

C A M B R I A

Environmental  
PROTECTION

February 23, 2000

00 FEB 30 PM 3:34

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

**Re: First Quarter 2000 Monitoring Report**

Douglas Parking  
1721 Webster Street  
Oakland, California  
Cambria Project# 580-0197



Dear Mr. Douglas:

This report summarizes the first quarter 2000 groundwater monitoring results for the above-referenced site. Described below are the first quarter 2000 activities, the hydrocarbon distribution in groundwater, and the anticipated future activities.

**FIRST QUARTER 2000 ACTIVITIES**

**Groundwater Sampling:** On January 7, 2000, Cambria collected and analyzed groundwater samples from wells MW-2, MW-3, and MW-4 for total petroleum hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, xylenes (BTEX), methyl tert-butyl ether (MTBE), and dissolved oxygen (DO) concentrations. Cambria attempted to sample well MW-5, but the well was inaccessible. Cambria also gauged all site wells and inspected the wells for separate-phase hydrocarbons (SPH). No SPH were detected. The groundwater elevation and analytical data are summarized in Table 1. The laboratory analytical report for groundwater is included as Attachment A. Well sampling forms are included as Attachment B.

**Remedial Action:** Cambria conducted site visits to assess drill rig accessibility, to review subsurface utility locations, and to mark the site for underground service alert. Well installation is the first phase of the approved remedial work plan.

Oakland, CA  
Sonoma, CA  
Portland, OR  
Seattle, WA

**Cambria  
Environmental  
Technology, Inc.**

1144 65th Street  
Suite B  
Oakland, CA 94608  
Tel (510) 420-0700  
Fax (510) 420-9170

**HYDROCARBON DISTRIBUTION IN GROUNDWATER**

Groundwater elevation data indicate that groundwater flows towards the north-northeast with a gradient of 0.006 ft/ft (Figure 1). Consistent with historical site data, hydrocarbons were detected in wells MW-2, MW-3 and MW-4. The maximum detected benzene concentration was 1,300 ug/l, in the downgradient well MW-2. Benzene was not detected in any other sampled well. The hydrocarbon concentrations in these wells continue to demonstrate an overall decreasing trend. The planned remedial action should improve groundwater quality near wells MW-2 and MW-3. The extent of hydrocarbons in groundwater is defined to below method reporting limits in the northern, crossgradient direction by well MW-1 and in the downgradient direction by well MW-5.

**ANTICIPATED FUTURE ACTIVITIES**

***Groundwater Sampling:*** As requested by the ACDEH, Cambria will perform groundwater monitoring on a quarterly basis. During each monitoring event, Cambria will gauge all site wells; inspect for SPH; and collect and analyze groundwater samples from wells MW-2, MW-3, MW-4 and MW-5 for TPHg, BTEX, MTBE, and DO. If MTBE is detected in wells MW-2 or MW-4, concentrations will be confirmed by re-analysis using EPA Method 8260. Cambria will summarize the quarterly monitoring activities in a written report.

***Remedial Action:*** Cambria plans to install and test vapor extraction and air sparging wells within the second quarter of 2000. The remediation wells will be located between monitoring wells MW-2 and MW-3.

C A M B R I A

Mr. Lee Douglas  
February 23, 2000

**CLOSING**

Cambria appreciates the opportunity to provide environmental services to Douglas Parking. If you have any questions or comments, please call me at (510) 420- 3328 or call Bob Clark-Riddell at (510) 420-3303.

Sincerely,  
**Cambria Environmental Technology, Inc.**



Mark Erickson  
Staff Engineer

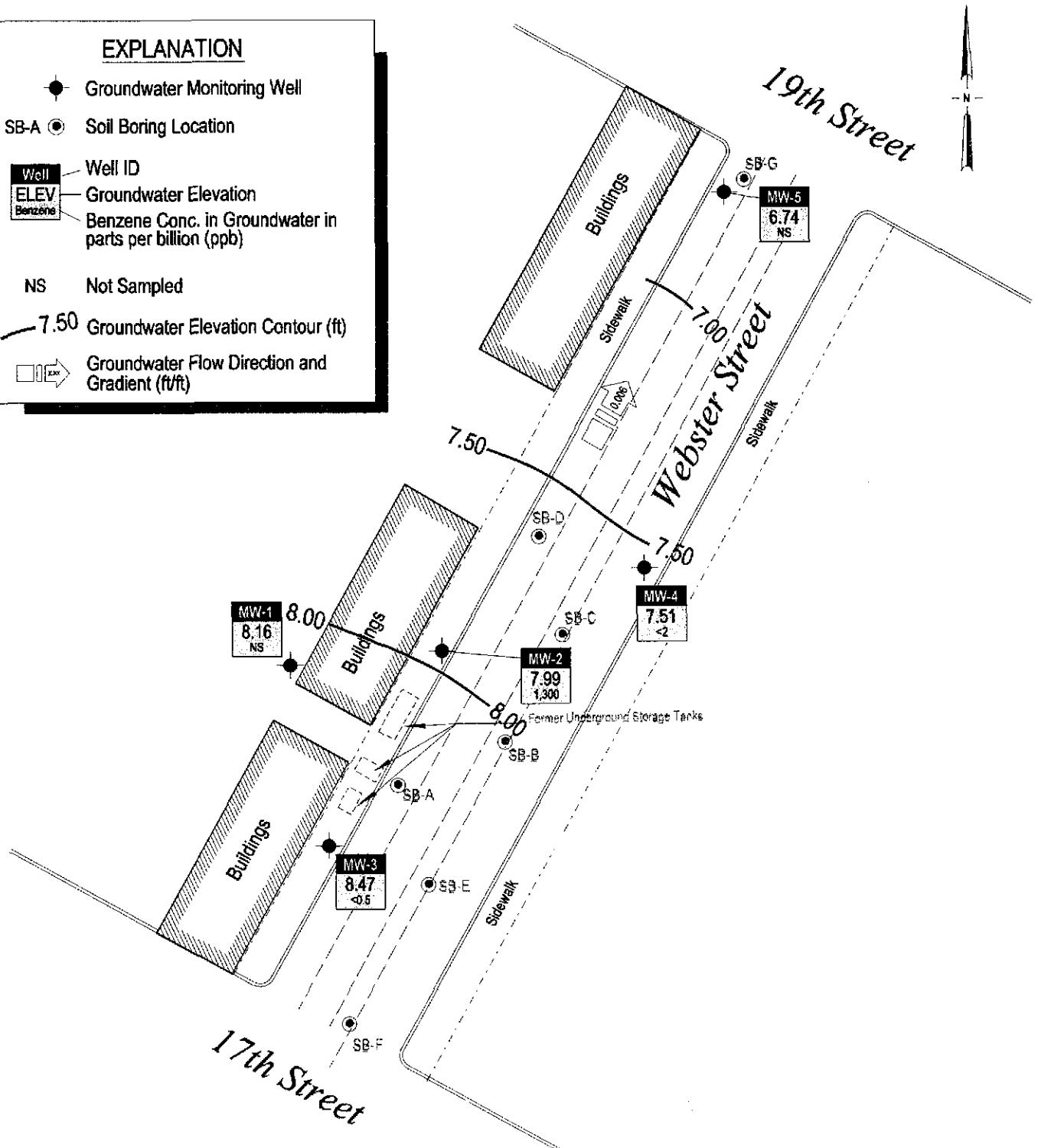
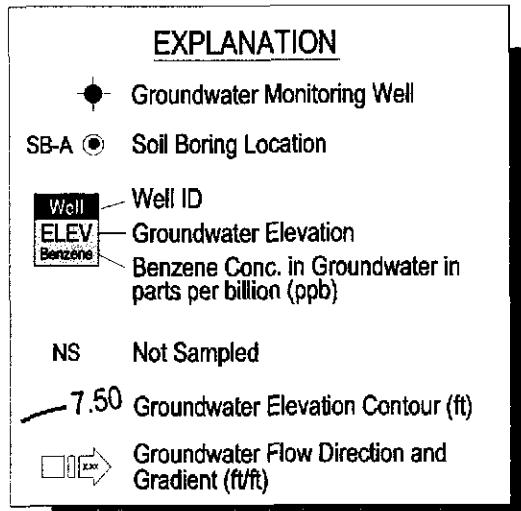
Bob Clark-Riddell, PE  
Principal Engineer

Attachments: A - Laboratory Analytical Report  
B - Well Sampling Forms

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

H:\SB-2004\DOUGLAS\1721 Webster\QMS\QM-1-00.WPD





0 30 60  
Scale (ft)

FIGURE

1

# CAMBRIA

**Table 1. Groundwater Elevation and Analytical Data - Douglas Parking Company, 1721 Webster Street, Oakland, CA**

Well ID	Date	TOC Elevation	Depth to	Groundwater	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	DO	Notes
		(ft-msl)	Water (ft)	Elevation (ft)	<-----	(Concentrations in µg/l)					(mg/L)	
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	-	-	-	-	-	-	-	2
	02/28/97	29.81	20.57	9.24	-	-	-	-	-	-	-	2
	09/16/97	29.81	21.50	8.31	-	-	-	-	-	-	-	2
	02/05/98	29.81	20.91	8.90	-	-	-	-	-	-	1.9	2
	08/11/98	29.81	20.50	9.31	-	-	-	-	-	-	0.06	2
	02/08/99	29.81	21.42	8.39	-	-	-	-	-	-	6.0	2, 3
	02/24/99	29.81	22.99	6.82	-	-	-	-	-	-	2.0	2, 3
	03/03/99	29.81	20.84	8.97	-	-	-	-	-	-	3.8	2, 3
	03/10/99	29.81	20.89	8.92	-	-	-	-	-	-	3.4	2, 3
	03/17/99	29.81	20.84	8.97	-	-	-	-	-	-	2.8	2, 3
MW-2	05/04/99	29.81	20.80	9.01	-	-	-	-	-	-	3.5	2
	07/20/99	29.81	21.25	8.56	-	-	-	-	-	-	3.1	2
	10/05/99	29.81	21.37	8.44	-	-	-	-	-	-	5.4	2
	01/07/00	<b>29.81</b>	<b>21.65</b>	<b>8.16</b>	-	-	-	-	-	-	<b>2.1</b>	<b>2</b>
	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	-	-	
	05/10/96	27.40	18.56	8.84	63,000	7,400	16,000	1,500	6,000	-	-	
	10/02/96	27.40	19.15	8.25	21,000	2,200	3,400	430	1,600	-	-	
	02/28/97	27.40	18.43	8.97	39,000	4,700	9,600	950	4,200	nd	-	
	09/16/97	27.40	19.26	8.14	29,000	3,300	5,800	690	2,900	<620	-	
	02/05/98	27.40	18.66	8.74	10,000	1,000	2,000	170	860	<330	7.9	
	08/11/98	27.40	18.41	8.99	12,000	1,200	2,300	260	1,400	300	5.4	
	02/08/99	27.40	19.84	7.56	5,500	740	1,200	150	780	60	3.7	3
	02/17/99	27.40	18.94	8.46	-	-	-	-	-	-	>20	3
	02/24/99	27.40	20.76	6.64	-	-	-	-	-	-	>20	3
	03/03/99	27.40	18.55	8.85	-	-	-	-	-	-	>20	3
	03/10/99	27.40	20.74	6.66	-	-	-	-	-	-	>20	3
	03/17/99	27.40	18.57	8.83	-	-	-	-	-	-	>20	3
	05/04/99	27.40	18.55	8.85	90,000	9,200	21,000	1,600	10,000	560	3.2	3
	07/20/99	27.40	18.98	8.42	28,000	2,100	3,700	900	4,200	<860	0.6	3

# CAMBRIA

**Table 1. Groundwater Elevation and Analytical Data - Douglas Parking Company, 1721 Webster Street, Oakland, CA**

Well ID	Date	TOC Elevation (ft-msl)	Depth to Water (ft)	Groundwater Elevation (ft)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	DO	Notes
						<-----	(Concentrations in µg/l)			----->	(mg/L)	
	10/05/99	27.40	19.10	8.30	11,000	870	180	30	1,400	<110	0.6	3
	01/07/00	27.40	19.41	7.99	15,000	1,300	2,100	440	1,800	<14	0.9	3
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	-	-	
	05/10/96	29.56	20.24	9.32	8,600	nd	7.6	16	84	-	-	
	10/02/96	29.56	20.90	8.66	11,000	nd	7.4	19	92	-	-	
	02/28/97	29.56	20.12	9.44	6,000	nd	4.4	17	88	50	-	
	09/16/97	29.56	20.97	8.59	6,500	<0.5	1	1	7	<5.0	-	
	02/05/98	29.56	20.39	9.17	5,400	<0.5	6.3	15	86	<63	1.9	
	08/11/98	29.56	19.95	9.61	2,700	<0.5	3.5	3.2	12	<10	0.05	
	02/08/99	29.56	20.58	8.98	6,100	<0.5	8.1	18	80	<140	2.2	3
	02/17/99	29.56	20.53	9.03	-	-	-	-	-	-	>20	3
	02/24/99	29.56	22.53	7.03	-	-	-	-	-	-	>20	3
	03/03/99	29.56	20.28	9.28	-	-	-	-	-	-	>20	3
	03/10/99	29.56	22.45	7.11	-	-	-	-	-	-	>20	3
	03/17/99	29.56	20.26	9.30	-	-	-	-	-	-	>20	3
	05/04/99	29.56	20.24	9.32	11,000	<2	<2	9.8	140	<10	3.1	3
	07/20/99	29.56	20.68	8.88	11,000	<0.5	3.1	13	88	<80	0.8	3
	10/05/99	29.56	20.81	8.75	31,000	62	<0.5	21	170	<90	0.7	3
	01/07/00	29.56	21.09	8.47	13,000	<0.5	<2	21	140	<80	1.96	3
MW-4	05/10/96	25.29	16.98	8.31	14,000	nd	1,200	720	3,100	-	-	
	10/02/96	25.29	17.65	7.64	12,000	nd	650	580	2,200	-	-	
	02/28/97	25.29	16.80	8.49	13,000	nd	1,100	750	2,700	110	-	
	09/17/97	25.29	17.93	7.36	13,000	<2.5	820	750	2,900	<190	-	
	02/05/98	25.29	16.78	8.51	13,000	<1.0	690	690	2,900	<170	2.1	
	08/11/98	25.29	16.59	8.70	15,000	<5	360	520	1,900	280	2.8	
	02/08/99	25.29	17.10	8.19	9,800	<5	680	770	2,200	300	1.8	3
	02/24/99	25.29	18.95	6.34	-	-	-	-	-	-	2.2	3
	03/03/99	25.29	16.80	8.49	-	-	-	-	-	-	4.6	3
	03/10/99	25.29	16.86	8.43	-	-	-	-	-	-	3.7	3
	03/17/99	25.29	16.82	8.47	-	-	-	-	-	-	4.3	3
	05/04/99	25.29	16.86	8.43	11,000	46	600	620	1,900	<100	4.1	3
	07/20/99	25.29	17.30	7.99	13,000	<0.5	470	7.0	2,000	<150	0.4	3

# CAMBRIA

**Table 1. Groundwater Elevation and Analytical Data - Douglas Parking Company, 1721 Webster Street, Oakland, CA**

Well ID	Date	TOC Elevation (ft-msl)	Depth to Water (ft)	Groundwater Elevation (ft)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	DO (mg/L)	Notes
	10/05/99	25.29	17.43	7.86	18,000	4.4	720	800	2,100	<120	0.7	3
	01/07/00	25.29	17.78	7.51	18,000	<2	930	990	2,700	<30	0.98	3
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	-	
	09/17/97	21.97	15.18	6.79	<0.5	<0.5	<0.5	<0.5	<0.5	<5.0	-	
	02/05/98	21.97	13.64	8.33	<50	<0.5	<0.5	<0.5	<0.5	<5.0	2.8	
	08/11/98	21.97	13.92	8.05	<50	<0.5	<0.5	<0.5	<0.5	<5.0	0.05	
	02/08/99	21.97	14.19	7.78	<50	<0.5	<0.5	<0.5	<0.5	<5.0	3.0	3
	02/24/99	21.97	16.18	5.79	-	-	-	-	-	-	4.9	3
	03/03/99	21.97	14.23	7.74	-	-	-	-	-	-	3.4	3
	03/10/99	21.97	14.32	7.65	-	-	-	-	-	-	3.6	3
	03/17/99	21.97	14.25	7.72	-	-	-	-	-	-	3.9	3
	05/04/99	21.97	14.41	7.56	<50	<0.5	<0.5	<0.5	<0.5	<5.0	3.2	3
	07/20/99	21.97	14.44	7.53	<50	<0.5	<0.5	<0.5	<0.5	<5.0	1.0	3
	10/05/99	21.97	14.79	7.18	<50	<0.5	<0.5	<0.5	<0.5	<5.0	1.5	3
	01/07/00	21.97	15.23	6.74	-	-	-	-	-	-	-	Well inaccessible

**Notes and Abbreviations:**

Benzene, Toluene, Ethylbenzene, and Xylenes by EPA Method 8020.

TPHg = Total petroleum hydrocarbons as gasoline by modified EPA Method 8015.

MTBE = methyl tertiary butyl ether by EPA Method 8020.

µg/L = micrograms per liter

mg/L = milligrams per liter

ft-msl = feet above mean sea level

TOC = top of casing

nd = not detected

DO = dissolved oxygen

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 = Sampling no longer required in well MW-1 per September 17, 1996, ACDEH letter to Douglas Parking.

3 = DO monitoring event, as described in November 11, 1998 Remedial Workplan.

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**ATTACHMENT A**

Laboratory Analytical Report



McCAMPBELL ANALYTICAL INC.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560  
Telephone : 925-798-1620 Fax : 925-798-1622  
<http://www.mccampbell.com> E-mail: main@mccampbell.com

Cambria Environmental Technology 1144 65 <sup>th</sup> Street, Suite C Oakland, CA 94608	Client Project ID: #580-0197; Douglas	Date Sampled: 01/07/00
		Date Received: 01/10/00
	Client Contact: Jacquelyn Jones	Date Extracted: 01/12-01/14/00
	Client P.O:	Date Analyzed: 01/12-01/14/00

**Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline\*, with Methyl tert-Butyl Ether\* & BTEX\***

EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCEID(5030)

\* water and vapor samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCLP and SPLP extracts in ug/L

<sup>a</sup> cluttered chromatogram; sample peak coelutes with surrogate peak

"The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment; j) no recognizable pattern.

	McCAMPBELL ANALYTICAL INC.	110 2nd Ave. South, #D7, Pacheco, CA 94553-5560 Telephone : 925-798-1620 Fax : 925-798-1622 <a href="http://www.mccampbell.com">http://www.mccampbell.com</a> E-mail: main@mccampbell.com
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## QC REPORT

Date: 01/12/00 Matrix: Water

Extraction: N/A

Compound	Concentration: ug/L				%Recovery		RPD
	Sample	MS	MSD	Amount Spiked	MS	MSD	

SampleID: 27979

Instrument: GC-3

Xylenes	0.000	300.0	299.0	300.00	100	100	0.3
Ethyl Benzene	0.000	100.0	100.0	100.00	100	100	0.0
Toluene	0.000	107.0	108.0	100.00	107	108	0.9
Benzene	0.000	108.0	109.0	100.00	108	109	0.9
MTBE	0.000	97.0	98.0	100.00	97	98	1.0
GAS	0.000	953.4	952.2	1000.00	95	95	0.1

SampleID: 28283

Instrument: GC-2 A

TPH (diesel)	0.000	299.0	299.0	300.00	100	100	0.0
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$$\% \text{ Recovery} = \frac{(MS - \text{Sample})}{\text{AmountSpiked}} \cdot 100$$

$$\text{RPD} = \frac{(MS - MSD)}{(MS + MSD)} \cdot 2 \cdot 100$$

RPD means Relative Percent Deviation

18485 ZC101

McCAMPBELL ANALYTICAL INC.

110 2<sup>nd</sup> AVENUE SOUTH, #D7  
PACHECO, CA 94553

Telephone: (925) 798-1620

Fax: (925) 798-1622

## CHAIN OF CUSTODY RECORD

#### TURN AROUND TIME

RUSH     24 HOUR     48 HOUR     5 DAY

Report To: Jacquelyn Jones

Bill To: Cambria

Company: Cambria Environmental Technology

1144 65<sup>th</sup> Street, Suite C

Oakland, CA 94608

Tele: (510) 420-0700

Fax: (510) 420-9170

Project #: 580-0197

Project Name: Dewyfe

Project Location: [ ]

Webster st. Oakland

**Sampler Signature:**

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Analysis Request

**Other | Comments**

MW2	1/7/00	12:20	4	VOA	X	X	X		X			28863
MW3		↓	12:55	↓	↓	↓	↓		↓			28864
MW4	↓		11:40	↓	↓	↓	↓		↓			28865
Trip Blank	—	—	—	—	—	—	—		—			

**28866**

Relinquished By:	Date:	Time:	Received By:	Remarks:
<i>B. Burto</i>	1/10/00	15:10	<i>B. Burto</i>	
Relinquished By:	Date:	Time:	Received By:	
<i>B. Burto</i>	1-10	13:45	<i>Yen Cao 1-10-00</i>	
Relinquished By:	Date:	Time:	Received By:	

C A M B R I A



**ATTACHMENT B**

Well Sampling Forms

CAMBRIA

## WELL DEPTH MEASUREMENTS

Project Name: Don's (as parking)

Project Number: S60-0197

Measured By: 

Date: 1/7/00

CAMBRIA

## WELL SAMPLING FORM

Project Name: Douglas Parking	Cambria Mgr: RWS	Well ID: MW2
Project Number: 580-0197	Date: 1/1/00	Well Yield: —
Site Address: 1721 Webster Street Oakland, California	Sampling Method:	Well Diameter: 2 " pvc
	Disposable bailer	Technician(s): 
Initial Depth to Water: 19 41'	Total Well Depth: 27.08'	Water Column Height: 7.67'
Volume/ft: 0.16	1 Casing Volume: 1.23 gal	3 Casing Volumes: 3.68 gal
Purging Device: disposable bailer	Did Well Dewater?: NO	Total Gallons Purged: 4 gal
Start Purge Time: 12:05	Stop Purge Time: 12:12	Total Time: 7 min

1 Casing Volume = Water column height x Volume/ ft.

Well Diam.	Volume/ft (gallons)
2"	0.16

4"	0.65
6"	1.47

Pre-purge DO: 0.90 mg/L

Time	Casing Volume	Temp. °F	pH	Cond. μS	Comments
12:05	1	63.7	7.57	394	
12:09	2	62.8	7.46	299	
12:12	3	63.3	7.32	356	

post purge DO = 0.94 mg/L

Sample ID	Date	Time	Container Type	Preservative	Analytes	Analytic Method
MW2	1/1/00	12:20	4 voa's	HCL	TPHg, BTEX, MTBE	8020 8015

CAMBRIA

## WELL SAMPLING FORM

Project Name: Douglas Parking	Cambria Mgr: RWS	Well ID: MW3
Project Number: 580-0197	Date: 1/7/00	Well Yield: —
Site Address: 1721 Webster Street Oakland, California	Sampling Method:	Well Diameter: 2 " pvc
	Disposable bailer	Technician(s): SS
Initial Depth to Water: 21.09'	Total Well Depth: 28.05'	Water Column Height: 6.96'
Volume/ft: 0.16	1 Casing Volume: 112 gal	3 Casing Volumes: 3.34 gal
Purging Device: disposable bailer	Did Well Dewater?: no	Total Gallons Purged: 3.5 gal
Start Purge Time: 12:35	Stop Purge Time: 12:42	Total Time: 7 min

Casing Volume = Water column height x Volume/ ft.

<u>Well Diam.</u>	<u>Volume/ft (gallons)</u>
2"	0.16

4"	0.65
6"	1.47

Pre-purge DO: 1.25 mg/L

Time	Casing Volume	Temp. °F	pH	Cond. μS	Comments
12:35	1	65.4	7.17	333	
12:38	2	65.3	7.28	348	
12:42	3	65.4	7.19	309	

Post purge DO = 1.96 mg/L

Sample ID	Date	Time	Container Type	Preservative	Analytes	Analytic Method
MW3	1/7/00	12:55	4 voa's	HCL	TPHg, BTEX, MTBE	8020 8015

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## WELL SAMPLING FORM

Project Name: Douglas Parking	Cambria Mgr: RWS	Well ID: MW4
Project Number: 580-0197	Date: 1/7/00	Well Yield:
Site Address: 1721 Webster Street Oakland, California	Sampling Method:	Well Diameter: 2 " pvc
	Disposable bailer	Technician(s): J
Initial Depth to Water: 17.78'	Total Well Depth: 29.88'	Water Column Height: 12.10'
Volume/ft: 0.16	1 Casing Volume: 1.94 gal	3 Casing Volumes: 5.81 gal
Purging Device: disposable bailer	Did Well Dewater?: No	Total Gallons Purged: 6 gal
Start Purge Time: 11:25	Stop Purge Time: 11:34	Total Time: 9 min

1 Casing Volume = Water column height x Volume/ ft.

Well Diam.	Volume/ft (gallons)
2"	0.16

4"	0.65
6"	1.47

Pre-purge DO: 0.83 mg/L

Time	Casing Volume	Temp. °C °F	pH	Cond. μS	Comments
1125	1	62.6	7.53	516	
1130	2	62.5	7.26	578	
1134	3	61.8	7.41	563	

post purge DO = 0.98 mg/L

Sample ID	Date	Time	Container Type	Preservative	Analytes	Analytic Method
MW4	1/7/00	1140	4 voa's	HCL	TPHg, BTEX, MTBE	8020 8015