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10:58 am, Jul 08, 2010

Alameda County
Environmental Health

February 5, 2010

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

Attention: Mark E. Detterman

Subject: Third Quarter 2009 Groundwater Monitoring Report
1355 55th Street Emeryville, Ca
ACDEH Site No. RO0000046

Ladies and Gentlemen:

Gribi Associates is pleased to submit this Third Quarter 2009 Groundwater Monitoring Report on behalf of California Syrup & Extract Company for the underground storage tank (UST) site located at 1355 55th Street in Emeryville, California (see Figure 1 and Figure 2). This letter report documents the monitoring and sampling of two site wells on September 25, 2009.

DESCRIPTION OF SAMPLING ACTIVITIES

1. Gribi Associates personnel conducted groundwater monitoring and sampling activities for 2 site wells (MW-1 and MW-2) on September 25, 2009.
2. Groundwater monitoring and sampling was conducted in accordance with California LUFT Field Manual, including the following:
 - a. measuring static water levels;
 - b. checking for presence of free-product;
 - c. and purging of approximately three well volumes while recording of temperature, pH, conductivity, and clarity.
3. Collected groundwater samples were placed in an ice-chilled cooler and submitted to a state-certified laboratory for analyses.
4. Copies of groundwater sampling field data sheets are provided as Attachment A.

RESULTS OF GROUNDWATER MONITORING

Hydrologic Conditions

1. Groundwater depths ranged from approximately 6.89 feet (MW-1) to 7.55 feet (MW-2).
2. Groundwater elevations ranged from 30.51 feet above means sea level (msl) (MW-2) to 31.26 feet msl (MW-1).
3. Groundwater flow direction is undeterminable with only two site wells; however, groundwater elevations in the two site wells do show a westerly component of flow, and, given the site's close proximity to San Francisco Bay, we would expect groundwater flow direction to be to the west.
4. Groundwater elevations are shown on Figure 3.

Laboratory Analytical Results

1. Groundwater samples from the two site wells were analyzed for the following parameters with standard method turn around time on results:
 - a. USEPA M8015C Total Petroleum Hydrocarbons as Motor Oil (TPH-MO)
 - b. USEPA M8015C Total Petroleum Hydrocarbons as Diesel (TPH-D)
 - c. USEPA M8015C Total Petroleum Hydrocarbons as Gasoline (TPH-G)
 - d. USEPA 8021B Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
2. Groundwater hydrocarbon results for this monitoring event are summarized in Table 1.
3. Groundwater hydrocarbon results for this monitoring event are summarized on Figure 3.
4. The laboratory analytical data report and chain-of custody are provided as Attachment B.

CONCLUSIONS

1. Although concentrations of TPH-G at monitoring well MW-2 are elevated, the relative concentrations of BTEX constituents are low, suggesting significant natural degradation of the gasoline.

PLANNED ACTIVITIES

1. Gribi Associates plans to conduct semi-annual groundwater monitoring for the site during the first quarter of 2010.

Alameda County Department of
Environmental Health
February 5, 2010
Page 3

We appreciate this opportunity to provide this report for your review. Please contact us if there are questions or if additional information is required.

Very truly yours,



Matthew A. Rosman
Project Engineer



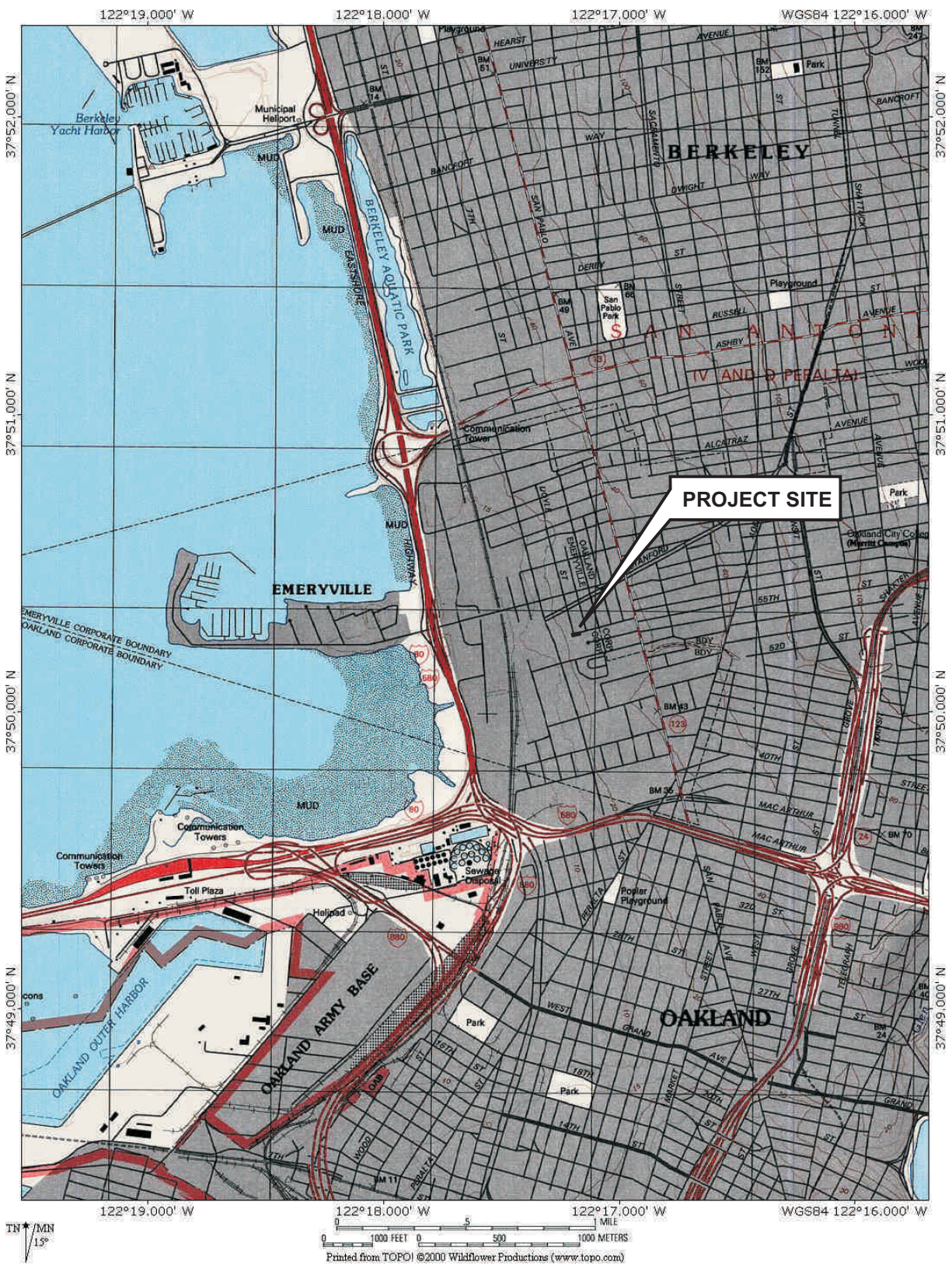
James E. Gribi
Professional Geologist
California No. 5843



Enclosure

cc: Mr. Ron Mooney


FIGURES



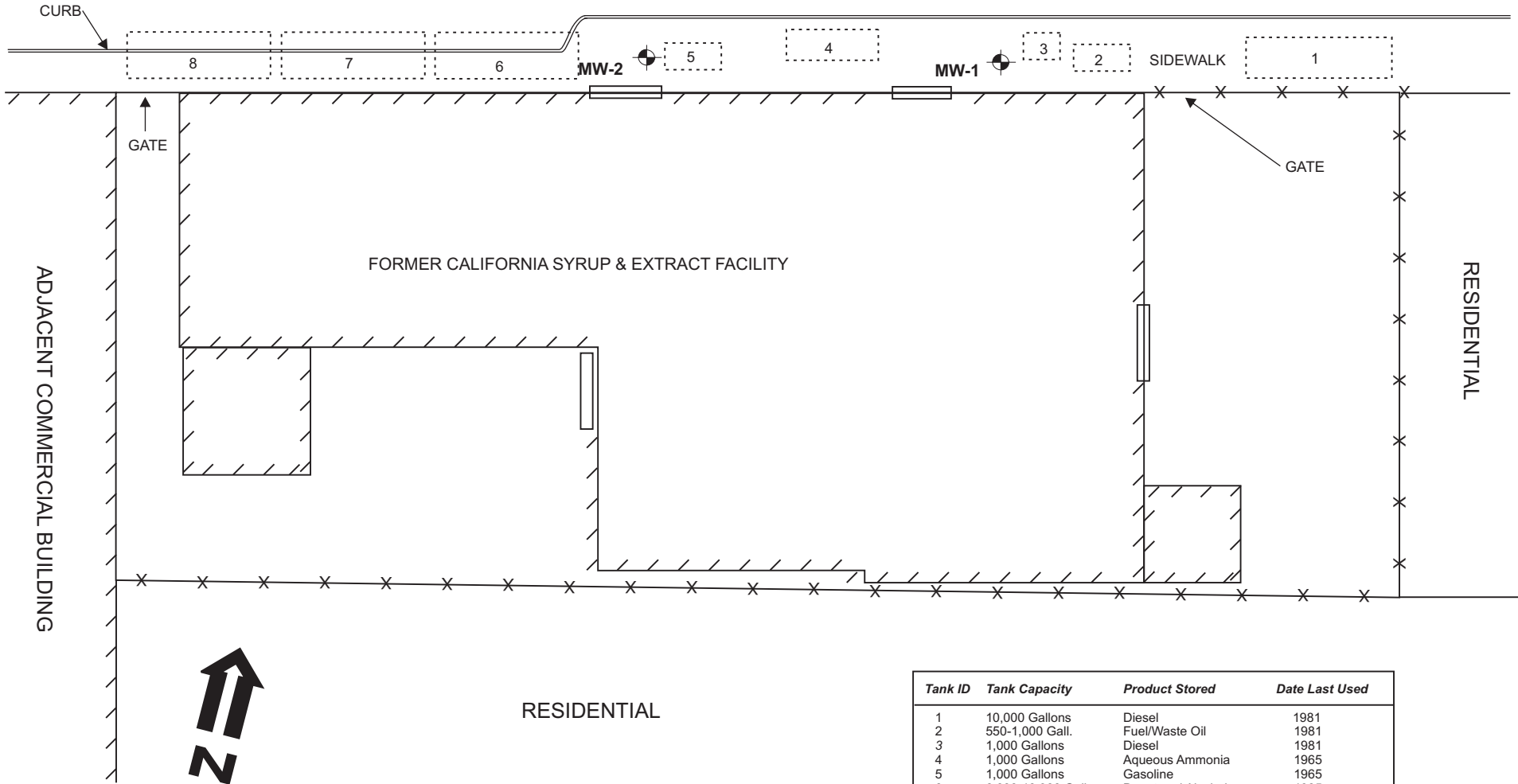
DESIGNED BY:	CHECKED BY:
DRAWN BY: JG	SCALE:
PROJECT NO: 320-01-01	

SITE VICINITY MAP

CALIFORNIA SYRUP AND EXTRACT
1375 55TH STREET
EMERYVILLE, CALIFORNIA

DATE: 02/05/2010	FIGURE: 1
	

55TH STREET



Tank ID	Tank Capacity	Product Stored	Date Last Used
1	10,000 Gallons	Diesel	1981
2	550-1,000 Gall.	Fuel/Waste Oil	1981
3	1,000 Gallons	Diesel	1981
4	1,000 Gallons	Aqueous Ammonia	1965
5	1,000 Gallons	Gasoline	1965
6	6,000-10,300 Gall.	Denatured Alcohol	1985
7	10,000 Gallons	Denatured Alcohol	1985
8	10,000 Gallons	Denatured Alcohol	1985

NOTE: ALL PRODUCT REMOVED & TANKS CLOSED IN-PLACE IN 1994.

⊙ - GROUNDWATER MONITORING WELL



DESIGNED BY:	CHECKED BY:
DRAWN BY: JEG	SCALE:
PROJECT NO: 167-01-02	

SITE PLAN
CALIFORNIA SYRUP & EXTRACT
1355 55TH ST., EMERYVILLE, CALIFORNIA

DATE: 02/05/09 FIGURE: 2

TPH-MO: 2,900
 TPH-D: 8,100
 TPH-G: 59,000
 B: 58
 T: 69
 E: 170
 X: 160

55TH STREET

CURB



(+30.51)

(+31.26)

MW-2

MW-1

SIDEWALK

GATE

GATE

FORMER CALIFORNIA SYRUP & EXTRACT FACILITY

TPH-MO: <100
 TPH-D: <50
 TPH-G: <50
 B: <1.0
 T: <1.0
 E: <1.0
 X: <2.0

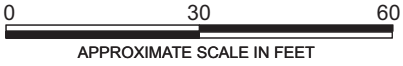
ADJACENT COMMERCIAL BUILDING

RESIDENTIAL

RESIDENTIAL



⊕ - GROUNDWATER MONITORING WELL



DESIGNED BY:	CHECKED BY:
DRAWN BY: JEG	SCALE:
PROJECT NO: 167-01-02	

GROUNDWATER ELEVATIONS & LAB RESULTS, 09/25/09
 CALIFORNIA SYRUP & EXTRACT
 1355 55TH ST., EMERYVILLE, CALIFORNIA

DATE: 02/05/09 FIGURE: 3



TABLE

Table 1
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
 California Syrup & Extract Company UST Site

Sample ID	Sample Date	DTW	GW Elev.	Concentration, micrograms per liter (ug/L)							
				TPH-D	TPH-MO	TPH-G	B	T	E	X	MTBE
MW-1	9/24/1994	8.01	30.14	<50	<50	<50	<0.5	<0.5	<0.5	<0.5	-
<38.15>	12/29/1999	5.77	32.38	<50	<100	120	<0.5	<0.5	<0.5	0.84	<0.050
	3/23/2000	4.79	33.36	<50	<100	97	0.58	<0.5	<0.5	21	<0.005
	6/28/2000	8.90	29.25	<50	<100	110	28	2.2	8.7	17	<0.005
	10/04/2000	8.36	29.79	<50	<100	<50	<0.5	<0.5	<0.5	1.5	<0.005
	9/25/2009	6.89	31.26	<50	<100	<50	<1.0	<1.0	<1.0	<2.0	-
MW-2	9/24/1994	7.88	30.18	630	<0.50	970	57	3.4	3.6	3.0	-
<38.06>	12/29/1999	7.29	30.77	<0.050	<0.100	8,800	430	370	250	410	<1.0
	3/23/2000	6.03	32.03	<0.050	<0.100	10,000	590	90	210	640	<1.0
	6/28/2000	7.11	30.95	<0.050	<0.100	3,600	310	19	94	100	120
	10/4/2000	7.64	30.42	<0.050	<0.100	4,100	280	15	58	81	100
	9/25/2009	7.55	30.51	8,100	2,900	59,000	58	69	170	160	-

DTW = Depth to Water, in feet below top of casing.
 GW Elev. = Groundwater mean sea level elevation.
 TPH-D = Total Petroleum Hydrocarbons as Diesel
 TPH-MO = Total Petroleum Hydrocarbons as Motor Oil
 TPH-G = Total Petroleum Hydrocarbons as Gasoline
 B = Benzene, T = Toluene, E = Ethylbenzene, X = Xylenes
 MTBE = Methyl-tert-Butyl Ether

<50 = Not detected above the expressed value.
 - = Not analyzed or not available.
 ALL ND = No detectable concentrations of individual analytes.
 <38.15> = Top of casing mean sea level (msl) elevation

ATTACHMENT A
GROUNDWATER MONITORING FIELD DATA RECORDS

Ground Water Monitoring Field Sheet

Site California Syrup Project Number _____
 Sampling Personnel ADJ Date 9/25/09
 Weather Conditions SUN
 Well ID MW-1 Casing Diameter (inches) 2"
 Depth to Water (ft) 6.89 Total Depth (ft) 20'
 Water Column (ft) 13.11 One Well Volume (gal) _____
 3X Well Volume (gal) 8

Notes:

One Well Volume is determined by multiplying "Water Column" by:
 * 0.059 for ¾ inch well, 0.17 for 2 inch well, 0.38 for 3 inch well, 0.66 for 4 inch well, 1.50 for 6 inch well

Field Methods (check appropriate box)

Activity	Bailer	Pump	Comments
<u>Probe</u>		<u>X</u>	<u>12 V Amp</u>

Field Parameters

Time	Volume Purged	Temp (Celsius)	E.C. (mS/cm)	D.O. (mg/L)	pH	ORP (mv)	Comments
	<u>2</u>	<u>/</u>				<u>/</u>	
	<u>2</u>						
	<u>4</u>						

Sample Observations

Characteristic	None	Slight	Moderate	Strong	Comments
Color	<u>/</u>				
Odor	<u>/</u>				
Turbidity	<u>/</u>				
Sheen	<u>/</u>				
Floating Particles					
Precipitate					

Sample Time 10:00 Sampler's Signature [Signature]

Ground Water Monitoring Field Sheet

Site California Syerp

Project Number _____

Sampling Personnel ASH

Date 9/25/09

Weather Conditions SUN

Well ID MW-2

Casing Diameter (inches) 2"

Depth to Water (ft) 7.55

Total Depth (ft) 20'

Water Column (ft) 12.45

One Well Volume (gal) _____

3X Well Volume (gal) 8

Notes:

One Well Volume is determined by multiplying "Water Column" by:

* 0.059 for 3/4 inch well, 0.17 for 2 inch well, 0.38 for 3 inch well, 0.66 for 4 inch well, 1.50 for 6 inch well

Field Methods (check appropriate box)

Activity	Bailer	Pump	Comments
<u>probe</u>		<u>X</u>	<u>12 V pump</u>

Field Parameters

Time	Volume Purged	Temp (Celsius)	E.C. (mS/cm)	D.O. (mg/L)	pH	ORP (mv)	Comments
	<u>2</u>						
	<u>2</u>						
	<u>4</u>						

Sample Observations

Characteristic	None	Slight	Moderate	Strong	Comments
Color	<u>✓</u>				
Odor				<u>✓</u>	<u>✓</u>
Turbidity	<u>✓</u>				
Sheen			<u>✓</u>		
Floating Particles					
Precipitate					

Sample Time 17:00

Sampler's Signature 

ATTACHMENT B
LABORATORY DATA REPORTS AND
CHAIN-OF-CUSTODY RECORDS



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

01 October 2009

Jim Gribi
Gribi Associates
1090 Adam Street, Suite K
Benicia, CA 94510
RE: California Syrup

Enclosed are the results of analyses for samples received by the laboratory on 09/29/09 10:24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

John Shepler
Laboratory Director

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: California Syrup
Project Number: [none]
Project Manager: Jim Gribi

Reported:
10/01/09 15:53

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-1	T900896-01	Water	09/25/09 08:30	09/29/09 10:24
MW-2	T900896-02	Water	09/25/09 09:30	09/29/09 10:24

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



John Shepler, Laboratory Director



25712 Commercentre Drive
 Lake Forest, California 92630
 949.297.5020 Phone
 949.297.5027 Fax

Gribi Associates 1090 Adam Street, Suite K Benicia CA, 94510	Project: California Syrup Project Number: [none] Project Manager: Jim Gribi	Reported: 10/01/09 15:53
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MW-1
T900896-01 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Purgeable Petroleum Hydrocarbons by EPA 8015C

C6-C12 (GRO)	ND	50	ug/l	1	9092910	09/29/09	09/30/09	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		104 %	72.6-146		"	"	"	"	

Extractable Petroleum Hydrocarbons by 8015C

C13-C28 (DRO)	ND	0.050	mg/l	1	9092909	09/29/09	09/30/09	EPA 8015C	
C29-C40 (MORO)	ND	0.10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		101 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8021B

Benzene	ND	1.0	ug/l	1	9092911	09/29/09	09/30/09	EPA 8021B	
Toluene	ND	1.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.0	"	"	"	"	"	"	
m,p-Xylene	ND	2.0	"	"	"	"	"	"	
o-Xylene	ND	1.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		104 %	73.5-148		"	"	"	"	

SunStar Laboratories, Inc.

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John Shepler, Laboratory Director



25712 Commercentre Drive
 Lake Forest, California 92630
 949.297.5020 Phone
 949.297.5027 Fax

Gribi Associates 1090 Adam Street, Suite K Benicia CA, 94510	Project: California Syrup Project Number: [none] Project Manager: Jim Gribi	Reported: 10/01/09 15:53
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MW-2
T900896-02 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Purgeable Petroleum Hydrocarbons by EPA 8015C

C6-C12 (GRO)	59000	2500	ug/l	50	9092910	09/29/09	09/30/09	EPA 8015C	
<i>Surrogate: 4-Bromofluorobenzene</i>		36.2 %	72.6-146		"	"	"	"	S-LOW

Extractable Petroleum Hydrocarbons by 8015C

C13-C28 (DRO)	8.1	0.050	mg/l	1	9092909	09/29/09	09/30/09	EPA 8015C	
C29-C40 (MORO)	2.9	0.10	"	"	"	"	"	"	
<i>Surrogate: p-Terphenyl</i>		131 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8021B

Benzene	58	50	ug/l	50	9092911	09/29/09	09/30/09	EPA 8021B	R-07
Toluene	69	50	"	"	"	"	"	"	R-07
Ethylbenzene	170	50	"	"	"	"	"	"	R-07
m,p-Xylene	ND	100	"	"	"	"	"	"	R-07
o-Xylene	160	50	"	"	"	"	"	"	R-07
<i>Surrogate: 4-Bromofluorobenzene</i>		50.3 %	73.5-148		"	"	"	"	S-LOW

SunStar Laboratories, Inc.

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John Shepler, Laboratory Director

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: California Syrup
Project Number: [none]
Project Manager: Jim Gribi

Reported:
10/01/09 15:53

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

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 9092910 - EPA 5030 GC

Blank (9092910-BLK1)

Prepared: 09/29/09 Analyzed: 09/30/09

C6-C12 (GRO)	ND	50	ug/l							
<i>Surrogate: 4-Bromofluorobenzene</i>	242		"	200		121	72.6-146			

LCS (9092910-BS1)

Prepared: 09/29/09 Analyzed: 09/30/09

C6-C12 (GRO)	5660	50	ug/l	5500		103	75-125			
<i>Surrogate: 4-Bromofluorobenzene</i>	245		"	200		122	72.6-146			

LCS Dup (9092910-BSD1)

Prepared: 09/29/09 Analyzed: 09/30/09

C6-C12 (GRO)	5600	50	ug/l	5500		102	75-125	1.01	20	
<i>Surrogate: 4-Bromofluorobenzene</i>	184		"	200		92.0	72.6-146			

SunStar Laboratories, Inc.

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John Shepler, Laboratory Director

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: California Syrup
Project Number: [none]
Project Manager: Jim Gribi

Reported:
10/01/09 15:53

Extractable Petroleum Hydrocarbons by 8015C - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch 9092909 - EPA 3510C GC

Blank (9092909-BLK1)

Prepared: 09/29/09 Analyzed: 09/30/09

C13-C28 (DRO) ND 0.050 mg/l
C29-C40 (MORO) ND 0.10 "

Surrogate: *p*-Terphenyl 3.70 " 4.00 92.5 65-135

LCS (9092909-BS1)

Prepared: 09/29/09 Analyzed: 09/30/09

C13-C28 (DRO) 18.0 0.050 mg/l 20.0 90.1 75-125
Surrogate: *p*-Terphenyl 5.38 " 4.00 135 65-135

LCS Dup (9092909-BSD1)

Prepared: 09/29/09 Analyzed: 09/30/09

C13-C28 (DRO) 17.2 0.050 mg/l 20.0 86.0 75-125 4.67 20
Surrogate: *p*-Terphenyl 4.98 " 4.00 125 65-135

SunStar Laboratories, Inc.

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John Shepler, Laboratory Director

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: California Syrup
Project Number: [none]
Project Manager: Jim Gribi

Reported:
10/01/09 15:53

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
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Batch 9092911 - EPA 5030 GC

Blank (9092911-BLK1)

Prepared: 09/29/09 Analyzed: 09/30/09

Benzene	ND	1.0	ug/l							
Toluene	ND	1.0	"							
Ethylbenzene	ND	1.0	"							
m,p-Xylene	ND	2.0	"							
o-Xylene	ND	1.0	"							
<i>Surrogate: 4-Bromofluorobenzene</i>	195		"	200		97.5	73.5-148			

LCS (9092911-BS1)

Prepared: 09/29/09 Analyzed: 09/30/09

Benzene	96.1	1.0	ug/l	100		96.1	70-130			
Toluene	99.5	1.0	"	100		99.5	70-130			
Ethylbenzene	96.2	1.0	"	100		96.2	70-130			
m,p-Xylene	194	2.0	"	200		96.9	70-130			
o-Xylene	98.9	1.0	"	100		98.9	70-130			
<i>Surrogate: 4-Bromofluorobenzene</i>	162		"	200		80.9	73.5-148			

LCS Dup (9092911-BSD1)

Prepared: 09/29/09 Analyzed: 09/30/09

Benzene	94.2	1.0	ug/l	100		94.2	70-130	2.02	20	
Toluene	96.2	1.0	"	100		96.2	70-130	3.41	20	
Ethylbenzene	94.3	1.0	"	100		94.3	70-130	1.99	20	
m,p-Xylene	192	2.0	"	200		96.1	70-130	0.800	20	
o-Xylene	96.5	1.0	"	100		96.5	70-130	2.42	20	
<i>Surrogate: 4-Bromofluorobenzene</i>	243		"	200		121	73.5-148			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



John Shepler, Laboratory Director

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: California Syrup
Project Number: [none]
Project Manager: Jim Gribi

Reported:
10/01/09 15:53

Notes and Definitions

S-LOW Low surrogate recovery confirmed as a matrix effect by a second analysis.

R-07 Reporting limit for this compound(s) has been raised to account for dilution necessary due to high levels of interfering compound(s) and/or matrix affect.

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.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



John Shepler, Laboratory Director