# 2765

#### **GREENSFELDER & ASSOCIATES**

1548 Jacob Avenue, San Jose, CA 95118 Phone: (408) 267-6427 Cell: (510) 385-4308 Fax: (510) 522-6259

AUG 1 7 2001

A REPORT DOCUMENTING MONITORING WELL DEVELOPMENT AND GROUNDWATER SAMPLE COLLECTION AT:

ALAMEDA GATEWAY 2900 MAIN STREET ALAMEDA, CALIFORNIA

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Roger Greensfelder PhD CA Registered Geologist #3011

July 21, 2001

Helen Mawhinney

Senior Environmental Specialist

July 21, 2001



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#### 1.0 INTRODUCTION

This report documents an attempt to sample three groundwater monitoring wells on June 14, 2001. This report presents a brief history of the removal of underground storage tanks, site investigations, groundwater monitoring well installation, as well as the current groundwater sampling and analyses. The site location is Alameda Gateway, 2900 Main Street, Alameda, California. The site location is shown in the map of Figure 1. (Appendix A).

#### 2.0 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

#### 2.1 Underground Storage Tank Removal

On April 11, 1990, four underground storage tanks (USTs) were removed from the above referenced site. These were two 600-gallon diesel, one 7,000-gallon gasoline, and a 1,100-gallon fuel oil UST.

Hereafter they are referred to as: 1,100-gallon fuel oil (Tank# 137); 600-gallon diesel (Tank# 133), 7,000-gallon gasoline and 600-gallon diesel (Tank #85a and #85b, respectively, which shared a common tank pit). Each tank was named after the site building number they were located next to.

Groundwater was encountered within each of these tank pits at a depth of approximately 4' below ground surface. For analytical results, refer to Tables 1a and 1b. For tank locations refer to Appendix A Maps, Figure 2.

Soil samples were not collected beneath the product lines associated with the 600-gallon and 7,000-gallon USTs (tanks 85a and 85b).

For analytical results refer to Table 1a.

TABLE 1a
Soil Analytical Results
Following the Removal of Underground Storage Tanks

Soil Samples were Collected Approximately 6" Above Groundwater
April 11, 1990

All results are reported in ppm.

Tank Sample#	TPHd	TPHg	В	Т	Е	X
1,100-GAL. AG-137-01	6.7	ND	ND	ND	ND	ND
1,100-GAL. AG-137-02	38,000.00	850.0	2.2	4.3	4.3	29.0
1,100-GAL. *AG-137-03	ND	2.8	0.1	ND	ND	ND
600-GAL		NONE COLLI	ECTED			
7,000-GAL. AG-85-01	NA	4.8	ND	ND	ND	ND
7,000-GAL. AG-85-02	NA	1.1	ND	ND	ND	ND
7,000-GAL. AG-85-03	ND	4.8	ND	ND	ND	ND
600-GAL AG-133-01	1,100.0	52.0	0.3	<0.1	0.4	0.7
DETECTION LIMIT	5.0	1.0	0.1	0.1	0.1	0.1

NA = Not analyzed ND = Not detected

<sup>\*</sup> Soil sample AG-137-03 was collected at the same depth as sample AG-137-02 (2.5 feet) but two feet east of the pit sidewall and outside of the tank pit cavity.

#### TABLE 1b Groundwater Analytical Results Following The Removal of Underground Storage Tanks April 11, 1990

All groundwater results are reported in ppb

Tank Sample#	ТРНа	TPHg	В	I	E	X
7,000-GAL. AG-85-03	NA	43,300.0	37.0`	ND	ND	300.0
DETECTION LIMIT	NA	50.0	0.5	0.5	0.5	0.5

NA = Not analyzed

ND = Not detected

#### 2.2 Excavation of Contaminated Soil

According to the Mittelhauser Underground Storage Tank Removal Report dated June 1990, soil along the southeast portion of the excavation, where the diesel tank (Tank #85) had been located, was over-excavated laterally ten feet to the north and east of the tank location, and approximately two-feet to the south. The southern extent of excavation was limited by the close proximity of a railroad spur. The limit of the contamination was not found and the excavation was discontinued until a later time. Soil samples were not collected subsequent to excavation.

Underground utilities in the area of Tank #137 prevented excavation in this area.

#### 2.3 Groundwater Monitoring Wells

On August 26, 1992, three groundwater monitoring wells were installed in each former tank pit area. Each well was installed within ten-feet of and in the assumed downgradient flow of each tank pit.

These were monitoring well MW-1 located north of and adjacent to Tank #137, MW-2 located between Buildings# 133 and 72, and MW-3 located north of and adjacent to Tank #85. Analytical results are presented in Table 2a and 2b.

# Table IIa Soil Analytical Results Installation of Three Groundwater Monitoring Wells On August 26, 1992

All groundwater results are reported in ppm

Tank Area Sample #/Depth	TOG	TEH	TVH	В	Τ	E	X	Lead
MW-1 #137 3.0'	140.0	4,900.0	NA	ND	ND	ND	ND	13.0
MW-2 #133 2.5'	NA	NA	ND	ND	ND	ND	ND	ND
3.5'	65.0	NA	ND	ND	ND	ND	ND	46.0
MW-3 #85A & B 3 @ 2.5'	1,600.0	12,000.0	ND	ND	ND	ND	ND	9.0

# Table IIb Soil Analytical Results Installation of Three Groundwater Monitoring Wells On August 26, 1992

All groundwater results are reported in ppm.

Tank Area Sample #/Depth	TVH as Gasoline
MW-1 @ 3.0	NA
MW-2 @ 2.5'	ND
MW-2 @ 3.5'	ND
MW-3 @ 2.5'	ND

NA = Not analyzed

ND = Not detected

Table IIc Soil Analytical Results
Installation of Two Groundwater Monitoring Wells
On August 26, 1992

All groundwater results are reported in ppm.

Tank Area Sample#/Depth	Kerosene Range	Diesel Range
MW-1 @ 3.0'	NA	4,900.0
MW-2 @ 3.5'	NA	65.0
MW-3 @ 2.5'	NA	12,000.0

NA = Not analyzed ND = Not detected

TABLE III Monitoring Wells Groundwater Analytical Results

Date	TOG ppm	TPHd ppm	TPHg ppm	<u>B</u> ppb	T ppb	E ppb	X ppb	<u>Lead</u> ppb	PNA ppb	TDS ppm
MW-1	(ma	sle)		(my18	<sup>(</sup> , )					
08/17/92	< 5	4.8	NA	< 0.5	< 0.5	0.6	< 0.5	9.0	NA	NA
11/25/92	< 5	3.9	NA	ND	ND	ND	ND	< 3.0	NA	NA
02/19/93	< 5	1.9	NA	ND	ND	ND	ND	3.0	NA	NA
12/28/95	1.0	3.7	0.09	ND	ND	ND	< 2.0	NA	< 10.0	NA
03/29/96	0.7	1.5	< 0.05	ND	ND	ND	< 2.0	NA	< 10.0	NA
MW-2										
08/17/92	<5.0	0.82	NA	<0.5	<1.0	<0.5	<0.5	10.0	NA	NA
11/25/92	12.0	5.6	NA	<0.5	<0.5	<0.5	<0.5	<3.0	NA	NA
02/19/92	10.0	9.0	NA	<0.5	<0.5	<0.5	<0.5	3.0	NA	NA
12/28/95	30.0	20.0	23.0	<0.5	<0.5	<0.5	<20.0	NA	24.0	NA
03/29/96	130.0	130.0	1.8	<0.5	<0.5	<0.5	<20.0	NA	ND	NA
MW-3										
8/17/92	< 5.0	4.0	0.073	< 1.0	< 1.0	< 1.0	< 1.0	360	NA	NA
11/25/92	< 5.0	14.0	< 0.05	< 0.5	< 0.5	< 0.5	< 0.5	< 3.0	NA	NA
2/19/93	< 5.0	< 0.05	< 0.05	< 0.5	< 0.5	< 0.5	< 0.5	10.0	NA	NA
12/28/95	2.0	3.8	< 0.05	< 0.5	< 0.5	< 0.5	< 2.0	NA	< 10.0	5,000.0
3/29/96	< 0.5	0.39	< 0.05	< 0.5	< 0.5	< 0.5	< 2.0	NA	< 10.0	NA

NA = Not analyzed ND = Not detected

#### 3.0 SCOPE OF SERVICES

This report documents the attempt to sample three (3) groundwater monitoring wells located in the area of formerly removed underground storage tanks (USTs), on June 14, 2001. The analytical results of these events are presented in this report.

#### 3.1 Groundwater Monitoring Wells MW-1, MW-2, and MW-3

#### MW-1

Groundwater monitoring well MW-1, located in the area of Building 137 and adjacent to the former 1,100-gallon fuel tank, was developed to clean and stabilize the sand, gravel, and aquifer materials around the slots/perforations. Well development continued until the wells were free of sand, silt, and turbidity, to the maximum extent feasible.

The pH, temperature, and conductivity were measured and observed to stabilize prior to sample collection. Approximately five (5) well casing volumes of standing water were removed from each well.

Development water was placed in a DOT 17, 55-gallon drum for disposal, labeled, and contained pending receipt of laboratory results on groundwater samples.

#### MW-2 3

Groundwater monitoring well MW-2, located in the area of former Building 85, and adjacent to a former 7,000-gallon gasoline, and 600-gallon diesel UST (referred to as tanks 85A, and 85B), could not be found. Former scaled diagrams of the well location were used to search for the well. No well cover or well construction materials could be found.

During the fall and winter of 2000, East Bay Mud constructed, for the City of Alameda, a subsurface stormdrain in the well area. Approximately 10 cubic yards of soil generated during trenching for the stormdrain was stockpiled above the former tank area. Alameda Gateway maintenance crews probed beneath the soil, using hand shovels, in attempt to locate well materials. When this failed, Zaccor Companies Inc. was retained to remove the stockpiled soil and several inches of native soil beneath the stockpile, using a backhoe. No indications of a groundwater monitoring well were encountered.

It appears this well may have been destroyed during placement of the stormdrain.

#### MW-3 2

Monitoring well MW-3, located between Buildings 133 and 72, and adjacent to one 600-gallon diesel UST, was observed to contain approximately 1/4" of free product. Therefore this well was not sampled. A site investigation will be performed in this area subsequent to the scheduled demolition of Building 133.

#### 3.2 Groundwater Monitoring Wells Sample Collection

A groundwater sample was collected within monitoring well MW-1, using a clean, dedicated disposable bailer. Collected water was decanted into two (2) one-liter amber, two 200-ml amber, and two (2) 40-ml volatile organics vials (voas), to a positive meniscus to eliminate headspace.

The groundwater samples were labeled with the date, sampler's name, project name, and well number. The samples were placed in sealed bags on ice within a cooler. The samples were transported to a state certified analytical laboratory under chain of custody.

#### 3.3 Well Water Analyses

Groundwater sample MW-1 was analyzed for total petroleum hydrocarbons as gasoline, benzene, toluene, ethylbenzene, total xylenes, and MTBE (TPHg, BTEX, MTBE, using EPA Method 8015 modified (purgeable) and 8020); total petroleum hydrocarbons as diesel (TPHd, using EPA Method 8015 modified (extractable using silica gel cleanup)); and total petroleum hydrocarbons as motor oil (TPHmo, using EPA Method 8015 modified extractable using silica gel cleanup).

#### 3.4 Analytical Results

# Table IV QUARTERLY MONITORING Monitoring Well MW-1 June 14, 2001

Total petroleum hydrocarbons as gasoline reported in ug/L Benzene, toluene, ethylbenzene, total xylenes reported in ug/L MTBE reported in ug/L Total petroleum hydrocarbons as diesel reported in ug/L Total petroleum hydrocarbons as motor oil reported in ug/L

Well/Sample#	TPHg	BTEX ppb	MTBE	TPHd	TPHmo
ppb	ppb		ppb	ppb	ppb
MW-1	ND	ND	ND	120.0	ND

NA = Not analyzed ND = Not detected

#### 4.0 RELEASE REPORTING

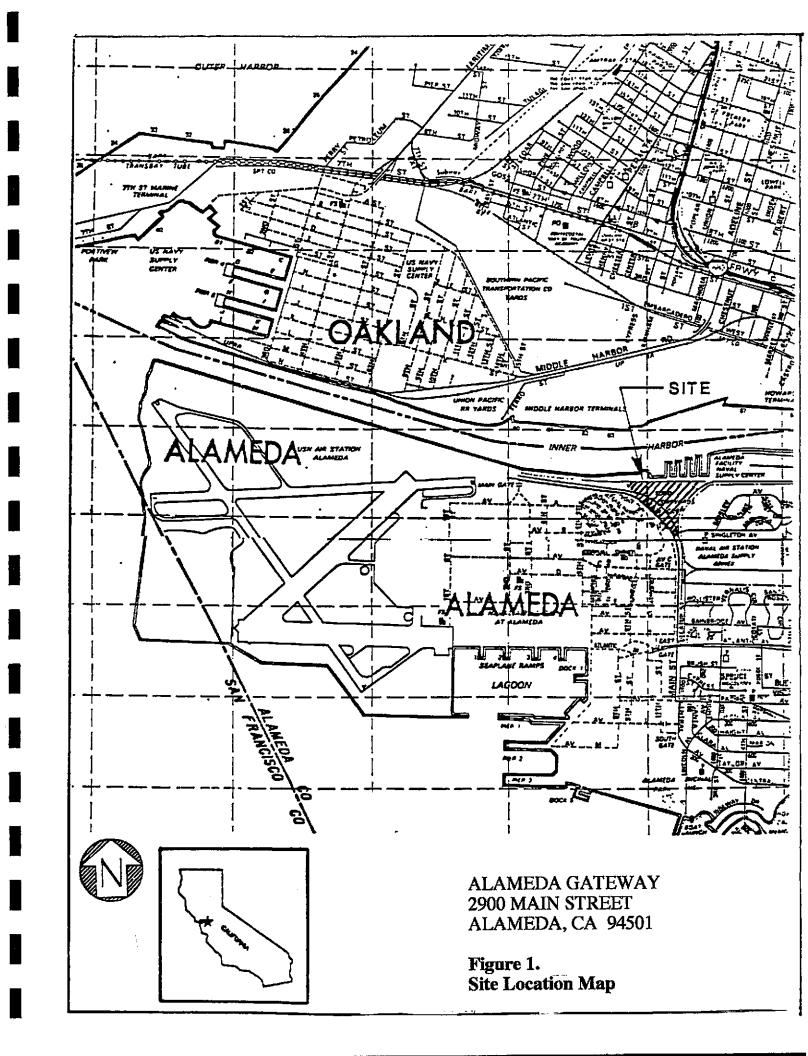
As requested, a copy of this report was forwarded to the Alameda County Department of Environmental Health Services, Hazardous Materials Division. This address is provided for your records.

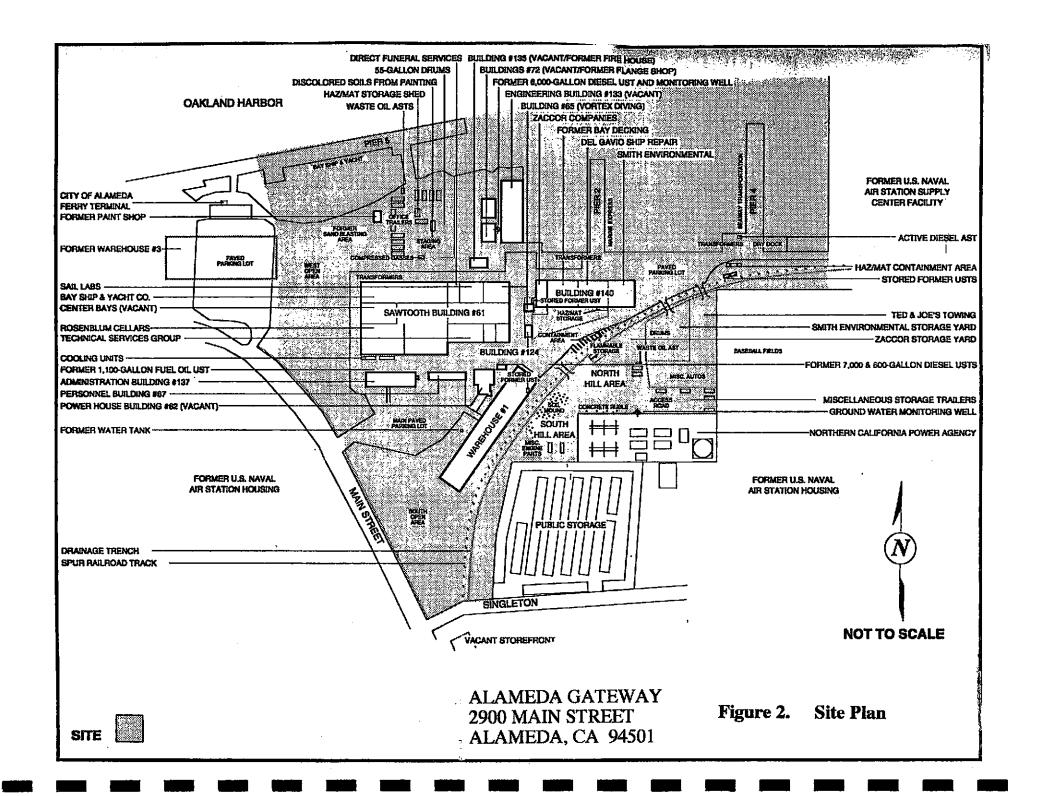
County of Alameda Department of Environmental Health Services Hazardous Materials Division 1131 Harbor Bay Parkway, Suite 250 Alameda, CA 94502-6577 Attn: Mr. Barney M. Chan Hazardous Materials Specialist

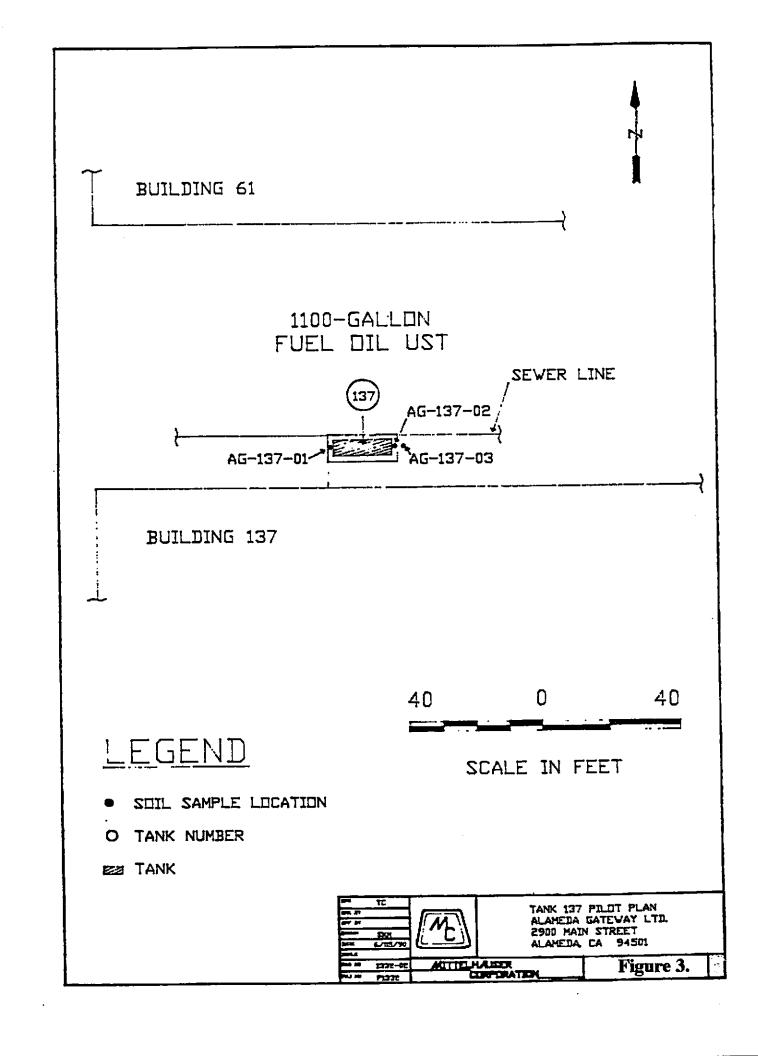
#### APPENDIX A

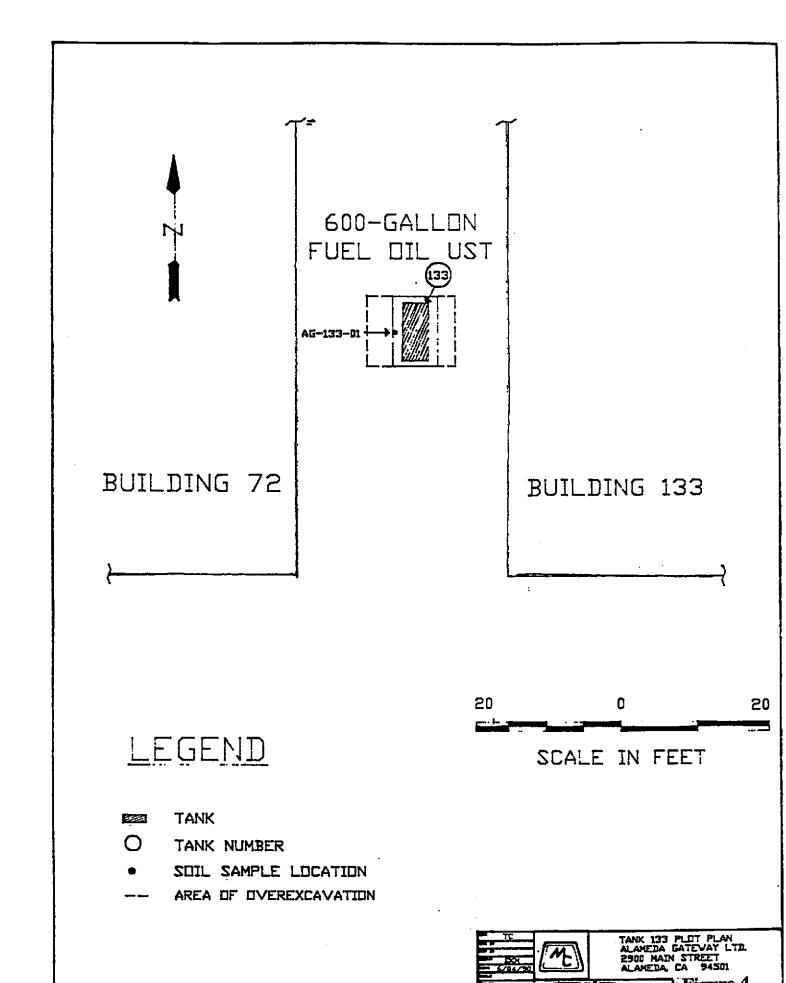
#### **FIGURES**

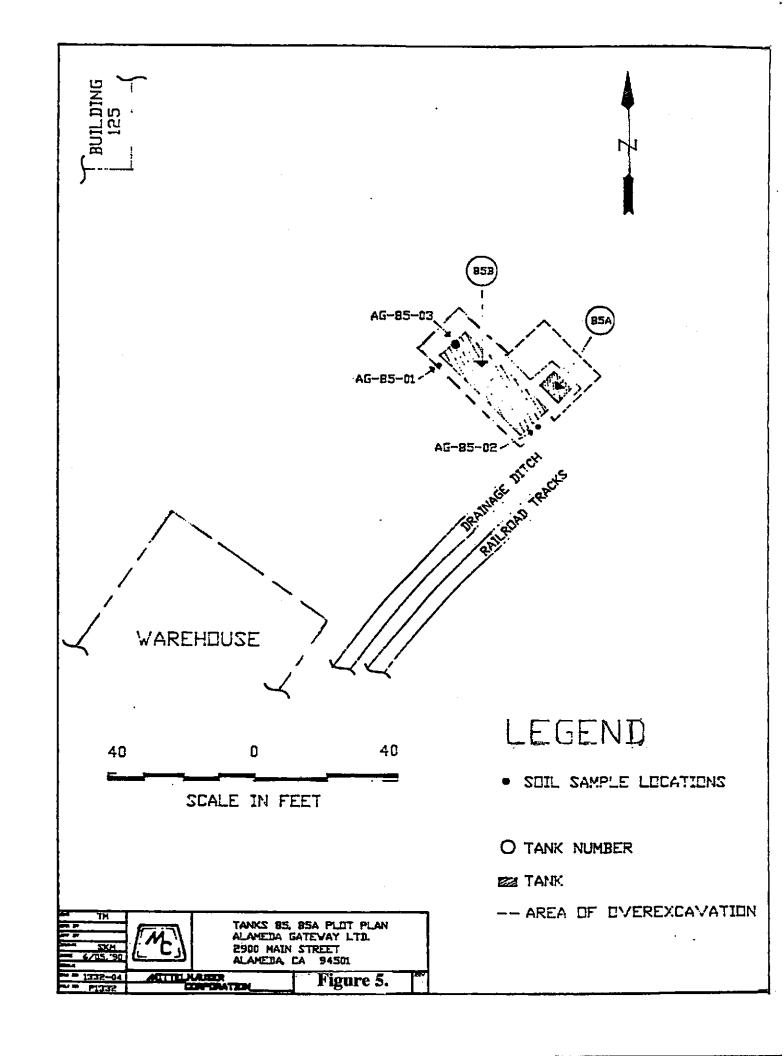
- Figure 1. Site Location Map
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- Figure 3. 1,100-Fuel Oil UST (Tank 137)
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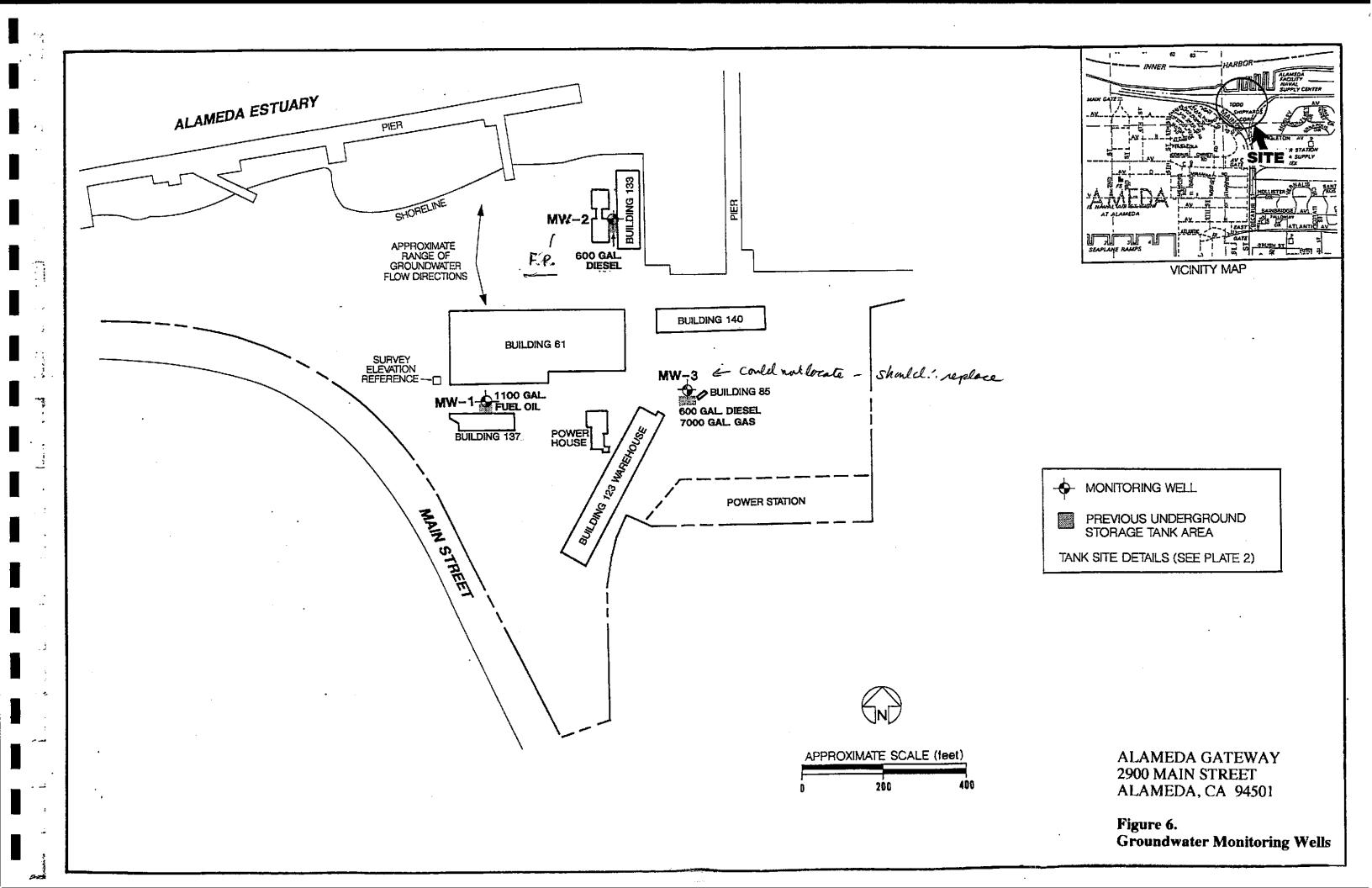












# APPENDIX B LABORATORY ANALYTICAL REPORT CHAIN OF CUSTODY

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

June 21, 2001

Helen Mauhinney

**ETS** 

1548 Jacob Avenue

San Jose, CA 95118

Order: 25943

Date Collected: 6/14/2001

Project Name: Alameda Gateway

Date Received: 6/15/2001

Project Number: MW

P.O. Number: Alameda Gateway

Project Notes:

On June 15, 2001, sample was received under documentented chain of custody. Results for the following analyses are attached:

<u>Matrix</u> Liquid <u>Test</u>

Gas/BTEX/MTBE

Method

EPA 8015 MOD. (Purgeable)

EPA 8020

TPH as Diesel w/ Si-Gel Std

TPH as Motor Oil w/ Si-Gel Std

EPA 8015 MOD. (Extractable) EPA 8015 MOD. (Extractable)

Chemical analysis of these samples has been completed. Summaries of the data are contained on the following pages. USEPA protocols for sample storage and preservation were followed.

Entech Analytical Labs, Inc. is certified by the State of California (#2346). If you have any questions regarding procedures or results, please call me at 408-588-0200.

Sincerely,

QA/QC Manager

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

ETS

1548 Jacob Avenue

San Jose, CA 95118

Attn: Helen Mauhinney

Date: 6/21/01

Date Received: 6/15/2001

Project Name: Alameda Gateway

Project Number: MW

P.O. Number: Alameda Gateway

Sampled By: Client

#### Certified Analytical Report

Order ID: 2	5943	Lab Sa	ımple I	<b>D</b> : 2594	<b>4</b> 3-001		Client San			
Sample Time:		Sam	ple Da	te: 6/14	/2001					
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Diesel	120		1	50	50	μg/L	6/20/2001	6/21/2001	DW4028A	EPA 8015 MOD. (Extractable)
					Surroga	ate	Suri	ogate Recovery	Cont	rol Limits (%)
					o-Terphe	enyl		59	4	1 - 139
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		I	250	250	μg/L	6/20/2001	6/21/2001	DW4028A	EPA 8015 MOD. (Extractable)
					Surroga	ite	Surr	ogate Recovery	Cont	rol Limits (%)
					o-Terphe	nyl		59	3	8 - 114
Comment: TF	H Extraction perform	ed with sil	ica gel cle	an-up						

DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)

Michelle L. Anderson, Laboratory Director

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

ETS

1548 Jacob Avenue San Jose, CA 95118

Attn: Helen Mauhinney

Date: 6/21/01

Date Received: 6/15/2001

Project Name: Alameda Gateway

Project Number: MW

P.O. Number: Alameda Gateway

Sampled By: Client

#### Certified Analytical Report

<b>Order ID: 25943</b>		Lab Sample ID: 25943-001						Client Sample ID: MW-1					
Sample Time:		Sam	ple Dat	te: 6/14/	2001		Matrix: Liquid						
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method			
Benzene	ND		1	0.5	0.5	μg/L	N/A	6/18/2001	WGC42058	EPA 8020			
Toluene	ND		1	0.5	0.5	μg/L	N/A	6/18/2001	WGC42058	EPA 8020			
Ethyl Benzene	ND		1	0.5	0.5	μg/L	N/A	6/18/2001	WGC42058	EPA 8020			
Xylenes, Total	ND		1	0.5	0.5	μg/L	N/A	6/18/2001	WGC42058	EPA 8020			
					Surroga	ıte	Surr	ogate Recovery	Control Limits (%)				
				aa	a-Tritluoro	toluene		95	6:	5 - 135			
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method			
Methyl-t-butyl Ether	ND		1	5	5	μg/L	N/A	6/18/2001	WGC42058	EPA 8020			
					Surroga	ite	Surr	ogate Recovery	Contr	ol Limits (%)			
				aaa	a-Tritluoro	toluene		95	65	5 - 135			
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method			
TPH as Gasoline	ИD		1	50	50	μg/L	N/A	6/18/2001	WGC42058	EPA 8015 MOD (Purgeable)			
					Surroga	ite	Surre	ogate Recovery	y Control Limits (%)				
				aaa	a-Trifluoro	toluene		105	65 - 135				

DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)

Michelle L. Anderson, Laboratory Director

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201 **Quality Control Results Summary** 

QC Batch #:

WGC42058

Matrix:

Liquid

Units:

μg/L

Date Analyzed:

6/18/2001

Paramete	er	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test:	TPH	as Gasoline										<del></del>
TPH as G	asoline	EPA 8015 M	ND		561		471.83	LCS	84.1			65.0 - 135.0
ſ		Surrogate	_	Surrog	ate Recover	v	Control	Limits (%)		<del></del>		03.0 - 155.0
		aaa-Trifluorotolu	ene		102		65 -					
Test:	BTE	X										
Benzene		EPA 8020	ND		6.2		6.149	LCS	99.2			65.0 - 135.0
Ethyl Benz	zene	EPA 8020	ND		7.8		7.069	LCS	90.6			65.0 - 135.0
Toluene		EPA 8020	ND		35.8		33.329	LCS	93.1			65.0 - 135.0
Xylenes, to	otal	EPA 8020	ND		43		37.333	LCS	86.8			65.0 - 135.0
	-	Surrogate		Surrog	ate Recover	y	Control )	Limits (%)	<del></del>			
L		aaa-Trifluorotolu	ene		99		65 •	135				
<b>Fest:</b> Methyl-t-bi		E by EPA 8020 r EPA 8020	) ND	· · · · · · · · · · · · · · · · · · ·	52.8		52.476	LCS	99.4		-	65.0 - 135.0
	Surrogate			Surroga	te Recover		Control I	imits (%)		· · ·		
		aaa-Trifluorotolu	ene		99		65 -	. ,				
Test:	TPH :	as Gasoline								- :		
TPH as Ga		EPA 8015 M	ND		56 i		456.65	LCSD	81.4	3.27	25.00	65.0 - 135.0
		Surrogate		Surroga	te Recovery	,	Control I	imits (%)				
		aaa-Trifluorotolue	ene		99		65 -	135				
Test:	втех	ζ								<del>_</del>		
Benzene		EPA 8020	ND		6.2		6.200	LCSD	100.0	0.83	25.00	65.0 - 135.0
thyl Benze	епе	EPA 8020	ND		7.8		7.011	LCSD	89.9	0.82	25.00	65.0 - 135.0
oluene		EPA 8020	ND		35.8		33.395	LCSD	93.3	0.20	25.00	65.0 - 135.0
ylenes, tot	tal	EPA 8020	ND		43		37.169	LCSD	86.4	0.44	25.00	65.0 - 135.0
		Surrogate	_	Surroga	te Recovery		Control L	imits (%)	·			
Ĺ_		aaa-Trifluorotolue	ne		103		65 -	135				
est:	MTBI	E by EPA 8020	-									
iethyl-t-bu		EPA 8020	ND		52.8		49.718	LCSD	94.2	5.40	25.00	65.0 - 135.0
		Surrogate		Surroga	te Recovery		Control L	imits (%)	<del>_</del>			
i		aaa-Trifluorotolue	ne	_	103		65 -					ľ

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

#### Quality Control Results Summary

QC Batch #:

DW4028A

Matrix:

Liquid.

Units:

μg/L

Date Analyzed:

6/20/2001

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: TPH TPH as Diesel	as Diesel w/ Si EPA 8015 M	-Gel Std ND		1000		465.76	LCS	46.6			37.3 - 135.0
	Surrogate o-Terphenyl		Surrog	ate Recovery 48	,	Control I	Limits (%) 139				
Test: TPH TPH as Diesel	as Diesel w/ Si EPA 8015 M	-Gel Std ND		1000		489.78	LCSD	: 49.0 ;	5.03	25.00	37.3 - 135.0
	Surrogate o-Terphenyl		Surrog	ate Recovery	,	Control I	imits (%) 139				

# Environi ntal Technical Services (408) 267-6427

### CHAIN - OF - CUSTODY

Project Number AIAMEOF GATEWAY Witnessing Agen	-mw	Site Nat ATE AIA ctor Nam	me and Ad WAY MODE e and Date	Type and Number of Containers	er of		sis Re	quired	, ,	<u>;</u>	Laboratory ID Condition		Need results		
	<b>,</b> ,				1		CA E	₽.	20				of Samples		by 6721101 Fire mu per AD 6/15, Do not charge Cient.
Sample ID	Date	Time	Matrix	Sample Location			TEH-C OT	TPH-D	S.				1 - Good 2 - See Reverse		Do not charge Cient.
MW-1	6/14/01		#20	Monitoring (upl	/#/	2 liter 2 VOA 2 200 ML	X	X	M						Chalyse MWI
mw-3	Cas	ld.	not	be love	teo	the	11	ne		140	1	1	emples)		la TPH9
MW-2	1/4	// -	ree	product -	no	f san	Úp.	lle	0			·		L	BIEX, MIBE-
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