

### **RECEIVED**

9:13 am, Feb 15, 2012

Alameda County Environmental Health

Reference: G

Groundwater Monitoring Report

Rodding Cleaning Services

2585 Nicholson Street, San Leandro, CA Fuel Leak Case No. RO0000020 Versar Project No. 104422.4422.007

### PERJURY STATEMENT

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

Fred Schifferle - Manager, Sketchley Trust

Responsible Party



April 28, 2004

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

Reference: Groundwater Monitoring Report (April 2004)

2585 Nicholson Street in San Leandro, California

ES# 305582

Versar Project No. 104422.4422.004

Dear Mr. Schifferle:

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

### Background

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

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

### **April 2004 Results**

Monitoring well MW-1 was sampled on April 13, 2004. The methodology and protocol followed for the collection of the groundwater sample during this groundwater sampling event are presented in Attachment II, Decontamination and Groundwater Monitoring Well Sampling Procedures. A monitoring well purge table documenting field measurements during sampling is presented in Attachment III. The groundwater sample from MW-1 was analyzed for total petroleum hydrocarbons (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX) by

3202-03/104422.4422.004/Apr'04

Mr. Fred Schifferle April 30, 2004 Page 2 of 2

EPA Methods 8015 Modified and 8020, respectively. Laboratory analytical data sheets are included in Attachment III. Current and historic analytical results from all Site monitoring wells are presented in Table 1 of Attachment I.

As shown in Table 1, analytical results from MW-1 in April 2004 are, with the exception of ethylbenzene, lower than the previous November 2003 results. The November 2003 and April 2004 data suggest that residual concentrations of petroleum are not degrading sufficiently to obtain low risk closure of the site. Versar suggests an application of Oxygen Releasing Compound (ORC) to MW-1 and the adjacent area to expedite closure of the site. If you have any questions, please feel free to call me at (916) 863-9323.

Prepared by:

Tim Berger, R.G. Program Manager

Southwest Region

Attachment I - Figures and Tables

Attachment II - Laboratory Analytical Data Reports and Monitoring Well Purge Table

Attachment III - Decontamination and Groundwater Monitoring Well Sampling Procedures

cc: Amir Gholami (Alameda County)

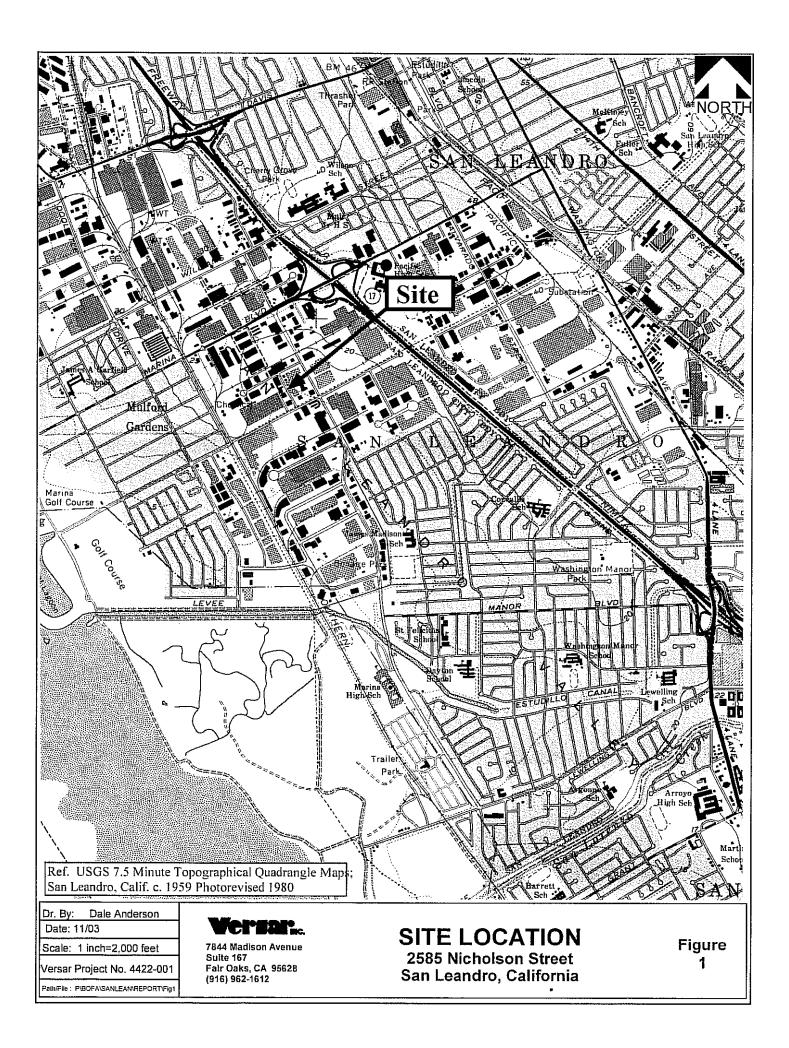
Susan Hugo (Alameda County)

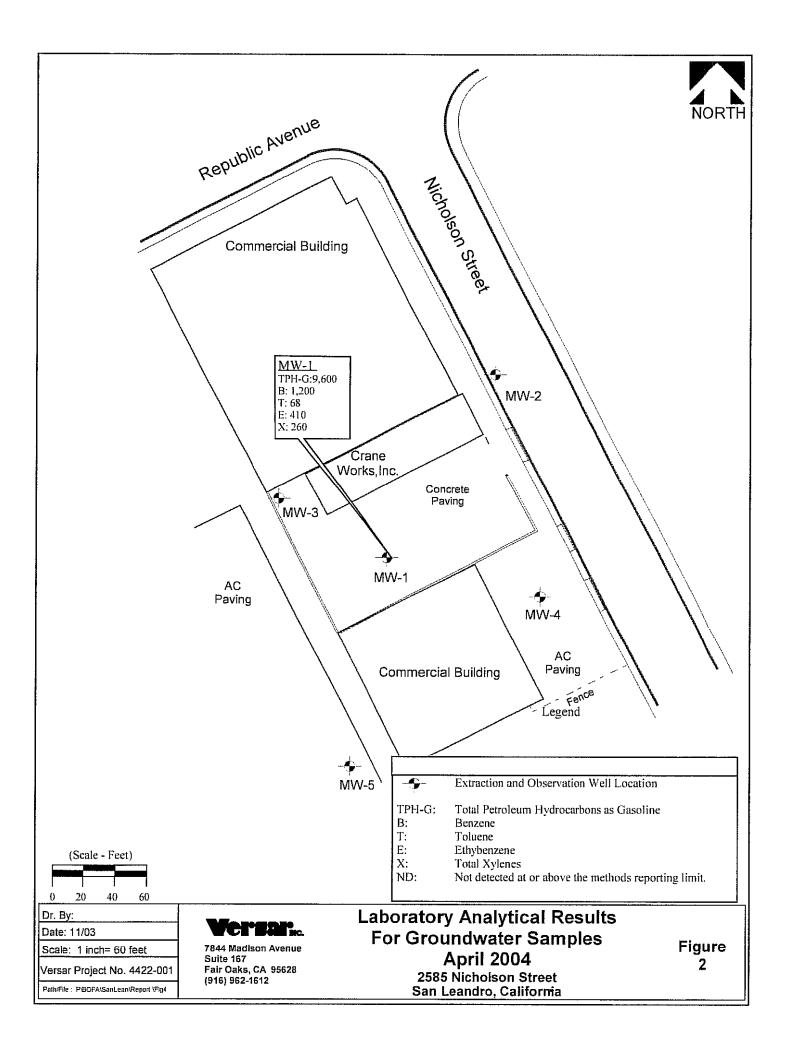
Mike Bakaldin (City of San Leandro)

Donna Proffitt, R.G.

### ATTACHMENT I

Figures and Tables





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

			· · · · · · · · · · · · · · · · · · ·			Themleals of Cor			1	
Monitoring	<b>.</b>	TPH-G	TPH-D	трн-мо	TPH-K	TPH-5S	Henzene	Toluene	Ethylbenzene	Total Xyles
Well No. MW-1	Date	(µg/L)	(pg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)
W144-1	Jun-92 Nov-92	10,00B 9,800	ND ND				110 23	81 14	62 23	280 96
	Apr-93	18,000	560	ИÐ	ND	370	42	47	541	90 190
	Jul-93	27,000	ND	dи	ND	ND	40	45	63	190
	Dec-93	7,800	3,800	ND	ND	ND	13	16	20	77
	Mar-94	280,000	620	ND	ND	3,300	970	880	620	1,700
	Jun-94	8,500	ND	ND	ND	ND	23	13	8.5	19
	Sep-94	2,400	52	ND	ND	ND	5.3	2.6	2.5	6
	Dec-94	4,800	1300	ND	NĐ	1,800	32	32	16	50
	Apr-95	74,000	3,700	ND	ND	570	320	350	3541	940
	Sep-95	33,000	46,000	ND	ND	4,900	140	270	260	1,100
	May-99	8,100	ND	ND			1,400	31	82	360
	Jul-99	3,500	1,700	-			152	23	43	179
	Oct-99	4,900			_	_	270	34	<5	37B
	Jan-00	22,400	<500				1,300	402	483	2,490
	Apr-00	1,3,(18))	_				1,130	226	335	1,410
	Jul-00	28,440	<50	<500			1,470	198	299	967
	Oct-00	12,980		-		<1,000	1,000	197	353	1,400
	Jan-Ol	17,890		_		***	957	146	353	1,060
	Apr-01	13,000	<50	l _			1,200	170	450	1,300
	Oct-01	1,880					210	20	47	82
	Apr-02	3,800	_	_			380	37	811	120
	Jan-03	14,000		-		_	1,200	130	250	310
	Nov-03	13,600	_	_	_	-	1,900	92	210	190
	Apralia	9,6(H)	<u> </u>	-	_		1,200	68	4119	260
MW-2	Apr-99	ND	ND	ND	***		ND	ND	ND	ND
	Jul-99	<100	<100	-	_		<1.0	<1.0	<1.0	<1.0
	Oct-99	<100					<1,0	<1.0	<1.0	<1.0
	Jan-(H)	118	<b>→</b>	- 1			0.7	<0.5	< 0.5	< 0.5
	Apr-00	<50	_				0.5	<0.5	<0,5	<0.5
	Jul-00	<400				_	0.8	<0.5	<0.5	< 0.5
	Oct-00	<50	-		_		<0.5	<0.5	< 0.5	<1.0
	Jan-(I)	184		-		-	<0.5	<0.5	<0.5	< 0.5
	Apr-01	160		-	_	-	<0.5	<0.5	< 0.5	< 0.5
	Oct-01		_	-	_	-	-			_
	Apr-02	-	-	- 1			-		_	**
	Jan-03			-	_	_	-	-		-
	Nov-03	-	_	_	-				_	_
	Apr-IH			-	**	**	-		-	
MW-3	Apr-99	NĐ	540	ND	•••	-	NĐ	ND	ND	ND
	Jul-99	300	<100				<1.0	<1.0	<1.0	<1.0
	Oct-99	230	-			<b></b>	<1,0	<1,0	<1,0	<1,0
	Jan-()()	163	<50			-	0.8	<11.5	<1).5	<0.5
	Apr-00	90	-	-	-		0.7	< 0.5	<0.5	<{),5
	Jul-00	<400		~	-	-	20	<0.5	<0.5	<0.5
	Oct-00	<50		-	-	-	<0.5	<0.5	<11.5	<1.0
	Jgn-Ol	62	-		**	**	<0,5	<0,5	< 9.5	<0.5
	Apr-01	62		-			<()_	<0.5	<0.5	< 0.5
	Oc1-01		-	-	-	_	-			-
	Apr-02	_	_	-	-		-	-	-	-
	Jan-03			-	-	_	_	_	-	-
	Nov-03	-	-	-	-	-			-	-
3.4111	Apr-04	110		-			-	415-		
MW-4	Apr-99	110	ND	ND		-	ND	ND	ND	ND
	Jul-99	120 -(100	<100		-	-	<1.0	<1.0	<1.0	<1.0
į	Oct-99 Jan-00	<t00 106</t00 	_	_	-		- (j.(j)	<1.0	<1.0	<1.8
	Apr-00	1106 99	_	-	-		0.9	<0.5	<0.5	< 0.5
	Jul-00		_		-		1.0	<0.5	<0.5	<0.5
j	Oct-00	139	_	_		**	 0,6	<0.5	- <0.5	<1.0
	Jan-01	85	_				40,5	<0.5	<0.5	<0.5
	Apr-01	130	_			-	<0.5	<0.5 <0.5	<0.5	<0.5
	Oct-01		_	_			-		- 11.3	~01
	Apr-02						[ ]			
	Jan-03	_	_	-			_	_	_	
	Nov-03	_				_	_	_	-	-
	Apr-IH	· _ l	-			_	_			
	Арт-99	270	ND	ND			ND	ND ND	ND	ND
	Jul-99	570	<100				<0,1>	<1.0	<1,0	<1.0
	Oct-99	540			-		<1.0	<1.0	<1.0	<1.0
	Jan-00	231	~	~	_		1.9	<1.0 <0.5	<0.5	<0.5
	Apr-00	353		_	_	-	3.5	<1).5	<0.5	<0.5
	Jul-(X)	<-I(X)	-	-	_	_	<0.5	<0.5	<0.5	<0.5
	Oct-00	156		-	_		1,0	<0.5	<0.5	<1.0
	Jan-Di	<5(I	-	-	-	-	1,0 <1,5	<0.5 <0.5	<0.5	<0.5
	Apr-01	200	_		-	_	<ii.5< td=""><td>&lt;0.5</td><td>&lt;0.5</td><td>&lt;0.5</td></ii.5<>	<0.5	<0.5	<0.5
	Oct-01	-	_	_			- 112	-02	- 0.5	~0
	Apr-02	_	_		_	_	_	_	_	
	Jan-03			_	_		-	-		-
	Nov-03			_	_		-			_

Notes and Abbreviations

TPH-C = total petroleum hydrocarbono as gasoline.

TPH-C = total petroleum hydrocarbono as desel.

TPH-C = total petroleum hydrocarbono as checel.

TPH-S = total petroleum hydrocarbono as checel.

TPH-S = total petroleum hydrocarbono as stoddard colvent.

1991. = micrograms per hiter, equivalent to parts per billion (rpb).

MD = not detected at or shove the thethods reporting limit.

= not analysed.

# ATTACHMENT II Decontamination and Groundwater Monitoring Well Sampling Procedures

### 1.0 DECONTAMINATION PROCEDURES

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

- a. Non-dedicated well development, purging, and sampling equipment is carefully precleaned prior to each use, as follows:
  - a. Carefully brush off any loose foreign debris with a soft bristle brush.
  - b. Rinse the equipment thoroughly in clean water.
  - c. Wash the equipment in a non-phosphate detergent bath.
  - d. Rinse thoroughly in clean water.
  - e. Rinse thoroughly with deionized water.
  - f. Air dry in a dust-free environment.
  - g. Store in unused plastic bags or other suitable cover until use.
  - 2. Clean disposable gloves are worn by all field personnel when handling decontaminated equipment.

### 2.0 COLLECTION OF SAMPLES

### 2.1 Groundwater Sampling

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

- 1. Open the well and measure the organic vapor concentration with a flame-ionization detector (FID) or photoionization detector (PID).
- 2. Measure the water levels (if any) in the well using a decontaminated measuring device. All measurements must be made to the nearest 0.01 foot, and measured relative to the top of the casing. Record the depth of the water in the field notebook.

- 3. Inspect the disposable bailer to ensure that the bottom valve assembly is working correctly.
- 4. Begin purging the well by inserting a bailer into the PVC monitoring well casing and carefully lower it into the well. Take care to avoid agitating and aerating the fluid column in the well.
- 5. Slowly withdraw the bailer and transfer the water samples to a sampling containers.
- 6. Measure the temperature, pH, conductivity, and turbidity. Record these and all subsequent measurements in the field notebook.
- 7. Continue purging the well (a minimum of three well volumes) until the temperature, pH, conductivity, and turbidity have stabilized, or the well is dry.
- 8. When the water has recovered to 80 percent of the original level, carefully lower a new disposable bailer into the well and recover groundwater samples.
- 9. Fill the appropriate sample containers by releasing water from the bailer via the bottom emptying device with a minimum of agitation. The most volatile parameters are collected first, proceeding to the least volatile parameters.
- 10. Place the purge water in a DOT-approved 55-gallon drums.

### 3.0 ANALYSIS OF SAMPLES

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

### 4.0 SAMPLE HANDLING

### 4.1 Sample Containers, Preservation, and Holding Times

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

### 4.2 Sample Tracking and Management

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

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

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

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

### ATTACHMENT III

Laboratory Analytical Data Reports and Monitoring Well Purge Table

# SunStar Laboratories, Inc.

20 April 2004

Tim Berger Versar -- Fair Oaks 7844 Madison Ave #167 Fair Oaks, CA 95628

RE: B of A

Enclosed are the results of analyses for samples received by the laboratory on 04/16/04 13:30. If you have any questions concerning this report, please feel free to contact me.

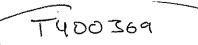
Sincerely,

Ben Beauchaine

Laboratory Supervisor



### **CHAIN OF CUSTODY RECORD**



PROJECT NO.	PROJE	CT NAM	E					7	//	<b>}</b>	P	ARAN	METE	RS		INDUSTRIAL HYGIENE SAMPLE	Y
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MW-1	4/13	12:54		~			λ	Х	,				61				
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Versar - Fair Oaks

7844 Madison Ave #167 Fair Oaks CA, 95628 Project: B of A

Project Number: 104422.4422.005 Project Manager: Tim Berger Reported: 04/20/04 10:47

### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-1	T400369-01	Water	04/13/04 12:54	04/16/04 13:30

SunStar Laboratories, Inc.

< 155 ·

Versar -- Fair Oaks 7844 Madison Ave #167 Fair Oaks CA, 95628 Project: B of A

Project Number: 104422,4422,005 Project Manager: Tim Berger Reported: 04/20/04 10:47

### MW-1 T400369-01 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar La	aborator	ies, Inc.					
Purgeable Petroleum Hydrocarbons b	y EPA 8015m								
Gasoline Range Hydrocarbons	9600	50	ug/l	1	4041603	04/16/04	04/16/04	EPA 8015m	
Surroyate: 4-Bromofluorobenzene		108 %	65-	135	If	IJ	11	n	
Volatile Organic Compounds by EPA	Method 8021B								
Benzene	1200	1.0	ug/l	1	4041603	11	04/16/04	EPA 8021B	
Toluene	68	1.0	11	n	11	D	11	n	
Ethylbenzene	410	1.0	и	н	Ħ	11	11	11	
m,p-Xylene	240	2.0	п	н	Ħ	1)	**	11	
o-Xylene	20	1.0	н	11	u	<b>1</b> 1	н	19	
Surrogate: 4-Bromofluorobenzene		108 %	65-	135	"	'n	į,	rr	

SunStar Laboratories, Inc.

< 155 ·

Versar -- Fair Oaks 7844 Madison Ave #167 Fair Oaks CA, 95628 Project: B of A

Project Number: 104422.4422.005 Project Manager: Tim Berger Reported: 04/20/04 10:47

# Purgeable Petroleum Hydrocarbons by EPA 8015m - Quality Control SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 4041603 - EPA 5030 Water GC										
Blank (4041603-BLK1)				Prepared a	& Analyze	ed: 04/16/0	)4			
Gasoline Range Hydrocarbons	ND	50	ug/l						·	
Surrogate: 4-Bromofluorobenzene	53.2		IJ	50.0		106	65-135			
LCS (4041603-BS1)				Prepared	& Analyze	:d: 04/16/0	)4			
Gasoline Range Hydrocarbons	5770	50	ug/l	5500		105	75-125			
Surrogate: 4-Bromofluorobenzene	47.0		11	50.0		94.0	65-135			
LCS Dup (4041603-BSD1)				Prepared:	04/16/04	Analyzed	: 04/19/04			
Gasoline Range Hydrocarbons	5970	50	ug/l	5500		109	75-125	3.41	20	
Surrogate: 4-Bromofluorobenzene	46.8		11	50.0		93.6	65-135			

SunStar Laboratories, Inc.

J55.

Versar -- Fair Oaks 7844 Madison Ave #167 Fair Oaks CA, 95628 Project: B of A

Project Number: 104422.4422.005 Project Manager: Tim Berger Reported: 04/20/04 10:47

# Volatile Organic Compounds by EPA Method 8021B - Quality Control SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 4041603 - EPA 5030 Water GC										
Blank (4041603-BLK1)				Prepared .	& Analyze	d: 04/16/0	)4			
Benzene	ND	1.0	ug/l							
Toluene	ND	1.0	u							
Ethylbenzene	ND	1.0	u							
m,p-Xylene	ND	2.0	a a							
o-Xylene	ND	1.0	u							
Surrogate: 4-Bromofluorobenzene	53.2		JI	50.0		106	65-135			
LCS (4041603-BS1)				Prepared (	& Analyze	:d: 04/16/0	)4			
Benzene	72.2	1.0	ug/l	73.0		98.9	70-130			
Toluene	426	1.0	11	406		105	70-130			
Ethylbenzene	95.7	1.0	U	94.0		102	70-130			
m,p-Xylene	336	2.0	n	339		99.1	70-130			
o-Xylene	136	1.0	"	134		101	70-130			
Surrogate: 4-Bromofluorobenzene	47.0		n	50.0		94.0	65-135			··
LCS Dup (4041603-BSD1)				Prepared:	04/16/04	Analyzed	04/19/04			
Benzene	68.7	1.0	ug/l	73.0		94.1	70-130	4.97	20	
Toluene	390	0,1	ii .	406		96.1	70-130	8.82	20	
Ethylbenzene	95.0	0.1	a	94.0		101	70-130	0.734	20	
m,p-Xylene	338	2.0	11	339		99.7	70-130	0.593	20	
o-Xylene	136	1.0	ц	134		101	70-130	0.00	20	
Surrogate: 4-Bromofluorobenzene	46.8		n	50.0		93.6	65-135			

SunStar Laboratories, Inc.

< ISB .

Versar – Fair Oaks 7844 Madison Ave #167 Fair Oaks CA, 95628 Project: B of A

Project Number: 104422.4422,005 Project Manager: Tim Berger Reported: 04/20/04 10:47

### Notes and Definitions

DET Analyte DETECTED

ND Analyte NOT DETECTED at or above the reporting limit

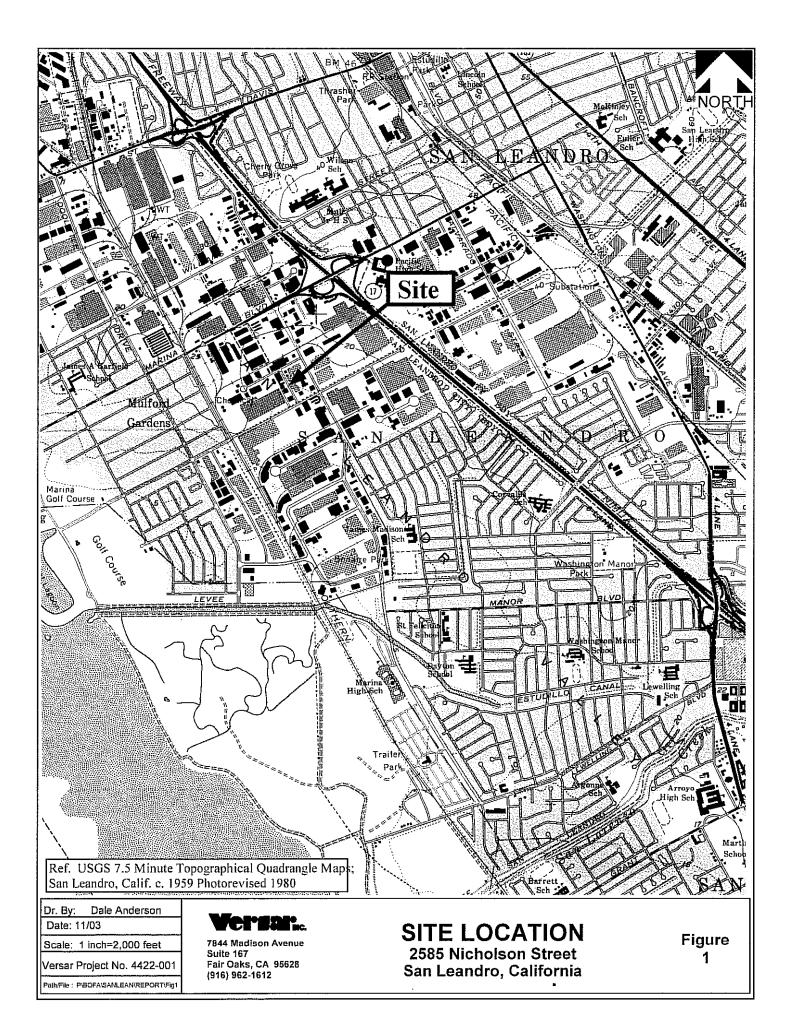
NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

SunStar Laboratories, Inc.

SS.



### MONITORING WELL PURGE TABLE

Project	Number: 10.4	1422.4422.005		Site Name: Former Bank of America-San Leandro							
Well Number: MW-1				Date(s) Purged:							
OVA -	Ambient: No l	Reading Taken		Purge Method: Purge Pump							
OVA -	Vault: No Rea	ding Taken		Purge Rate:							
OVA -	Casing: No Re	eading Taken		Date & Time Sa	mpled: 7/200-	1					
Water I	_evel - Initial:	Feet@		Purged & Samp	led: Nicole Lie	tte					
Water I	Level - Final:	Feet@		Sampling Metho	od: Purge Pum	ıp					
Well De	pth: 17.33 fe	et <u>-5.4</u>	11.93	Free Product:							
l	ameter: 6 inc			Sheen: Ves							
Well Ca	ısing Volume:	53.7	gallons	Odor: '	23						
Time	Purge Water Removed (gal)	Temperature (degrees Fahrenheit)	pН	Electrical Conductivity (umhos/cm)	Dissolved Oxygen (mg/l)	Redox	Turbidity				
/2.10jj	5	17.7	4,41	iest	9,91	157	29,1				
12:05	- ID	17.3	10,54	687	9.67	-154	15.7				
12:09	15	17.1	5,92	0,003	9.58	-122	١١, ح				
12:14	20	17.1	6.77	0,004	8.75	-120	9990				
12:18	75	17.2	4-78	0.641	8.82	-156	48.1				
12:21	3 <i>0</i>	17.2	6.81	0.002	8.64	-154	12.8				
12:25	35	17.2	6.83	0,003	8.42		7.0				
12:30	40	17.2	6.91	0.002	7,70	-124	28.4				
12:34	45	17.3	UST	0.63	7.76	-140	105				
12.89	50	17.3	6.91	0.03	7.97	-127	6.2				
12:48	594	17.3	6.93	0.003	7.80	-157	60				
Field No	Field Notes: 12 54 Sample from										

end 6.15