September 9, 2000

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

Re: Report of August 24, 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 August 24, 2000. The Alameda County Health Care Services Agency (ACHCSA) requested quarterly sampling in an April 26, 2000, letter.

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 detected after conducting over-excavation. 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, near boring IB-1, to further evaluate groundwater quality beneath the site.

27973 HIGH COUNTRY DRIVE • HAYWARD,CA 94542-2530 • (510)581-2320 • FAX (510) 581-8490
e-mail • mrakovich@worldnet.att.net

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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 and May 18, 2000; see the table below for results of chemical analyses.

GROUNDWATER SAMPLING EVENT-8/24/2000

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 August 22, 2000, ALLCAL visited the City of Alameda Public Works Department and obtained an Encroachment Permit [attached (# EN00-056)] 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 August 24, 2000.

Prior to sampling, the depth to groundwater from top-of-casing and total well depth was 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 protocal) to purge, prior to sampling. Depth to water was measured to be 11.75 feet below top-of-casing and total well depth was measured to be 19.8 feet below grade. Depth to groundwater was about 2.76 feet deeper than during the last sampling event on May 18, 2000. Water volume in the well's casing was calculated to be 0.33 gallons; the minimum purge volume was calculated to be .99 gallons.

During the above measurements, about 1.85 feet of floating hydrocarbon was observed. The floating

hydrocarbon was apparently bailed from the well during the purging process discussed below.

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 .99 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 TPHG chromatogram indicated significant heavier gasoline range compounds (aged gasoline?). No BTEX compounds or MTBE were detected.

TPHD and TPHMO were detected at concentrations of 6,100 ppb and 4,800 ppb, respectively. The laboratory noted that the TPHD chromatogram 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,b	<5.0	<0.5	<0.5	<0.5	<0.5	6100 b,g	4800	<25 (for all)

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.

COMMENTS

Depth to groundwater has increased by about 2.76 feet since the last two sampling events.

About 1.85 feet of floating hydrocarbon was observed when measuring depth to groundwater. The floating hydrocarbon appeared to be mostly bailed from the well during purging.

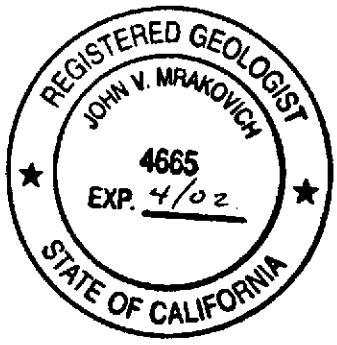
Concentrations of detected analytes are similar to those for the prior sampling event of 5/18/00.

The next sampling event is proposed to be conducted in November 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

attachments

950 West Mall Square, #110
Alameda Point
Alameda, CA 94501

CITY OF ALAMEDA

Public Works Department

(510) 749-5840

Fax (510) 749-5867

Printed: ***08-22-2000***

Encroachment Permit

Permit #
EN00-056

Applicant
ALLCAL ENVIRONMENTAL
RUSSI JAMES F & ARLEEN M TRS
27973 HIGH COUNTRY
HAYWARD, CA
94542

Contractor Information

Owner Information

428 YORKSHIRE RD
ALAMEDA CA

94501

Project Information
ENCROACH - Encroachment Permit - ***APPROVED***
Sub-Type:

Applied: **8/22/2000**
Finaled:

Issued: **8/22/2000**
Expires: **8/22/2001**
Valuation: **$11.00**

Job Address: **1347 PARK ST**
Suite / Unit:
Work Description: **2 METERED SPACES (1347 PARK ST) FOR 8/24/00**

Parcel Number: **071 020400904**

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

Payments Made: 8/22/2000 09:18 AM
Total Payment: **$11.00**

RECEIPT

Receipt #: R00-004278
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	171	11.00

Account Summary for Fees and Payments:

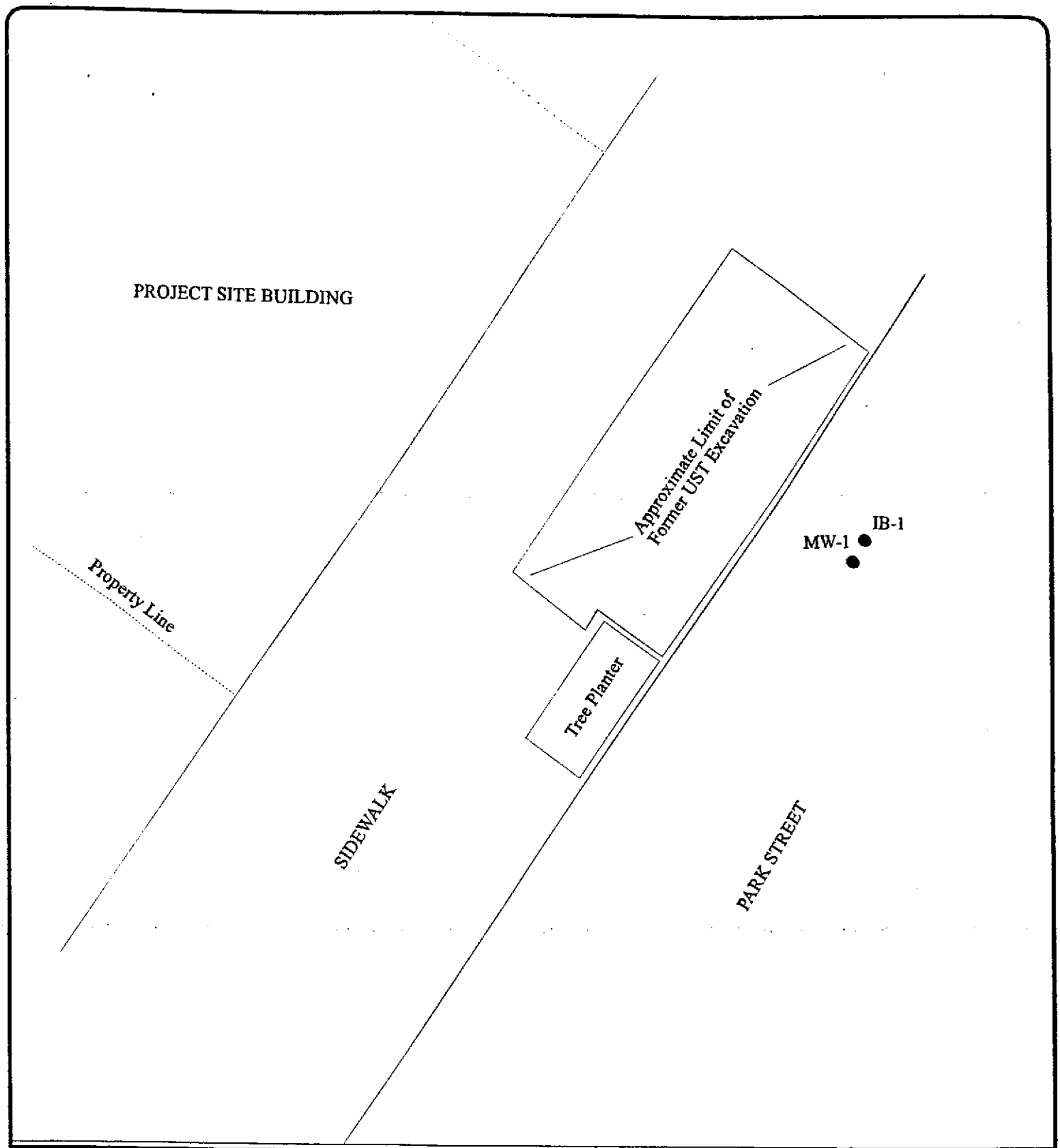
Item#	Description	Account Code	Tot Fee	Paid	Prev. Pmts	Cur. Pmts
240	Encroachment Fees	4520-33410 (1011)	2.00	2.00	.00	2.00
1150	Parking Meter Revenue	224-37330 (8763)	9.00	9.00	.00	9.00

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.

8/24/2000
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)

N

ALLCAL ENVIRONMENTAL

SITE PLAN

1347 PARK STREET
ALAMEDA, CA

RECORD OF WATER SAMPLING

PROJECT NO.: 146 DATE: 8/24/00

PROJECT NAME: 1347 PARK STREET

PROJECT LOCATION: ALAMEDA, CA

SAMPLER: ALLCAL ENVIRON / JVM

WELL NO.: MW-1

WELL DIAMETER: 1"

TOC ELEV: NA

LOCK NO.:

ANALYSES: TPHG, BTEX, TPHD, TPHMO, PNA, MTBE

WELL DEPTH (from construction detail):

WELL DEPTH (measured): 19.80 SOFT BOTTOM?:

DEPTH TO WATER: 11.75 TIME: 900

PRESSURE (circle one)?: YES OR (NO)

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

≈ 1.85' OF FLOATING PRODUCT

WATER VOLUME IN WELL: 0.33 GAL

[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

LOCATION MAP

CALCULATED PURGE VOL. (GAL): .99 (OZ): 128 ACTUAL PURGE VOL. (GAL): .99 (L):

PURGE METHOD: DISPOSABLE BAILER SAMPLE METHOD: DISPOSABLE BAILER

FIELD MEASUREMENTS

Time	Depth to Water (FT)	Vol (OZ)	Temp (Deg. F)	pH	EC X 1000	Clarity	Turbidity (NTU)	Remarks
920		32	68.5	7.75	.66			TURBID, BROWN, HEAVY SHEEN, FLOATING PRODUCT
926		64	68.3	8.14	.50			LESS PRODUCT
931		96	68.7	7.87	.50			NO PRODUCT
936		128	68.7	7.67	.50			" "
1000	Sample							

SIGNATURE: J. Muhland

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	Client Project ID: #146; 1347 Park St., Alameda CA	Date Sampled: 08/24/00
27973 High Country Drive		Date Received: 08/25/00
Hayward, CA 94542-2530	Client Contact: John Mrakovich	Date Extracted: 08/25-08/27/00
	Client P.O:	Date Analyzed: 08/25-08/27/00

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 GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g)*	MTBE	Benzene	Toluene	Ethylben-zene	Xylenes	% Recovery Surrogate
45858	Trip Blank	W	ND	ND	ND	ND	ND	ND	102
45859	MW-1	W	130,b	ND	ND	ND	ND	ND	98
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.
1100 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	Client Project ID: #146; 1347 Park St., Alameda CA	Date Sampled: 08/24/00
27973 High Country Drive		Date Received: 08/25/00
Hayward, CA 94542-2530	Client Contact: John Mrakovich	Date Extracted: 08/25/00
	Client P.O:	Date Analyzed: 08/25/00

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
45859	MW-1	W	6100,b,g	4800	83
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.

[1]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? (s 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

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ALLCAL Environmental	Client Project ID: #146; 1347 Park St., Alameda CA	Date Sampled: 08/24/00
27973 High Country Drive		Date Received: 08/25/00
Hayward, CA 94542-2530	Client Contact: John Mrakovich	Date Extracted: 08/25/00
	Client P.O:	Date Analyzed: 08/30-08/31/00

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

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

Lab ID	45859	Reporting Limit	
Client ID	MW-1		
Matrix	W	S	W, STLC TCLP
Compound	Concentration*	mg/kg	ug/L
Acenaphthene	ND<25	0.33	10
Acenaphthylne	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	108		
% Recovery Surrogate 2	108		
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: 08/25/00-08/26/00 Matrix: Water

Extraction: N/A

Compound	Concentration: ug/L				%Recovery		RPD
	Sample	MS	MSD	Amount Spiked	MS	MSD	
SampleID: 81900				Instrument: GC-3			
Surrogate1	0.000	98.0	97.0	100.00	98	97	1.0
Xylenes	0.000	280.0	283.0	300.00	93	94	1.1
Ethyl Benzene	0.000	93.0	95.0	100.00	93	95	2.1
Toluene	0.000	98.0	98.0	100.00	98	98	0.0
Benzene	0.000	97.0	97.0	100.00	97	97	0.0
MTBE	0.000	104.0	104.0	100.00	104	104	0.0
GAS	0.000	842.4	863.6	1000.00	84	86	2.5
SampleID: 83000				Instrument: GC-11A			
Surrogate1	0.000	108.0	112.0	100.00	108	112	3.6
TPH (diesel)	0.000	296.0	314.0	300.00	99	105	5.9
SampleID: 82500				Instrument: IR-1			
Surrogate1	0.000	99.2	97.8	100.00	99	98	1.4
TRPH	0.000	27.6	26.7	23.70	116	113	3.3

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

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

RPD means Relative Percent Deviation

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QC REPORT

SVOCs (EPA 8270/625/525)

Date: 08/30/00-08/31/00 Matrix: Water

Extraction: N/A

Compound	Concentration: ug/L				%Recovery		RPD
	Sample	MS	MSD	Amount Spiked	MS	MSD	
SampleID: 81800					Instrument: GC-8		
Surrogate1	0.000	310.0	200.0	1000.00	31	20	43.1
Pyrene	0.000	480.0	420.0	1000.00	48	42	13.3
Pentachlorophenol	0.000	320.0	300.0	1000.00	32	30	6.5
2,4-Dinitrotoluene	0.000	390.0	410.0	1000.00	39	41	5.0
Acenaphtene	0.000	340.0	310.0	1000.00	34	31	9.2
4-Nitrophenol	0.000	430.0	390.0	1000.00	43	39	9.8
4-Chloro-3-metylphenol	0.000	420.0	390.0	1000.00	42	39	7.4
1,2,4-trichlorobenzene	0.000	490.0	440.0	1000.00	49	44	10.8
N-nitroso-di-n-propyl	0.000	330.0	320.0	1000.00	33	32	3.1
1,4-Dichlorobenzene	0.000	390.0	360.0	1000.00	39	36	8.0
2-Chlorophenol	0.000	330.0	310.0	1000.00	33	31	6.3
Phenol	0.000	360.0	370.0	1000.00	36	37	2.7

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

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

RPD means Relative Percent Deviation

2160020C LG.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: JOHN MRAKOVICH Bill To: SAME

Company: ALLCAL ENVIRONMENTAL

27915 HIGH COUNTRY DR.

HAYWARD, CA 94542

Tele: (510) 581 2320 Fax: (510) 581 0490

Project #: 146 Project Name: NA

Project Location: 1347 PARK ST, ALAMEDA, CA

Sampler Signature: John Mrakovich

SAMPLE ID	LOCATION	SAMPLING Date	SAMPLING Time	# Containers	Type Containers	MATRIX Water	MATRIX Soil	MATRIX Air	MATRIX Sludge	MATRIX Other	METHOD PRESERVED Ice	METHOD PRESERVED HCl	METHOD PRESERVED HNO3	METHOD PRESERVED Other
TRIP BLANK	—	8/24/00	900	1	VOA	X					X			
MW-1	MW-1	"	1000	4	2-1L 2-VOA	X					X	X		

Analysis Request

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
X														
X	X									X				

Other: TPH AS MOTOR OIL

Comments: 45858 45859

ICE/ GOOD CONDITION ✓
HEAD SPACE ABSENT ✓
PRESERVATION APPROPRIATE ✓
CONTAINERS ✓
VOAS O&G METALS OTHER

Relinquished By:	Date:	Time:	Received By:
J. Mrakovich	8/25	9:10am	Maria Venegas
Relinquished By:	Date:	Time:	Received By:
Relinquished By:	Date:	Time:	Received By:

Remarks: SILICA GEL CLEANUP FOR TPHD & TPHMO

JB.doc