

June 3, 2000

00 JUN -9 PM 4: 19

Ms. eva chu
Alameda County Health Care Services Agency
Environmental Protection
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Conc. are decreasing

Re: Report of May 18, 2000, Groundwater Sampling, 1347 Park Street, Alameda, California

Dear Ms. chu:

ALLCAL Environmental (ALLCAL) is pleased to submit this report on behalf of Mr. Steve Simi (Client). The following documents the sampling of groundwater monitoring well MW-1, at the above referenced site, on May 18, 2000. The Alameda County Health Care Services Agency (ACHCSA) requested this sampling in an April 26, 2000, letter (attached).

BACKGROUND

A 1,500-gallon, heating oil, underground storage tank (UST) was removed from the site in November, 1995 (see attached SITE PLAN). On that date, soil samples collected from the sidewalls of the tank excavation, at a depth of about 11 feet, detected elevated diesel range hydrocarbons. A soil sample collected from the floor of the excavation, at a depth of about 14 feet, was non-detectable for hydrocarbons. In December, 1995, over-excavation was conducted, and a soil sample was collected from each sidewall at a depth of about 12 feet. Three of the four samples detected elevated diesel range hydrocarbons. The excavation was backfilled with clean imported fill material and re-surfaced to match the existing grade.

In September, 1998, GRIBI Associates conducted a soil and groundwater investigation to assess the extent of the contamination. Three borings (IB-1, IB-2, and IB-3) were hand-augered to depths ranging from 11.5 to 13 feet at locations southeast, west, and southwest of the former UST. Elevated petroleum hydrocarbons were detected in soil and groundwater samples collected from borings IB-1 and IB-2 (southeasterly and southwesterly of the former UST).

Based on results of the above soil and groundwater investigation, the ACHCSA requested that a groundwater monitoring well be installed southeasterly of the former UST to further evaluate groundwater quality beneath the site.

On February 25, 2000, ALLCAL installed groundwater monitoring well MW-1 in the parking lane immediately adjacent to former boring IB-1 (see attached SITE PLAN). The well was sampled on February 28, 2000; see the table below for results of chemical analyses.

GROUNDWATER SAMPLING EVENT-5/18/2000

The following work was conducted to sample well MW-1:

- Obtained an Encroachment Permit from the City of Alameda and posted parking control signs 24 hours in advance of sampling.
- Purged and sampled groundwater from the well.
- Analyzed the groundwater sample for total petroleum hydrocarbons as gasoline, diesel, and motor oil (TPHG, TPHD, and TPHMO); benzene, toluene, ethylbenzene, and xylenes (BTEX); methyl tert-butyl ether (MTBE); and polynuclear aromatic hydrocarbons (PNAs). Prior to conducting TPHD and TPHMO analyses, the groundwater sample was prepared with a silica gel cleanup.
- Prepared this report.

Details of the above work are presented below.

Encroachment Permit:

On May 16, 2000, ALLCAL visited the City of Alameda Public Works Department and obtained an Encroachment Permit [attached (# EN00-026)] for two metered spaces. A fee was paid and parking control signs were posted 24 hours in advance of sampling well MW-1.

Groundwater Sampling Procedure:

Well MW-1 was sampled on May 18, 2000.

Prior to sampling, the depth to groundwater from top-of-casing and total well depth were measured with an electronic water level meter. These measurements were used to calculate the volume of water in the well and the minimum number of well volumes (three volumes recommended per regulator protocol) to purge, prior to sampling. Depth to water was measured to be 8.99 feet below top-of-casing and total well depth was measured to be 19.8 feet below grade. Water volume in the well's casing was calculated to be 0.44 gallons; the minimum purge volume was calculated to be 1.32 gallons.

The well was purged with a, dedicated, polyethylene disposable bailer until the minimum purge volume was reached and until the parameters of temperature, pH, and electrical conductivity (measured with a Hydac meter) stabilized (see attached Record of Water Sampling). A total of 1.38 gallons of water was purged.

After purging, a groundwater sample was collected with the dedicated bailer and decanted into two,

40-milliliter, VOA bottles having Teflon-lined caps and septa, and two 1-liter amber bottles. The bottles were labeled to show site address, sample and sampler name, date and time sampled, and placed in an iced-cooler for delivery, under chain-of-custody (attached), to California Department of Health Services certified McCampbell Analytical Inc. (McCampbell) laboratory located in Pacheco, California. A trip blank sample was also stored as above and delivered to McCampbell for analysis as a test for cross-contamination during the collection of samples and during their analyses.

The groundwater and trip blank samples were analyzed for TPHG, BTEX, and MTBE by EPA Method GCFID(5030)/modified 8015, EPA Method 8020, and EPA Method 8020, respectively. Additionally, the groundwater sample was analyzed for TPHD and TPHMO by EPA Method GCFID(3550)/modified 8015 and for PNAs by EPA Method 625 (modified 610)/ 8270(modified 8100). Before analysis for TPHD and TPHMO, the groundwater sample was prepared by silica gel cleanup.

Results of Chemical Analyses:

TPHG was detected at a concentration of 130 parts per billion (ppb). The laboratory noted that the chromatogram for the TPHG indicated strongly aged gasoline or diesel range compounds are significant. No BTEX compounds or MTBE were detected.

TPHD and TPHMO were detected at concentrations of 7,100 ppb and 5,100 ppb, respectively. The laboratory noted that the chromatogram for the TPHD indicated diesel and oil range compounds are significant (the diesel range had no recognizable pattern).

No PNA's were detected.

Results of chemical analyses for the trip blank sample were non-detectable.

A cumulative summary of groundwater analytical results are presented in the following table. Detailed results of chemical analyses for the subject sampling event are included in the attached certified analytical report from McCampbell.

SUMMARY OF GROUNDWATER ANALYTICAL RESULTS (ppb)

Date	Depth-to-Water	TPHG	MTBE	Benzene	Toluene	Ethyl-benzene	Xylenes	TPHD	TPHMO	PNA's
2/28/00	8.75	570,b,h	<5.0	2.3	2.4	2.1	20	130000 b,g,h	10000	70 Naphthalene
5/18/00	8.99	130,g	<5.0	<0.5	<0.5	<0.5	<0.5	7100 b,g	5100	<25 (for all)

8/24/00 11.75 130 <5.0 <0.5 <0.5 <0.5 <0.5 <0.5 6100 4800 <25
 NOTES: TPHG Chromatogram: (b) heavier gasoline range compounds are significant (aged gasoline?). (g) strongly aged gasoline or diesel range compounds are significant. (h) lighter than water immiscible sheen is present. TPHD Chromatogram: (b) diesel range compounds are significant; no recognizable pattern. (g) oil range compounds are significant. (h) lighter than water immiscible sheen is present.

1347 Park Street, Alameda, CA

4

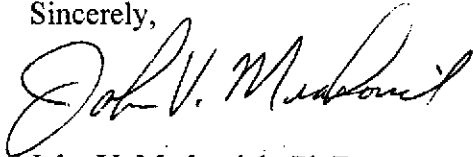
COMMENTS

A significant decrease in concentrations of detected analytes has occurred since the sampling event of 2/28/00. The detected TPHG may be diesel.

The next sampling event is proposed to be conducted in August 2000.

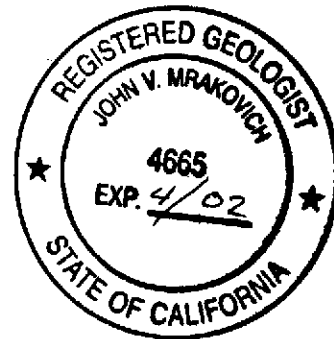
If you have any questions regarding the above report, please contact me at (510) 581-2320.

Sincerely,



John V. Mrakovich, Ph.D.
Registered Geologist Number 4665

cc: Steve Simi
COCHRAN & CELLI INC.
3330 Broadway
Oakland, CA 94611



StID 5511

April 26, 2000

Mr. James Russi
428 Yorkshire Road
Alameda, CA 94501

Mr. Steve Simi
Cochran and Celli
3330 Broadway
Oakland, CA 94611

RE: QMR for 1347 Park Street, Alameda, CA

Dear Messrs. Russi and Simi:

I have completed review of AllCal Environmental's March 2000 *Report of Groundwater Monitoring Well Installation* prepared for the above referenced site. That report documented the work performed during the installation of a groundwater monitoring well (MW-1) at the site. The initial groundwater sample collected on February 28, 2000 contained up to 570 parts per billion total petroleum hydrocarbons as gasoline (ppb TPHg), 150,000ppb TPH as diesel (TPHd), 10,000ppb TPH as motor oil (TPHmo), 70 ppb naphthalene, and trace levels of benzene, toluene, ethylbenzene, and xylenes (BTEX).

At this time you should continue with quarterly monitoring/sampling of groundwater from Well MW-1. Groundwater should be analyzed for TPHg, TPHd, TPHmo, BTEX, and PAHs. Quarterly monitoring reports (QMR) are due 60 days upon completion of field work. The next sampling event should be in May 2000.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

950 West Mall Square, #110

Alameda Point

Alameda, CA 94501

CITY OF ALAMEDA

(510) 749-5840

Public Works Department

Fax (510) 749-5867

Printed: 05-16-2000

Encroachment Permit

Permit #

EN00-026

Applicant

ALLCAL ENVIRONMENTAL
RUSSI JAMES F & ARLEEN M TRS
27973 HIGH COUNTY DRIVE
HAYWARD, CA
94542
510-581-2320

Contractor Information

Owner Information

428 YORKSHIRE RD
ALAMEDA CA

94501

Project Information

ENCROACH - Encroachment Permit - **APPROVED**

Applied: 05/16/2000

Issued: 05/16/2000

Sub-Type:

Finalized:

Expires: 05/16/2001

Valuation: **\$11.00**

Job Address: 1347 PARK ST
Suite / Unit:

Parcel Number: 071 020400904

Work Description: ENCROACH-2 METERED SPACES(05/18/2000)FOR MONITORING WELL
SAMPLINGS

Total Fees: \$11.00
Total Payments: \$11.00
BALANCE DUE \$0.00

Payments Made: 05/16/2000 09:16 AM

RECEIPT

Receipt #: R00-002229

Total Payment: **\$11.00**

Payee: ALLCAL ENVIRONMENTAL

Current Payment Made to the Following Items:

Account Code	Description	Amount
224-37330 (8763)	Parking Meter Revenue	9.00
4520-33410 (1011)	Encroachment Fees	2.00

Payments Made for this Receipt:

Type	Method	Description	Amount
Payment	Check	137	11.00

Account Summary for Fees and Payments:

Item#	Description	Account Code	Tot Fee	Paid	Prev. Pmts	Cur. Pmts
240	Encroachment Fees	4520-33410 (1011)	2.00	2.00	.00	2.00
1150	Parking Meter Revenue	224-37330 (8763)	9.00	9.00	.00	9.00

INSPECTIONS

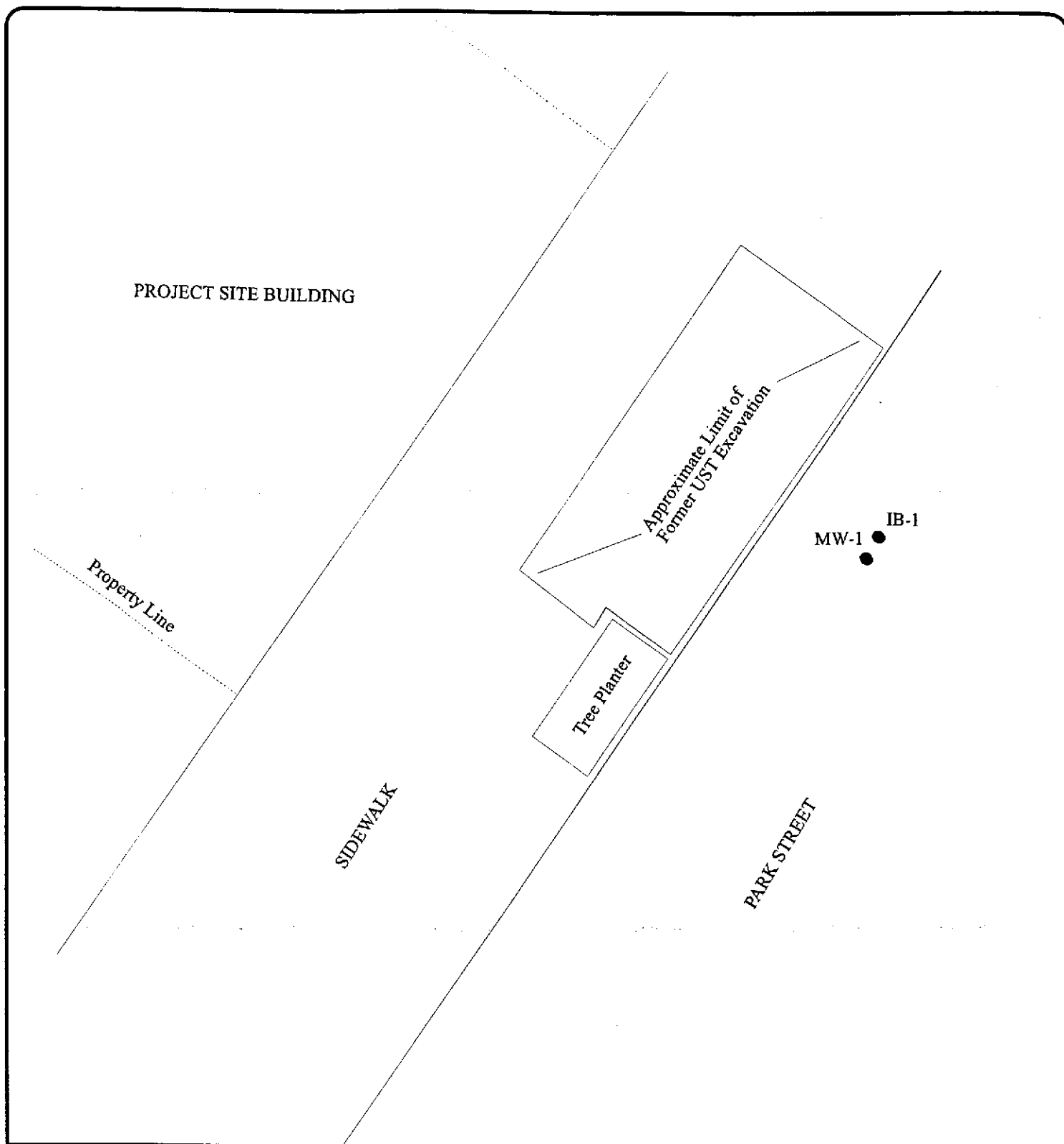
510-749-5840

Call for an inspection when work is complete.

This is to certify that the above work has been completed to my satisfaction and approval.

5/18/2000
Date


Inspector



Legend

IB-1
● Name and Location
of Soil Boring by GRIBI

MW-1
● Name and Location of
Groundwater Monitoring Well

0 5
Approximate Scale (ft)



ALLCAL ENVIRONMENTAL

SITE PLAN
1347 PARK STREET
ALAMEDA, CA

RECORD OF WATER SAMPLING

PROJECT NO.: 146 DATE: MAY 18, 2000

PROJECT NAME: 1347 PARK STREET

PROJECT LOCATION: ALAMEDA, CA

SAMPLER: ALLCAL ENVIRONMENTAL

ANALYSES: TPHG, BTEX, TPH3, TPHMO PNA

WELL DEPTH (from construction detail): _____

WELL DEPTH (measured): 19.8 SOFT BOTTOM?: NO

DEPTH TO WATER: 8.99 TIME: 945

PRESSURE (circle one)? YES OR (NO)

IF YES, WAS PRESSURE (circle one): POSITIVE OR NEGATIVE?

WATER VOLUME IN WELL: 0.44

[2-INCH CASING = 0.16 GAL/FT]

[4-INCH CASING = 0.65 GAL/FT]

[6-INCH CASING = 1.47 GAL/FT]

[1 GAL = 3.78 L]

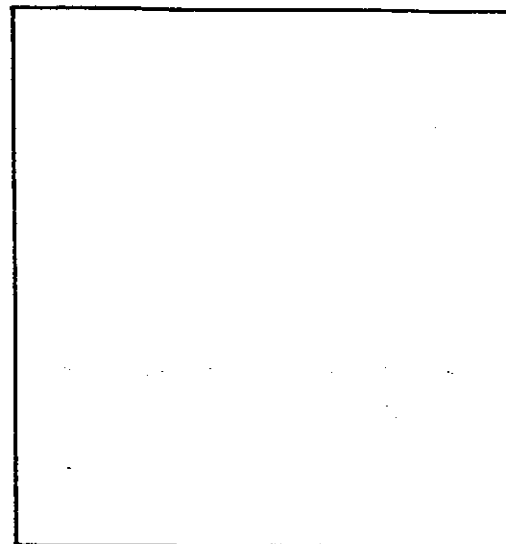
1-INCH CASING = 0.041 GAL/FT

WELL NO.: MW-1

WELL DIAMETER: 1"

TOC ELEV: NA

LOCK NO.: DOLPHIN



LOCATION MAP

CALCULATED PURGE VOL. (GAL): 1.32 ^{OZ.} (X): 169 ACTUAL PURGE VOL. (GAL): _____ ^{OZ.} (X): 176

PURGE METHOD: DISPOSABLE BAILER

SAMPLE METHOD: DISPOSABLE BAILER

FIELD MEASUREMENTS

Time	Depth to Water (FT)	OZ Vol (X)	Temp (Deg. F)	pH	EC X/1000	Clarity	Turbidity (NTU)	Remarks
1000		32	73.2	9.36	.51			BROWN, SHEEN, ODOR
1005		64	71.4	8.75	.49			
1010		96	70.6	8.23	.48			
1015		128	70.1	7.76	.47			
1018		144	69.4	7.52	.46			
1020		160	69.4	7.37	.47			
1022		176	69.5	7.30	.47			
1030	<u>Spl</u>							

SIGNATURE: _____

J. McFouch

WATER VOL. IN DRUM: _____

NEED NEW DRUM?: _____



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

ALLCAL Environmental 27973 High Country Drive Hayward, CA 94542-2530	Client Project ID: #146	Date Sampled: 05/18/2000
		Date Received: 05/18/2000
	Client Contact: John Mrakovich	Date Extracted: 05/18/2000
	Client P.O:	Date Analyzed: 05/18/2000

05/25/2000

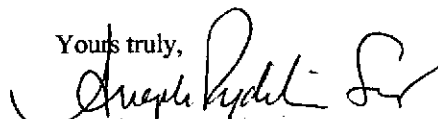
Dear John:

Enclosed are:

- 1). the results of 2 samples from your #146 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



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ALLCAL Environmental 27973 High Country Drive Hayward, CA 94542-2530	Client Project ID: #146	Date Sampled: 05/18/2000
		Date Received: 05/18/2000
	Client Contact: John Mrakovich	Date Extracted: 05/18/2000
	Client P.O:	Date Analyzed: 05/19/2000

Diesel Range (C10-C23) and Oil-Range (C18+) Extractable Hydrocarbons as Diesel and Motor Oil with Silica Gel Clean -Up*

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) ⁺	TPH(mo) ⁺	% Recovery Surrogate
38283	MW-1	W	7100,b,g	5100	105
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	250 ug/L	
		S	1.0 mg/kg	5.0 mg/kg	

*water 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.

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ALLCAL Environmental 27973 High Country Drive Hayward, CA 94542-2530	Client Project ID: #146	Date Sampled: 05/18/2000
		Date Received: 05/18/2000
	Client Contact: John Mrakovich	Date Extracted: 05/18/2000
	Client P.O:	Date Analyzed: 05/25/2000

Polynuclear Aromatic Hydrocarbons (PAH / PNA) by GC-MS

EPA methods 625 (modified 610) and 3510 or 8270 (modified 8100) and 3550

Lab ID	38283						Reporting Limit
Client ID	MW-1						S W, STLC TCLP
Matrix	W						
Compound	Concentration*					mg/kg	ug/L
Acenaphthene	ND<25					0.33	10
Acenaphthylene	ND<25					0.33	10
Anthracene	ND<25					0.33	10
Benzo(a)anthracene	ND<25					0.33	10
Benzo(b)fluoranthene	ND<25					0.33	10
Benzo(k)fluoranthene	ND<25					0.33	10
Benzo(g,h,i)perylene	ND<25					0.33	10
Benzo(a)pyrene	ND<25					0.33	10
Chrysene	ND<25					0.33	10
Dibenzo(a,h)anthracene	ND<25					0.33	10
Fluoranthene	ND<25					0.33	10
Fluorene	ND<25					0.33	10
Indeno(1,2,3-cd)pyrene	ND<25					0.33	10
Naphthalene	ND<25					0.33	10
Phenanthrene	ND<25					0.33	10
Pyrene	ND<25					0.33	10
% Recovery Surrogate 1	33						
% Recovery Surrogate 2	54						
Comments	j						

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

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis

* surrogate diluted out of range or surrogate coelutes with another peak

(h) a lighter than water immiscible sheen is present; (i) liquid sample that contains >~5 vol. % sediment; (j) sample diluted due to high organic content.

DHS Certification No. 1644

Edward Hamilton, Lab Director



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QC REPORT

Date: 05/18/00

Matrix: Water

Extraction: N/A

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

SampleID: 38090

Instrument: GC-3

Surrogate1	0.000	95.0	95.0	100.00	95	95	0.0
Xylenes	0.000	273.0	264.0	300.00	91	88	3.4
Ethyl Benzene	0.000	92.0	89.0	100.00	92	89	3.3
Toluene	0.000	93.0	90.0	100.00	93	90	3.3
Benzene	0.000	96.0	92.0	100.00	96	92	4.3
MTBE	0.000	99.0	98.0	100.00	99	98	1.0
GAS	0.000	910.9	903.2	1000.00	91	90	0.8

SampleID: 51800

Instrument: MB-1

Oil & Grease	0.000	20.0	19.4	20.00	100	97	3.0
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SampleID: 51800

Instrument: GC-6 A

Surrogate1	0.000	110.0	112.0	100.00	110	112	1.8
TPH (diesel)	0.000	334.0	336.0	300.00	111	112	0.6

$$\% \text{ Recovery} = \frac{(MS - \text{Sample})}{\text{Amount Spiked}} \cdot 100$$

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

RPD means Relative Percent Deviation



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QC REPORT

Date: 05/19/00-05/20/00 Matrix: Water

Extraction: N/A

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

SampleID: 38090

Instrument: GC-3

Surrogate1	0.000	96.0	95.0	100.00	96	95	1.0
Xylenes	0.000	269.0	271.0	300.00	90	90	0.7
Ethyl Benzene	0.000	90.0	91.0	100.00	90	91	1.1
Toluene	0.000	92.0	93.0	100.00	92	93	1.1
Benzene	0.000	95.0	95.0	100.00	95	95	0.0
MTBE	0.000	116.0	111.0	100.00	116	111	4.4
GAS	0.000	893.2	897.9	1000.00	89	90	0.5

SampleID: 51900

Instrument: GC-6 A

Surrogate1	0.000	112.0	107.0	100.00	112	107	4.6
TPH (diesel)	0.000	342.0	321.0	300.00	114	107	6.3

$$\% \text{ Recovery} = \frac{(MS - Sample)}{AmountSpiked} \cdot 100$$

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

RPD means Relative Percent Deviation



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QC REPORT

SVOCs (EPA 8270/625/525)

Date: 05/25/00-05/26/00 Matrix: Water

Extraction: N/A

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

SampleID: 52500

Instrument: GC-8

Surrogate1	0.000	540.0	570.0	1000.00	54	57	5.4
Pyrene	0.000	530.0	480.0	1000.00	53	48	9.9
Pentachlorophenol	0.000	370.0	330.0	1000.00	37	33	11.4
2,4-Dinitrotoluene	0.000	500.0	530.0	1000.00	50	53	5.8
Acenaphthene	0.000	460.0	410.0	1000.00	46	41	11.5
4-Nitrophenol	0.000	490.0	460.0	1000.00	49	46	6.3
4-Chloro-3-methylphenol	0.000	370.0	360.0	1000.00	37	36	2.7
1,2,4-trichlorobenzene	0.000	460.0	430.0	1000.00	46	43	6.7
N-nitroso-di-n-propyl	0.000	350.0	380.0	1000.00	35	38	8.2
1,4-Dichlorobenzene	0.000	530.0	510.0	1000.00	53	51	3.8
2-Chlorophenol	0.000	340.0	350.0	1000.00	34	35	2.9
Phenol	0.000	380.0	440.0	1000.00	38	44	14.6

$$\% \text{ Recovery} = \frac{(MS - \text{Sample})}{\text{AmountSpiked}} \cdot 100$$

$$RPD = \frac{(MS - MSD)}{(MS + MSD)} \cdot 200$$

RPD means Relative Percent Deviation

