



April 7, 1997

Mr. Lee Douglas
Douglas Parking Company
1721 Webster Street
Oakland, California 94612

Re: **First Semi-Annual 1997 Monitoring Report**
1721 Webster Street
Oakland, California

Dear Mr. Douglas:

This report summarizes the first semi-annual 1997 ground water monitoring results conducted in the first quarter 1997 for the site referenced above (Figure 1). Described below are the first semi-annual 1997 activities, the anticipated second semi-annual 1997 activities, and a discussion of the current hydrocarbon distribution in ground water.

FIRST SEMI-ANNUAL 1997 ACTIVITIES

Ground Water Sampling: On February 28, 1997, Cambria collected and analyzed ground water samples from wells MW-2, MW-3, MW-4 and MW-5 for total petroleum hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, xylenes (BTEX) and methyl tertiary butyl ether (MTBE). Cambria also gauged all site wells and measured any liquid-phase hydrocarbons (LPH). No LPH were detected. The analytic report for ground water is included in Attachment A.

ANTICIPATED SECOND SEMI-ANNUAL 1997 ACTIVITIES

Ground Water Sampling: Cambria will collect and analyze ground water samples from wells MW-2, MW-3, MW-4 and MW-5 for TPHg, BTEX and MTBE. Cambria will also gauge all site wells and measure any LPH.

CAMBRIA
ENVIRONMENTAL
TECHNOLOGY, INC.
1144 65TH STREET,
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Mr. Lee Douglas
April 7, 1997

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HYDROCARBON DISTRIBUTION IN GROUND WATER


Ground water elevation data indicates that ground water flows towards the north-northeast with a gradient of 0.006 ft/ft (Figure 1). Consistent with historic trends, hydrocarbons were detected in wells MW-2, MW-3 and MW-4. Most importantly, benzene was only detected in MW-2, which is located immediately down gradient of the former underground storage tank (UST) area. The extent of benzene in ground water is defined to non-detect levels in the up, cross and down gradient directions by wells MW-1, MW-4 and MW-5, respectively.

CLOSING

We appreciate this opportunity to provide environmental consulting services on behalf of the Douglas Parking Company. Please call if you have any questions or comments.

Sincerely,
Cambria Environmental Technology, Inc.


John Espinoza
Project Engineer

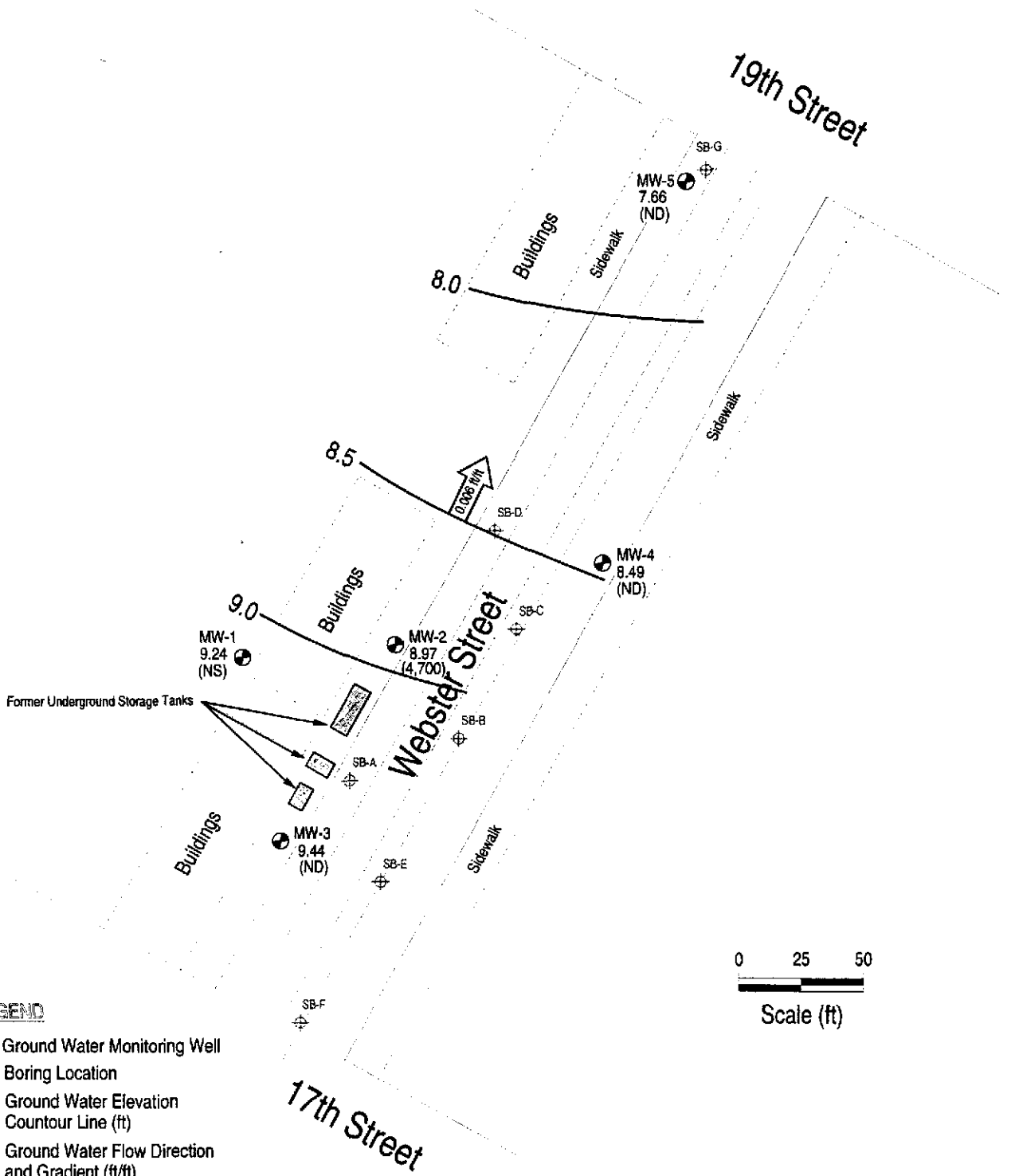

Bob Riddell, PE
Principal Engineer







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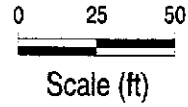
Attachment: A - Analytic Report for Ground Water Sampling

cc: Jennifer Eberle, ACDEH, UST Local Oversight Program, 1131 Harbor Bay Parkway, 2nd Floor, Alameda, CA 94502

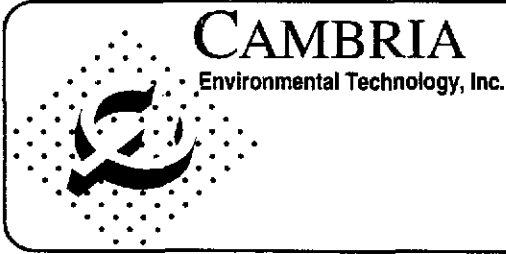


LEGEND

-  Ground Water Monitoring Well
-  Boring Location
-  X.XX Ground Water Elevation Contour Line (ft)
-  X.XXX ft/ft Ground Water Flow Direction and Gradient (ft/ft)
- NS Not Sampled
- ND Not Detected
- (XX.XX) Benzene Concentration in Ground Water (ppb)



Base map from Piers Environmental Services



Douglas Parking Facility
1721 Webster Street
Oakland, California

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Monitoring Well and Boring
Locations and
Ground Water Flow Direction

February 28, 1997

FIGURE
1

Table 1. Ground Water Elevation and Analytic Data - Douglas Parking Company, 1721 Webster Street, Oakland, CA

Well ID	Date	Well	G W	G W	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	Notes
		Elev. (ft)	Depth (ft)	Elev. (ft)							
MW-1	12/02/94	29.25	19.42	9.83	nd	nd	nd	nd	nd	-	1
	03/06/95	29.73	20.69	9.04	nd	nd	nd	nd	nd	-	1
	07/11/95	29.81	20.65	9.16	nd	nd	nd	nd	nd	-	
	05/10/96	29.81	20.80	9.01	nd	nd	nd	nd	nd	-	
	10/02/96	29.81	21.35	8.46	-	-	-	-	-	-	not sampled, 2
	02/28/97	29.81	20.57	9.24	-	-	-	-	-	-	not sampled, 2
MW-2	12/02/94	27.10	19.50	7.60	61,300	3,000	3,900	160	4,500	-	1
	03/06/95	27.10	18.49	8.61	98,000	8,400	16,000	2,000	2,600	-	1
	07/11/95	27.40	18.45	8.95	38,000	3,100	7,500	940	3,700	-	a
	05/10/96	27.40	18.56	8.84	63,000	7,400	16,000	1,500	6,000	-	a
	10/02/96	27.40	19.15	8.25	21,000	2,200	3,400	430	1,600	-	a
	02/28/97	27.40	18.43	8.97	39,000	4,700	6,600	960	4,200	nd	a
MW-3	12/02/94	29.50	22.15	7.35	394,000	1,200	nd	1,800	4,000	-	1
	03/06/95	29.25	20.09	9.16	21,000	400	150	24	62	-	1
	07/11/95	29.56	19.99	9.57	12,000	nd	10	16	99	-	b,c,d
	05/10/96	29.56	20.24	9.32	8,600	nd	7.6	16	84	-	b,d
	10/02/96	29.56	20.90	8.66	11,000	nd	7.4	19	92	-	b,d
	02/28/97	29.56	20.12	9.44	6,000	nd	4.4	17	88	50	b,d
MW-4	05/10/96	25.29	16.98	8.31	14,000	nd	1,200	720	3,100	-	b
	10/02/96	25.29	17.65	7.64	12,000	nd	650	580	2,200	-	b,d
	02/28/97	25.29	18.80	8.49	13,000	nd	1,100	750	2,700	110	b,d
MW-5	05/10/96	21.97	14.60	7.37	nd	nd	nd	nd	nd	-	
	10/02/96	21.97	15.25	6.72	nd	nd	nd	nd	nd	-	
	02/28/97	21.97	14.31	7.66	nd	nd	nd	nd	nd	nd	

Notes and Abbreviations

F:/PROJECT/MISC/DOUGLAS/TBL-GW.XLS

G W = Ground water

TPHg = Total petroleum hydrocarbons as gasoline per Modified EPA Method 8015.

MTBE = methyl tertiary butyl ether per Modified EPA Method 8020.

Elev. = Elevation

1 = Data prior to 7/11/95 from Gen Tech and Piers Environmental Quarterly Groundwater Monitoring Reports dated December 2, 1994 and March 6, 1995, respectively.

2 = Per letter dated September 17, 1996 to Douglas Parking from ACDEH, sampling no longer required in well MW-1.

a - Unmodified or weakly modified gasoline is significant

b - Analytic laboratory reports that heavier gasoline range compounds are significant (possible aged gasoline)

c - Analytic laboratory reports that lighter gasoline range compounds (the most mobile fraction) are significant

d - Analytic laboratory reports that gasoline range compounds having broad chromatographic peaks are significant; possible biologically altered gasoline

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ATTACHMENT A

Analytic Report for Ground Water Sampling

QC REPORT FOR HYDROCARBON ANALYSES

Date: 03/03/97

Matrix: Water

Analyte	Concentration (mg/L) Sample (#73996)			Amount Spiked	% Recovery		RPD
	MS	MSD			MS	MSD	
TPH (gas)	0.0	99.9	100.7	100.0	99.9	100.7	0.8
Benzene	0.0	9.6	9.9	10.0	96.0	99.0	3.1
Toluene	0.0	10.0	10.3	10.0	100.0	103.0	3.0
Ethyl Benzene	0.0	10.4	10.5	10.0	104.0	105.0	1.0
Xylenes	0.0	31.2	31.5	30.0	104.0	105.0	1.0
TPH (diesel)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRPH (oil & grease)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

$$\% \text{ Rec.} = (\text{MS} - \text{Sample}) / \text{amount spiked} \times 100$$

$$\text{RPD} = (\text{MS} - \text{MSD}) / (\text{MS} + \text{MSD}) \times 2 \times 100$$

