Jing Heisler, Project Manager) and ACEH officials (Mr. Ariu Levi, Division Chief; Ms. Donna Drogos, Supervising Hazardous Materials Specialist and Mr. Amir Gholami, Hazardous Material Specialist). In order to expedite the closure of this site, ACEH suggested an aggressive approach to cleanup the site.

The site background, conditions, and proposed scope of work are presented below.

## 2.0 SITE BACKGROUND AND ENVIRONMENTAL CONDITIONS

### 2.1 Site Description

The site is located on the corner of Webster Street and Taylor Avenue in Alameda, CA. Prior to 1989, the site was occupied by an Olympian Service Station. Station facilities consisted of two 10,000-gallon gasoline underground storage tanks (USTs), one 7,500-gallon diesel UST, one 500-gallon waste oil UST and two dispenser islands (Figure 2).

The surrounding topography is flat and the site is approximately 20 feet above mean sea level. The site is situated in a mixed commercial and residential area. The site is currently leased by the City of Alameda and being operated as a metered parking lot.

### 2.2 Environmental Background

**October 1988, Soil Gas Survey:** CHIPS Environmental Consultants, Inc. performed soil gas analysis at the subject site. High soil gas readings were found on the eastern side of one of the pump islands, between the pump islands, and from backfill between the gasoline storage tanks.

**September 1989, Tank Removal:** In September 1989, TEC Accutite removed two 10,000-gallon gasoline USTs, one 7,500-gallon diesel UST and one 500-gallon waste oil UST. Analysis of soil samples collected during removal of the USTs detected hydrocarbons at a maximum concentration of 220 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 430 ppm Total Petroleum Hydrocarbons as diesel (TPHd), and 650 ppm Total Recoverable Petroleum Hydrocarbons as Oil and Grease (TRPH).

**January & September 1991, Soil Excavation:** Remedial excavation of the hydrocarbon impacted soil was conducted by AAA Tank Removal / Forcade Excavations Services. In January 1991, approximately 550 cubic yards of soil were removed from the former location of the USTs. This soil was bioremediated onsite. In September 1991 (following the bioremediation of the previously excavated soil), additional 300 cubic yards of contaminated soil were removed. Confirmation soil samples were free of detectable concentrations of TPH-g, benzene, toluene, ethyl-benzene, xylenes (BTEX), and TPH-oil but contained 21 to 24 ppm TPH in the diesel range. This "non-standard" TPH-d range material detected was composed of partially-degraded, extractable hydrocarbons which comprise of a portion of the tar wrap



material. The majority of the excavated soil had been biologically detoxified and returned to the former excavation under the approval of the Alameda County Health Care Services Agency.

**January 1993, Well Installation:** Uriah Environmental Services, Inc. installed three monitoring wells onsite (MW-1 through MW-3). Soil samples collected during the well installation contained no detectable concentrations of petroleum hydrocarbons. Bi-annual groundwater monitoring was initiated. Dissolved phase hydrocarbons have been detected in all wells at varying concentrations.

**February 1999, Soil Borings:** TEC Accutite advanced four borings onsite (B1 through B4) to determine the extent of hydrocarbon impact to soil and groundwater. The soil analytical results detected non-significant concentrations of TPHg, BTEX, and methyl tert-butyl ether (MTBE). The groundwater samples detected hydrocarbon concentrations up to 6,000 parts per billion (ppb) MTBE and 38,000 ppb benzene.

**December 1999, Well Installations:** TEC Accutite installed three additional wells MW-4 through MW-6 to define the dissolved phase hydrocarbons and assess plume stability. Analysis of soil samples detected hydrocarbon concentrations of 1,100 ppm TPHg, 200 ppm TPHd and 3.4 ppm benzene from soil collected at 9.5 feet below grade (fbg) in well MW-5. No hydrocarbons were detected in the soil samples collected during the installation of wells MW-4 and MW-6. Groundwater sampling from wells MW-6 and MW-3 defined the dissolved phase hydrocarbon plume upgradient of the former dispenser islands and cross-gradient of the former USTs.

**November 2000, Site Conceptual Model:** TEC Accutite completed a site conceptual model. Based on historical quarterly monitoring data, it was determined that the contaminant plume is unstable and is undefined downgradient. An assessment of hydrological conditions, proximity to sensitive receptors and current groundwater usage, suggest that MTBE in groundwater is not the primary chemical of concern. Given the shallow groundwater elevation (9 fbg), estimated high permeability of soils beneath the site, the potential for benzene vapor phase migration from hydrocarbon affected groundwater to indoor and ambient air was identified as an exposure pathway requiring future evaluation.

**June 2001, Soil Borings:** TEC Accutite drilled additional four borings (B1 through B4) to assess the extent of the plume and sampled all wells. Soil samples were collected approximately 9 fbg within the capillary fringe from soil borings B1 through B4. No petroleum hydrocarbons were detected in the soil above laboratory reporting limits. Insignificant concentrations of petroleum hydrocarbons were detected in groundwater samples collected from downgradient and cross gradient soil borings B1 through B4. The greatest concentration of petroleum hydrocarbons was detected in boring B3 at 400 ppb TPHg and 3 ppb MTBE. MTBE was detected in all soil boring groundwater samples below 5 ppb.

The greatest concentration of dissolved phase petroleum hydrocarbons were detected in monitoring well MW-1 at 18,000 ppb TPHg, 1,200 ppb benzene, and 1,500 ppb MTBE. Dissolved phase concentrations of TPHg, benzene, and MTBE in surrounding monitoring wells were either non-detect or insignificant.

**February 2002, Risk Assessment:** To address the potential exposure pathway identified in the SCM, TEC Accutite performed a site-specific risk assessment. The risk assessment addressed the potential inhalation risk posed by hydrocarbon impacted groundwater beneath the site assuming both residential and commercial land use scenarios. The compounds of concern were identified as TPHg and benzene. TPHg was assessed using the TPH fractional methodology developed by TPH Criteria Working Group. The calculated annual regional mean concentrations for benzene and TPHg were 2,988 ppb and 23,137 ppb, respectively. The results of the risk assessment found that concentrations of TPHg in groundwater beneath the site were below the calculated site specific target level concentrations (SSTL's) for residential and commercial scenarios. Therefore, TPHg remaining in groundwater beneath the site does not present an inhalation risk. Benzene concentrations in groundwater exceed the SSTL for a residential scenario (110 ppb) but are less than the SSTL for a commercial scenario (6400 ppb).

The results of the risk assessment suggest that benzene in groundwater beneath the site may present an inhalation risk, assuming residential land use. The risk assessment was based on the Johnson & Ettinger



Vapor Fate and Transport Model, which often overestimates actual vapor concentrations at the point of exposure by factors of 10 to 100. Rather than proceed with site closure under restricted commercial land use, a soil vapor survey was recommended to validate the exposure pathway.

**May 2003, Soil Vapor Investigation:** In May 2003, TEC Accutite conducted a soil vapor investigation at the site. Eight soil vapor samples (SV1 through SV7, duplicate sample SV7) were collected at selected locations by advancing a 1-inch diameter chrome-moly steel probe equipped with a steel drop tip into the ground to a depth of 3.5 fbg. The objective of the soil vapor investigation was to evaluate potential human exposure to site contaminants created by vapors emanating off impacted groundwater and intruding into indoor air (inhalation risk). Soil vapor was withdrawn from the formation into a small calibrated syringe connected with an on-off valve. Following sample collection, the valve was closed and the sample immediately transferred to a State Certified onsite laboratory for analysis.

Soil vapor sampling results were either non-detectable or detected below the Environmental Screening Levels (ESLs). Inhalation risk associated with exposure to vapors emanating off impacted groundwater beneath the site determined to be an invalid exposure pathway.

**October 2003, Case Closure Summary:** TEC Accutite submitted the completed closure summary forms for the site to the Alameda County Environmental Health (ACEH). In a letter dated April 28, 2005, the ACEH requested a stand-alone document for closure review.

**September 2005, Updated Site Conceptual Model:** TEC Accutite completed an updated site conceptual model as required by the ACEH for site closure review. After careful evaluation of all available data, it was determined that there are uncertainties of benzene vapor concentration on-site and current groundwater conditions off-site. Therefore, TEC Accutite recommends verification sampling before the proposal for site closure.

### 3.0 SITE STATUS AND PROPOSED COURSE OF ACTIONS

ACEH stated that the site cannot be closed at this time and requested a work plan to delineate plume and evaluate the course of action in an e-mail, dated January 26, 2006 (Attachment A). TEC Accutite submitted a draft work plan to ACEH on January 30, 2006. On February 1, 2006, TEC Accutite had a discussion in the ACEH office with the ACEH officials regarding the course of action for this site. At the meeting, Mrs. Begley, the representative of the property owners, was brought into a conference call to participate in the decision making regarding the site.

In 1991, contaminated soil was removed from the former UST area (Uriah, 1991). This remedial action was successful as indicated by no contamination in immediate downgradient wells (MW-2 and MW-4) (Table 2). However, contaminants at the former two dispenser islands area have never been remediated. As stated in the remedial action report prepared by Uriah, Inc., "no further excavation was undertaken as the surface of the site was fully occupied by treatment beds constructed for biological detoxification of previously excavated soil". Note that the "occupied" area included the two former dispenser islands area and their vicinities.

High concentrations of petroleum hydrocarbons have been detected in groundwater collected from wells MW-1 and MW-5, located in the immediate downgradient of the former two dispenser islands. Groundwater samples collected from well MW-6, upgradient of the former dispenser island, have been continuously non-detectable or at insignificant concentrations (Table 2). In addition, high total hydrocarbon concentrations in soil vapor were detected in this area (Table 3). The source of petroleum hydrocarbon in wells MW-1 and MW-5 likely originated from the vicinity of the former dispenser island(s) and/or in between. Considering the desire of the property owners to close this case as soon as possible, soil excavation along with groundwater extraction is likely to be the most efficient approach to remediate the site. Therefore, TEC Accutite proposes the following course of actions:



**Step I** – Conduct soil excavation along with groundwater extraction in the vicinity of the former two dispenser islands and perform off-site groundwater investigation at the same time;

**Step II** – Conduct off-site groundwater remediation, if necessary, and groundwater monitoring for four more quarters after soil excavation;

**Step III** – Apply for site closure if petroleum hydrocarbon concentrations in groundwater are below the site specific cleanup goals and show decreasing trends.

#### 4.0 SCOPE OF WORK

The following sections outline the scope of work to complete on-site remediation and further off-site characterization as suggested by the ACEH. As such, TEC Accutite proposes to complete the following objectives:

- 1) Collect soil samples, from around the former two dispenser islands, to characterize the soil for direct disposal;
- 2) Conduct soil excavation along with groundwater extraction in the vicinity of the former two dispenser islands area to eliminate the source of contamination;
- 3) Conduct off-site groundwater sampling to determine if groundwater contamination has migrated off-site.

#### 5.0 SITE REMEDIAL ACTION

##### 5.1 Estimated Extent of Impacted Soil and Excavation Areas

The extent of remained impacted soil at the site is located in the vicinity of the former two dispenser islands. Area A is the target excavation area, upgradient of well MW-1 where high petroleum hydrocarbon concentrations were detected, Figure 3. Based on previous soil gas survey, high flame ionization detector (FID) readings were recorded in the proposed excavation Area A (Table 3). The excavation may expand up to an estimated area designated as Area B, Figure 3.

Area A, in the vicinity of the former two dispenser islands, is estimated to be 20 ft wide by 45 ft long to a maximum depth of 12 ft below surface. Approximately 400 cubic yards of soil is estimated to be excavated from the indicated Area A.

Area B is estimated to be 40 ft wide by 80 ft long to a maximum depth of 12 ft below surface. An estimated additional 1,000 cubic yards of soil will be excavated, if necessary, and disposed of off-site.

A photo ionization detector (PID) will be used to pre-screen and estimate the final extent of the excavation. Soil excavation will be discontinued when visual observation of soil and PID readings indicates non-detect for sidewall and floor soil samples and confirmed non-detect or less than ESLs for sidewall and floor soil samples by Laboratory analysis.

##### 5.2 Soil Characterization

Prior to the excavation activities at the site, TEC Accutite proposes to collect soil samples, from around the former two dispenser islands, to characterize the soil for better delineation of the excavation boundary and for direct disposal (Figure 3). TEC Accutite will profile the soil for disposal before proceeding with the excavation. TEC Accutite will drill a total of eight soil borings (SP1 through SP8) to a depth of





approximately 12 fbg. A drilling permit will be obtained from the ACEH prior to drilling. A direct-push Geoprobe drill rig will be used for drilling the borings.

Two soil samples will be collected from each boring at 3 and 7 fbg at locations with petroleum hydrocarbon impact. In addition, a sample will be collected from each boring at approximately 9 to 12 fbg, at the soil/groundwater interface to characterize impacted smear zone at the site. Sample screening will be performed by using visual, olfactory senses and PID readings.

Soil samples with elevated PID readings will be submitted to a California Department of Health Services certified laboratory for analysis. Note that elevated PID readings are considered to be greater than 10 ppm. Selected four soil samples from four different locations will be composite into one sample by the laboratory for analysis. A total of up to 24 depth discrete soil samples (maximum 3 soil samples from each boring) will be analyzed for the following:

- TPHd and TPHg by EPA Method 8015M,
- BTEX and MTBE by EPA Method 8260B.

Two composite soil samples will be analyzed for the following:

- TPHd and TPHg by EPA Method 8015M,
- BTEX by EPA Method 8020,
- Total and Soluble Lead, using Method EPA 6010.

After sampling, the soil borings will be closed in place by grouted cement.

### **5.3 Soil Excavation and Dewatering**

TEC Accutite will use a backhoe to excavate the soil. During excavation, soil with PID screening results of greater than 50 ppm will be directly hauled off into trucks and transported to a permitted landfill. Soil with PID screening results of less than 50 ppm will be temporarily stockpiled on-site pending re-use during backfilling activities.

Groundwater is expected to be encountered during or following the soil excavation. Therefore, water removal equipments will be available on-site during the excavation activity. Previous site investigation indicated that groundwater is likely to be encountered at about 9.5 fbg. A submersible pump will be used to pump any free product from the pit. The free product will be stored in 55-gallon drum(s) on site for later disposal. Recharged groundwater encountered after the completion of the soil excavation will be dewatered using vacuum trucks. Impacted groundwater will be disposed off at a permitted facility.

### **5.4 Confirmation Sampling and Analysis**

After the petroleum hydrocarbon-impacted soil is excavated, TEC Accutite will collect confirmation soil samples from the excavation pit. Four sidewall samples and one floor soil sample will be collected. The sidewall samples will be collected at a depth of approximately 5 fbg and the depth of the floor sample will be up to 12 fbg pending visual observation. The soil samples will be collected from the backhoe bucket. A sampling 6 inch brass tube will be pounded into the soil and filled completely to avoid air space and loss of volatiles. The collected soil samples will be covered with Teflon liners, capped and placed inside a Ziploc bag. Water sample will be collected when encountered in the excavation pit. Groundwater sample(s) will be collected from the excavation pit with a disposable bailer and transferred into HCL preserved VOAs.

The soil and groundwater samples will be logged in a chain of custody and transported to a California State Certified Laboratory, in a cooler at approximately 4°C. Soil and groundwater samples will be analyzed for TPHg by EPA Method 8015M, BTEX and MTBE by EPA Method 8260B.



## 5.5 Backfill and Compaction Procedures

TEC Accutite will import clean soil, backfill, and compact the excavation to minimize the potential for possible future residents or potential construction workers to come into contact with contaminated material. Soil backfill will be performed as follows:

- Lay a filter fabric layer in the bottom of the excavation
- Lay a layer of 3/8 of inch or close size gravel on top of the filter fabric in the wet zone only (we estimate no more than two-foot thick layer of drain rock to be layered in the bottom of the excavation).
- Lay another layer of filter fabric on top of the gravel.
- Lay the imported fill first in one foot lifts. Compact with a roller or with the backhoe vibratory plate to at least 90 % compaction.
- Similarly, lay any permitted clean soil, in one foot lifts and compact to at least 90 % compaction.

If groundwater is not encountered in the excavation, no filter fabric or gravel will be needed for backfilling in the bottom of the excavations. The procedures for backfill will be similar to the bulleted description above, except, no gravel will be used.

## 5.6 Resurfacing

After backfilling and compaction, TEC Accutite will resurface the area with 6 inches of asphalt to match the existing surrounding surface.

## 5.7 Waste Management

The generated soil will be profiled and disposed of at a permitted landfill. The laboratory analytical results along with the completed soil profiling sheet will be submitted to Dixon Landing Landfill in Fremont (Class III regulated landfill), Forward Landfill in Manteca (Class II regulated landfill) or other soil disposal facilities. Soil samples from the stockpiled soil (less than 50 ppm in PID readings) will be collected for laboratory analysis for characterization. After approval from the selected disposal facility, the petroleum impacted soil will be transported for disposal. An estimate of 400 to 1,400 cubic yards of petroleum hydrocarbon impacted soil will be excavated and disposed of off-site. Each soil load will be accompanied with a separate waste manifest.

As mentioned previously, de-watering activities may be necessary in the excavation pit. Any free product generated during the excavation activity will be stored into 55-gallon drums. Impacted groundwater in the pit will be extracted using vacuum trucks and disposed of off-site under proper waste manifest.

## 5.8 Closure of Monitoring Well MW-5

Closure of monitoring well MW-5 might be necessary since it is located within the limits of excavation Area B (Figure 3). A permit application will be submitted to ACEH for well destruction prior to the well closure.

## 6.0 OFF-SITE GROUNDWATER SAMPLING

Due to the uncertainty of present off-site groundwater concentrations, TEC Accutite proposes to advance four off-site borings (B5 through B8) and collect two depth discrete grab groundwater samples from each



boring (Figure 4). Once samples are collected, TEC Accutite will grout in place all borings.

Grab groundwater samples will be collected with a steel bailer (decontaminated in Alconox and clean water) and transferred into three 40-milliliter hydrochloric acid preserved vials. During June 2001's investigation, groundwater was encountered at approximately 10 fbg. Grab groundwater samples B5 through B8 will be collected from first encountered groundwater at approximately 10 fbg and at a deeper depth of 25 fbg to determine vertical extent. Grab groundwater samples will be analyzed for TPHg by EPA Method 8015M, BTEX and MTBE by EPA Method 8260B.

## 7.0 PERMITTING

Once this Work Plan is approved, TEC Accutite will obtain:

- Drilling Permit, Encroachment Permit, and Right of Way Permit from the City of Alameda Public Works for the advancement of the borings on Webster Street;
- Encroachment Permit from CALTRANS for the advancement of the borings on Webster Street;
- Possible well destruction permit application from the City of Alameda Public Works to close well MW-5 if it is in the way during soil excavation;
- A grading permit from the City of Alameda before proceeding with the excavation.

TEC Accutite will notify the ACEH at least 72-hours prior to the performance of the groundwater sampling activities.

## 8.0 HEALTH AND SAFETY PLAN

Prior to conducting soil excavation and grab groundwater sampling activities, a Health and Safety Plan will be prepared that outlines all field activities and associated hazards related to the implementation of the activities. A copy of the Health and Safety Plan will be available onsite at all times during each event.

## 9.0 CLEARING UTILITIES

Underground Service Alert (USA) will be contacted at least 48 hours prior to conducting fieldwork to identify underground utilities. In addition, a private utility locator will be contracted to identify any buried utilities located near the proposed boring locations prior to commencing drilling activities. TEC Accutite will try to hand clear any obstructions encountered less than 5 ft below ground during the drilling activity.

## 10.0 SCHEDULE OF ACTIVITIES

Upon receiving written approval of this workplan from the ACEH, TEC Accutite will begin the permitting process for soil excavation and drilling. Upon receipt of the permit(s), TEC Accutite will implement the approved workplan within 60 days.

TEC Accutite will prepare a Site Investigation and Remediation report that will include the results of the soil excavation event and the offsite groundwater investigation. A copy of the report will be submitted to the ACEH, the client, and the property owner.

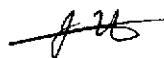


## 11.0 LIMITATIONS

Our services consist of professional opinions, conclusions and recommendations made today in accordance with generally accepted engineering principles and practices. This warranty is in lieu of all other warranties either expressed or implied. TEC Accutite's liability is limited to the dollar amount of the work performed.

TEC Accutite would like to thank you in advance for your assistance and prompt attention to this project. If you have any questions, please call the undersigned at (650) 616-1200.

Sincerely,  
TEC Accutite



Jing Heisler, P.G., C.H.G.  
Project Manager

Reviewed by:



Nicholas B. Haddad  
Environmental Director

### Reference:

URIAH, 1991. Uriah Inc., "Interim Report of Remedial Activities at 1435 Webster Street, Alameda, California", October, 1991.

**Table 1: Soil Analytical Results**

Former Olympian Station, 1435 Webster Street, Alameda CA.

Sample ID	Sample Date	Depth (ft bgs)	TPHg	TPHd	TPHo	B	T	E	X	MTBE
			Concentrations in parts per million (ppm)							
<b>Confirmation Soil Samples after Excavation</b>										
WEB1 (S. Wall)	9/27/1991	15	<1	23	<50	<0.003	<0.003	<0.003	<0.003	NA
WEB2 (E. Wall)	9/27/1991	15	<1	21	<50	<0.003	<0.003	<0.003	<0.003	NA
WEB3 (N. Wall)	9/27/1991	15	<1	23	<50	<0.003	<0.003	<0.003	<0.003	NA
WEB4 (W. Wall)	9/27/1991	15	<1	24	<50	<0.003	<0.003	<0.003	<0.003	NA
FS-18 (Floor)	9/27/1991	18	<1	<10	<50	<b>0.12</b>	0.016	<0.003	0.023	NA
<b>On-Site Soil Samples</b>										
MW-1	1/11/1993	5	<1	<1	<10	<0.005	<0.005	<0.005	<0.005	NA
MW-1	1/11/1993	10	<1	<1	<10	<0.005	<0.005	<0.005	<0.005	NA
MW-2	1/11/1993	5	<1	<1	<10	<0.005	<0.005	<0.005	<0.005	NA
MW-2	1/11/1993	10	<1	<1	<10	<0.005	<0.005	<0.005	<0.005	NA
MW-3	1/12/1993	5	<1	<1	<10	<0.005	<0.005	<0.005	<0.005	NA
MW-3	1/12/1993	10	<1	<1	<10	<0.005	<0.005	<0.005	<0.005	NA
B1-7.5	2/11/1999	7.5	0.65	<1.0	NA	<0.005	<0.005	<0.005	<0.010	<0.005
B2-7.5	2/11/1999	7.5	<0.5	<1.0	NA	<0.005	<0.005	<0.005	<0.010	<0.005
B3-6	2/11/1999	6	<0.5	<1.0	NA	<0.005	<0.005	<0.005	<0.010	<0.005
B4-7.5	2/11/1999	7.5	<0.5	<1.0	NA	<0.005	<0.005	<0.005	<0.010	<0.005
MW-4	11/11/1999	9.5	<0.5	<1.0	NA	<0.005	<0.005	<0.005	<0.010	<0.005
MW-5	11/10/1999	9.5	<b>1,100</b>	<b>200</b>	NA	<b>3.4</b>	<b>21</b>	<b>14</b>	<b>70</b>	<0.02
MW-6	11/10/1999	9	<0.5	<1.0	NA	<0.005	<0.005	<0.005	<0.010	<0.005
<b>Off-Site Soil Samples</b>										
B1-9	6/27/2001	9	<0.5	NA	NA	<0.005	<0.005	<0.005	<0.01	<0.005
B2-9	6/27/2001	9	<0.5	NA	NA	<0.005	<0.005	<0.005	<0.01	<0.005
B3-9	6/27/2001	9	<0.5	NA	NA	<0.005	<0.005	<0.005	<0.01	<0.005
B4-9	6/27/2001	9	<0.5	NA	NA	<0.005	<0.005	<0.005	<0.01	<0.005
ESLs			100	100	500	0.044	2.9	3.3	2.3	0.023

### Table 1: Soil Analytical Results

Former Olympian Station, 1435 Webster Street, Alameda CA.

#### Abbreviations / Notes

TPHg = Total petroleum hydrocarbons as gasoline, EPA Method 8015.

TPHd = Total petroleum hydrocarbons as diesel, EPA Method 8015.

TPHo = Total petroleum hydrocarbons as oil and grease, SM 5520 E/F

B T E X = Benzene, Toluene, Ethylbenzene, Xylenes, EPA Method 8020.

MTBE = Methyl tert-butyl ether, EPA Method 8020

<X or ND = Concentration less than laboratory reporting limit

NA = not analyzed or not available

ft bgs = feet below ground surface

ESLs = Environmental Screening Levels obtained from Table A, assuming residential land use and groundwater is a current or potential drinking water resource (CARWQCB, Interim Final, February 2005).

Numbers in bold exceeded the respective ESL.

**Table 2 Groundwater Analytical Results**  
 Former Olympian Service Station  
 1435 Webster Street, Alameda CA.

Well ID	Sample Date	Depth to Water (ft)	Groundwater Elevation (ft msl)	TPHd	TPHg	B	T	E	X	MTBE	TRPH
				Concentrations in parts per billion (ppb)							
MW-1	6/3/93	NA(1)		NA	NA	NA	NA	NA	NA	NA	NA
	9/14/94	11.46	8.07	<50	14,000	44	28	25	50	NA	800
	12/30/94	9.22	10.31	<50	4,000	12	9	6.8	30	NA	<500
	3/26/95	6.76	12.77	<50	1,000	21	10	7.1	25	NA	2,100
	7/9/95	8.92	10.61	<50	16,000	57	28	25	53	NA	NA
	7/31/98	8.30	11.23	1,700	4,700	1,300	48	140	150	6,600	<5000
	2/11/99	7.91	11.62	2000	25,000	18,000	1,600	1,400	500	28,000	NA
	6/23/99	9.03	10.50	4,900	42,000	11,000	1,100	1,500	2,300	15,000	NA
	12/6/99	10.86	8.67	4,000	44,000	8,900	3,400	1,900	5,100	11,000	NA
	3/16/00	6.93	12.60	700	5,100	2,400	100	280	460	2,700(2)	NA
	6/13/00	8.73	10.80	2,800	17,000	5,300	260	720	790	7,000(2)	NA
	9/29/00	10.18	9.35	5,200*	50,000	11,000	2,900	1,900	4,600	7,200(2)	NA
	3/22/01	8.24	11.29	1,500*	8,600	2,600	750	250	950	3,200(2)	NA
	6/25/01	9.73	9.80	NA	18,000	1,200	1,800	970	3,200	1500(2)	NA
	9/28/01	11.06	8.47	NA	48,000	5,200	6100	2200	8100	4000	NA
	12/26/2001	8.11	11.42	NA	524	216	1.2	8.6	7.4	721	NA
	07/0705	8.89	10.84	NA	1,500	190	15	36	29	1,100	NA
	10/19/2005	10.25	9.28	NA	11,000	2,100	45	370	82	4,600	NA
	1/13/2006	7.09	12.44	NA	5,400	680	37	83	41	3,900	NA
	MW-2	6/3/93	9.54	10.26	<50	<50	5.8	<0.5	<0.5	<0.5	NA
9/14/94		11.82	7.98	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	<500
12/30/94		9.46	10.34	<50	160	1.4	1.4	0.8	5	NA	<500
3/26/95		6.82	12.98	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	<500
7/9/95		9.22	10.58	NA	NA	NA	NA	NA	NA	NA	NA
7/31/98		8.56	11.24	220	<50	<0.5	<0.5	<0.5	<0.5	73	<500
2/11/99		8.12	11.68	<50	<50	<0.5	<0.5	<0.5	<0.5	75	NA
6/23/99		9.33	10.47	420	<50	<0.5	<0.5	<0.5	<0.5	96	NA
12/6/99		11.20	8.60	<110	300	28	45	6	37	210	NA
3/16/00		6.88	12.92	<50	<50	1	<0.5	0.5	1	3	NA
6/13/00		8.99	10.81	<50	68	0.8	<0.5	<0.5	<0.5	38	NA
9/29/00		10.40	9.40	<50	67	0.8	0.5	<0.5	1	86(2)	NA
3/22/01		8.46	11.34	<50	<50	1	0.5	<0.5	1	14	NA
6/25/01		10.11	9.69	NA	<50	<0.5	<0.5	<0.5	<1.0	13	NA
9/28/01		11.40	8.40	NA	300	4	6	3	10	130	NA
12/26/01		8.28	11.52	NA	<50	<0.5	<0.5	<0.5	<1.0	<0.5	ND
7/7/05		8.99	10.81	NA	<50	<0.5	<0.5	<0.5	<1.0	20	NA
10/19/2005	10.63	9.17	NA	29	1.4	<0.5 (3)	<0.5	<0.5	19	NA	
1/13/2006	7.15	12.65	NA	<25	<0.5	<0.5	<0.5	<0.5	<1.0	NA	
MW-3	6/3/93	9.80	9.99	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	<500
	9/14/94	12.19	7.60	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	<500
	12/30/94	9.72	10.07	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	<500
	3/26/95	6.88	12.91	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	<500
	7/9/95	9.52	10.27	NA	NA	NA	NA	NA	NA	NA	NA
	7/31/98	8.40	11.39	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5	<5000
	2/11/99	7.77	12.02	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5	NA
	6/23/99	9.21	10.58	<50	<50	<0.5	<0.5	<0.5	<0.5	3	NA
	12/6/99	11.12	8.67	<110	<50	3	1	<0.5	1	0.6	NA
	3/16/00	6.48	13.31	<50	<50	<0.5	<0.5	<0.5	<1.0	1	NA
	6/13/00	8.76	11.03	<50	490	0.8	<0.5	<0.5	9	2	NA
	9/29/00	10.20	9.59	<50	57	<0.5	<0.5	<0.5	<1.0	<1.0(2)	NA
	3/22/01	8.24	11.55	<50	<50	<0.5	<0.5	<0.5	<1.0	2	NA
	6/25/01	10.04	9.75	NA	<50	<0.5	<0.5	<0.5	<1.0	0.8	NA
	9/28/01	11.34	8.45	NA	91	<0.5	<0.5	<0.5	2	2	NA
	12/26/01	8.01	11.78	NA	<50	<0.5	<0.5	<0.5	<1.0	<0.5	NA
	7/7/05	8.84	10.95	NA	<50	<0.5	<0.5	<0.5	<1.0	<0.5	NA
10/19/2005	10.58	9.21	NA	<25	<0.5	<0.5 (3)	<0.5	<0.5	<1.0	NA	
1/13/2006	6.85	12.94	NA	<25	<0.5	<0.5	<0.5	<0.5	<1.0	NA	

**Table 2 Groundwater Analytical Results**  
 Former Olympian Service Station  
 1435 Webster Street, Alameda CA.

Well ID	Sample Date	Depth to Water (ft)	Groundwater Elevation (ft msl)	TPHd	TPHg	B	T	E	X	MTBE	TRPH
				Concentrations in parts per billion (ppb)							
MW-4	12/6/99	10.79	8.51	160	<50	3	2	0.6	4	140	NA
	3/16/00	6.86	12.44	90	<50	0.5	0.5	<0.5	2	34	NA
	6/13/00	8.18	11.12	<50	56	<0.5	<0.5	<0.5	<1.0	1	NA
	9/29/00	10.11	9.19	<50	92	0.7	<0.5	<0.5	3	<1.0(2)	NA
	4/5/01	8.26	11.04	<50	51	<0.5	0.5	<0.5	1	6.0(2)	NA
	6/25/01	9.68	9.62	NA	<50	<0.5	<0.5	<0.5	<1.0	<0.5	NA
	9/28/01	10.98	8.32	NA	<50	<0.5	<0.5	<0.5	2	2	NA
	12/26/01	8.18	11.12	NA	<50	1.6	1.7	1.6	4.4	2.7	NA
	7/7/05	8.77	10.53	NA	<50	<0.5	<0.5	<0.5	<1.0	<0.5	NA
	10/19/2005	10.24	9.06	NA	<25	<0.5 (3)	<0.5	<0.5	<0.5	<1.0	NA
1/13/2006	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
MW-5	12/6/99	10.17	8.82	2,800	30,000	2,200	3,300	910	7000	670	NA
	3/16/00	6.28	12.71	1,100	3,500	1,100	260	210	6300	260	NA
	6/13/00	7.95	11.04	1,100	6,500	2200	360	360	730	480	NA
	9/29/00	9.54	9.45	700*	3,900	990	120	300	340	390(2)	NA
	3/22/01	7.48	11.51	380*	4,300	780	240	250	530	190	NA
	6/25/01	9.05	9.94	NA	3,100	1000	110	200	320	140	NA
	9/28/01	10.39	8.60	NA	3,000	1200	77	120	170	770	NA
	12/26/01	7.28	11.71	NA	3,240	738	262	218	626	66.4	NA
	8/24/05	7.87	11.12	NA	150	57	3	8	3.9	67	NA
	10/19/2005	9.51	9.48	NA	560	130	3.8	23	9.3	230	NA
1/13/2006	6.35	12.64	NA	2,300	570	18	120	140	220	NA	
MW-6	12/6/99	11.46	8.81	110	<50	2	2	0.8	8	1	NA
	3/16/00	8.32	11.95	<50	<50	8	8	5	18	<0.5	NA
	6/13/00	9.14	11.13	<50	75	0.7	1	0.9	2	0.6	NA
	9/29/00	10.81	9.46	<50	<50	<0.5	<0.5	<0.5	<1.0	<0.5	NA
	3/22/01	8.64	11.63	<50	66	0.5	<0.5	<0.5	<1.0	3	NA
	6/25/01	10.39	9.88	NA	<50	<0.5	<0.5	<0.5	<1.0	4	NA
	9/28/01	11.70	8.57	NA	63	2	ND	ND	1	3	NA
	12/26/01	8.40	11.87	NA	<50	<0.5	<0.5	<0.5	1.4	<0.5	NA
	7/7/05	9.10	11.17	NA	<50	<0.5	<0.5	<0.5	<1.0	<0.5	NA
	10/19/2005	10.88	9.39	NA	<25	<0.5	<0.5 (3)	<0.5	<0.5	<1.0	NA
1/13/2006	7.33	12.94	NA	<25	<0.5	<0.5	<0.5	<0.5	<1.0	NA	
ESLs for Drinking Water Resources				100	100	1	40	30	20	5	NA
SSTL for Residential Land Use Scenario				NA	7,200	110	NA	NA	NA	NA	NA
SSTL for Commercial Land Use Scenario				NA	34,000	6,400	NA	NA	NA	NA	NA

**Abbreviations / Notes**

TPHd = Total Petroleum Hydrocarbons as Diesel (EPA Method 8015)  
 TPHg = Total Petroleum Hydrocarbons as Gasoline by EPA Method 8015; July 2005 by EPA 8260  
 BTEX = Benzene, Toluene, Ethylbenzene, Xylenes by EPA Method 8020; July 2005 by EPA 8260  
 MTBE = Methyl tert-butyl Ether by EPA Method 8020; July 2005 by EPA 8260  
 TRPH = Total Recoverable Petroleum Hydrocarbons  
 <X = Concentration less than laboratory reporting limit  
 (1) Well not accessible because of a car obstruction  
 NA = not analyzed or not available  
 \* Does not match diesel chromatogram pattern  
 (2) Confirmed by EPA Method 8260  
 (3) Toluene was detected at concentrations of 1 ppb in sample from well MW-2, 0.74 ppb in sample from well MW-3, 0.9 ppb in sample from well MW-4, and 0.66 ppb in sample from well MW-6. Data were adjusted to non-detect because of the presence of toluene (0.81 ppb) in method blank and the sample results were less than 5 times in the blank (EPA, Laboratory Data Validation Functional Guidelines for Evaluating Organics Analyses, December 1994).  
 ESLs = Environmental Screening Levels obtained from Table F-1a, assuming groundwater is a current or potential drinking water resource (CARWQCB, Interim Final, February 2005).  
 SSTLs = Site Specific Target Level developed by TEC Accutite detailed in a report entitled "Quarterly Monitoring Report for December 2002, Tier 2 RBCA Report", dated February 15, 2002



**TABLE 3: Soil Vapor Analytical Results - Former Olympian Station, 1435 Webster Street, Alameda, CA**

Sample ID	Sample Depth (fbg)	Sample Date	TH	TPH	B	T	E	X (mp)	MTBE	TBA	DIPE	ETBE	TAME	Freon 11	Freon 12
			Concentrations in mg/m3												
<b>Pre-Remediation (Soil Excavation)</b>															
1	8	10/11/1988	900	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11	10/11/1988	180	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2	8	10/11/1988	180	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11	10/11/1988	90	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3	11	10/11/1988	90	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4	8	10/11/1988	9,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11	10/11/1988	810	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
5	8	10/11/1988	50,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
6	8	10/11/1988	41,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11	10/11/1988	450	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
7	8	10/11/1988	59,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
8	8	10/11/1988	72,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9	8	10/11/1988	2,700	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11	10/11/1988	810	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
10	8	10/11/1988	42,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11	10/11/1988	2,300	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
11	8	10/11/1988	900	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
12	8	10/11/1988	2,300	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
13	8	10/11/1988	450	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

**TABLE 3: Soil Vapor Analytical Results - Former Olympian Station, 1435 Webster Street, Alameda, CA**

Sample ID	Sample Depth (fbg)	Sample Date	TH	TPH	B	T	E	X (mp)	MTBE	TBA	DIPE	ETBE	TAME	Freon 11	Freon 12
			Concentrations in mg/m3												
14	8	10/11/1988	720	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
15	8	10/11/1988	56,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
16	8	10/11/1988	2,700	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
17	8	10/11/1988	4,500	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
18	8	10/11/1988	34,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
19	8	10/11/1988	270	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
20	8	10/11/1988	43,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
21	8	10/11/1988	25,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
22	8	10/11/1988	63,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11	10/11/1988	3,600	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
23	8	10/11/1988	67,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
24	8	10/11/1988	450	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
25	8	10/11/1988	45	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Post-Remediation (Soil Excavation)</b>															
SV-1	3.5	05/14/03	NA	19	<1	1.9	<1	<1	<1	<5	<1	<1	<1	<1	1
SV-2	3.5	05/14/03	NA	<3.5	<1	<1	<1	<1	<1	<5	<1	<1	<1	1.5	1.4
SV-3	3.5	05/14/03	NA	20	<1	3.7	<1	<1	<1	<5	<1	<1	<1	<1	<1
SV-4	3.5	05/14/03	NA	<3.5	<1	<1	<1	<1	<1	<5	<1	<1	<1	<1	<1

**TABLE 3: Soil Vapor Analytical Results - Former Olympian Station, 1435 Webster Street, Alameda, CA**

Sample ID	Sample Depth (fbg)	Sample Date	TH	TPH	B	T	E	X (mp)	MTBE	TBA	DIPE	ETBE	TAME	Freon 11	Freon 12
			Concentrations in mg/m <sup>3</sup>												
SV-5	3.5	05/14/03	NA	<3.5	<1	<1	<1	<1	<1	<5	<1	<1	<1	8.7	7.9
SV-6	3.5	05/14/03	NA	<3.5	<1	<1	<1	<1	<1	<5	<1	<1	<1	1.1	1.9
SV-7	3.5	05/14/03	NA	<3.5	<1	<1	<1	<1	<1	<5	<1	<1	<1	<1	<1
	3.5dup	05/14/03	NA	<3.5	<1	<1	<1	<1	<1	<5	<1	<1	<1	<1	<1
ESL (mg/m <sup>3</sup> )			NA	26	0.085	63	420	150	9.4	NA	NA	NA	NA	NA	NA

**Abbreviations**

TH = Total hydrocarbons calibrated as propane, C3. Data obtained from "Field Sampling and Analysis of Soil Gases at 1435 Webster, Alameda, CA", prepared by Chips Environmental Consultants, Inc., dated October 1988.

TPH = Total petroleum hydrocarbons by EPA method 8015M

BTEX = Benzene, Toluene, Ethylbenzene, Xylenes by EPA Method 8260B

Freon 11 = Trichlorofluoromethane by EPA Method 8260B

Freon 12 = Dichlorodifluoromethane by EPA Method 8260B

TBA = Tert-Butanol by EPA Method 8260B

MTBE = Methyl-tert-butyl ether by EPA Method 8260B

DIPE = Diisopropyl ether by EPA Method 8260B

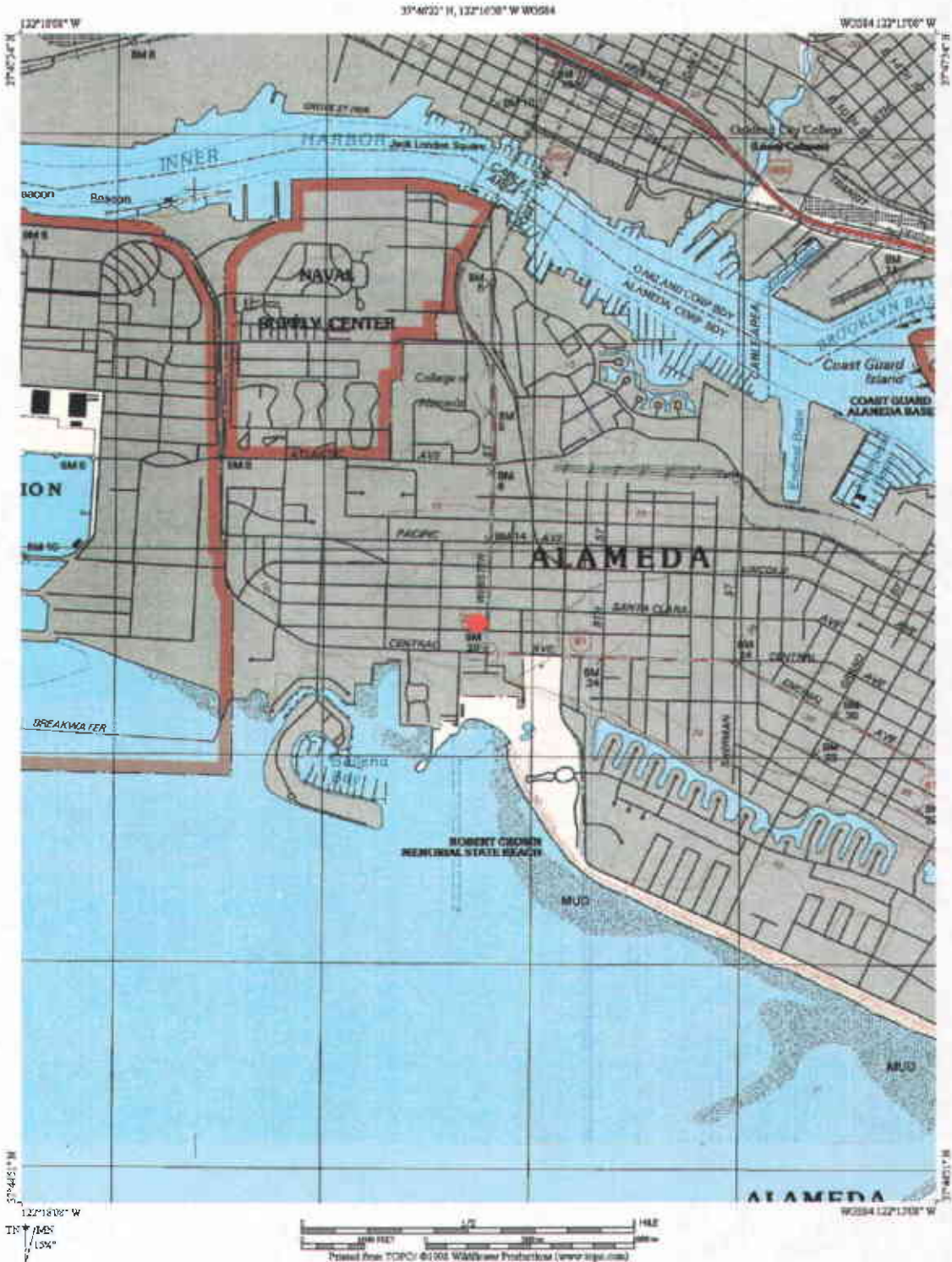
ETBE = Ethyl-tert-butyl ether by EPA Method 8260B

TAME = Tert-amyl methyl ether by EPA Method 8260B

<x = compound not detected above laboratory reporting limits

NA = Not Analyzed or Not Available

ESL = Soil gas screening level for protection of indoor air (emissions from impacted groundwater) assuming coarse soils and residential land use (CRWQCB Interim Final, February 2005, Table E)



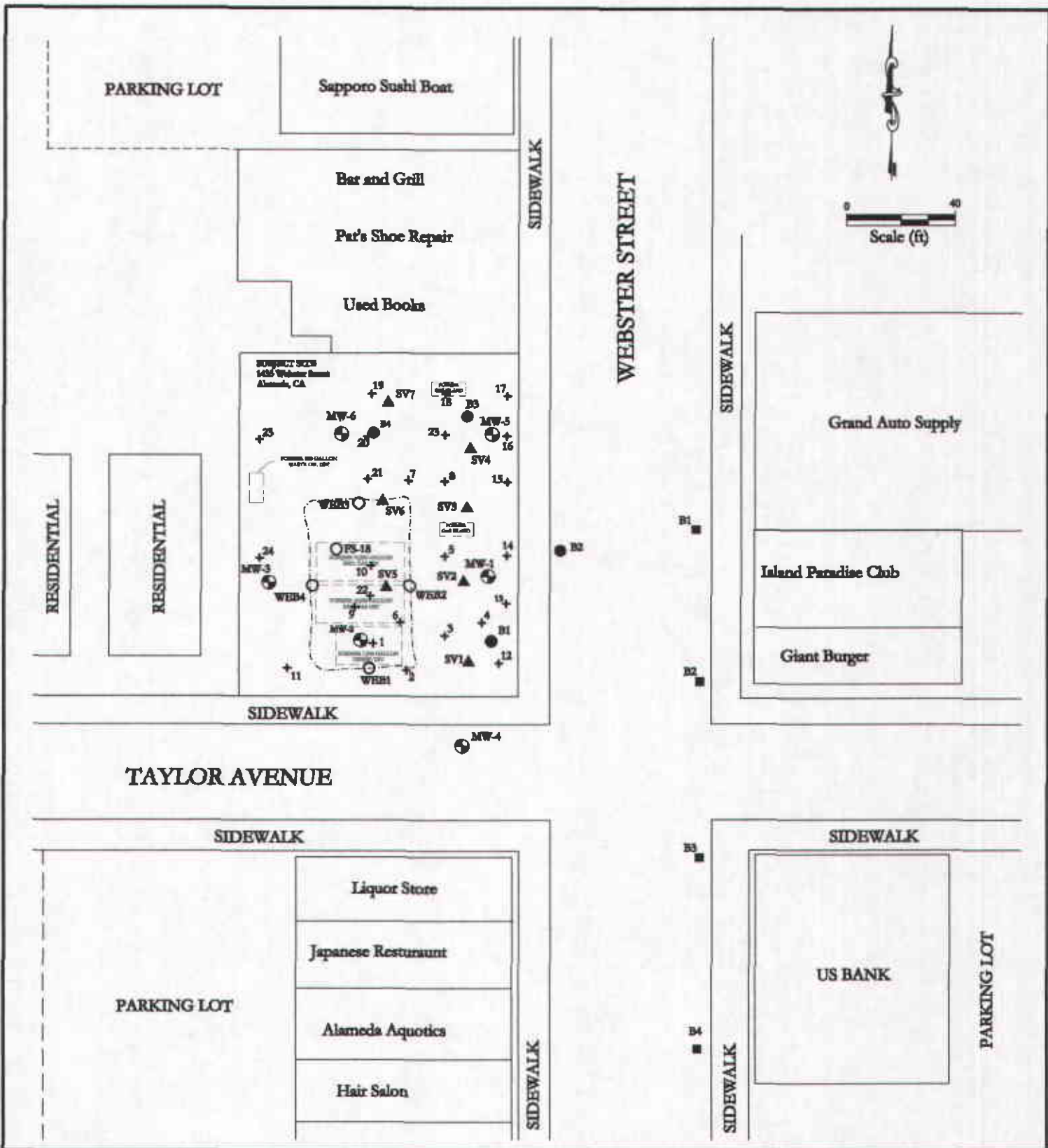
REVISIONS	DATE 01/31/2006	PAGE 1 of 1
	LEGEND: ● = SITE	
	By: Dr. Rao	



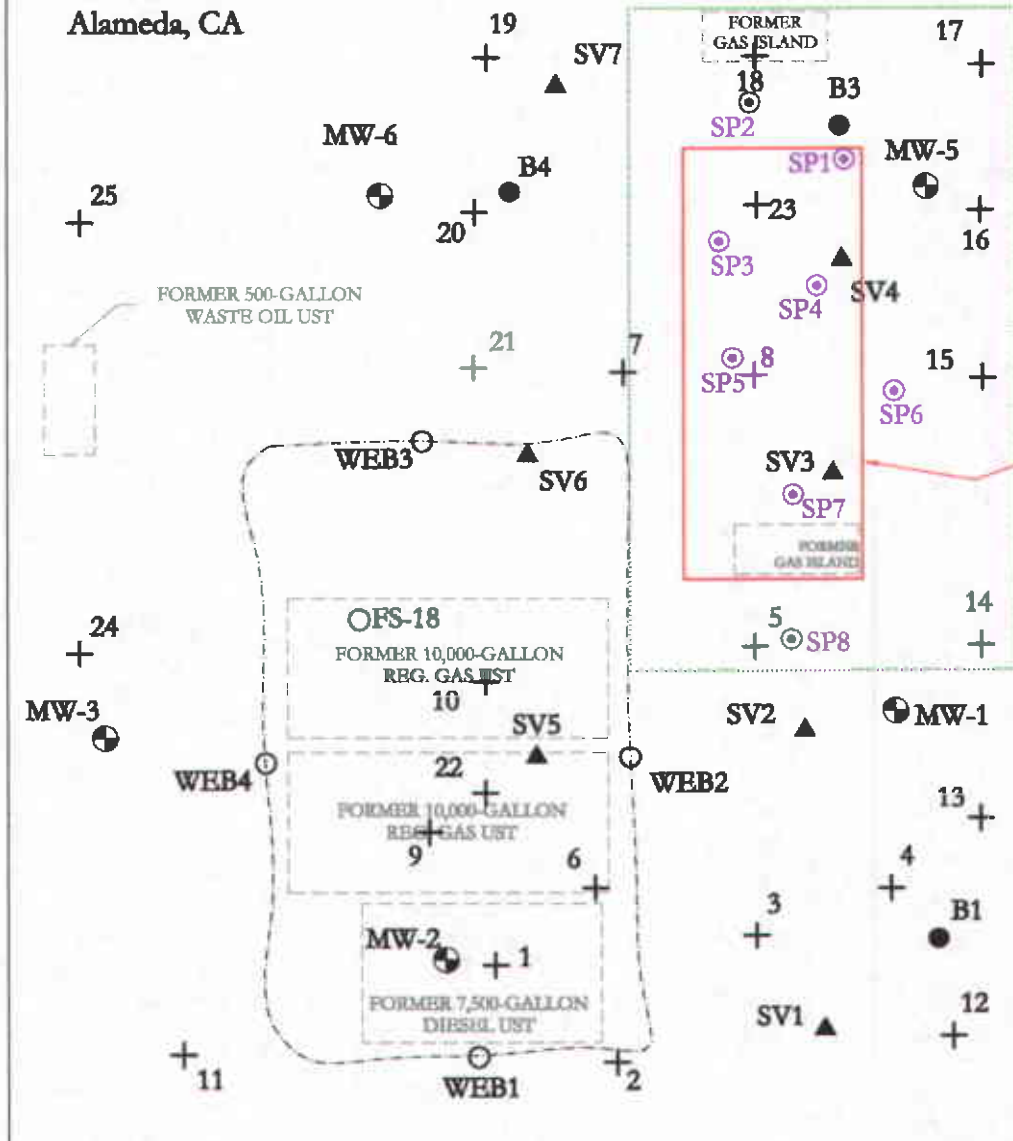
262 MICHELLE COURT  
SOUTH SAN FRANCISCO

FIGURE 1:  
VICINITY MAP

SITE:  
1435 WEBSTER STREET  
ALAMEDA, CA



**SUBJECT SITE**  
 1435 Webster Street  
 Alameda, CA



Potential  
Excavation  
Area B

Proposed  
Excavation  
Area A

WEBSTER STREET

SIDEWALK

TAYLOR AVENUE

MW-4



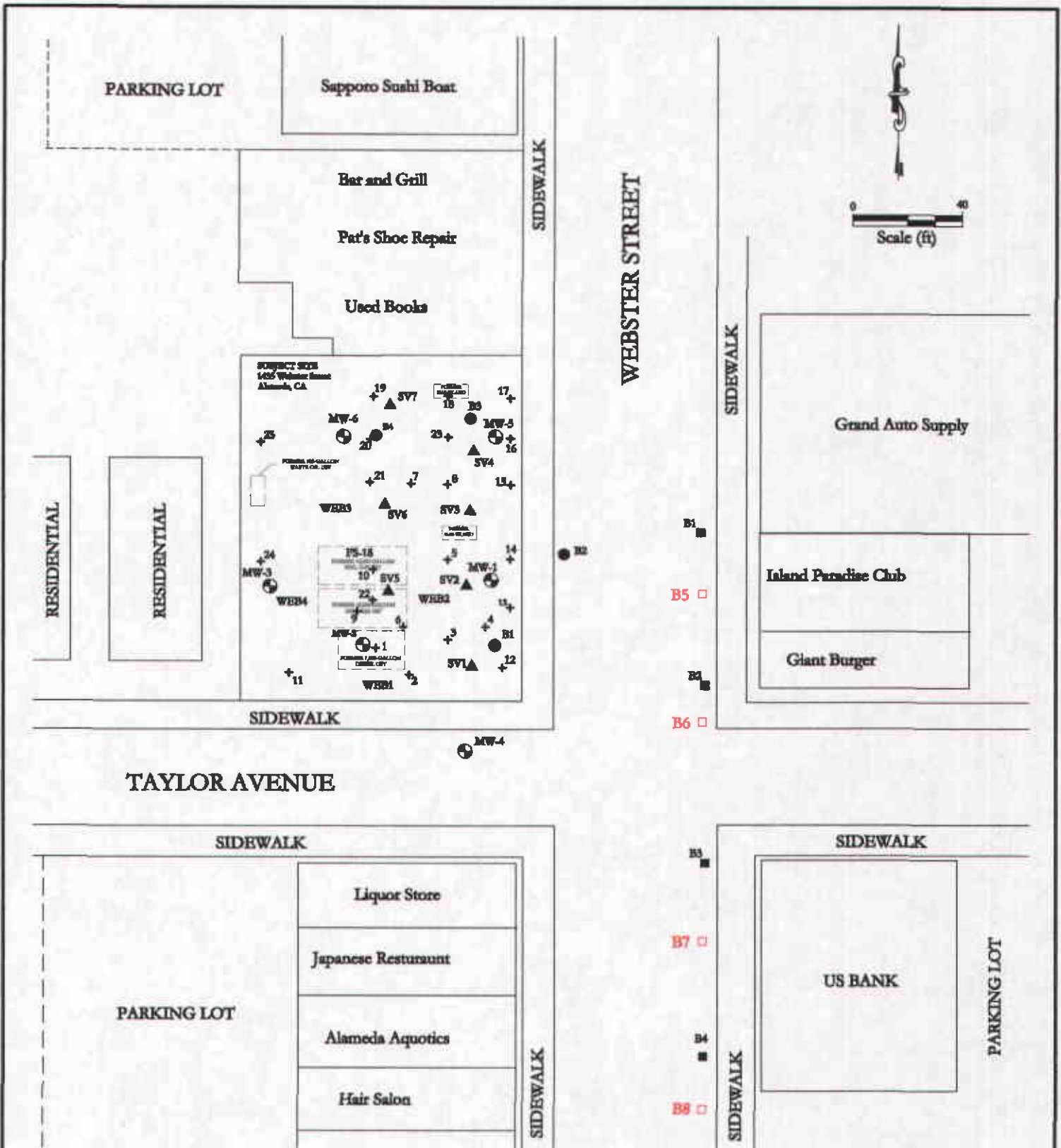
**LEGEND:**

- ⊕ Monitoring Well
- Onsite Soil Boring
- ⊖ Excavation Boundary (1991)
- ▭ Proposed target soil excavation area
- ▲ Vapor Sample (2003)
- + Soil Gas Sample (1988)
- Excavation Confirmation Sample
- ⊙ Proposed soil sample location for soil profile and disposal
- ▭ Potential soil excavation area

**TEC  
 ACCUTITE**  
 262 MICHELLE COURT  
 SOUTH SAN FRANCISCO  
 Phone: (650) 616-1200  
 Fax: (650) 616-1244

**Figure 3**  
 Proposed Soil Sample Locations  
 &  
 Soil Excavation Area

1435 WEBSTER STREET  
 ALAMEDA, CALIFORNIA



**Figure 4**  
Proposed Grab Groundwater  
Sampling Locations

1435 WEBSTER STREET  
ALAMEDA, CALIFORNIA

**TEC**  
**ACCUTITE**  
262 MICHELLE COURT  
SOUTH SAN FRANCISCO  
Phone: (650) 616-1200  
Fax: (650) 616-1244

**ATTACHMENT A**

**E-MAIL REQUESTING WORKPLAN FROM  
ALAMEDA COUNTY ENVIRONMENTAL HEALTH**



**Jing Heisler**

---

**From:** Gholami, Amir, Env. Health [amir.gholami@acgov.org]  
**Sent:** Thursday, January 26, 2006 3:55 PM  
**To:** Jing Heisler  
**Cc:** janeth@ogpinc.net  
**Subject:** RO 193 - 1435 Webster Street, Alameda

Hi Jing:

Per our discussion in the past and today, the concentrations are high and we can not close at this time. However, please submit a work plan to delineate plume and evaluate the course of action we need to take regarding the above subject site.

Thanks

Amir

## Electronic Submittal Information

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### UPLOADING A GEO\_REPORT FILE

#### YOUR DOCUMENT UPLOAD WAS SUCCESSFUL!

<b><u>Facility Name:</u></b>	JIFFY LUBE
<b><u>Global ID:</u></b>	T0600100766
<b><u>Title:</u></b>	Site Investigation and Remediation Work Plan
<b><u>Document Type:</u></b>	Workplans - Other WP
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