RO 460

July 23, 2008

Alameda County Health Services
1131 Harbor Bay Parkway Suite 250
Alameda CA 94502

Attn: David J. Kears, Agency Director

Dear Mr. Kears:

At the request of George Lockwood of the State Water Resources Board, I am sending your Agency information which should cause you to issue a closure letter on the property located on 1347 Park Street, Alameda CA, Case#RO0000~~640~~ 460

Checking with your agency, the files have been lost or misplaced.

After reviewing the information enclosed, I would appreciate an immediate response either granting or denying a closure letter on the site.

Sincerely,

James F. Russi
510-521-1472

Cc: George Lockwood

enc

December 19, 2003

Alameda County Environmental
Health Services Agency
1131 Harbor Bay Parkaway, 2nd Floor
Alameda CA 94502

Attention: Amir Ghalami

Re: Risk Management Plan
1347 Park Street UST Site, Alameda CA
Alameda County Site ID 5511
GA Project No. 144-01-02

Gentlemen:

We have been patiently waiting for your closure letter for many years. As far as we can determine we have complied with every request from your office and to date have not received any correspondence from you since 2001 where you indicated that you were going to issue a closure letter.

Recently, we submitted a risk management plan at your request and we still have not heard from you. What will it take to get a closure letter on this property? We are concerned now as the City of Alameda Public Works Department is planning to redo the infrastructure on Park St. in the near future which will probably will create another problem with the ground in that area.

Please let us know when we can expect closure.

Sincerely,

James Russi

Cc: Steve Simi

GRIBI Associates
Geological and Environmental Consulting Services

September 5, 2003

Alameda County Environmental
Health Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502-6577

Attention: Mr. Amir Ghalami

Subject: Risk Management Plan
1347 Park Street UST Site, Alameda, California
Alameda County Site ID 5511
GA Project No. 144-01-02

Ladies and Gentlemen:

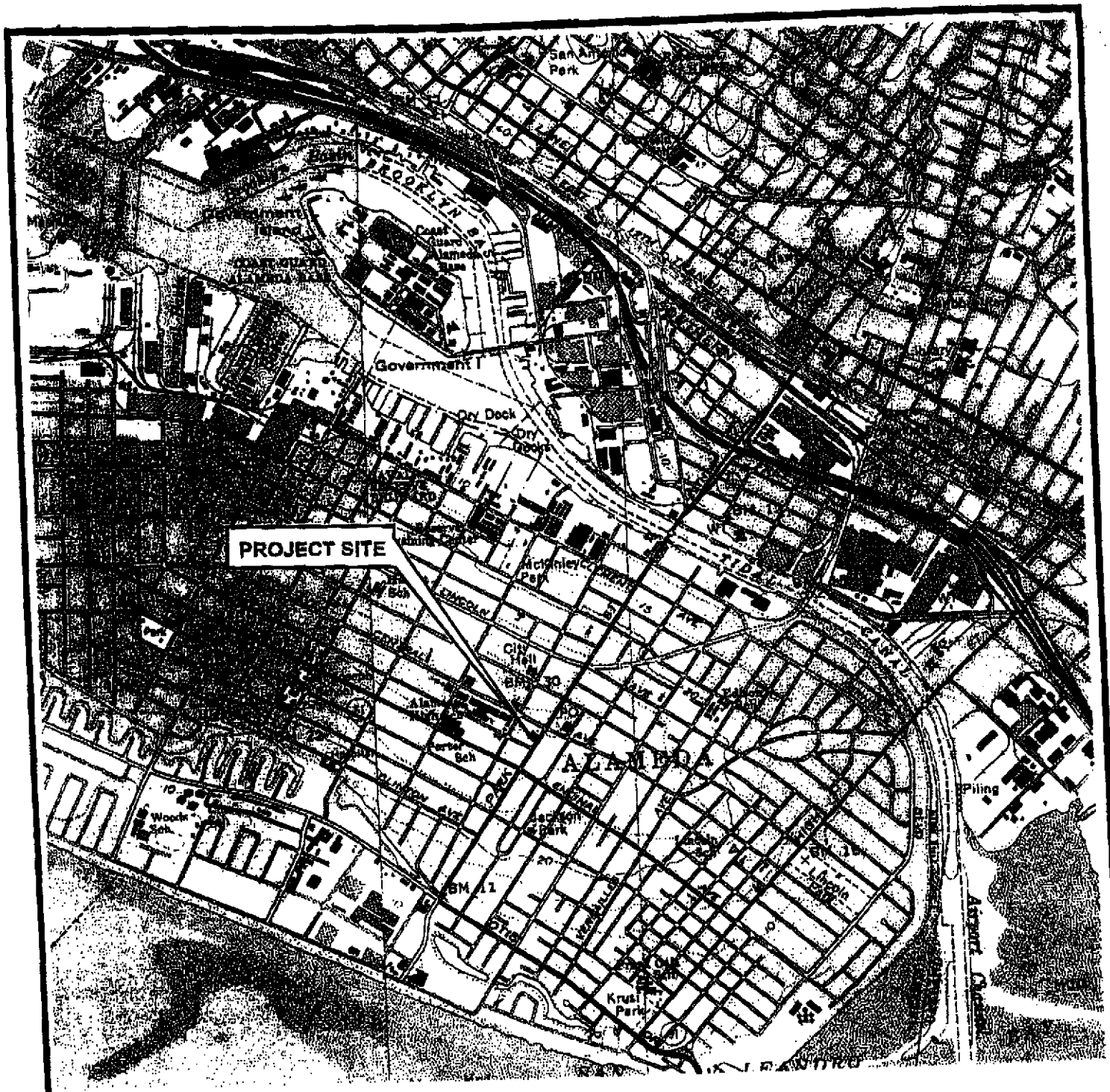
Pursuant to your request, this letter provides a Risk Management Plan (RMP) for the 1347 Park Street underground storage tank (UST) site in Alameda, California. This RMP provides: (1) A summary of potential risks posed by residual hydrocarbons present at the site; and (2) A plan to limit risks of exposure to residual hydrocarbons associated with potential future construction-related activities at the site.

SITE BACKGROUND AND RISK SUMMARY

Site Background

The project site is situated on the southwest side of Alameda island (see Figure 1 and Figure 2). Based on results from hand auger borings drilled on both the project site and on the adjacent northeast site, it appears that near-surface soils in the site vicinity consist of relatively loose beach sands. The site is located on the East Bay Plain, and below the near-surface beach sands we would expect to encounter several tens to hundreds of feet of Bay Mud sediments. The Bay Mud sediments found along the East Bay Plain generally consist of low-permeability silts and clays, with occasional thin sand lenses. The Bay Mud sediments generally do not make good groundwater aquifers, and there is no significant beneficial groundwater usage in Bay Mud sediments in the site vicinity.

One 1,500-gallon heating oil UST, which apparently had been unused for a long time, was removed from the project site on November 1995. Following removal of the UST, the Alameda County Department of Environmental Health inspector noted holes in the tank and hydrocarbon odors and sheens in the excavation. Soil samples collected at about 11 feet in depth from the UST excavation sidewalls at each end of the tank contained elevated levels of diesel-range hydrocarbons, and one soil sample collected at about 14 feet in depth from the center of the UST excavation cavity contained no detectable hydrocarbons. The UST excavation cavity was overexcavated in early December 1995, and three of the four soil samples collected from the four excavation sidewalls at about 12 feet in



TOPOGRAPHY FROM USGS OAKLAND, EAST, CALIFORNIA
7.5-MINUTE QUADRANGLE MAPS, (TOPO! 1997).

DESIGNED BY:	CHECKED BY:	SITE VICINITY MAP	DATE: 11/14/98	FIGURE: 1
DRAWN BY: JG	SCALE: 1:24,000	1347 PARK STREET UST SITE ALAMEDA, CALIFORNIA	GRIBI Associates	
PROJECT NO: 144-01-01				

Table 1
SUMMARY OF SITE CONDITIONS AND IMPACTS
1347 Park Street UST Site

Site Condition	*1,300-Gallon Heating Oil UST (Park Street Sidewalk, Removed 11/95)*
SOIL IMPACTS	
Soil Type	Merritt Sand
Impacted Depth Interval	8 to 12 feet in depth
Lateral Plume Description	South to southeast below Park Street sidewalk and Park Street parking lane; length unknown.
Maximum Contaminant Impacts	
TPH-D	4,900 ppm
TPH-MO	1,900 ppm
Benzene	0.11 ppm
Toluene	0.25 ppm
Ethylbenzene	0.60 ppm
Xylenes	1.4 ppm
Methyl-t-Butyl Ether	Nondetect
Naphthalene	7.4 ppm
2-Methylnaphthalene	25 ppm
Phenanthrene	8.3 ppm
Pyrene	5.0 ppm
Chrysene	5.1 ppm
GROUNDWATER IMPACTS	
Depth to Groundwater	8.5 - 12.0 feet
Groundwater Plume Description	South to southeast below Park Street sidewalk and Park Street parking lane; length unknown.
Maximum Contaminant Impacts	
TPH-D	140 ppm
TPH-MO	130 ppm
Benzene	0.0023 ppm
Toluene	0.0024 ppm
Ethylbenzene	0.0021 ppm
Xylenes	0.020 ppm
Methyl-t-Butyl Ether	Nondetect
Naphthalene	0.070 ppm

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

StID 5511

April 5, 2001

Mr. James Russi
428 Yorkshire Road
Alameda, CA 94501

Mr. Steve Simi
Cochran and Celli
3330 Broadway
Oakland, CA 94611

SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED *OR* ISSUE A CLOSURE LETTER FOR 1347 PARK STREET, ALAMEDA, CA

Dear Messrs. Russi and Simi:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB

simi-8

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

StID 5511

April 5, 2001

Mr. James Russi
428 Yorkshire Road
Alameda, CA 94501

Mr. Steve Simi
Cochran and Celli
3330 Broadway
Oakland, CA 94611

RE: RMP for 1347 Park Street, Alameda, CA

Dear Messrs. Russi and Simi:

As you know, I am reviewing the case file for the above referenced site to determine if closure is warranted at this time. Groundwater monitoring at the site revealed the presence of a thick, viscous product in well MW-1. It is my belief that the product is localized, not very mobile, and should not pose any significant risk to human health. However, during future construction or excavation in the area, construction workers may encounter residual soil and groundwater contamination. A risk management plan (RMP) should be prepared that will be protective of construction workers and address soil and groundwater characterization and disposal.

The RMP is due within 45 days of the date of this letter, **or by May 31, 2001.** If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: John Mrakovich

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RO0000460

September 20, 2001

Mr. Steve Simi
Cochran and Celli
2735 Broadway
Oakland, CA 94612

RE: RMP for 1347 Park Street, Alameda, CA

Dear Mr. Simi:

In April 5, 2001 I requested that a risk management plan (RMP) be submitted for the above referenced site that would be protective of construction workers and address soil and groundwater characterization and disposal, if warranted (see attached letter). The RMP was due by May 31, 2001. As of the date of this letter, this office has not received the required RMP. It is my understanding that Mr. John Mrakovich is unable to prepare the RMP.

Please be advised that closure will not be granted until the RMP has been reviewed and approved. If you have any questions or if I can assist in approving a qualified environmental consultant, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

attachment

√c: James Russi, 428 Yorkshire Road, Alameda, CA 94501 (w/o)

Jim,
Could you call me at 510-536-2100 (w) or 510 521-1472 (H). I NEED you to Do this FOR ME.
Thanks
Jim Russi

simi-9

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

StID 5511

April 26, 2000

Mr. James Russi
428 Yorkshire Road
Alameda, CA 94501

Mr. Steve Simi
Cochran and Celli
3330 Broadway
Oakland, CA 94611

RE: QMR for 1347 Park Street, Alameda, CA

Dear Messrs. Russi and Simi:

I have completed review of AllCal Environmental's March 2000 *Report of Groundwater Monitoring Well Installation* prepared for the above referenced site. That report documented the work performed during the installation of a groundwater monitoring well (MW-1) at the site. The initial groundwater sample collected on February 28, 2000 contained up to 570 parts per billion total petroleum hydrocarbons as gasoline (ppb TPHg),150,000ppb TPH as diesel (TPHd), 10,000ppb TPH as motor oil (TPHmo), 70 ppb naphthalene, and trace levels of benzene, toluene, ethylbenzene, and xylenes (BTEX).

At this time you should continue with quarterly monitoring/sampling of groundwater from Well MW-1. Groundwater should be analyzed for TPHg, TPHd, TPHmo, BTEX, and PAHs. Quarterly monitoring reports (QMR) are due 60 days upon completion of field work. The next sampling event should be in May 2000.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

simi-6

November 16, 1998

UST Local Oversight Program
Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Eva Chu

Subject: Report of Soil and Groundwater Investigation
1347 Park Street UST Site, Alameda, California
Alameda County Site ID 5511
GA Project No. 144-01-01

Dear Ms. Chu;

Gribi Associates is pleased to submit this report on behalf of Mr. Jim Russi documenting a recently-completed soil and groundwater investigation at the 1347 Park Street underground storage tank (UST) site in Alameda, California (see Figure 1 and Figure 2). The investigation included the drilling and sampling of three soil borings immediately adjacent to a heating oil underground storage tank (UST) formerly located in the Park Street sidewalk at the project site. The purpose of the soil boring investigation was to assess soil and groundwater quality adjacent to the former UST in order to address regulatory site closure.

BACKGROUND

One 1,500-gallon heating oil UST, which apparently had been unused for a long time, was removed from the project site on November 1995. Following removal of the UST, the Alameda County Department of Environmental Health inspector noted holes in the tank and hydrocarbon odors and sheens in the excavation. Soil samples collected at about 11 feet in depth from the UST excavation sidewalls at each end of the tank contained elevated levels of diesel-range hydrocarbons, and one soil sample collected at about 14 feet in depth from the center of the UST excavation cavity contained no detectable hydrocarbons. The UST excavation cavity was overexcavated in early December 1995, and three of the four soil samples collected from the four excavation sidewalls at about 12 feet in depth contained elevated levels of diesel-range hydrocarbons. After completion of overexcavation activities, the excavation cavity was backfilled with clean imported fill material and re-surfaced to match existing grade.

On August 27, 1998, Gribi Associates submitted a workplan to Alameda County UST Local Oversight Program proposing the drilling and sampling of three hand auger borings adjacent to the former project site UST. Alameda County granted approval to implement the workplan on August 31, 1998.

LIMITATIONS

The services provided under this contract as described in this report include professional opinions and judgments based on data collected. These services have been provided according to generally accepted environmental protocol. The opinions and conclusions contained in this report are typically based on information obtained from:

1. Observations and measurements made by our field staff.
2. Contacts and discussions with regulatory agencies and others.
3. Review of available hydrogeologic data.

DESCRIPTION OF FIELD ACTIVITIES

The three soil borings were drilled and sampled by Mr. Jim Gribi on September 16, 1998.

Prefield Activities

Prior to beginning field activities, Gribi Associates marked proposed boring locations and notified Underground Services Alert (USA). In addition, Gribi Associates obtained a drilling permit from Alameda County Public Works Department and obtained an Excavation Permit and an Encroachment Permit from the City of Alameda. Copies of these permits are contained in Appendix A.

Location of Soil Borings

Locations of the investigative soil borings, IB-1, IB-2, and IB-3, are shown on Figure 2. IB-1 was sited immediately southeast from the former UST in the Park Street parking lane. IB-2 and IB-3 were sited in the project site basement, west and southwest, respectively, from the former UST.

Drilling and Sampling of Soil Borings

Investigative boring IB-1, located in the Park Street parking lane at about ground surface elevation, was drilled to a depth of about 13 feet below grade. Investigative borings IB-2 and IB-3, located in the project site basement approximately 8.5 feet below surface grade, were drilled to a depth of about three feet below the basement floor (approximately 11 feet below ground surface grade). All borings were drilled using hand auger equipment. During hand augering, retrieved soil cuttings were logged by Mr. Jim Gribi, a California-registered geologist. Boring logs for the three borings are contained in Appendix B. All hand auger and sampling equipment was thoroughly cleaned and

decontaminated between each sample collection by triple rinsing first with water, then with dilute tri-sodium phosphate solution, and finally with distilled water. Following completion, the investigative borings were grouted to match existing grade.

One soil sample was collected from IB-1 at a depth of about 8.5 feet below ground surface grade. Soil samples were collected from IB-2 and IB-3 at depths of 2.0 ft and 1.5 feet, respectively, below basement grade (approximately 10.5 feet and 10.0 feet, respectively, below ground surface grade). Each of the soil samples was collected using the following method: (1) Exposed soil was scraped away; (2) A clean 2-inch by 6-inch brass tube was completely filled with undisturbed soil, taking care to minimize excess void in the tube; (3) The tube was then quickly sealed with aluminum foil and plastic end caps, wrapped tightly with tape and labeled; and (4) The sealed tube was immediately placed in cold storage for transport to the laboratory.

A grab groundwater sample was collected from each of the three investigative borings using a clean disposable PVC bailer. Each water sample was collected in three 40-ml VOA vials and two half liter amber jars by completely filling each container from the bailer, and then tightly sealing each container with teflon-lined septum, making sure that no air bubbles were present. Each container was then labeled and immediately placed on ice for transport to the analytical laboratory.

Laboratory Analysis of Soil and Groundwater Samples

A total of three soil samples and three grab groundwater samples were analyzed for the following parameters:

USEPA 8015M Total Petroleum Hydrocarbons as Gasoline (TPH-G)
USEPA 8020/602 Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
USEPA 8020/602 Methyl-t-butyl Ether (MTBE)
USEPA 8015M Total Petroleum Hydrocarbons as Diesel/Motor Oil (TPH-D/MO)

In addition to the above analyses, the soil sample from IB-1 was analyzed for the following parameters:

USEPA 8270 Polynuclear Aromatic Hydrocarbons (PNAs)

All laboratory analyses were conducted by Acculabs, Inc., a California-certified analytical laboratory, with two-week turn around on lab results.

RESULTS OF INVESTIGATION

General Subsurface Conditions

Subsurface soils in the three borings were similar, consisting primarily of reddish brown silty loose sands throughout. Grey green hydrocarbon staining, with moderate to strong hydrocarbon odors, was noted in soils from eight to 12 feet below ground surface grade in IB-1 and from just below the basement concrete slab (approximately nine feet below ground surface grade) to about two feet below the basement surface (about 10.5 feet below ground surface grade) in IB-1. No hydrocarbon odors or staining were noted in soil or groundwater samples from IB-2. Groundwater was encountered at about 11 feet below ground surface grade in IB-1, and at about 1.5 feet below the basement surface (10.0 feet below ground surface grade) in IB-2 and IB-3.

Results of Laboratory Analyses

Soil and water laboratory analytical results are summarized in Table 1. The laboratory data report for soil and water samples is contained in Appendix C.

Table 1
SUMMARY OF SOIL AND GROUNDWATER ANALYTICAL RESULTS
1347 Park Street UST Site

Concentration (parts per million)

	IB-1		IB-2		IB-3		PRG
	SOIL 8.5 ft	WATER (11 ft)	SOIL 10.5 ft	WATER (9.5 ft)	SOIL 10.0 ft	WATER (9.5 ft)	
TPH-D	**4,900**	**730**	<1.0	**0.12**	**3,500**	**65**	--
TPH-MO	**1,900**	**300**	<10	**0.97**	**1,400**	**30**	--
TPH-G	**200[1]**	**34[1]**	<1.0	<0.050	**140[1]**	**0.12**	--
Benzene	**0.11**	**0.012**	<0.0050	<0.0005	<0.10	<0.0005	1.4
Toluene	**0.25**	**0.029**	<0.0050	<0.0005	<0.10	<0.0005	880
Ethylbenzene	**0.60**	**0.047**	<0.0050	<0.0005	<0.10	<0.0005	230
Xylenes	**1.4**	**0.094**	<0.0050	<0.0005	**0.11**	<0.0005	320
MTBE	<1.0	<0.100	<0.050	<0.0050	<1.0	<0.0050	--
PNAs							
Napthalene	7.4	--	--	--	--	--	240
2-Methylnaphthalene	28	--	--	--	--	--	--
Acenaphthylene	<3.4	--	--	--	--	--	--
Acenaphthene	<3.4	--	--	--	--	--	110

Table 1
SUMMARY OF SOIL AND GROUNDWATER ANALYTICAL RESULTS
1347 Park Street UST Site

	Concentration (parts per million)						
	IB-1		IB-2		IB-3		
	SOIL 8.5 ft.	WATER (9.1 ft)	SOIL 10.5 ft	WATER (9.5 ft)	SOIL 10.0 ft	WATER (9.5 ft)	PRG
Fluorene	<3.4	--	--	--	--	--	90
Phenanthrene	8.3	--	--	--	--	--	---
Anthracene	<3.4	--	--	--	--	--	5.7
Fluoranthene	<3.4	--	--	--	--	--	27,000
Pyrene	5.0	--	--	--	--	--	100
Benzo(a)anthracene	<3.4	--	--	--	--	--	2.6
Chrysene	5.1	--	--	--	--	--	7.2
Benzo(b)fluoranthene	<3.4	--	--	--	--	--	2.6
Benzo(k)fluoranthene	<3.4	--	--	--	--	--	26
Benzo(a)pyrene	<3.4	--	--	--	--	--	0.26
Indeno(1,2,3-cd)pyrene	<3.4	--	--	--	--	--	2.6
Dibenz(a,h)anthracene	<3.4	--	--	--	--	--	0.26
Benzo(g,h,i)perylene	<3.4	--	--	--	--	--	---

TPH-D = Total Petroleum Hydrocarbons as Diesel
TPH-MO = Total Petroleum Hydrocarbons as Motor Oil
TPH-G = Total Petroleum Hydrocarbons as Gasoline
MTBE = Methyl-t-butyl Ether
PNAs = Polynuclear aromatic hydrocarbons
PRG = Preliminary Remediation Goals for soil at industrial sites, established by USEPA, Region 9 (August 1, 1996). PRGs are chemical concentrations that correspond to fixed levels of human health and environmental risk (either one-in-one million cancer risk or a noncarcinogenic hazard quotient of one) for exposure in soil.
<0.10 = Not detected above the expressed value.
1 = Acculabs, Inc. laboratory report states " Product is not typical gasoline."
-- = Not analyzed for this analyte.
--- = No PRG listed.

CONCLUSIONS

Soil and groundwater samples from investigative boring IB-2, located west from the former project site UST, contained no significant levels of diesel-range hydrocarbons. Both field screening and laboratory analytical results from investigative borings IB-1 and IB-3 showed detectable levels of diesel- and motor oil-range hydrocarbons in soil and groundwater immediately southeast to

southwest from the former heating oil UST. However, results of PNA analysis for the IB-1 soil sample, which showed low levels of some PNA compounds, seem to indicate that residual hydrocarbons present in subsurface soils adjacent to the former project site UST pose no significant risk to public health and the environment.

Laboratory chromatograms from IB-1 and IB-3 soil and water samples, which are included in the laboratory report contained in Appendix C, show separate diesel- and motor oil-range hydrocarbon peaks, and the chromatogram from the IB-2 water sample shows only a motor oil-range hydrocarbon peak. Thus, it appears that offsite sources have contributed to hydrocarbons encountered beneath the project site. The project site is located in a commercial area of Alameda, with at least one identified UST located in the Park Street sidewalk immediately north from the project site. In addition, numerous buried utilities are present in Park Street immediately adjacent to the former UST, including a buried sewer line, which apparently services the project site and is connected to a floor drain in the project site basement, running along the north side of the former project site UST excavation cavity.

We appreciate the opportunity to present this report for your review. Please call if you have questions or require additional information.

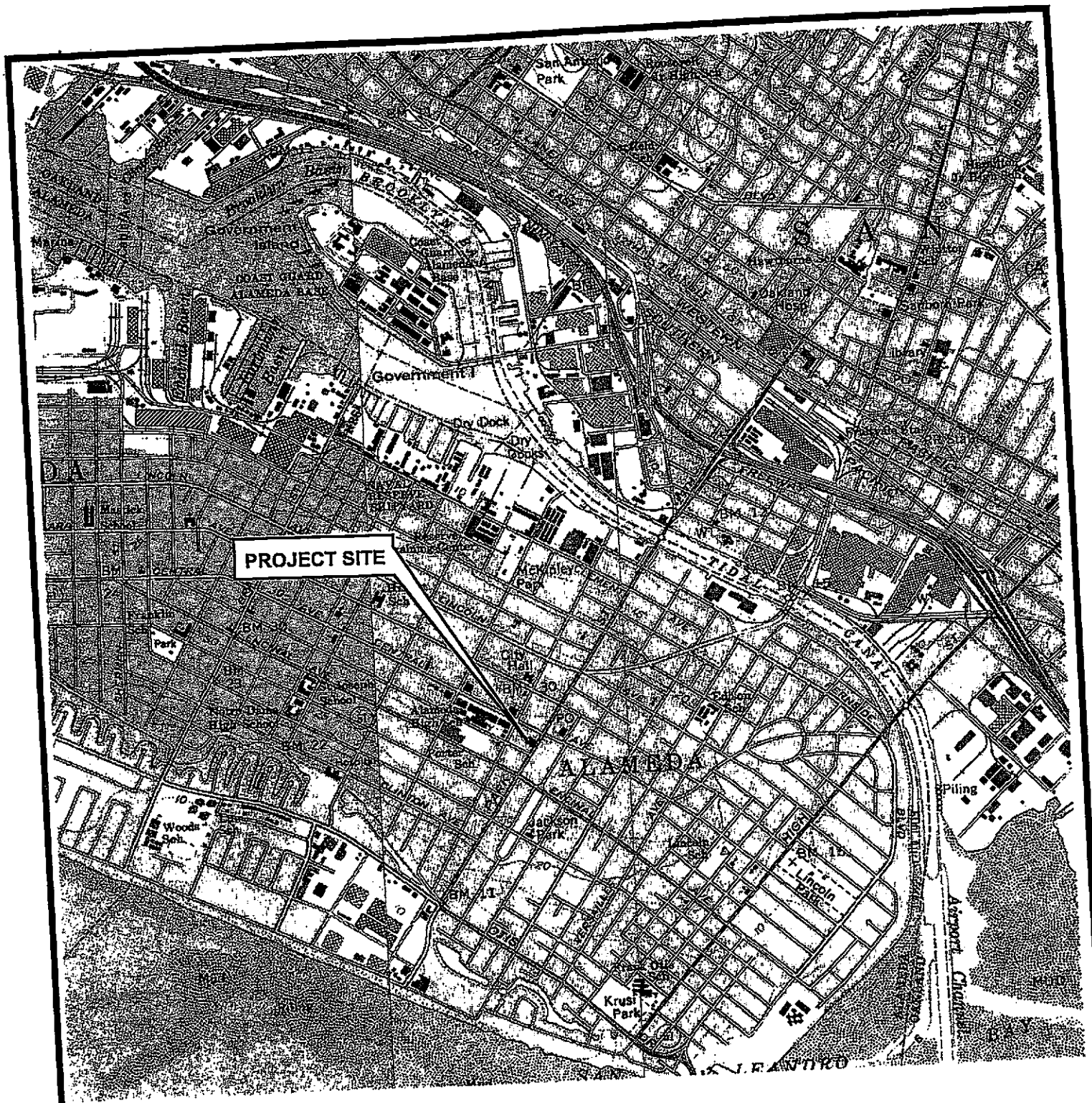
Very truly yours,

James E. Gribi
Registered Geologist
California No. 5843

JEG/ct

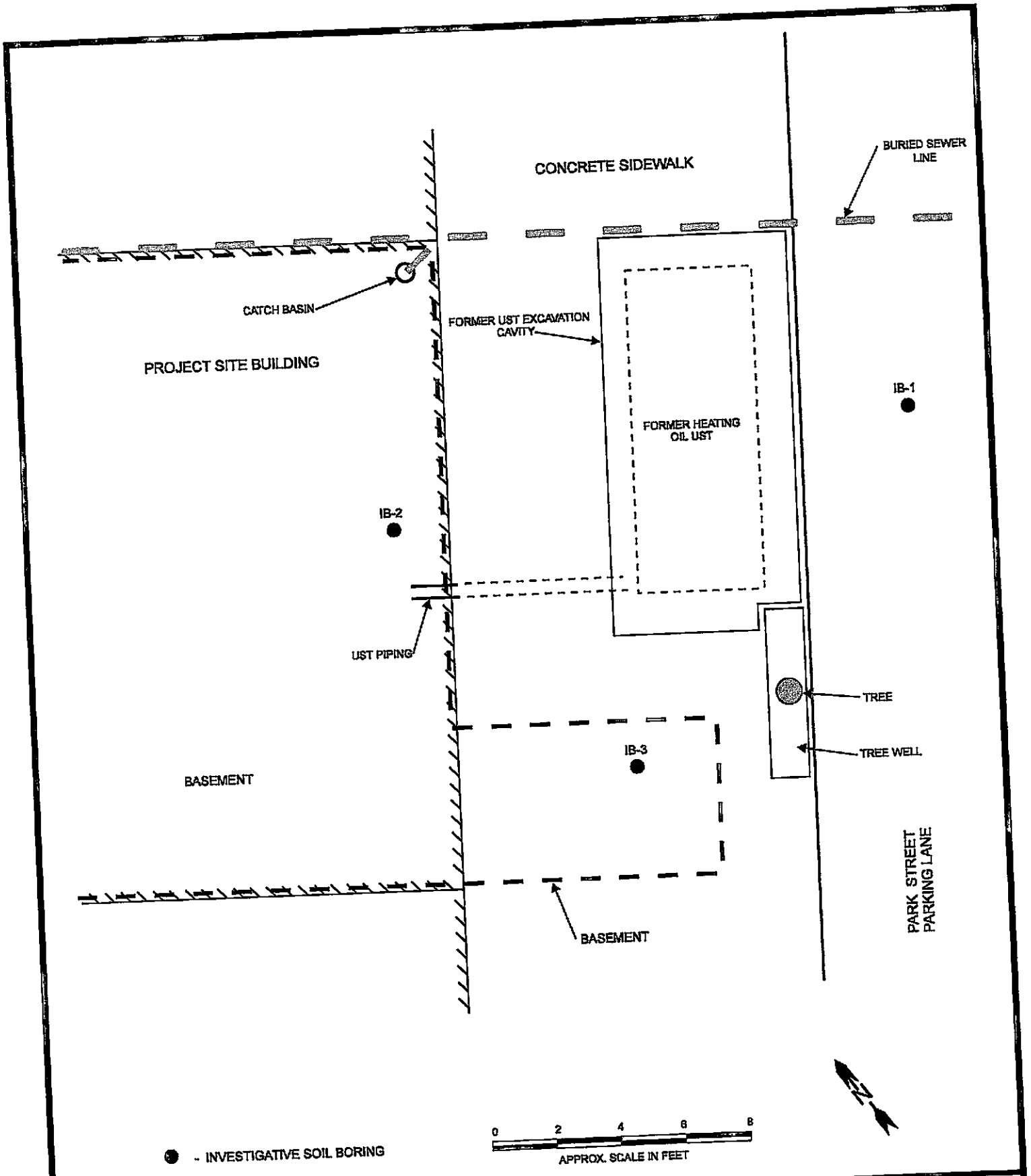
GA-23/Russi.rpt

c Jim Russi



TOPOGRAPHY FROM USGS OAKLAND, EAST, CALIFORNIA
7.5-MINUTE QUADRANGLE MAPS, (TOPO! 1997).

DESIGNED BY:	CHECKED BY:	**SITE VICINITY MAP**	DATE: 11/14/98 / FIGURE: 1
DRAWN BY: JG	SCALE: 1:24,000	1347 PARK STREET UST SITE ALAMEDA, CALIFORNIA	**GRIBI Associates**
PROJECT NO: 144-01-01			



DESIGNED BY:	CHECKED BY:	SITE PLAN	DATE: 11/16/98	FIGURE: 2
DRAWN BY: JG	SCALE:	1347 PARK STREET ALAMEDA, CALIFORNIA	GRIBI Associates	
PROJECT NO: 144-01-01				

APPENDIX A

CITY AND COUNTY PERMITS

ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
951 TURNER COURT, SUITE 300, HAYWARD, CA 94545-2651
PHONE (510) 670-6575 ANDREAS GODFREY FAX (510) 670-5262
(510) 670-5248 ALVIN KAN

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

LOCATION OF PROJECT 1347 PARK STREET
ALAMEDA CA

California Coordinates Source _____ ft. Accuracy ± ___ ft.
CCN _____ ft. CCE _____ ft.
APN _____

CLIENT
Name Jim Russi
Address 428 Yorkshire Rd Phone 510/536-2100
City Alameda CA Zip 94501

APPLICANT
Name Jim Gribi R.G. #5843
Gribi Associates Fax 707/864-5543
Address 884 Ulatis Ave Phone same
City Suisun CA Zip 94585

TYPE OF PROJECT

Well Construction		Geotechnical Investigation	
Cathodic Protection	☐	General	☐
Water Supply	☐	Contamination	X
Monitoring	☐	Well Destruction	☐

PROPOSED WATER SUPPLY WELL USE

New Domestic	☐	Replacement Domestic	☐
Municipal	☐	Irrigation	☐
Industrial	☐	Other	☐

DRILLING METHOD:

Mud Rotary	☐	Air Rotary	☐	Auger	☐
Cable	☐	Other	X Hand Auger		

DRILLER'S LICENSE NO. Not Applicable

WELL PROJECTS
Drill Hole Diameter 2" in Maximum
Casing Diameter _____ in Depth _____ ft.
Surface Seal Depth ___ ft Number _____

GEOTECHNICAL PROJECTS
Number of Borings 3 Maximum
Hole Diameter 3/4 in. Depth 13 ft.

ESTIMATED STARTING DATE 9-4-98
ESTIMATED COMPLETION DATE 9-4-98

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68

APPLICANT'S SIGNATURE _____ DATE 9-2-98

FOR OFFICE USE

PERMIT NUMBER 98WR377
WELL NUMBER _____
APN _____

PERMIT CONDITIONS

Circled Permit Requirements Apply

(A.) GENERAL
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
(2) Submit to ACPWA within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or drilling logs and location sketch for geotechnical projects.
(3) Permit is void if project not begun within 90 days of approval date.

B. WATER SUPPLY WELLS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet

(D.) GEOTECHNICAL
Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

E. CATHODIC
Fill hole above anode zone with concrete placed by tremie.

F. WELL DESTRUCTION
See attached

G. SPECIAL CONDITIONS

APPROVED A. Kan DATE 9/2/98

ITY OF ALAMEDA
NGINEERING OFFICE
250 Central Ave., Room 250
lameda, CA 94501 748-4614 or 748-4518

ENCROACHMENT PERM

Permit No: EN98-073
STATUS: APPROVED
Applied : 09/11/98
Approved : 09/11/98

JB ADDRESS : 1347 PARK ST
arcel number : 071 -0204-009-04
WNER : RUSSI JAMES F & ARLEEN M TRS
428 YORKSHIRE RD
ALAMEDA CA 94501
PPLICANT : GRIBI ASSOC.(J.GRIBI)
884 VINTAGE AVE
SUISUN, CA 94585
707-864-5543
OB DESCRIPTION: 2 METERED SPACES/2 SIGNS 9/16
roject Desc. : 2 METERED SPACES/2 SIGNS 9/16

Fee description	Units	Fee/Unit	Ext fee	Date
PERMIT FILING FEE		1.00	32.00	
ENCROACHMENT - METERS	13.50		13.50	
"NO PARKING" SIGNS	2.00		2.00	

*** Fees Required ***

Account No.	
224-37350	
4240-33410	
TOTAL THIS DATE	
Fees:	47.50
Adjustments:	.00
Total Fees:	47.50

*** Fees Collected & Credits ***

Receipt No.	Date	Payment
R9804281	09/11/98	13.50
R9804281	09/11/98	2.00
	**********	15.50
Total Credits:		32.00
Total Payments:		15.50
Balance Due:		.00

CALL 748-4614 OR 748-4518 FOR INSPECTION.

OTE: ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE BARRICADES WITH FLASHERS FOR NIGHT TIME PROTECTION.

HIS IS TO CERTIFY THAT THE ABOVE WORK HAS BEEN COMPLETED TO MY ATISFACTION AND APPROVAL.

ate_____

INSPECTOR

CALL 748-4614 OR 748-4518 FOR INSPECTION

CITY OF ALAMEDA
ENGINEERING OFFICE
2250 Central Ave., Room 250
Alameda, CA 94501 748-4614 or 748-4518

EXCAVATION PERMIT

Permit No: EX98-102
STATUS: APPROVED
Applied : 09/02/98
Approved : 09/11/98

JOB ADDRESS : 1347 PARK ST
Parcel number : 071 -0204-009-04
OWNER : RUSSI JAMES F & ARLEEN M TRS
428 YORKSHIRE RD
ALAMEDA CA 94501
APPLICANT : GRIBI ASSOC.(J.GRIBI)
884 VINTAGE AVE
SUISUN, CA 94585
707-864-5943
JOB DESCRIPTION: BOARING FOR SAMPLES FROM TANK
Project Desc. : BOARING FOR SAMPLES FROM TANK

Fee description	Units	Fee/Unit	Ext fee	Date
FILING FEE		51.12	1.00	
ADDITIONAL MICROFICHE FEE	2.98		2.98	
EXCAVATION PERMIT FEE.....>	54.70		54.70	
TOTAL			88.80	

*** Fees Required ***

Account No.	
001-310-4240-3792	
001-300-4210-3370	
001-300-4240-3745	
001-300-4240-3790	
510-300-9409-3790	
001-300-4240-3792	
TOTAL THIS DATE	
Fees:	88.80
Adjustments:	.00
Total Fees:	88.80

*** Fees Collected & Credits ***

Receipt No.	Date	Payment
R9804280	09/11/98	2.98
R9804280	09/11/98	54.70
R9804280	09/11/98	19.18
R9804280	09/11/98	5.28
R9804280	09/11/98	8.44
R9804280	09/11/98	4.22
	*********	88.80
Total Credits:		.00
Total Payments:		88.80
Balance Due:		.00

CALL 748-4614 OR 748-4518 FOR INSPECTION.

NOTE: ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE BARRICADES WITH FLASHERS FOR NIGHT TIME PROTECTION.

THIS IS TO CERTIFY THAT THE ABOVE WORK HAS BEEN COMPLETED TO MY SATISFACTION AND APPROVAL.

Date_____

_____
INSPECTOR

CALL 748-4614 OR 748-4518 FOR INSPECTION

APPENDIX B

SOIL BORING LOGS

LOG OF BORING

GRIBI Associates

SHEET _1_ OF _1_

BORING NUMBER : IB-1

BORING LOCATION:
SOUTHEAST OF FORMER UST

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME:
1347 PARK STREET UST SITE

PROJECT NUMBER: 144-01-01

START DATE: 09/16/98

COMPLETION DATE: 09/16/98

DRILLING CONTRACTOR :

DRILLING METHOD: HAND AUGER

BOREHOLE DIAMETER: 3-1/4 INCHES

BORING TOTAL DEPTH: 13 FEET

COMPLETION METHOD: GROUTED

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	RECOVERY	BLOWS PER 6 IN.	USCS	LOG OF MATERIAL	PIEZOMETER/ WELL INSTALLATION
							0.0 - 1.0 Ft. Asphalt and base rock.	
						SM	1.0 - 2.0 Ft. Brown silty SAND, fine, loose, moist to wet, no hydrocarbon odors or staining.	
5						SM	2.0 - 8.0 Ft. Reddish buff SAND, silty, fine to medium grained, moist, no hydrocarbon odors or staining.	
	IB-1.1	8.5 FT				SM	8.0 - 12.0 Ft. Grey green silty SAND, fine to medium grained, loose, moist, moderate to strong hydrocarbon odors.	
10						SM	12.0 - 13.0 Ft. Reddish buff silty SAND, fine to medium grained, loose, wet, no hydrocarbon odors or staining.	
							TOTAL DEPTH: 13 FEET GROUNDWATER DEPTH: APPROX. 11 FEET	
15								
20								

LOG OF BORING

GRIBI Associates

SHEET _1_ OF _1_

BORING NUMBER : IB-2

BORING LOCATION:
NORTHWEST OF FORMER UST

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME:
1347 PARK STREET UST SITE

PROJECT NUMBER: 144-01-01

START DATE: 09/16/98

COMPLETION DATE: 09/16/98

DRILLING CONTRACTOR :

DRILLING METHOD: HAND AUGER

BOREHOLE DIAMETER: 3-1/4 INCHES

BORING TOTAL DEPTH: 11.5 FEET

COMPLETION METHOD: GROUTED

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	RECOVERY	BLOWS PER 6 IN.	USCS	LOG OF MATERIAL	PIEZOMETER/ WELL INSTALLATION
5							BASEMENT DOWN TO 8.5 FT BELOW SURFACE GRADE	
							8.5 - 9.0 Ft. Concrete and base rock.	
10	IB-2.1	10.5 FT				SM	9.0 - 11.5 Ft. Reddish buff silty SAND, fine to medium grained, loose, moist to wet, no hydrocarbon odors or staining.	
							TOTAL DEPTH: 11.5 FEET GROUNDWATER DEPTH: APPROX. 10 FEET	
15								
20								

LOG OF BORING

GRIBI Associates

SHEET _1_ OF _1_

BORING NUMBER : IB-3

BORING LOCATION:
SOUTHWEST OF FORMER UST

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME:
1347 PARK STREET UST SITE

PROJECT NUMBER: 144-01-01

START DATE: 09/16/98

COMPLETION DATE: 09/16/98

DRILLING CONTRACTOR :

DRILLING METHOD: HAND AUGER

BOREHOLE DIAMETER: 3-1/4 INCHES

BORING TOTAL DEPTH: 12.0 FEET

COMPLETION METHOD: GROUTED

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	RECOVERY	BLOWS PER 6 IN.	USCS	LOG OF MATERIAL	PIEZOMETER/ WELL INSTALLATION
5							BASEMENT DOWN TO 8.5 FT BELOW SURFACE GRADE	
							8.5 - 9.0 Ft. Concrete and base rock.	
						SM	9.0 - 10.5 Ft. Grey green silty SAND, fine to medium grained, loose, moist to wet, moderate hydrocarbon odors.	
10	IB-3.1	10.0 FT				SM	10.5 - 12.0 Ft. Reddish buff silty SAND, fine to medium grained, loose, wet, no hydrocarbon odors or staining.	
							TOTAL DEPTH: 12.0 FEET GROUNDWATER DEPTH: APPROX. 10 FEET	
15								
20								

APPENDIX C

LABORATORY DATA REPORT

Acculabs Inc.

Formerly West Laboratory

Davis 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 19039
October 05, 1998

Jim Gribi
Gribi Associates
884 Vintage
Suisun, CA 94585

Subject : 3 Water and 3 Soil samples
Project Name : Russi Site
Project Number : 144-01-01

Dear Mr. Gribi,

Chemical analysis on the samples referenced above has been completed. Summaries of the data are contained on the following pages. Sample(s) were received under documented chain-of-custody. USEPA protocols for sample storage and preservation were followed.

Acculabs - Davis is certified by the State of Arizona (AZ0583) and the State of California (# 1346). If you have any questions regarding procedures or results, please call me at 530-757-0920.

Sincerely,

Tom Kwoka

Acculabs Inc.

Formerly West Laboratory

Davis 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Subject : 3 Water and 3 Soil samples
Project Name : Russi Site
Project Number : 144-01-01

Sample Log 19039
October 05, 1998

Case Narrative

PNA's by 8270C

SAmple extract would not concentrate to the normal final volume of 2.0 ml and was brought to 10 ml (1:5 dilution). At this level there was a lot of interference from non-target organics causing surrogates 5 and 6 to have high recoveries.

Stewart Podolsky

Acculabs Inc.

Formerly West Laboratory

Davis 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 19039
October 05, 1998

PNAs by 8270C

Sample Name : **IB-1.1 (8.5')**

Project Name : Russi Site
Project Number : 144-01-01
Sample Date : 09/16/98
Date Extracted : 09/29/98
Extr. Method : EPA 3550
QC Batch : BS980907

Date Analyzed : 10/02/98
Date Received : 09/17/98
Dilution : 1:5
Sample Matrix : Soil
Lab Number : 19039-01

Parameter	MRL	Measured Conc.	Units
Naphthalene	**3.4**	**7.4**	mg/Kg
2-Methylnaphthalene	**3.4**	**28**	mg/Kg
Acenaphthylene	3.4	<3.4	mg/Kg
Acenaphthene	3.4	<3.4	mg/Kg
Fluorene	3.4	<3.4	mg/Kg
Phenanthrene	**3.4**	**8.3**	mg/Kg
Anthracene	3.4	<3.4	mg/Kg
Fluoranthene	3.4	<3.4	mg/Kg
Pyrene	**3.4**	**5.0**	mg/Kg
Benzo(a)anthracene	3.4	<3.4	mg/Kg
Chrysene	**3.4**	**5.1**	mg/Kg
Benzo(b)fluoranthene	3.4	<3.4	mg/Kg
Benzo(k)fluoranthene	3.4	<3.4	mg/Kg
Benzo(a)pyrene	3.4	<3.4	mg/Kg
Indeno(1,2,3-c,d)pyrene	3.4	<3.4	mg/Kg
Dibenz(a,h)anthracene	3.4	<3.4	mg/Kg
Benzo(g,h,i)perylene	3.4	<3.4	mg/Kg
2-Fluorophenol		81	% Recovery
Phenol-d5		77	% Recovery
Nitrobenzene-d5		117	% Recovery
2-Fluorobiphenyl		106	% Recovery
2,4,6-Tribromophenol		131	% Recovery
Terphenyl-d14		147	% Recovery

MRL = Method Reporting Limit

Conc. = Concentration

E = Concentration exceeded calibration range.

Approved By : Tom Kwoka

Acculabs Inc. *Formerly West Laboratory*

Davis/Sacramento 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

September 21, 1998
Sample Log 19039

MTBE (Methyl-t-butyl ether) By EPA Method 8020/602

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Received : 09/17/98
Matrix : Soil

SAMPLE	Date Analyzed	(MRL) mg/kg	Measured Value mg/kg
IB-1.1 (8.5')	09/23/98	(1.0)	<1.0
IB-2.1 (2.0/10.5')	09/18/98	(.050)	<.050
IB-3.1 (1.5/10.0')	09/23/98	(1.0)	<1.0

Approved By:

Stewart Podolsky
Senior Chemist

Acculabs Inc.

Formerly West Laboratory

Davis/Sacramento 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

September 21, 1998
Sample Log 19039

MTBE (Methyl-t-butyl ether) By EPA Method 8020/602

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Received : 09/17/98
Matrix : Water

SAMPLE	Date Analyzed	(MRL) ug/L	Measured Value ug/L
IB-1W	09/18/98	(100)	<100
IB-2W	09/21/98	(5.0)	<5.0
IB-3W	09/18/98	(5.0)	<5.0

Approved By:

Stewart Podolsky
Senior Chemist

Acculabs Inc.

Formerly West Laboratory

Davis/Sacramento 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 19039

19039-01

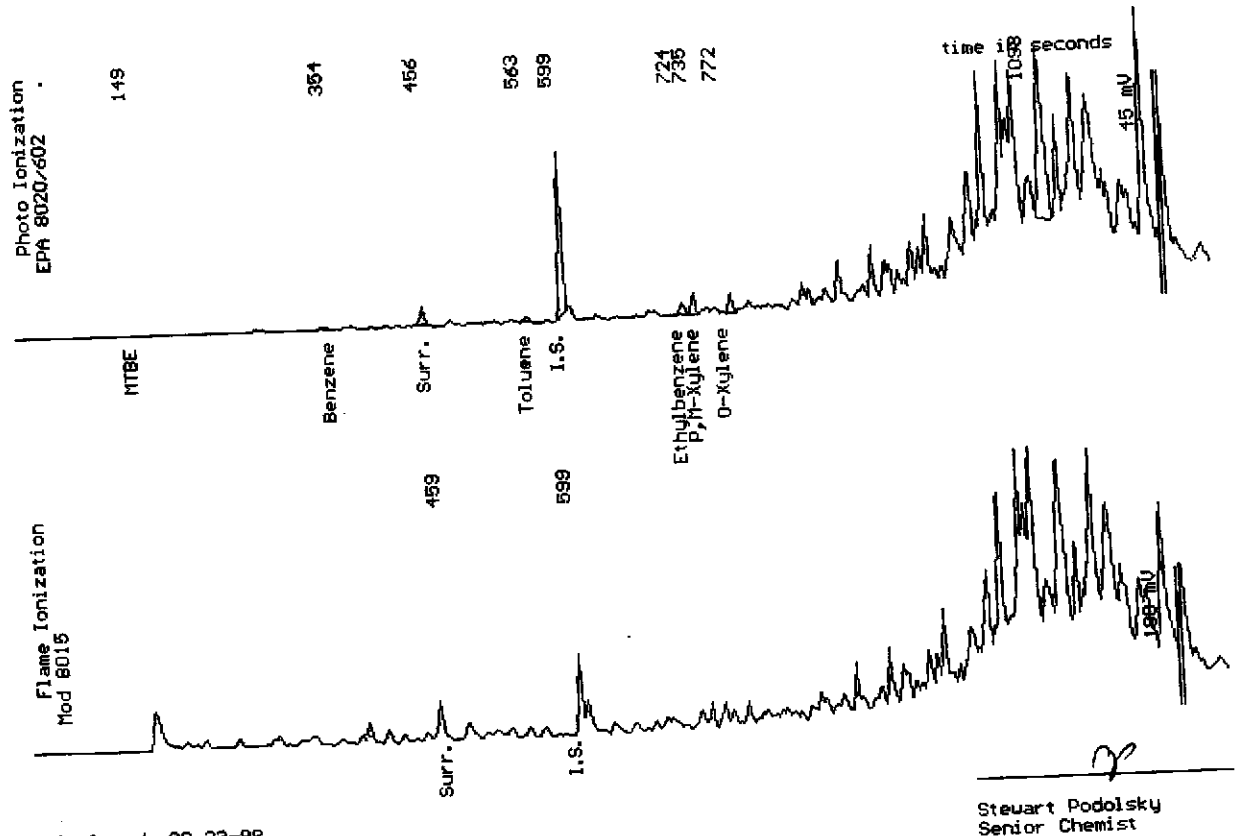
Sample: IB-1.1 (8.5')

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Dilution : 1:20
Matrix : Soil

Run Log : 4177F

Parameter	(MRL) mg/kg	Measured Value mg/kg
Benzene	(.10)	.11
Toluene	(.10)	.25
Ethylbenzene	(.10)	.60
Total Xylenes	(.10)	1.4
TPH as Gasoline	(20)	200 *
Surrogate Recovery		103 %

* Product is not typical gasoline.



Steuart Podolsky
Senior Chemist

Date Analyzed: 09-23-98
Column : 0.53mm ID X 60m Restek Rtx-1701

Acculabs Inc.

Formerly West Laboratory

Davis/Sacramento 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 19039

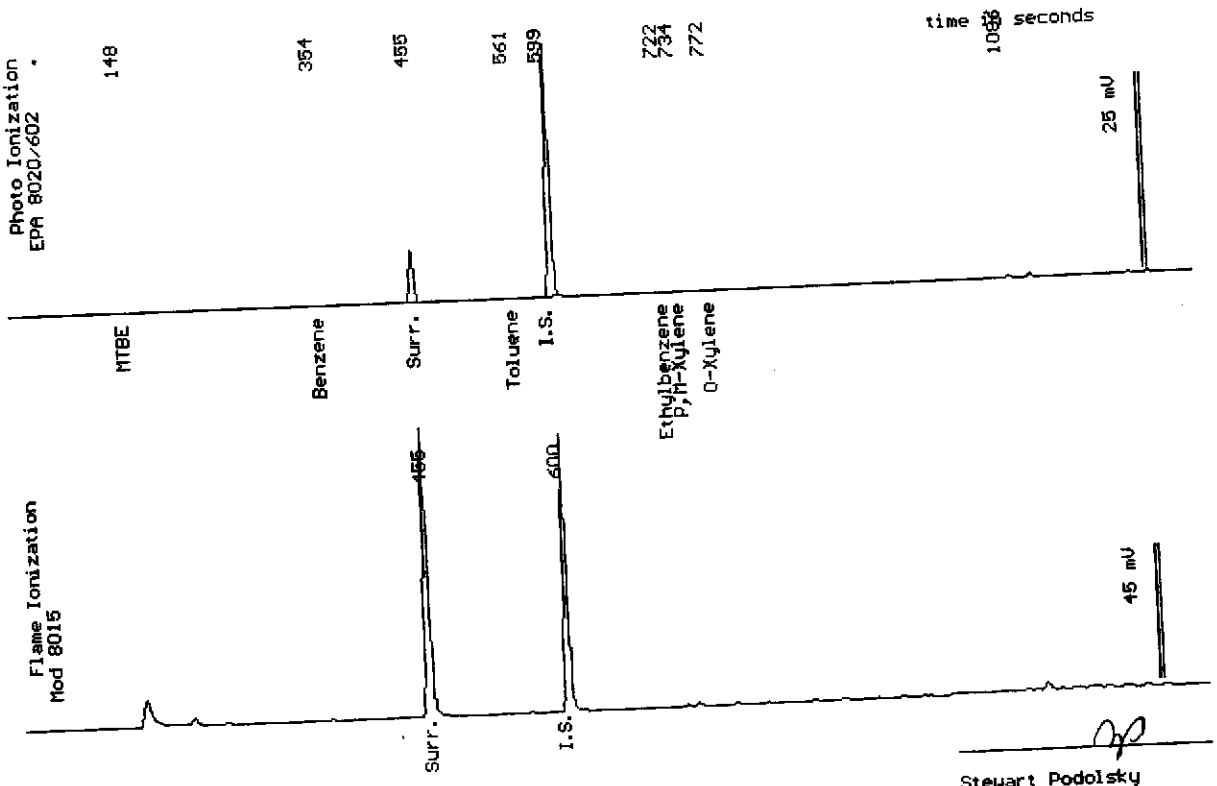
19039-02

Sample: IB-2.1 (2.0/10.5')

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Dilution : 1:1
Matrix : Soil

Run Log : 4177D

Parameter	(MRL) mg/kg	Measured Value mg/kg
Benzene	(.0050)	<.0050
Toluene	(.0050)	<.0050
Ethylbenzene	(.0050)	<.0050
Total Xylenes	(.0050)	<.0050
TPH as Gasoline	(1.0)	<1.0
Surrogate Recovery		98 %



Steuart Podolsky
Senior Chemist

Date Analyzed: 09-18-98
Column : 0.53mm ID X 60m Restek Rtx-1701

Acculabs Inc.

Formerly West Laboratory

Davis/Sacramento 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 19039

19039-03

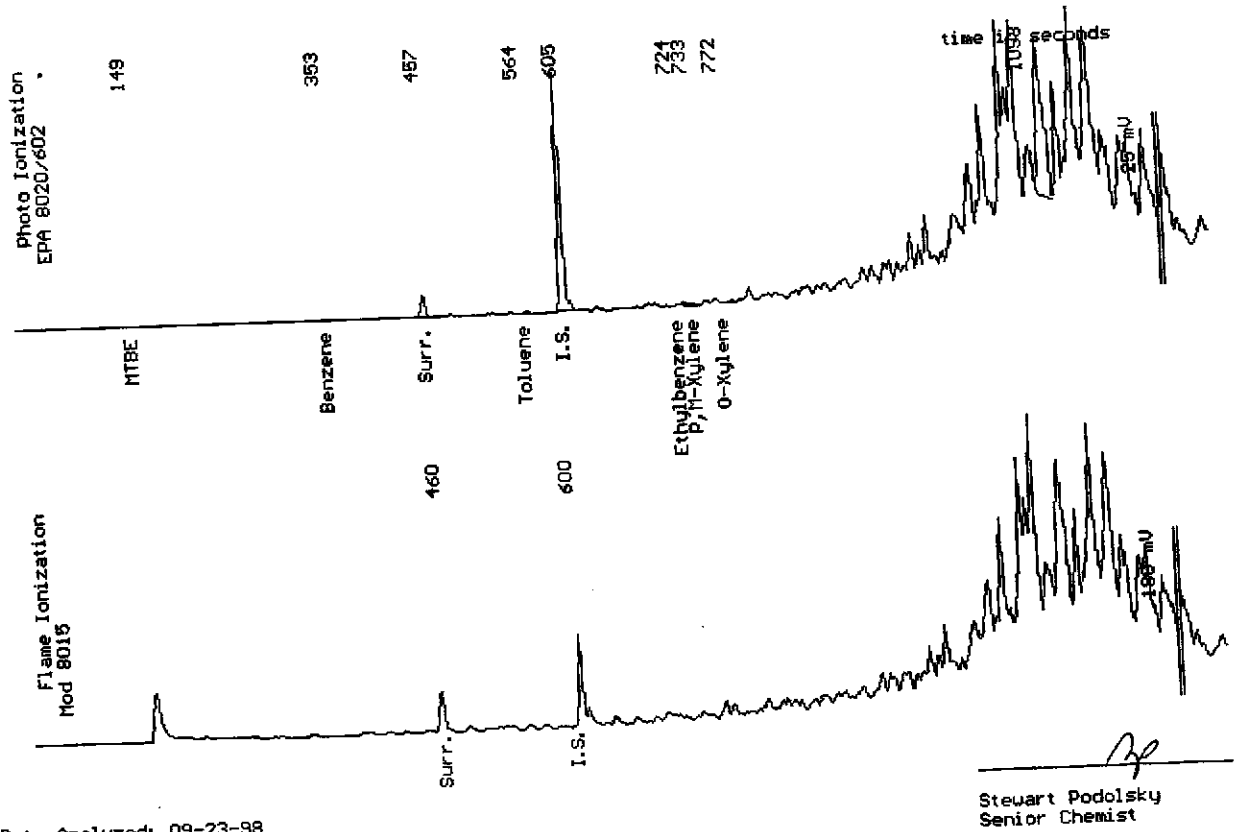
Sample: IB-3.1 (1.5/10.0')

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Dilution : 1:20
Matrix : Soil

Run Log : 4177F

Parameter	(MRL) mg/kg	Measured Value mg/kg
Benzene	(.10)	<.10
Toluene	(.10)	<.10
Ethylbenzene	(.10)	<.10
Total Xylenes	(.10)	.11
TPH as Gasoline	(20)	140 *
Surrogate Recovery		80 %

* Product is not typical gasoline.



Stewart Podolsky
Senior Chemist

Date Analyzed: 09-23-98
Column : 0.53mm ID X 60m Restek Rtx-1701

Acculabs Inc.

Formerly West Laboratory

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Sample Log 19039

19039-04

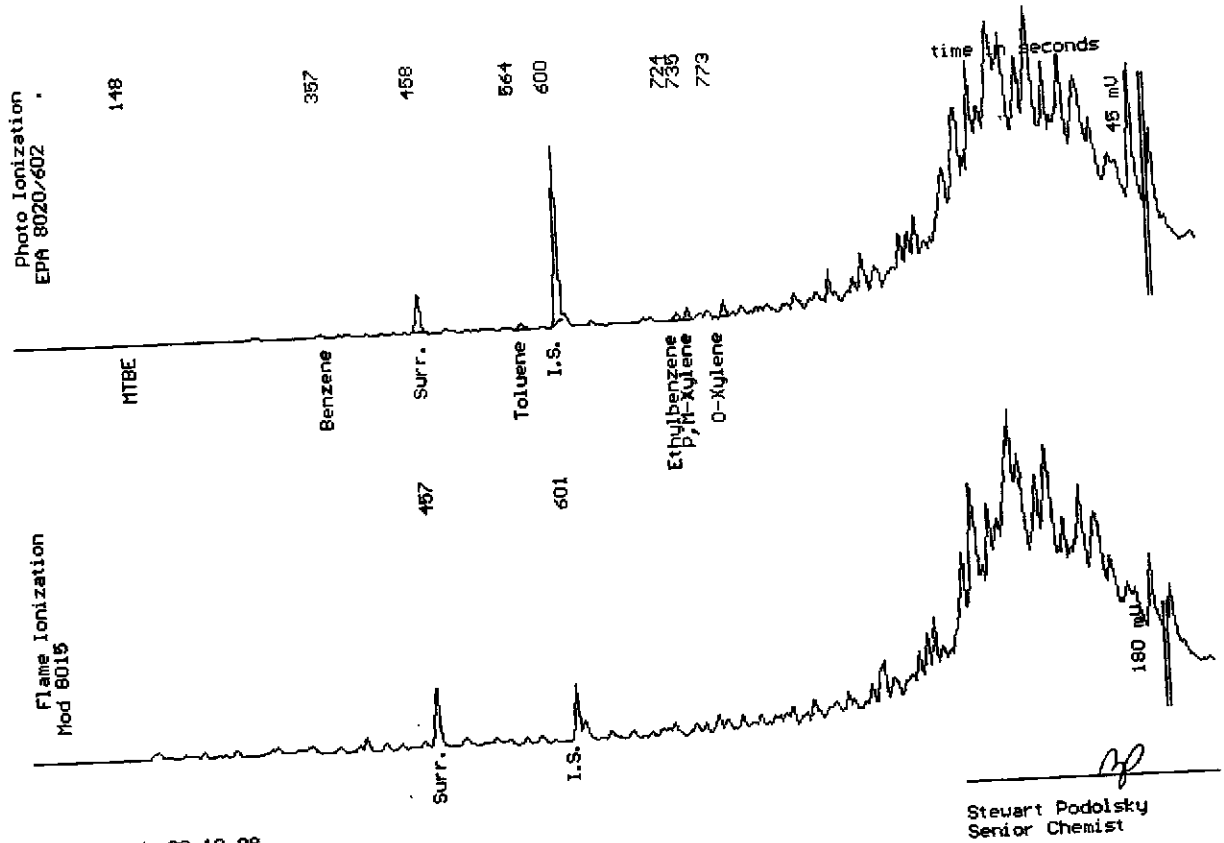
Sample: IB-1W

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Dilution : 1:20
Matrix : Water

Run Log : 4177D

Parameter	(MRL) ug/L	Measured Value ug/L	
Benzene	(10)	12	
Toluene	(10)	29	
Ethylbenzene	(10)	47	
Total Xylenes	(10)	94	
TPH as Gasoline	(1000)	34000	*
Surrogate Recovery		116	%

* Product is not typical gasoline.



Steuart Podolsky
Senior Chemist

Date Analyzed: 09-18-98
Column : 0.53mm ID X 60m Restek Rtx-1701

Acculabs Inc.

Formerly West Laboratory

Davis/Sacramento 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 19039

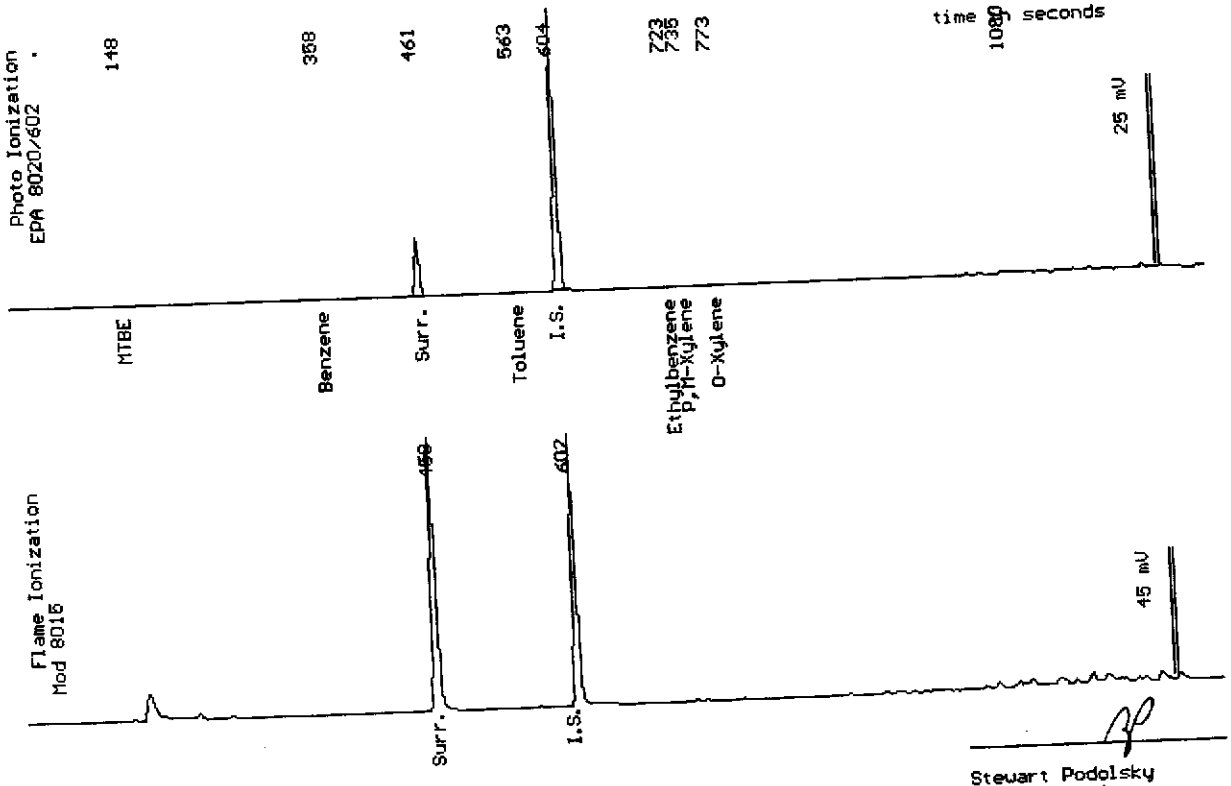
19039-05

Sample: IB-2W

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Dilution : 1:1
Matrix : Water

Run Log : 4177E

Parameter	(MRL) ug/L	Measured Value ug/L
Benzene	(.50)	<.50
Toluene	(.50)	<.50
Ethylbenzene	(.50)	<.50
Total Xylenes	(.50)	<.50
TPH as Gasoline	(50)	<50
Surrogate Recovery		99 %



Date Analyzed: 09-21-98
Column : 0.53mm ID X 60m Restek Rtx-1701

Steuart Podolsky
Senior Chemist

Acculabs Inc.

Formerly West Laboratory

Davis/Sacramento 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 19039

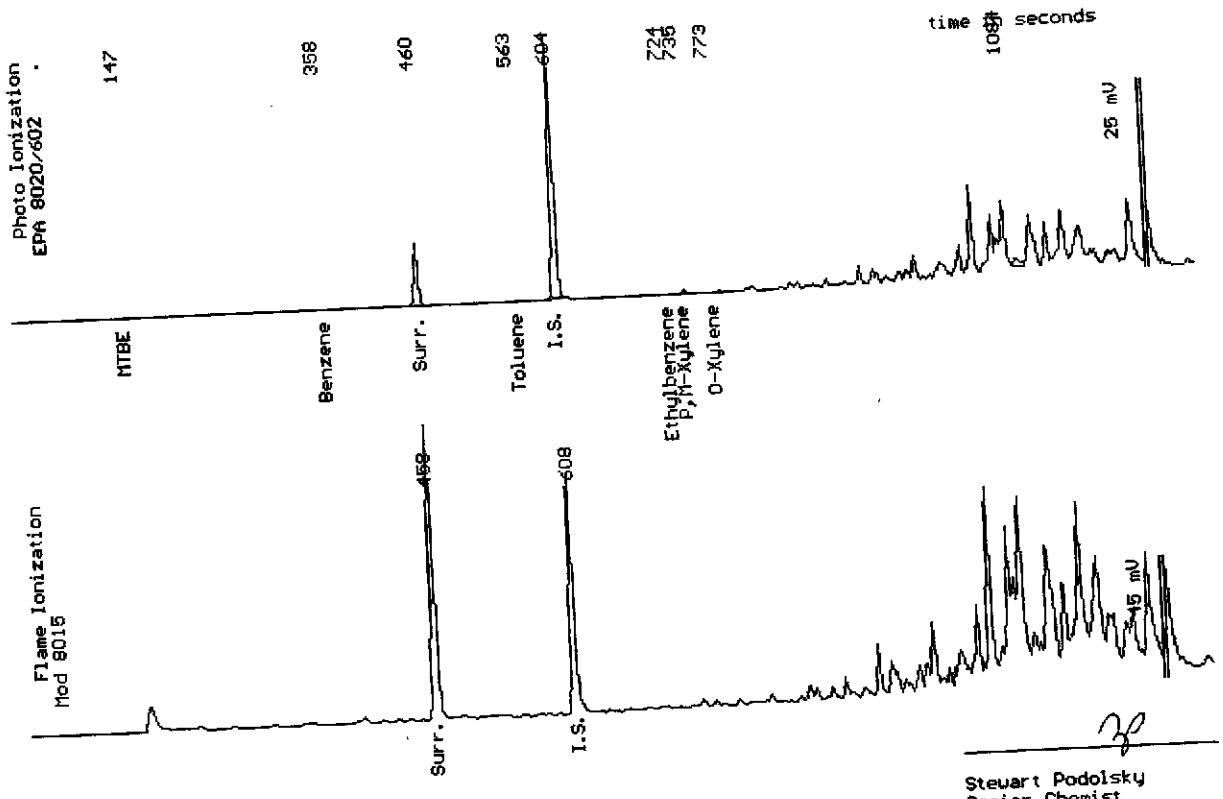
19039-06

Sample: IB-3W

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Dilution : 1:1
Matrix : Water

Run Log : 4177D

Parameter	(MRL) ug/L	Measured Value ug/L
Benzene	(.50)	<.50
Toluene	(.50)	<.50
Ethylbenzene	(.50)	<.50
Total Xylenes	(.50)	<.50
TPH as Gasoline	(50)	120
Surrogate Recovery		101 %



Stewart Podolsky
Senior Chemist

Date Analyzed: 09-18-98
Column : 0.53mm ID X 60m Restek Rtx-1701

Acculabs Inc.

September 21, 1998
Sample Log 19039

QC Report for EPA 8020 & Modified EPA 8015
Run Log : 4177D
From : Russi Site (Proj. # 144-01-01)
Sample(s) Received : 09/17/98

Parameter	Matrix Spike % Recovery	Matrix Spike Duplicate % Recovery	RPD *
Benzene	100	100	0
Ethylbenzene	99	103	4
TPH as Gasoline	112	113	1

* RPD = Relative Percent Difference

Parameter	Laboratory Control Sample % Recovery
Benzene	99
Ethylbenzene	100
Gasoline	113

Parameter	Method Blank
Benzene	<0.005 mg/Kg
Toluene	<0.005 mg/Kg
Ethylbenzene	<0.005 mg/Kg
Total Xylenes	<0.005 mg/Kg
TPH as Gasoline	<1.0 mg/kg

Stewart Podolsky
Senior Chemist

Acculabs Inc.

September 23, 1998
Sample Log 19039

QC Report for EPA 8020 & Modified EPA 8015
Run Log : 4177F (Methanol Extracts)
From : Russi Site (Proj. # 144-01-01)
Sample(s) Received : 09/17/98

Parameter	Laboratory Control Spike % Recovery	Duplicate % Recovery	RPD *
Benzene	100	100	0
Ethylbenzene	102	103	1
TPH as Gasoline	128	130	2

Parameter	Method Blank
Benzene	<0.10mg/Kg
Toluene	<0.10mg/Kg
Ethylbenzene	<0.10mg/Kg
Total Xylenes	<0.10mg/Kg
TPH as Gasoline	< 20mg/Kg

Stewart Podolsky
Senior Chemist

Acculabs Inc.

September 21, 1998
Sample Log 19039

QC Report for EPA 602 & Modified EPA 8015
Run Log : 4177A
From : Russi Site (Proj. # 144-01-01)
Sample(s) Received : 09/17/98

Parameter	Matrix Spike % Recovery	Matrix Spike Duplicate % Recovery	RPD *
Benzene	101	107	6
Ethylbenzene	103	107	4

No gasoline spike recovery due to high gas in spiked sample.

* RPD = Relative Percent Difference

Parameter	Laboratory Control Sample % Recovery
Benzene	98
Ethylbenzene	100
Gasoline	110

Parameter	Method Blank
Benzene	<0.50 ug/L
Toluene	<0.50 ug/L
Ethylbenzene	<0.50 ug/L
Total Xylenes	<0.50 ug/L
TPH as Gasoline	<50 ug/L

Stewart Podolsky
Senior Chemist

Acculabs Inc.

Formerly West Laboratory

Davis/Sacramento 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 19039

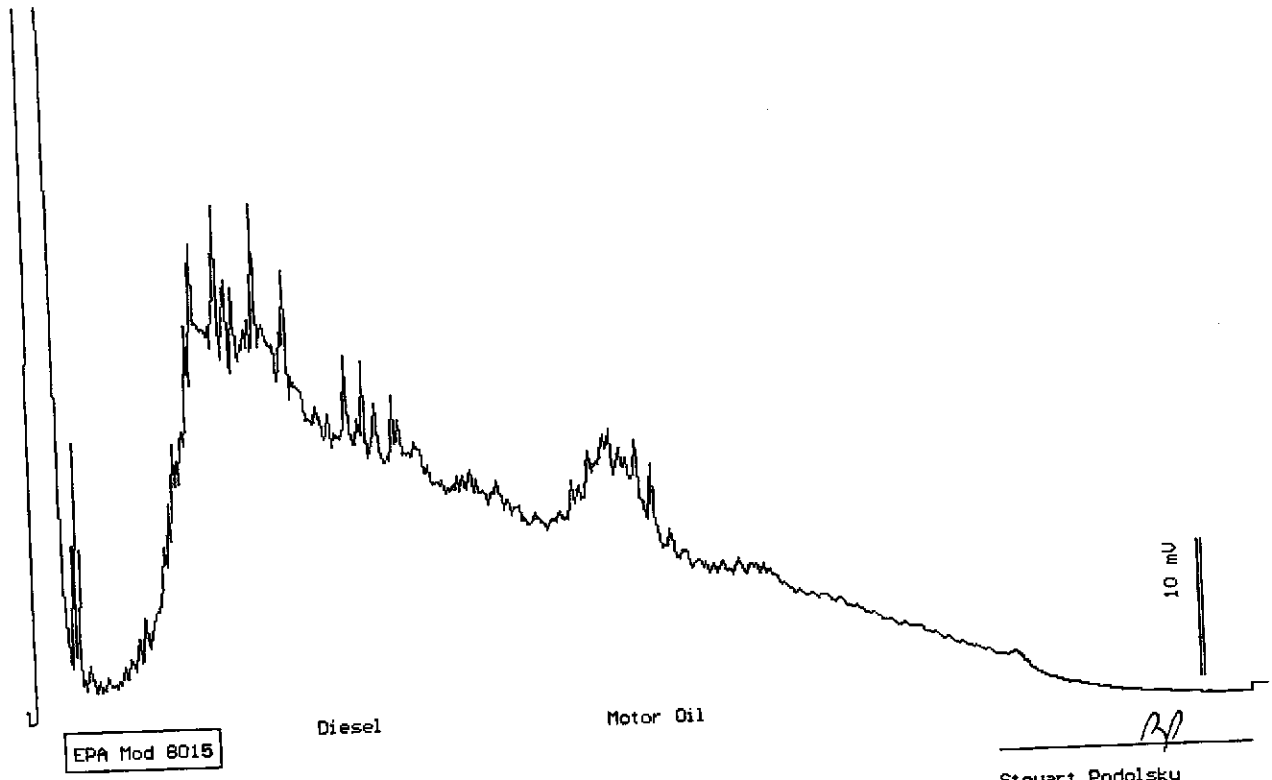
19039-01

Sample: **IB-1.1 (8.5')**

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Extracted: 09/18/98
Dilution : 1:125
Matrix : Soil

QC Batch : DS980903
Run Log : 7418A

Parameter	(MRL) mg/kg	Measured Value mg/kg
TPH as Diesel	(130)	4900
TPH as Motor Oil	(250)	1900



Date: 09-19-98 Time: 03:48:26
Column : 0.53mm ID X 15m DB1 (J&W Scientific)

Steuart Podolsky
Senior Chemist

Acculabs Inc. *Formerly West Laboratory*

Davis/Sacramento 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 19039

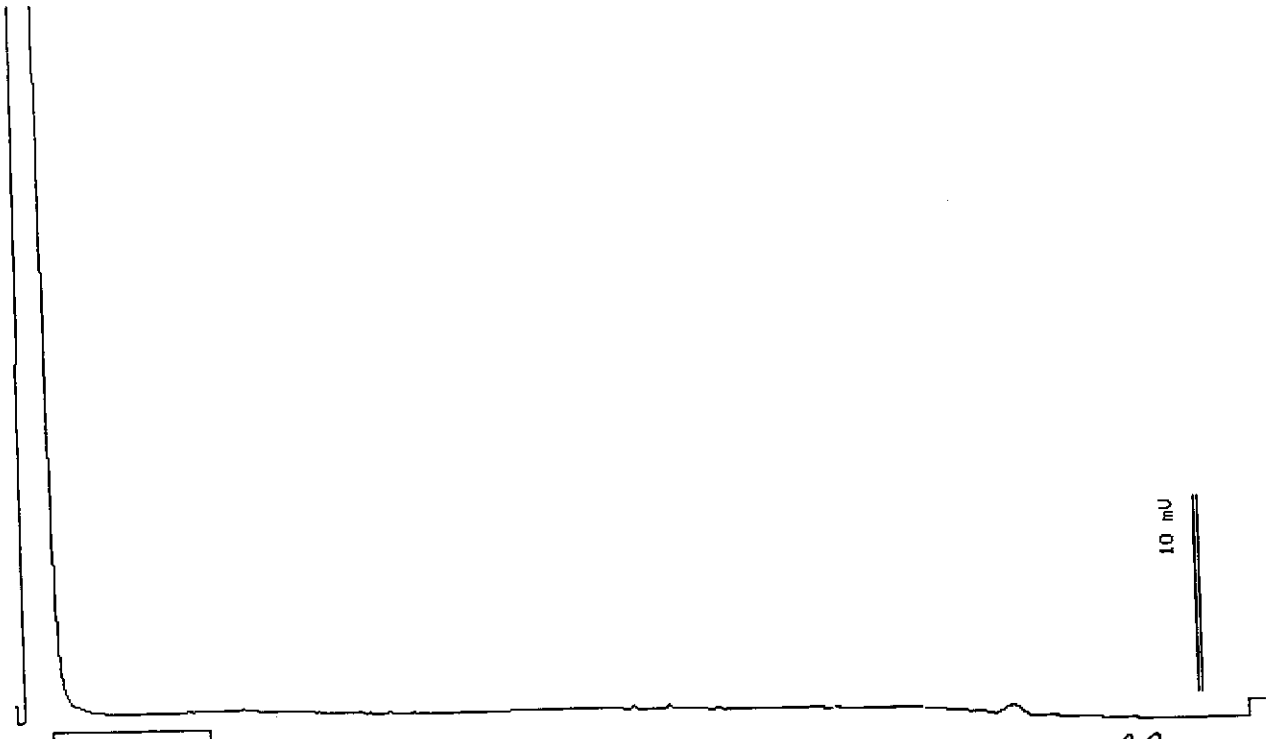
19039-02

Sample: **IB-2.1 (2.0/10.5')**

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Extracted: 09/18/98
Dilution : 1:1
Matrix : Soil

QC Batch : DS980903
Run Log : 7418A

Parameter	(MRL) mg/kg	Measured Value mg/kg
TPH as Diesel	(1.0)	<1.0
TPH as Motor Oil	(10)	<10



EPA Mod 8015

Date: 09-19-98 Time: 03:14:13
Column : 0.53mm ID X 15m DB1 (J&W Scientific)

Steuart Podolsky
Senior Chemist

Acculabs Inc. *Formerly West Laboratory*

Davis/Sacramento 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 19039

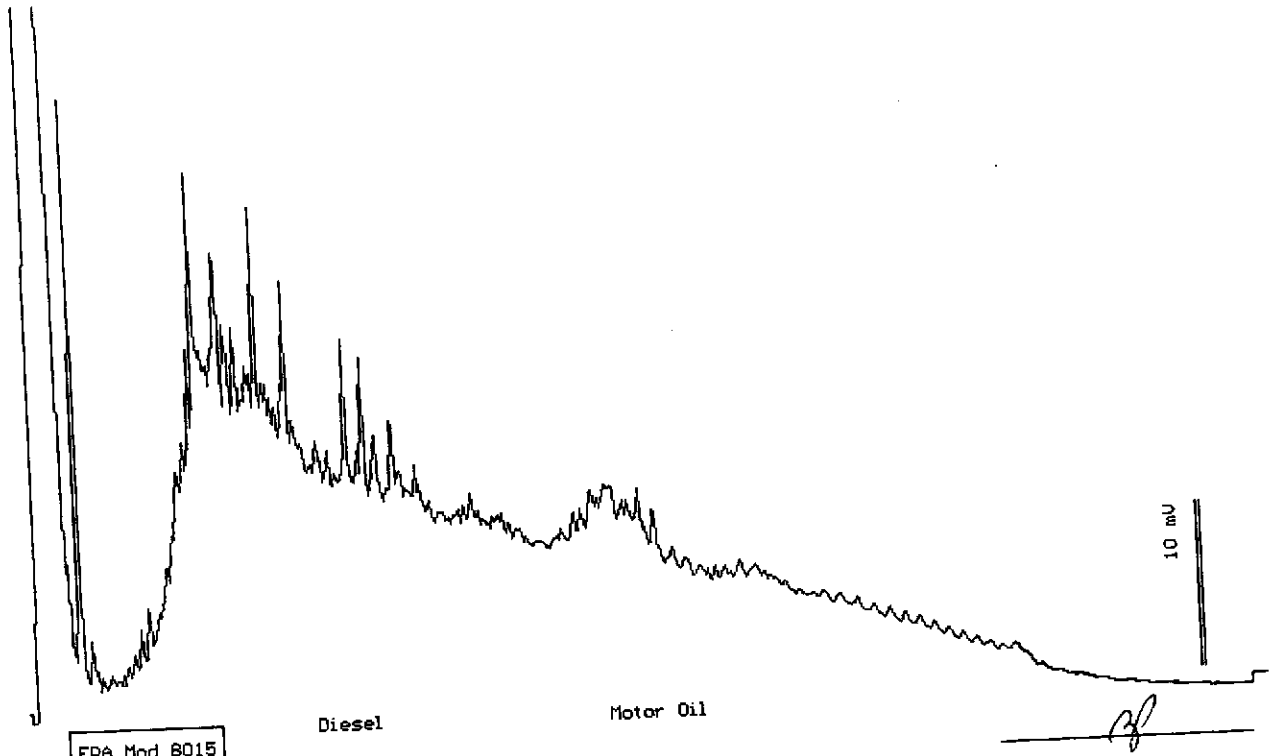
19039-03

Sample: **IB-3.1 (1.5/10.0')**

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Extracted: 09/18/98
Dilution : 1:125
Matrix : Soil

QC Batch : DS980903
Run Log : 7418A

Parameter	(MRL) mg/kg	Measured Value mg/kg
TPH as Diesel	(130)	3500
TPH as Motor Oil	(250)	1400



Date: 09-19-98 Time: 04:22:15
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Stewart Podolsky
Senior Chemist

Acculabs Inc. *Formerly West Laboratory*

Davis/Sacramento 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 19039

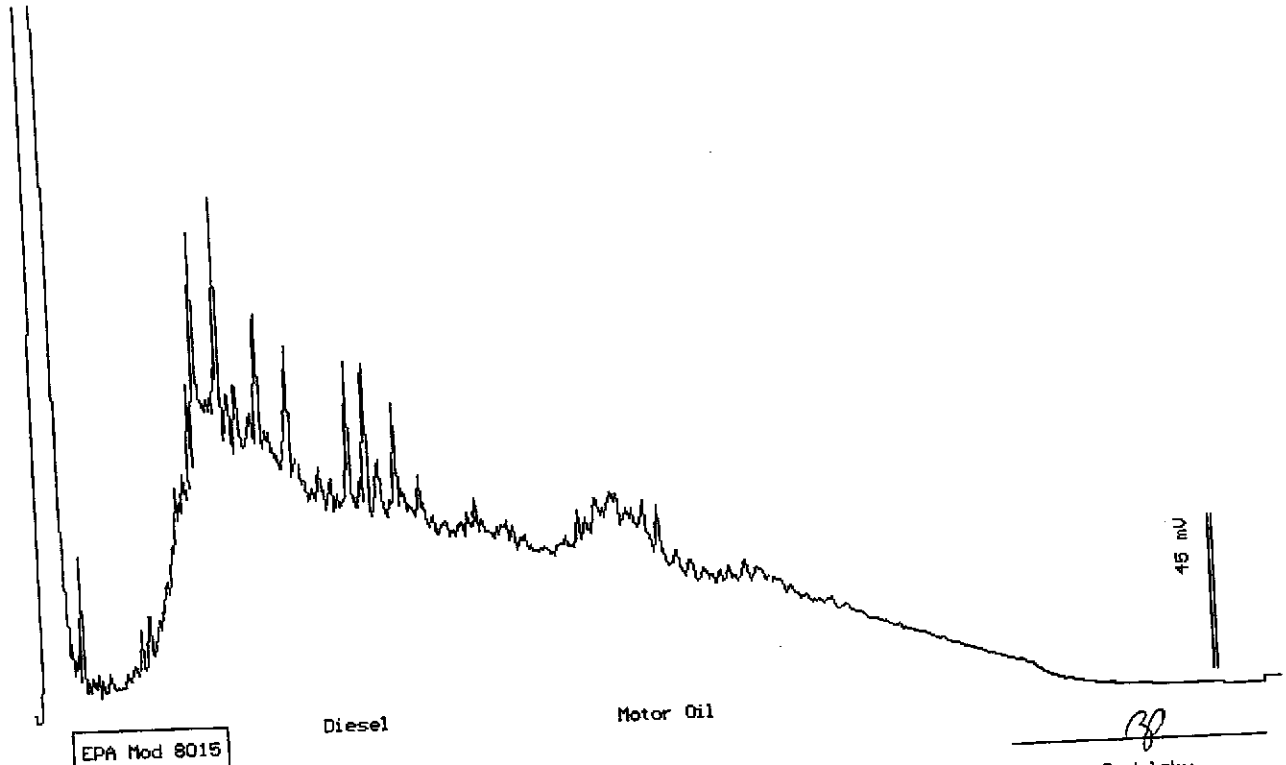
19039-04

Sample: **IB-1W**

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Extracted: 09/21/98
Dilution : 1:118
Matrix : Water

QC Batch : DW980903
Run Log : 7418C

Parameter	(MRL) ug/L	Measured Value ug/L
TPH as Diesel	(5900)	730000
TPH as Motor Oil	(12000)	300000



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Steuart Podolsky
Senior Chemist

Acculabs Inc.

Formerly West Laboratory

Davis/Sacramento 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 19039

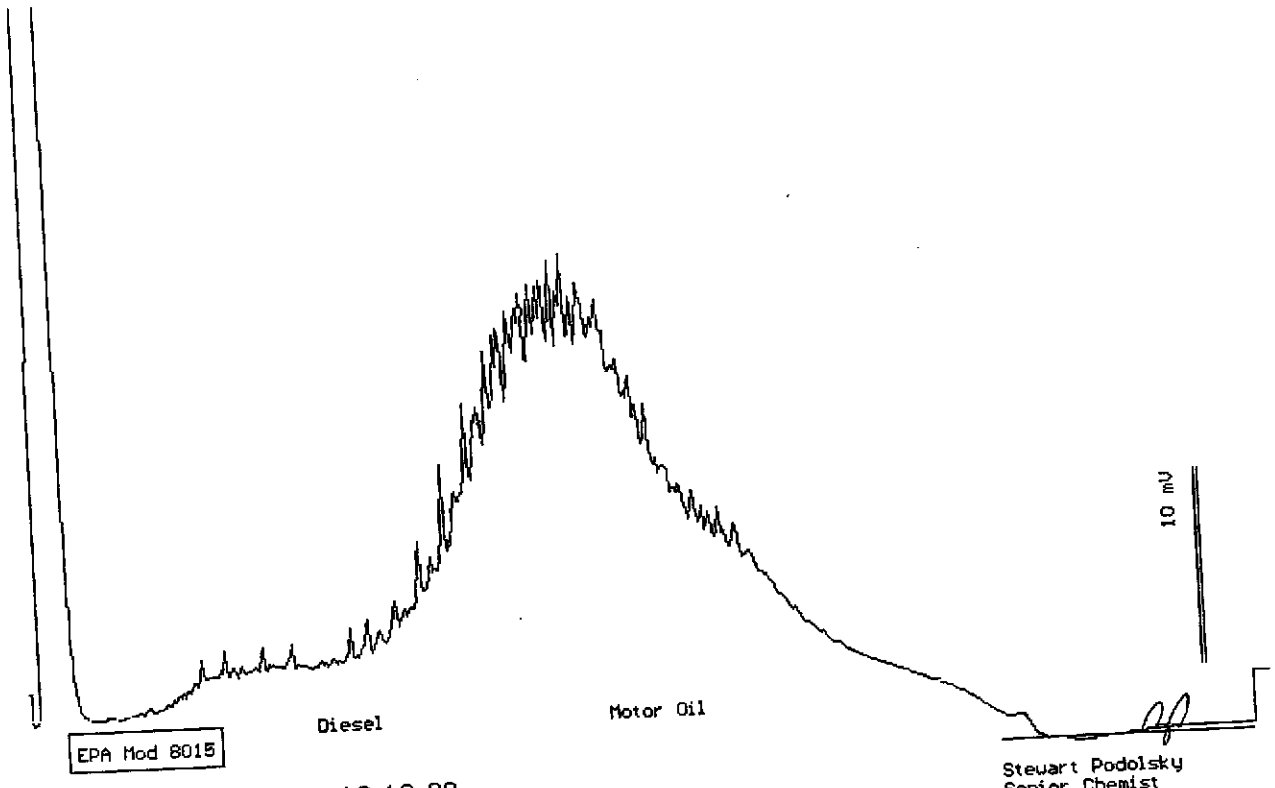
19039-05

Sample: **IB-2W**

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Extracted: 09/21/98
Dilution : 1:1
Matrix : Water

QC Batch : DW980903
Run Log : 7418C

Parameter	(MRL) ug/L	Measured Value ug/L
TPH as Diesel	(50)	120
TPH as Motor Oil	(100)	970



Date: 09-22-98 Time: 18:12:30
Column : 0.53mm ID X 15m DB1 (J&W Scientific)

Stewart Podolsky
Senior Chemist

Acculabs Inc. *Formerly West Laboratory*

Davis/Sacramento 1046 Olive Drive, Suite 2, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 19039

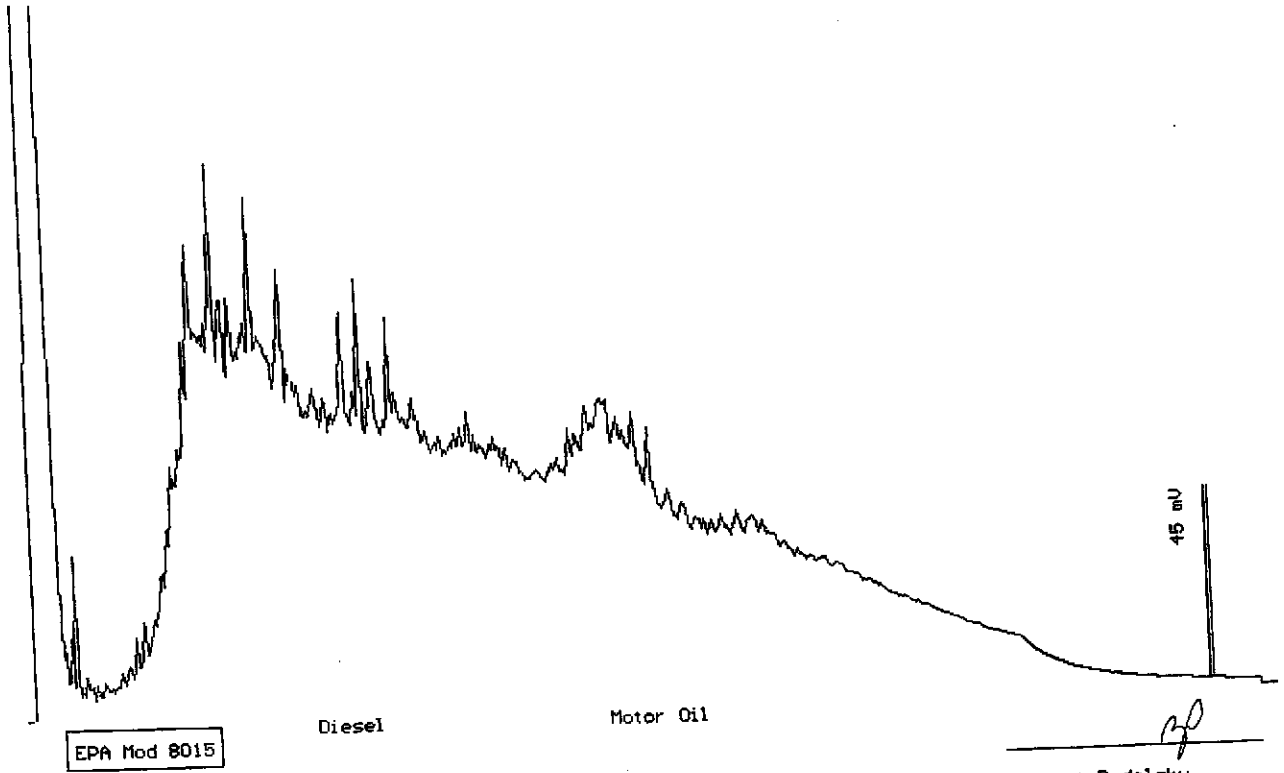
19039-06

Sample: **IB-3W**

From : Russi Site (Proj. # 144-01-01)
Sampled : 09/16/98
Extracted: 09/21/98
Dilution : 1:10
Matrix : Water

QC Batch : DW980903
Run Log : 7418D

Parameter	(MRL) ug/L	Measured Value ug/L
TPH as Diesel	(500)	65000
TPH as Motor Oil	(1000)	30000



Date: 09-23-98 Time: 09:34:47
Column : 0.53mm ID X 15m DB1 (J&W Scientific)

Stewart Podolsky
Senior Chemist

Acculabs Inc.

September 21, 1998

QC Report
TPH Diesel by 8015 Mod

QC Batch: DS980903

Matrix: Soil

Spike and Spike Duplicate Results

Parameter	Matrix Spike (%Rec)	Matrix Spike Dup. (%Rec)	RPD %
TPH as Diesel	NC	NC	NC

* Possible matrix interference. See LCS data below.

Laboratory Control Spike

Parameter	Laboratory Control Spike (%Rec)
TPH as Diesel	100

Method Blank

Parameter	MDL(mg/Kg)	Measured Value(mg/Kg)
TPH as Diesel	(1.0)	<1.0
TPH as Motor Oil	(2.0)	<2.0

Stewart Podolsky
Senior Chemist

Acculabs Inc.

September 23, 1998

QC Report
TPH Diesel/Motor Oil by 8015 Mod

QC Batch DW980903

Matrix: Water

Spike and Spike Duplicate Results

Parameter	Matrix Spike (%Rec)	Matrix Spike Dup. (%Rec)	RPD %
TPH as Diesel	Not enough sample for spiking. See duplicate LCS Data.		

Laboratory Control Spike

Parameter	Laboratory Control Spike (%Rec)	Laboratory Control Spike Dup. (%Rec)	RPD %
TPH as Diesel	91	91	0

Method Blank

Parameter	MDL(ug/L)	Measured Value(ug/L)
TPH as Diesel	(50)	<50
TPH as Motor Oil	(100)	<100

Stewart Podolsky
Senior Chemist

aqualab inc

[ ] 3902 E. University Dr. Phoenix AZ 85034 — 602-437-0979 Fax 437-0826
[ ] 710 E. Evans Blvd. Tucson AZ 85713 — 520-884-5811 Fax 884-5812
[ ] 2020 W. Lone Cactus Dr. Phoenix AZ 85027 — 602-780-4800 Fax 780-7695
[ ] 992 Spice Islands Dr. Sparks NV 89431 — 702-355-0202 Fax 355-0817
[ ] 75 Suttle St. Durango CO 81301 — 970-247-4220 Fax 247-4227

Lab Number 19039
Report Due Date

Client: GRIBI ASSOCIATES
Address: 1090 ADAMS ST., SUITE K... VINTAGE AVE

City, State & Zip: SUISUN CA 94585
Contact: JIM
Phone: 707/864-5543
Fax: " "
P.O. Number
Project Name: Russi Site
Project Number: 141-01-01
Fax Results: (Y) N
Page 1 of 1

PUBLIC WATER SUPPLY INFORMATION
System Name
PWS No.
Report to State/EPA Y N
POE No.
DWR No.
Collection Point
Collector's Name
Location (City)

SAMPLE TYPE CODES
DW = drinking water — TB = travel blank
WW = waste water — SD = solid
MW = monitoring well — SO = soil
HW = hazardous waste — SL = sludge

Compliance Monitoring Y N

TURNAROUND TIME REQUESTED
(Standard) — circled
RUSH
Special

Lab Director Approval

Analyses Requested: TPH-G/BTEX/MTBE; TPH-D/MO

CLIENT'S SAMPLE ID/LOCATION	Date	Time	Sample Type	Containers	TPH-G/BTEX/MTBE	TPH-D/MO	
IB-1.1 (8.5')	9/16		S	1	X	X	01
IB-2.1 (20/10.5')	"		S	1	X	X	02
IB-3.1 (1.5/10.0')	"		S	1	X	X	03
IB-1W	"		W	5	X	X	04
IB-2W	"		W	5	X	X	05
IB-3W	"		W	6	X	X	06

Instructions/Comments/Special Requirements:

SAMPLE RECEIPT	Date	Time	Samples Relinquished By	Samples Received By
Received Cold Y N	9/17/98	15:50	[signature]	[signature]
Custody Seals Y N	9/17/98	1695	[signature]	[signature]
Seals Intact Y N				
No. of Containers				

GRIBI Associates
Geological and Environmental Consulting Services

August 27, 1998

Alameda County Department of
Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Eva Chu

Subject: Workplan to Conduct Soil Boring Investigation
1347 Park Street UST Site
Alameda, California
GA Project No. 144-0101

Dear Ms. Chu;

Gribi Associates is pleased to submit this workplan on behalf of Mr. Jim Russi to drill and sample three soil borings immediately adjacent to a heating oil underground storage tank (UST) formerly located in the Park Street sidewalk at the subject site in Alameda, California. The purpose of the proposed soil boring investigation will be to assess soil and groundwater quality adjacent to the former UST in order to address regulatory site closure.

Background

One 1,500-gallon heating oil UST, which apparently had been unused for a long time, was removed from the project site on November 1995. Following removal of the UST, the Alameda County Department of Environmental Health inspector noted holes in the tank, and hydrocarbon odors and sheens in the excavation. Soil samples collected at about 11 feet in depth at each end from the UST excavation sidewalls contained elevated levels of diesel-range hydrocarbons, and one soil sample collected at about 14 feet in depth from the center of the UST excavation cavity contained no detectable hydrocarbons. The UST excavation cavity was overexcavated in early December 1995, and three of the four soil samples collected from the four excavation sidewalls at about 12 feet in depth contained elevated levels of diesel-range hydrocarbons. After completion of overexcavation activities, the excavation cavity was backfilled with clean imported fill material and re-surfaced to match existing grade.

Project Approach

Based on our recent conversations with Ms. Eva Chu of Alameda County Department of Environmental Health, on a review of available site documents, and on a brief site visit, we recommend drilling and sampling three investigative soil borings at the site, to include two in the

project site basement on the west and south sides of the former UST excavation cavity, and one in the Park Street parking lane on the east side of the former UST excavation cavity (see Figure 1). These borings will be drilled using hand augering equipment. The hand auger, while slower than mechanical drilling methods, is generally less expensive and is applicable to the limited-access conditions of the project site basement.

Note that if field screening results from either of the basement borings indicates significant hydrocarbon impacts, then Gribi Associates recommends installing a temporary monitoring well in the boring to provide a better assessment of true groundwater quality.

Scope of Work

Based on the above project approach, Gribi Associates proposes to conduct the following tasks. All activities will be conducted in accordance with applicable State and Federal guidelines and statutes.

Task 1 Conduct prefield activities. Gribi Associates will: (1) Obtain a drilling permit from Alameda County Department of Public Works; (2) Obtain an Excavation Permit from the City of Alameda; (3) Mark the Park Street boring location with white paint and notify Underground Services Alert (USA) at least 48 hours prior to drilling; and (4) Contract a concrete cutter to core the concrete slab for the two basement borings.

Task 2 Conduct drilling and sampling activities. Gribi Associates will: (1) Using hand auger equipment, drill three borings adjacent to the east, south, and west sides of the former UST excavation cavity to about 12 feet below ground surface grade (the south and west borings, located in the basement, will be drilled to about four feet below basement grade, which corresponds to about 12 feet below ground surface grade). (2) Collect one soil sample and one grab groundwater sample from each boring; and (3) Backfill the two basement borings with cuttings, and grout the Park Street boring to match existing surface grade and in accordance with permit conditions. Proposed boring locations are shown on Figure 1.

Soil and grab groundwater samples will be collected in accordance with standard sampling protocols. Hand auger equipment will be thoroughly cleaned between each boring by triple-rinsed first with water, then with dilute tri-sodium phosphate solution, and finally with distilled water. We propose to leave the concrete holes for the two basement borings unpatched, in the event that soil and groundwater analytical results warrant installation of temporary wells (Alameda County Public Works Department will allow installation of temporary groundwater monitoring wells in the hand auger borings, if warranted).

Task 3 Conduct laboratory analyses. Gribi Associates will analyze three soil samples and three grab groundwater sample for the following parameters

USEPA 8020/602 Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
USEPA 8015M Total Petroleum Hydrocarbons as Diesel/Motor Oil (TPH-D/MO)

All analyses will be conducted by a California-certified analytical laboratory with two-week turn around on lab results.

Task 4 Prepare report of findings. Gribi Associates will prepare a brief letter report for submittal to Alameda County Health Agency which will describe all investigative activities and provide results of the investigation. If results indicate no significant release, then this report will also request regulatory site closure.

Project Schedule

Gribi Associates is prepared to begin project activities immediately. Based on our understanding of the project, we expect to complete the project scope of work within three to four weeks after receiving workplan approval.

We appreciate the opportunity to present this workplan for your review. Please call if you have questions or require additional information. We look forward to working with you on this important project.

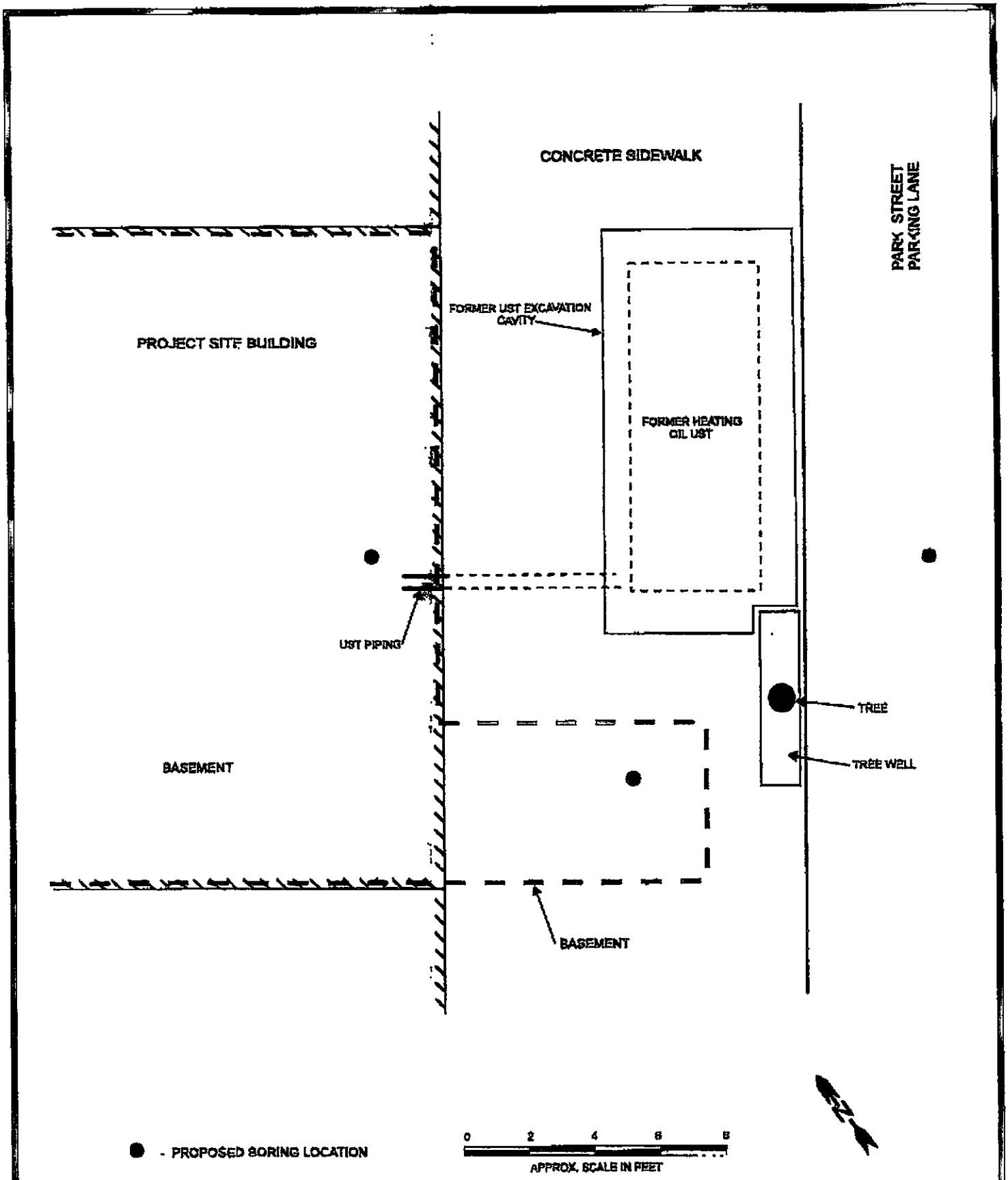
Very truly yours,

James E. Gribi
Registered Geologist
California No. 5843

JEG/ct

GA-21/Russi.wpl

REGISTERED GEOLOGIST
JAMES E. GRIBI
No. 5843
STATE OF CALIFORNIA



DESIGNED BY:	CHECKED BY:	PROPOSED BORING LOCATIONS	DATE: 07/14/98	FIGURE: 1
DRAWN BY: JG	SCALE:	1347 PARK STREET ALAMEDA, CALIFORNIA	GRIBI Associates	
PROJECT NO:				