#5515

CAMBRIA

Golden Empire Properties

ENVIRONMENTAL PROTECTION

98 AUG 13 PM 2:41

August 10, 1998

Mr. Barney Chan
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Re: **Second Quarter 1998 Monitoring Report**
Former Exxon Service Station
3055 35th Avenue
Oakland, California
Cambria Project #130-0105-108

Dear Mr. Chan:

On behalf of Mr. Lynn Worthington of Golden Empire Properties, Cambria Environmental Technology, Inc., (Cambria) has prepared this second quarter 1998 ground water monitoring report for the site referenced above. Presented below are the second quarter 1998 activities and results and the anticipated third quarter 1998 activities.

SECOND QUARTER AND EARLY THIRD QUARTER 1998 ACTIVITIES AND RESULTS

Ground Water Monitoring: On July 14, 1998, Cambria collected ground water samples from wells MW-1, MW-2, MW-3, and MW-4 (Figure 1). The samples were analyzed for total petroleum hydrocarbons as gasoline (TPHg), total petroleum hydrocarbons as diesel (TPHd), benzene, toluene, ethylbenzene and xylenes (BTEX), and methyl tert-butyl ether (MTBE). Cambria also gauged the site wells, measured dissolved oxygen (DO) concentrations, and inspected the wells for separate-phase hydrocarbons (SPH).

Corrective Action Plan: Cambria submitted a corrective action plan to the Alameda County Health Care Services Agency (ACHCSA) on April 8, 1998, and an addendum to the corrective action plan on May 29, 1998. **Cambria advanced two soil borings and installed ten remediation wells at the site on August 5 through 7, 1998.**

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

Ground Water Flow Direction

Depth-to-water measurements collected on July 14, 1998, indicate a ground water gradient of 0.008 ft/ft toward the northwest (Figure 1). Since 1994, the primary ground water flow direction has been toward the northwest with a change toward the southwest usually occurring during the fourth quarter. Ground water elevation data are presented in Table 1.

Hydrocarbon Distribution in Ground Water

No SPH or MTBE were detected in ground water from any of the monitoring wells. TPHd concentrations ranged from 2,900 parts per billion (ppb) in MW-4 to 65,000 ppb in MW-3. TPHg concentrations ranged from 41,000 ppb in MW-1 to 94,000 ppb in MW-3. Benzene concentrations ranged from 6,000 ppb in MW-2 to 22,000 ppb in MW-4.

ANTICIPATED FUTURE THIRD QUARTER 1998 ACTIVITIES

Ground Water Monitoring: Cambria will gauge the site wells, measure DO concentrations, check the wells for SPH, and collect water samples from the wells. Cambria will tabulate the data and incorporate the results into a subsurface investigation and ground water monitoring report.

Corrective Action: Cambria will present the results of our August 5 through 7, 1998 field activities in a subsurface investigation and ground water monitoring report. Cambria will also begin design of and preparation of a bid package to construct a Dual-Phase Vacuum Extraction remediation system following UST Fund pre-approval.

CLOSING

Please call Ron Scheele at (510) 420-3336, if you have any questions or comments regarding this report or anticipated site activities.

Sincerely,
Cambria Environmental Technology, Inc.

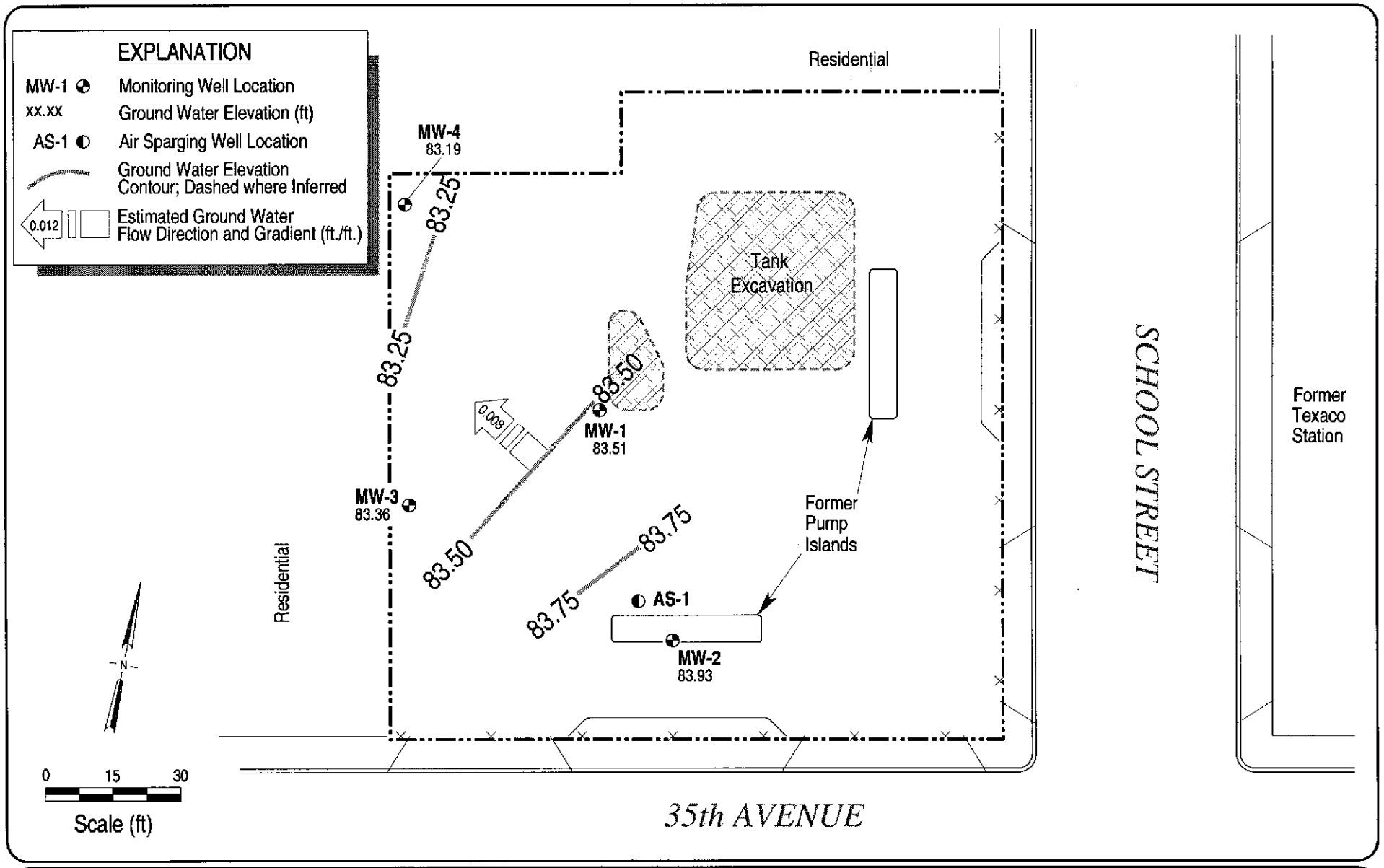
Robert W. Schultz
Geologist

Peter F. McKereghan, CHG
Principal Hydrogeologist

Figure: 1 - Ground Water Elevation Contours
Table: 1 - Ground Water Elevation and Analytical Data
Attachment: A - Laboratory Analytical Report

cc: Mr. Lynn Worthington, Golden Empire Properties, Inc., 5942 MacArthur Boulevard, Suite B, Oakland, CA 94605

H:\SB-2004\Oakl-002 - Lynn\qm\Qm-2-98.wpd



CAMBRIA
Environmental Technology, Inc.

3055 35th Avenue
Oakland, California

Ground Water Elevation Contours
July 14, 1998

FIGURE
1

H:\SB-2004\OAKL-002\FIGURES\2QM98-MP.DWG

07/27/98

CAMBRIA

Table 1. Ground Water Elevation and Analytical Data - Former Exxon Service Station, 3055 35th Avenue, Oakland, California

Well ID	Date	GW Depth (ft)	SPH (ft)	GW Elev. (ft)	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	DO (mg/L)
					<---------- Concentrations in parts per billion (µg/L) ---------->								
MW-1	05/25/94	16.79	Sheen	84.06	120,000	25,000	<50,000	22,000	17,000	2,800	16,000	---	---
TOC = 100.85	07/19/94	20.77	---	80.08	---	---	---	---	---	---	---	---	---
	08/18/94	21.04	Sheen	79.81	925,000	---	---	16,500	6,200	1,000	9,400	---	---
	11/11/94	15.80	---	85.05	57,000	---	---	14,000	4,400	1,400	6,400	---	---
	02/27/95	15.53	---	85.32	45,000	---	---	2,900	2,500	760	4,100	---	---
	05/23/95	15.29	---	85.56	22,000	---	---	9,900	990	790	2,000	---	---
	08/22/95	20.90	---	79.95	23,000	---	---	6,900	340	1,200	1,900	---	---
	11/29/95	22.19	---	78.66	37,000	---	---	9,900	530	1,600	2,900	---	---
	02/21/96	11.69	---	89.16	33,000	4,300	---	10,000	480	1,000	1,800	3,300	---
	05/21/96	14.62	---	86.23	36,000	8,500	---	8,500	1,400	1,300	2,800	1,900	---
	08/22/96	22.30	---	78.55	41,000	6,200	---	8,600	1,300	1,500	2,900	<200	8.0
	11/27/96	17.24	Sheen	83.61	38,000	6,100	---	9,600	950	1,600	3,100	<400	5.6
	03/20/97	16.65	---	84.20	33,000	10,000	---	6,100	560	970	2,200	<400	8.5
	06/25/97	19.77	---	81.08	31,000	7,400[a]	---	7,400	440	890	1,800	<400	3.7
	09/17/97	20.12	---	80.73	32,000[d]	3,500[e]	---	9,100	550	1,000	2,000	<1,000	2.1
	12/22/97	12.95	---	87.90	26,000[d]	5,800[e]	---	7,900	370	920	1,500	<790	0.7
	03/18/98	12.34	Sheen	88.51	30,000[d]	4,200[e,f]	---	7,800	820	840	2,000	<1,100	1.3
	07/14/98	17.34	---	83.51	41,000[d]	8,900[e,f]	---	8,200	1,100	1,200	3,000	<200	1.8
MW-2	05/25/94	15.65	---	84.35	61,000	6,900	<5,000	9,900	7,400	960	4,600	---	---
TOC = 100.00	07/19/94	19.81	---	80.19	---	---	---	---	---	---	---	---	---
	08/18/94	20.37	---	79.63	88,000	---	---	10,750	10,500	1,850	9,600	---	---
	11/11/94	15.52	---	84.48	54,000	---	---	5,900	6,700	1,300	7,500	---	---
	02/27/95	14.46	Sheen	85.54	44,000	---	---	5,100	5,300	930	6,400	---	---
	05/23/95	14.17	---	85.83	33,000	---	---	8,200	5,600	900	6,600	---	---
	08/22/95	19.80	---	80.20	38,000	---	---	6,400	5,000	1,100	5,600	---	---
	11/29/95	21.05	---	78.95	46,000	---	---	7,100	5,300	1,300	6,000	---	---
	02/21/96	10.53	---	89.47	59,000	---	---	8,000	6,000	1,800	8,900	4,500	---
	05/21/96	13.47	---	86.53	51,000	3,400	---	8,200	5,200	1,300	6,600	2,400	---
	08/22/96	19.12	---	80.88	37,000	5,700	---	5,100	3,500	960	4,500	<200	3.0
	11/27/96	16.61	Sheen	83.39	54,000	10,000	---	9,800	7,000	1,800	7,900	<2,000	3.1
	03/20/97	15.39	---	84.61	27,000	6,100	---	3,700	2,300	580	2,800	<400	8.1
	06/25/97	18.62	---	81.38	42,000	7,800[b]	---	7,400	3,800	1,200	5,700	<200	0.9
	09/17/97	19.05	Sheen	80.95	41,000[d]	8,900[e]	---	5,200	3,400	1,300	5,900	<700	1.2
	12/22/97	14.09	---	85.91	47,000[d]	6,100[e]	---	8,500	4,600	1,800	8,400	<1,200	1.2

Table 1. Ground Water Elevation and Analytical Data - Former Exxon Service Station, 3055 35th Avenue, Oakland, California

Well ID	Date	GW Depth (ft)	SPH (ft)	GW Elev. (ft)	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	DO (mg/L)
					<---------- Concentrations in parts per billion (µg/L) ---------->								
	03/18/98	10.83	Sheen	89.17	58,000[d]	7,000[e,f]	---	9,300	6,100	1,800	8,200	<1,100	1.1
	07/14/98	16.07	---	83.93	42,000[d]	5,300[e,f]	---	6,000	3,000	1,000	4,800	<200	1.5
MW-3	05/25/94	13.93	Sheen	82.94	56,000	14,000	<50,000	14,000	14,000	1,300	11,000	---	---
TOC = 96.87	07/19/94	17.04	---	79.83	---	---	---	---	---	---	---	---	---
	08/18/94	17.75	---	79.12	116,000	---	---	28,300	26,000	2,400	15,000	---	---
	11/11/94	17.80	---	79.07	89,000	---	---	1,600	1,900	1,900	14,000	---	---
	02/27/95	11.86	Sheen	85.01	250,000	---	---	22,000	26,000	7,800	21,000	---	---
	05/23/95	11.60	Sheen	85.27	310,000	---	---	18,000	17,000	4,500	2,800	---	---
	08/22/95	17.10	---	79.77	74,000	---	---	14,000	13,000	1,900	11,000	---	---
	11/29/95	16.34	---	80.53	220,000	---	---	25,000	25,000	3,500	19,000	---	---
	02/21/96	7.92	---	88.95	60,000	---	---	10,000	7,800	1,500	8,800	3,400	---
	05/21/96	10.86	Sheen	86.01	69,000	13,000	---	17,000	9,400	1,700	9,400	2,600	---
	08/22/96	16.50	---	80.37	94,000	16,000	---	17,000	15,000	2,100	12,000	330	2.0
	11/27/96	13.47	Sheen	83.40	82,000	24,000	---	14,000	13,000	2,400	13,000	<1,000	2.4
	03/20/97	12.86	---	84.01	56,000	11,000	---	9,900	6,900	1,300	8,000	3,500	9.0
	06/25/97	15.98	---	80.89	49,000	7,700[b]	---	9,700	7,100	1,300	7,000	220	5.8
	09/17/97	16.34	Sheen	80.53	78,000[d]	15,000[e]	---	11,000	9,900	1,800	10,000	<1,200	0.7
	12/22/97	10.71	Sheen	86.16	49,000[d]	14,000[e]	---	7,300	5,300	1,400	7,500	<1,100	3.1
	03/18/98	8.41	Sheen	88.46	120,000[d]	20,000[e,f]	---	21,000	19,000	2,600	15,000	<1,600	1.6
	07/14/98	13.51	---	83.36	94,000[d,g]	65,000[e,f,g]	---	18,000	14,000	1,900	11,000	<1,400	1.8
MW-4	03/20/97	13.75	---	83.59	47,000	3,100	---	11,000	4,500	1,100	5,200	3,400	8.4
TOC = 97.34	06/25/97	16.15	---	81.19	61,000	5,800[b]	---	16,000	6,100	1,500	5,900	780[c]	1.4
	09/17/97	17.10	---	80.24	60,000[d]	4,400[e]	---	17,000	4,900	1,500	5,700	<1,500	1.5
	12/22/97	9.21	---	88.13	43,000[d]	3,100[e]	---	13,000	3,900	1,100	4,200	<960	3.7
	03/18/98	9.54	---	87.80	58,000[d]	5,500[e,f]	---	14,000	4,700	1,400	5,700	<1,200	0.8
	07/14/98	14.15	---	83.19	73,000[d]	2,900[e,f]	---	22,000	7,000	1,800	7,300	<200	1.0
Trip Blank	07/14/98	---	---	---	<50	<50	---	<0.5	<0.5	<0.5	<0.5	<5.0	---

Table 1. Ground Water Elevation and Analytical Data - Former Exxon Service Station, 3055 35th Avenue, Oakland, California

Well ID	Date	GW Depth (ft)	SPH (ft)	GW Elev. (ft)	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	DO (mg/L)
					<---------- Concentrations in parts per billion (µg/L) ---------->								

Abbreviations:

TOC = Top of casing elevation relative to an aribitrary datum
GW = Ground water
SPH = Separate-phase hydrocarbons
--- = not observed/not analyzed
TPHg = Total petroleum hydrocarbons as gasoline by modified EPA Method 8015
TPHd = Total petroleum hydrocarbons as diesel by modified EPA Method 8015
TPHmo = Total petroleum hydrocarbons as motor oil by modified EPA Method 8015
Benzene, Ethylbenzene, Toluene, and Xylenes by EPA Method 8020
MTBE = Methyl Tertiary-Butyl Ether by EPA Method 8020
DO = Dissolved oxygen
µg/L = Micrograms per liter, equivalent to parts per billion in water
mg/L = Milligrams per liter, equivalent to parts per million in water

Notes:

a = Result has an atypical pattern for diesel analysis
b = Result appears to be a lighter hydrocarbon than diesel
c = There is a >40% difference between primary and confirmation analysis
d = Unmodified or weakly modified gasoline is significant
e = Gasoline range compounds are significant
f = Diesel range compounds are significant
g = lighter than water immiscible sheen is present
TOC Elevation of Well MW-4 surveyed relative to an arbitrary site datum by David Hop, Licensed Surveyor on April 19, 1997

CAMBRIA

ATTACHMENT A

Laboratory Analytical Report

McCAMPBELL ANALYTICAL INC.
110 Second 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 65th Street, Suite C Oakland, CA 94608	Client Project ID: #130-0105; Worthington	Date Sampled: 07/14/98
		Date Received: 07/15/98
	Client Contact: Bob Schultz	Date Extracted: 07/15/98
	Client P.O:	Date Analyzed: 07/15/98

07/22/98

Dear Bob:

Enclosed are:

1). the results of **5** samples from your **#130-0105; Worthington** project,

2). a QC report for the above samples

3). a copy of the chain of custody, and

4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits. If you have any questions please contact me. McCampbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Yours truly,

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.
110 Second Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
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Cambria Environmental Technology 1144 65th Street, Suite C Oakland, CA 94608	Client Project ID: #130-0105; Worthington	Date Sampled: 07/14/98
		Date Received: 07/15/98
	Client Contact: Bob Schultz	Date Extracted: 07/16/98
	Client P.O:	Date Analyzed: 07/17/98

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 GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g)+	MTBE	Benzene	Toluene	Ethylben-zene	Xylenes	% Recovery Surrogate
92135	MW-1	W	41,000,a	ND<200	8,200	1,100	1,200	3,000	92
92136	MW-2	W	42,000,a	ND<200	6,000	3,000	1,000	4,800	101
92137	MW-3	W	94,000, a, h	ND<1400	18,000	14,000	1900	11,000	101
92138	MW-4	W	73,000, a	ND<200	22,000	7000	1800	7300	103
92139	Trip Blank	W	ND	ND	ND	ND	ND	ND	96
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	5.0	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.05	0.005	0.005	0.005	0.005	

* 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

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.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.
110 Second Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

Angela: analyst

Cambria Environmental Technology 1144 65th Street, Suite C Oakland, CA 94608	Client Project ID: #130-0105; Worthington	Date Sampled: 07/14/98
		Date Received: 07/15/98
	Client Contact: Bob Schultz	Date Extracted: 07/15/98
	Client P.O:	Date Analyzed: 07/15-07/17/98

Diesel Range (C10-C23) Extractable Hydrocarbons as Diesel *

EPA methods modified 8015, and 3550 or 3510; California RWQCB (SF Bay Region) method GCFID(3550) or GCFID(3510)

Lab ID	Client ID	Matrix	TPH(d)+	% Recovery Surrogate
92135	MW-1	W	8900, d, b	117#
92136	MW-2	W	5300, d, b	109
92137	MW-3	W	65,000, d, b, h	107
92138	MW-4	W	2900, d, b	99
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	
		S	1.0 mg/kg	

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

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

+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 diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant); d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diesel (?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

QC REPORT FOR HYDROCARBON ANALYSES

Date: 07/15/98 Matrix: WATER

Analyte	Concentration (mg/L) Sample (#92016)	MS	MSD	Amount Spiked	% Recovery MS	MSD	RPD
TPH (gas)	0.0	100.9	98.4	100.0	100.9	98.4	2.5
Benzene	0.0	9.7	9.7	10.0	97.0	97.0	0.0
Toluene	0.0	9.9	9.9	10.0	99.0	99.0	0.0
Ethyl Benzene	0.0	10.1	10.1	10.0	101.0	101.0	0.0
Xylenes	0.0	31.1	30.7	30.0	103.7	102.3	1.3
TPH(diesel)	0.0	171	164	150	114	109	4.0
TRPH (oil & grease)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

% Rec. = (MS - Sample) / amount spiked x 100

RPD = (MS - MSD) / (MS + MSD) x 2 x 100

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

QC REPORT FOR HYDROCARBON ANALYSES

Date: 07/16/98-07/17/98 Matrix: WATER

Analyte	Concentration (mg/L) Sample (#92222)	MS	MSD	Amount Spiked	% Recovery MS	MSD	RPD
TPH (gas)	0.0	102.1	102.0	100.0	102.1	102.0	0.1
Benzene	0.0	10.0	10.1	10.0	100.0	101.0	1.0
Toluene	0.0	10.2	10.2	10.0	102.0	102.0	0.0
Ethyl Benzene	0.0	10.4	10.4	10.0	104.0	104.0	0.0
Xylenes	0.0	31.7	31.6	30.0	105.7	105.3	0.3
TPH(diesel)	0.0	159	154	150	106	103	3.0
TRPH (oil & grease)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

% Rec. = (MS - Sample) / amount spiked x 100

RPD = (MS - MSD) / (MS + MSD) x 2 x 100

11741 XC299.doc

McCAMBELL ANALYTICAL INC.

110 2nd AVENUE SOUTH, #D7
PACHECO, CA 94553
Telephone: (510) 798-1620 Fax: (510) 798-1622

CHAIN OF CUSTODY RECORD

TURN AROUND TIME ☐ RUSH ☐ 24 HOUR ☐ 48 HOUR ☒ 5 DAY

Report To: Schultz Bill To: Cambria
Company: Cambria Environmental Technology
1144 65th Street, Suite C
Oakland, CA 94608
Tele: (510) 420-0700 Fax: (510) 420-9170
Project #: 130-0105 Project Name: Worthington
Project Location: 3055 35th Ave.
Sampler Signature: Schultz

SAMPLE ID	LOCATION	SAMPLING Date	SAMPLING Time	# Containers	Type Containers	MATRIX: Water	Soil	Air	Sludge	Other	METHOD PRESERVED: Ice	HCl	HNO_3	Other	BTEX & TPH as Gas (602/8020 + 8015) MTBE	TPH as Diesel (8015)	Total Petroleum Oil & Grease (5520 E&F/B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 601 / 8010	BTEX ONLY (EPA 602 / 8020)	EPA 608 / 8080	EPA 608 / 8080 PCB's ONLY	EPA 624 / 8240 / 8260	EPA 625 / 8270	PAH's / PNA's by EPA 625 / 8270 / 8310	CAM-17 Metals	LUFT 5 Metals	Lead (7240/7421/239.2/6010)	RCI	Other	Comments
MW-1		7/14		3	VOA	X					X	X			X																92135
MW-1		"		1	1L	X					X					X															92136
																															92137
MW-2		"		3	VOA	X					X	X			X																92138
MW-2		"		1	1L	X					X					X															92139
MW-3		"		3	VOA	X					X	X			X																
MW-3		"		1	1L	X					X					X															
MW-4		"		3	VOA	X					X	X			X																
MW-4		"		1	1L	X					X					X															
TRIP BLANK		"		1	VOA	X					X	X			X																

Relinquished By: Schultz Date: 7/15 Time: 10 Received By: B. Butler
Relinquished By: B. Butler Date: 7-15 Time: 11:15 Received By: Nina A. Butler
Relinquished By: Date: Time: Received By:

Remarks:

ICE/T ✓
GOOD CONDITION ✓
HEAD SPACE ABSENT ✓

PRESERVATION	VOAS	O&G	METALS	OTHER
APPROPRIATE CONTAINERS	✓			