

1112L



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HUMBOLDT CO. DIVISION
OF ENVIRONMENTAL HEALTH

LETTER OF TRANSMITTAL

TO: HCDEH
100 H St., Suite 100
Eureka, CA 95501

DATE: December 2, 2004
JOB NO.: 4245.01
PROJECT: LOP No. 12543

ATTN: _____

TRANSMITTED BY: Mail Delivered In Person Fax

No. Copies	Description
<u>1</u>	<u>1. Contingency Plan for Subsurface Work</u>
<u> </u>	<u>2. _____</u>
<u> </u>	<u>3. _____</u>
<u> </u>	<u>4. _____</u>
<u> </u>	<u>5. _____</u>
<u> </u>	<u>6. _____</u>

REMARKS: _____

THIS MATERIAL SENT FOR: As Requested Information
 Approval

cc: Peter Ellingson

By: 
Gary L. Manhart

1112L

CONTINGENCY PLAN FOR SUBSURFACE WORK

Former Triangle Motel
518 Summer Street, Eureka, California

LOP No. 12543

Prepared for:
Mr. Peter Ellingson
Post Office Box 866
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Gary L. Manhart, R.G. 7169, Exp. 10/31/06



David R. Gervan, R.C.E. 57282, Exp. 12/31/05



CONTINGENCY PLAN FOR SUBSURFACE WORK

Former Triangle Motel; 518 Summer Street, Eureka, California
LOP No. 12543; LACO ASSOCIATES Project No. 4245.01

INTRODUCTION

The intent of this contingency plan is to protect the health and safety of site workers, resident occupants, as well as the environment. This contingency plan is in addition to all other applicable plans, and does not supersede or negate them. In areas of conflict, the more stringent constraint shall apply.

BACKGROUND

The site is located at the corner of Summer and Fifth Street in Eureka, California (Figure 1). The northeast corner of the property was occupied by the Triangle Gas Station from 1924 to 1948. Two fuel underground storage tanks (USTs) (Tanks #1 and #2; Figure 2) related to the former gas station were discovered during the motel demolition. In June 1995, Northcoast Environmental Construction of Eureka discovered and removed a third UST (Tank #3) while removing Tanks #1 and #2. In December 1995, seven temporary borings were installed to delineate any petroleum hydrocarbon contamination in soil or groundwater originating from the former UST. High concentrations of total petroleum hydrocarbons as gasoline (TPHg) were reported for samples collected within 10 feet of the former tank cavities. In November 1998, three temporary borings and two monitoring wells were installed. In July of 2003, five additional borings were installed to further delineate the soil and groundwater contaminant plumes. Moderate concentrations of gasoline were reported for soil and groundwater samples collected. Benzene, toluene, ethylbenzene, and total xylenes (BTEX) were also not reported for the samples collected from borings.

A sensitive receptor survey has also been completed for this site and did not reveal any potential pathways for contaminant migration or any potential human or ecological receptors within the suspected area of contamination. Given that the remaining contamination is below grade, and appears to be primarily contained at the northern edge of the property and under the sidewalk, no threat to human health during normal surface activities is anticipated (for site workers, adjacent property owners and/or current occupants). It should be further noted that over time the contaminant concentrations should decrease by natural attenuation and biodegradation.

AREAS OF REMAINING PETROLEUM HYDROCARBON FUEL CONTAMINATION

Areas where petroleum hydrocarbon fuel contamination is known to exist in soil and groundwater at the site, is indicated on the attached Figures 3 and 4. Complete summaries of all analytical laboratory results are presented in Table 1 of this report. If contamination is detected outside the area of the delineated contamination, all work will cease and the Humboldt County Division of Environmental Health (HCDEH) will be notified. Work will only proceed by hazardous materials trained personnel/contractors, and with HCDEH approval.

IMPLEMENTATION PROCEDURES

The present owner(s) of the subject property shall provide a copy of this contingency plan to all employees and contractors, whose normal work and duties may lead to contact to the petroleum hydrocarbon fuel contaminated soil below ground surface (Figure 3). It is the responsibility of each employee and contractor to become familiar with the contents of this plan. Contractors shall provide a copy of this plan to each of their employees working at the subject property, whose normal work and duties may put them in contact with the petroleum hydrocarbon fuel contaminated soil and/or groundwater.

Site Workers: In the areas indicated on Figure 3, care should be taken to avoid excessive exposure through dermal contact or inhalation during subsurface work and repairs. Major below ground work in the areas indicated, should be undertaken by personnel or contractors who have completed the standard (CFR 1910.120) OSHA 40 hour hazardous materials training (HAZWOPER) and, if necessary, an eight-hour "refresher" training update within the past year.

Contractors: Any and all contractors working below grade, who may be expected to be exposed to any of the remaining petroleum hydrocarbon fuel contaminated soil, and/or groundwater, shall prepare a site specific safety and health plan for the work to be conducted. This contingency plan shall be incorporated into any site-specific safety and health plans prepared.

All contractor personnel whose normal duties may place them in contact with the petroleum hydrocarbon fuel contaminated soil, and/or groundwater, shall possess documentation of completion of the standard (CFR 1910.120) OSHA 40-hour hazardous materials training (HAZWOPER) and, if necessary, an eight-hour "refresher" training update within the last year.

All contractor personnel will also possess documentation of a respirator "fit test," and shall be medically certified to wear a respirator while working. The contractor personnel whose work

may expect to place them in contact with the petroleum hydrocarbon fuel contaminated soil, and/or groundwater, (areas noted on Figure 3 and 4), shall have respirators fitted with organic vapor cartridges close at hand, or, in their immediate possession at all times while conducting this work.

The contractor's supervisor, or the site safety officer, shall conduct and document a tailgate safety session, prior to the beginning of work, and at least every 10 working days thereafter for the duration of this project. All employees participating in the safety meetings shall sign the attendance sheet for documentation purposes.

Safety discussion will include the code of safe practices, general safety guidelines, safety related practice to air quality hazards and trenching, or excavation work as described in 8 CAC: Appendix A and Article 3. Tailgate safety meeting topics will include a discussion of safety hazards specific to the site, and protection of the site workers from any potential hazards associated with this work.

The Underground Services Alert (USA) shall be notified at least 48 hours prior to commencement of any major subsurface or excavation work. The HCDEH shall be notified at least five days prior to any anticipated work in the identified areas of contamination.

In the event of emergency repairs, involving the contaminated areas in which delay would cause immediate danger to life, health, property, structures, or the environment, HCDEH and other affected agencies should be notified as soon as reasonably possible, as to the nature of the emergency, and the proper steps toward resolution.

SITE MONITORING/SAFETY - HYGIENE EQUIPMENT

Site Workers: If a worker detects hydrocarbon odors (a smell of heating or diesel oil), during the normal course of minor repairs, or other work in the areas determined to be potentially contaminated, all work shall cease, until the site can be monitored by qualified personnel, such as contractors, engineers, geologists, or environmental health specialists who have completed the required OSHA training outlined above, and have the equipment to monitor the air quality.

Care should be taken while doing any work below the ground surface in the contaminated areas to minimize the potential for dermal contact. In case of dermal contact, the affected area should

be thoroughly washed with soap and water. Hands should always be washed following any work in the contaminated area.

Contractors: When petroleum hydrocarbon fuel contaminated soil is excavated, or otherwise exposed to the atmosphere during major below grade work, or, if there are repairs in the areas of soil contamination, routine monitoring of air quality shall be conducted by qualified personnel, using the appropriate gas detection and monitoring equipment. A first aid kit in accordance with 8 CAC: Appendix A, and a 10 lb. fire extinguisher shall be on-site, with the location known to all project personnel. The standard OSHA poster of emergency telephone numbers shall be posted in full view.

In the event air quality is in question, respirators shall be donned when air quality monitoring in the area of activity indicates concentration of benzene exceeding 1 part per million (ppm), or TPH exceeding 100 ppm.

PERSONAL PROTECTION

Site Workers: Except as indicated, normal work garments are acceptable. Nitrile or other suitable gloves shall be required and worn where contact with contaminated soil is possible.

Contractors: Except as indicated, modified Level D personal protection is acceptable, including normal work garments, ankle-high steel-toe rubber boots, safety glasses, and hardhat. Nitrile or other suitable gloves shall be required and worn where contact with petroleum hydrocarbon fuel contaminated soil and/or groundwater is anticipated.

As noted above, all contractor field personnel working within the petroleum contaminated area shall possess a NIOSH approved air purifying half-face respirator, fitted with approved organic vapor cartridges (Wilson R21 or equivalent). Respirators shall be inspected, maintained, stored and cleaned in accordance with standard procedures and the company respirator protection program. All personnel shall be trained in proper use of the respirator, and possess documentation of a positive fit test.

WASTE MANAGEMENT

In the event that petroleum hydrocarbon fuel contaminated soil is made accessible during future site subsurface or excavation work, it shall be excavated under the direction of qualified personnel to the extent possible. Small quantities of contaminated soil (less than 2 cubic yards) will be

contained within secured 55-gallon drums for proper disposal. Larger quantities of contaminated soil will be stockpiled on-site or, with HCDEH approval, hauled off for immediate disposal. If soil is stockpiled on-site, the stockpile (underlain and covered with 10 mil plastic) shall be enclosed with a 6-foot minimum height hurricane-rated fencing to limit access to, and contact by, the public, until it can be characterized and disposed of as approved by HCDEH.

If contaminated soil is hauled and disposed of off-site, it shall be done with prior HCDEH notification and approval and to qualified waste sites by a licensed hauler. Copies of manifests and weigh tickets will be provided to HCDEH.

ATTACHMENTS

Figure 1	Location Map
Figure 2	Project Site Map
Figure 3	Extent of Contamination in Soil
Figure 4	Extent of Contamination in Groundwater
Table 1	Groundwater Monitoring Data and Analytical Results
Key	Abbreviations and Laboratory Notations

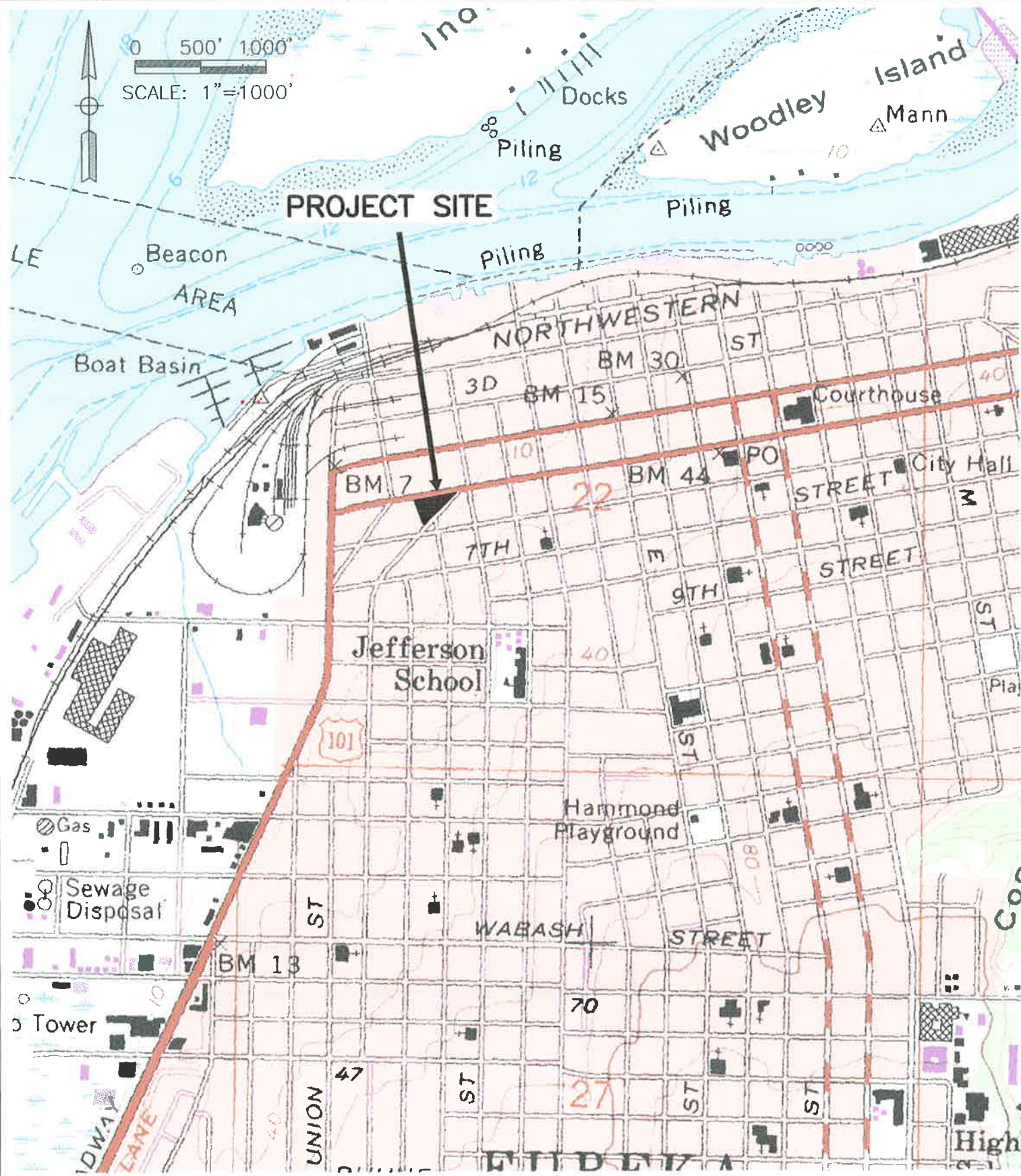
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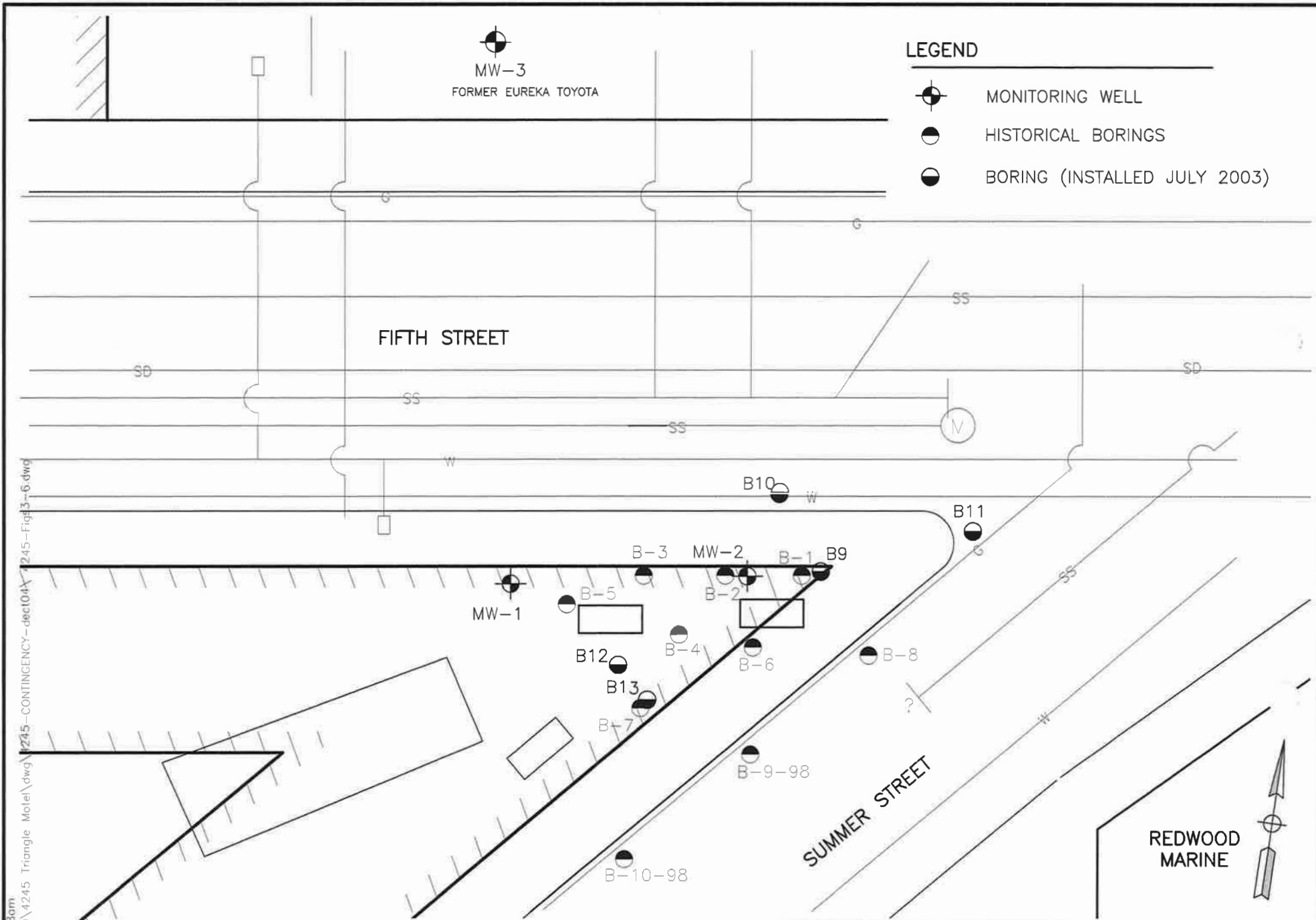


LACO ASSOCIATES
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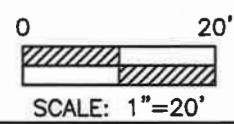
PROJECT	CONTINGENCY PLAN
CLIENT	TRIANGLE MOTEL CORP./P. ELLINGSON
LOCATION	SUMMER ST. EUREKA
	LOCATION MAP

BY	RJM	FIGURE	1
DATE	12/01/04	CHECK	GLM
SCALE	1"=1000'	JOB NO.	4245.01



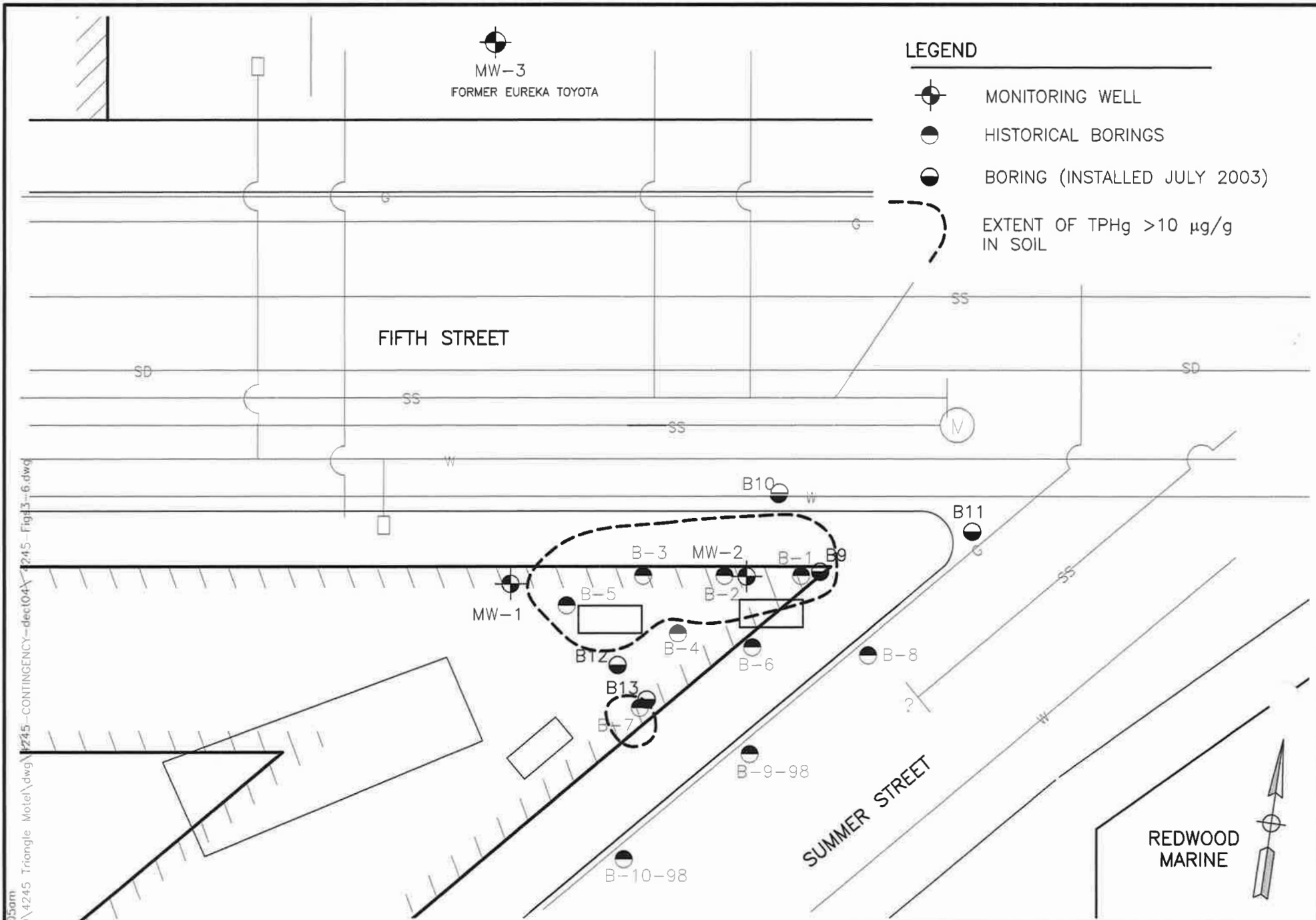


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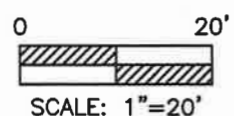
PROJECT	CONTINGENCY PLAN	BY	RJM	FIGURE	2
CLIENT	TRIANGLE MOTEL CORP./P. ELLINGSON	DATE	12/01/04		
LOCATION	SUMMER ST, EUREKA	CHECK	<i>lrcm</i>	JOB NO.	4245.01
	PROJECT SITE MAP	SCALE	1"=20'		




LEGEND

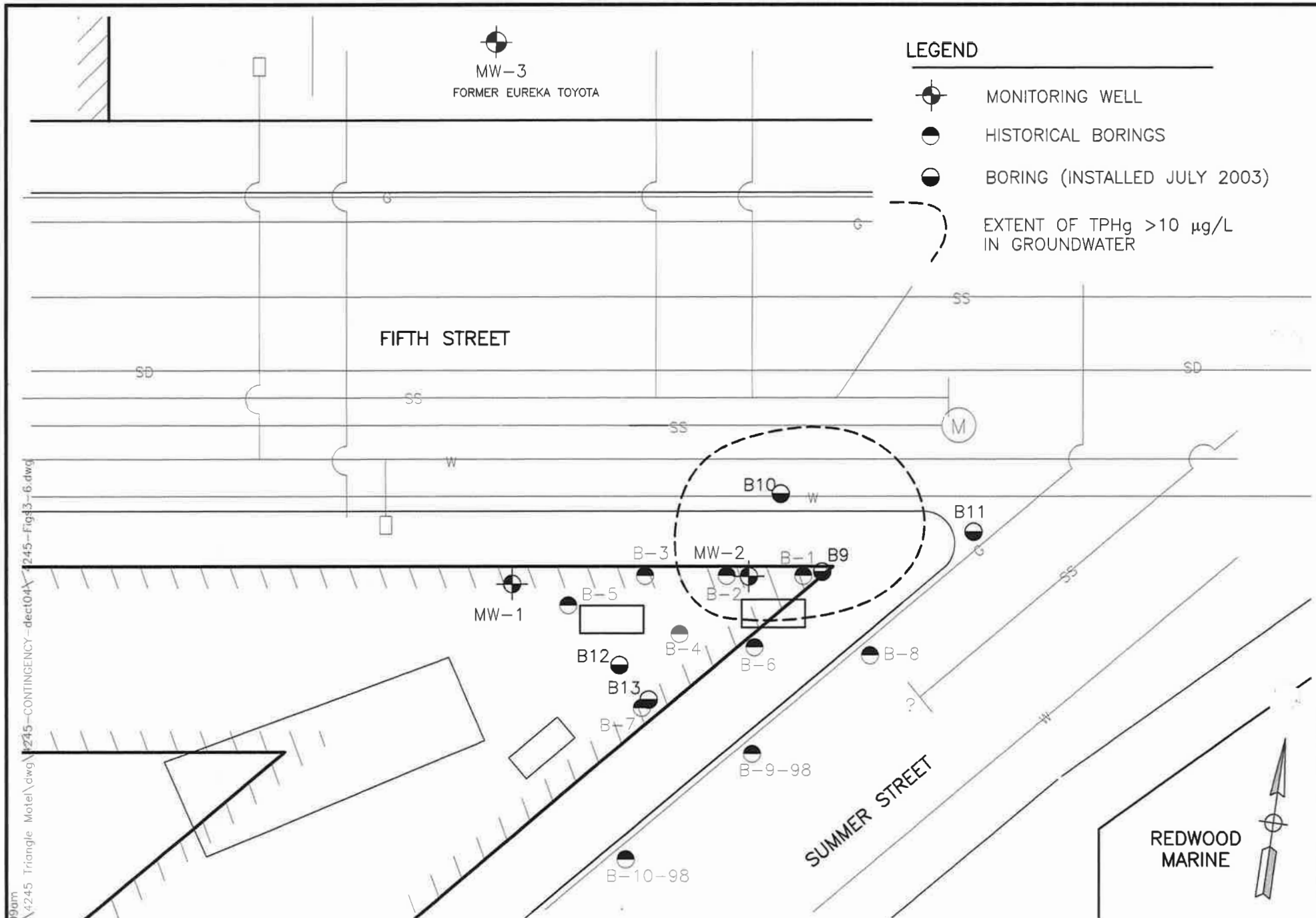
-  MONITORING WELL
-  HISTORICAL BORINGS
-  BORING (INSTALLED JULY 2003)
-  EXTENT OF TPHg >10 µg/g IN SOIL

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PROJECT	CONTINGENCY PLAN	BY	RJM	FIGURE	3
CLIENT	TRIANGLE MOTEL CORP./P. ELLINGSON	DATE	12/01/04		
LOCATION	SUMMER ST, EUREKA	CHECK	<i>CLM</i>	JOB NO.	4245.01
	EXTENT OF CONTAMINATION IN SOIL	SCALE	1"=20'		



Dec 01, 2004 10:09am
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 LACO ASSOCIATES CONSULTING ENGINEERS 21 W 4TH ST. EUREKA, CA 95501 (707)443-5054	PROJECT	CONTINGENCY PLAN	BY	RJM	FIGURE	4
	CLIENT	TRIANGLE MOTEL CORP./P. ELLINGSON	DATE	12/01/04	JOB NO.	4245.01
	LOCATION	SUMMER ST, EUREKA	CHECK	<i>GLM</i>	SCALE	1"=20'
EXTENT OF CONTAMINATION IN GROUNDWATER						

TABLE 1: GROUNDWATER MONITORING DATA AND ANALYTICAL RESULTS

Former Triangle Motel
 518 Summer Street, Eureka CA
 LACO Project No. 4245.01; LOP No. 12543

WELL/ Sample Date	Elevation (feet msl)	Depth to water (feet)	Analytes							All other oxyanates (µg/l)	Footnotes	
			TPHg (µg/l)	TPHd (µg/l)	Benzene (µg/l)	Toluene (µg/l)	Ethylbenzene (µg/l)	Xylenes (µg/l)	MTBE (µg/l)			
MW-1	12.36											
12/11/1998	6.04	6.32	100	130	ND <0.50	ND <2.0	ND <1.0	ND <1.0	ND <5.0	---	2, 4, 7	
2/24/1999	5.89	6.47	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <5.0	---		
5/28/1999	5.33	7.03	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <3.0	---		
8/19/1999	5.15	7.21	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <3.0	---		
11/18/1999	5.25	7.11	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	0.86	ND		
3/2/2000	4.85	7.51	97	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	4.90	ND	2	
5/25/2000	5.05	7.31	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	9.7	---		
8/17/2000	4.77	7.59	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <3.0	---		
Sewer reconstruction back filled with grout approximate depth 7.5 feet BGS												
11/16/2000	5.02	7.34	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <3.0	---		
5/24/2001	4.93	7.43	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	3.9	---		
8/23/2001	4.77	7.59	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	11.0	---		
11/15/2001	4.94	7.42	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	33	---		
2/14/2002	5.29	7.07	66	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	20	---	2	
6/6/2002	7.99	4.37	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	77	TBA = 9.7		
12/26/2002	6.27	6.09	ND <50	---	ND <0.50	ND <0.50	ND <0.50	ND <0.50	19	---		
2/25/2003	5.54	6.82	51	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	6.1	---		
5/5/2003	5.75	6.61	98	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	3.7	---		
8/19/2003	5.01	7.35	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	14	---		
11/7/2003	4.99	7.37	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	4.8	---		
2/10/2004	5.49	6.87	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <3.0	---		
5/12/2004	5.11	7.25	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	5.4	---	10	
8/5/2004	4.98	7.38	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	4.0	---	10	
MW-2	12.73											
12/11/1998	5.71	7.02	250	150	ND <0.50	ND <2.0	ND <1.0	ND <2.0	ND <5.0	---	2, 4, 7	
2/24/1999	5.58	7.15	370	58	ND <0.50	ND <0.50	ND <3.0	ND <3.0	ND <5.0	---	2, 6, 7	
5/28/1999	5.24	7.49	700	290	ND <0.50	ND <0.50	ND <2.0	ND <2.0-4.0	ND <3.0	---	2, 3, 4, 7	
8/19/1999	4.97	7.76	440	140	ND <0.50	ND <0.50	ND <2.0	ND <2.0-4.0	ND <3.0	---	2, 4, 7	
11/18/1999	5.03	7.70	1,100	110	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND	4	
3/2/2000	5.60	7.13	790	69	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND	2, 4	
5/25/2000	4.82	7.91	790	95	ND <0.50	ND <3.0	ND <3.0	ND <3.0-7.0	ND <3.0	---	2, 3, 7	
8/17/2000	4.61	8.12	510	ND <50	ND <0.50	ND <1.0	ND <4.0	ND <4.0	ND <4.0	---	2, 7	
Sewer reconstruction back filled with grout approximate depth 7.5 feet BGS												
11/16/2000	4.80	7.93	760	73	ND <0.50	ND <1.0	ND <4.0	ND <4.0	ND <4.0	---	2, 4, 7	
5/24/2001	4.78	7.95	1,400	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <3.0	---	2	
8/23/2001	4.64	8.09	400	370	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <3.0	---	2, 3	
11/15/2001	4.73	8.00	410	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <3.0	---	2	
2/14/2002	5.10	7.63	270	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <3.0	---	2	
6/6/2002	4.92	7.81	130	56	ND <0.50	ND <0.50	ND <0.50	ND <0.50	19	All ND		
12/26/2002	5.64	7.09	550	---	ND <0.50	ND <2.0	ND <4.0	ND <3.0	ND <3.0	---		
2/25/2003	5.29	7.44	110	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <3.0	---		
5/5/2003	5.48	7.25	330	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	3.1	---		
8/19/2003	4.86	7.87	250	ND <50	ND <0.50	ND <0.50	ND <2.0	ND <3.4	3.6	---	8, 9	
11/7/2003	4.82	7.91	480	110	ND <0.50	ND <0.50	ND <2.0	ND <6.0	ND <3.0	---	3, 8, 9	
2/10/2004	5.26	7.47	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <3.0	---		
5/12/2004	4.91	7.82	280	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <3.0	---	8, 9	
8/5/2004	4.79	7.94	410	94	ND <0.50	ND <0.50	ND <3.0	ND <4.0	ND <3.0	---	4, 8, 9	

See Key for explanation of abbreviations and laboratory notations

TABLE 1: HISTORIC ANALYTICAL RESULTS

Former Triangle Motel

518 Summer Street, Eureka

LACO Project No. 4245.02; LOP No. 12543

Soil

Sample Number	Sample Date	TPHg (µg/g)	TPHd (µg/g)	Benzene (µg/g)	Toluene (µg/g)	Ethylbenzene (µg/g)	Xylenes (µg/g)	MTBE (µg/g)	Lead (mg/kg)
UST Removal									
Tank #1 West	4/13/1995	ND <1.0	---	ND <0.005	ND <0.005	ND <0.005	ND <0.005	---	4.1
Tank #1 East	4/13/1995	ND <1.0	---	ND <0.005	ND <0.005	ND <0.005	ND <0.005	---	13
Tank #1 West Bottom	6/27/1995	ND <1.0	---	ND <0.005	ND <0.005	ND <0.005	ND <0.005	---	ND <5
Tank #1 East Bottom	6/27/1995	ND <1.0	---	ND <0.005	ND <0.005	ND <0.005	ND <0.005	---	10
Tank #2 East Bottom	6/27/1995	ND <1.0	---	ND <0.005	ND <0.005	ND <0.005	ND <0.005	---	7.3
Tank #2 West Bottom	6/27/1995	2 ¹	---	ND <0.005	ND <0.005	ND <0.005	ND <0.005	---	17
Tank #2 North Wall	6/27/1995	45 ¹	---	0.029	0.08	0.022	0.12	---	ND <5
Tank #3 East Bottom	6/28/1995	ND <1.0	---	ND <0.005	ND <0.005	ND <0.005	ND <0.005	---	ND <5
Tank #3 West Bottom	6/28/1995	ND <1.0	---	ND <0.005	ND <0.005	ND <0.005	ND <0.005	---	ND <5
Tank #3 Pump Bottom	6/28/1995	120 ¹	---	ND <0.005	ND <0.005	ND <0.005	ND <0.005	---	19
Contamination Investigation									
B1-9'	12/20/1995	770 ²	57 ³	ND <0.25 ⁷	ND <0.25 ⁷	ND <3.0 ⁷	ND <3.0 ⁷	ND <2.5 ⁷	---
B1-14'	12/20/1995	110 ²	9.4 ³	ND <0.050 ⁷	ND <0.050 ⁷	ND <0.70 ⁷	ND <0.70 ⁷	ND <0.50 ⁷	---
B2-4'	12/20/1995	230 ²	21 ³	ND <0.005	ND <0.050 ⁷	ND <0.60 ⁷	ND <0.60 ⁷	ND <0.050	---
B2-9'	12/20/1995	ND < 1.0	65 ³	ND <0.005	ND <0.010	ND <0.005	ND <0.010	ND <0.050	---
B3-7'	12/20/1995	360 ²	79 ³	ND <0.005	ND <0.005	ND <5.0 ⁷	ND <5.0 ⁷	ND <0.50 ⁷	---
B3-14'	12/20/1995	82 ²	1.3 ⁴	ND <0.005	ND <0.25 ⁷	ND <0.50 ⁷	ND <0.50 ⁷	ND <0.050	---
B4-8'	12/20/1995	ND < 1.0	ND < 1.0	ND <0.005	ND <0.005	ND <0.005	ND <0.010	ND <0.050	---
B5-9'	12/20/1995	130 ²	17 ³	ND <0.005	ND <0.005	ND <0.16 ⁷	ND <0.16 ⁷	ND <0.050	---
B6-9'	12/20/1995	72 ²	68 ³	ND <0.005	ND <0.005	ND <0.80 ⁷	ND <0.80 ⁷	ND <0.050	---
B7-9'	12/20/1995	1,400 ²	ND < 1.0	ND <0.50 ⁷	ND <0.50 ⁷	ND <10 ⁷	ND <10 ⁷	ND <5.0 ⁷	---
Groundwater									
Sample Number	Sample Date	TPHg (µg/l)	TPHd (µg/l)	Benzene (µg/l)	Toluene (µg/l)	Ethylbenzene (µg/l)	Xylenes (µg/l)	MTBE (µg/l)	Lead (mg/l)
	mcl/(al)	---	---	1.0	150	700	1,700	(14)	15 _F
	tot	5	100	---	42	29	17	---	---
Tank #1 Water	6/27/1995	ND <50	---	0.68	0.41	ND <0.50	ND <0.50	---	7.3
B1	12/26/1995	2,100 ²	350 ³	ND <0.50	ND <0.50	ND <5.0 ⁷	ND <5.0 ⁷	ND <5.0	0.21
B3	12/26/1995	ND <50	ND <50	ND <0.50	ND <0.50	ND <0.50	ND <0.50	ND <5.0	---

TABLE 1: ANALYTICAL RESULTS

Former Triangle Motel

518 Summer Street, Eureka

LACO Project No. 4245.02; LOP No. 12543

Soil

Sample Number	Sample Date	TPHg (µg/g)	TPHd (µg/g)	Benzene (µg/g)	Toluene (µg/g)	Ethylbenzene (µg/g)	Xylenes (µg/g)	MTBE (µg/g)
4245 B8 @ 5'	11/3/1998	ND < 1.0	5.1 ⁵	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.050
4245 B8 @ 10'	11/3/1998	ND < 1.0	ND < 1.0	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.050
4245 B9 @ 5'	11/3/1998	ND < 1.0	ND < 1.0	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.050
4245 B9 @ 10'	11/3/1998	ND < 1.0	ND < 1.0	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.050
4245 B10 @ 5'	11/3/1998	ND < 1.0	ND < 1.0	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.050
4245 B10 @ 10'	11/3/1998	ND < 1.0	ND < 1.0	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.050
4245-MW 1 @ 5'	11/3/1998	82 ²	92 ⁶	ND < 0.025 ⁷	ND < 0.025 ⁷	ND < 0.10 ⁷	ND < 0.10 ⁷	ND < 0.25 ⁷
4245-MW 1 @ 7.5'	11/3/1998	190 ²	120 ³	ND < 0.050 ⁷	ND < 0.050 ⁷	ND < 0.20 ⁷	ND < 0.20 ⁷	ND < 0.50 ⁷
4245-MW 1 @ 10'	11/3/1998	ND < 1.0	ND < 1.0	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.050
4245-MW 2 @ 5'	11/3/1998	ND < 1.0	ND < 1.0	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.050
4245-MW 2 @ 10'	11/3/1998	3.1 ²	ND < 1.0	ND < 0.005	ND < 0.005	0.0064	0.0120	ND < 0.050

Groundwater

Sample Number	Sample Date	TPHg (µg/l)	TPHd (µg/l)	Benzene (µg/l)	Toluene (µg/l)	Ethylbenzene (µg/l)	Xylenes (µg/l)	MTBE (µg/l)
	mcl/(al)	---	---	1.0	150	700	1,700	(14)
	tot	5	100	---	42	29	17	---
B8	11/3/1998	ND < 50	ND < 50	ND < 0.50	ND < 0.50	ND < 0.50	ND < 0.50	ND < 5.0
B9	11/3/1998	ND < 50	ND < 50	ND < 0.50	ND < 0.50	ND < 0.50	ND < 0.50	ND < 5.0
B10	11/3/1998	ND < 50	ND < 50	ND < 0.50	ND < 0.50	ND < 0.50	ND < 0.50	ND < 5.0

Monitoring well groundwater results are in Table 3

Table 1 Analytical Results for July 8, 2003

Former Triangle Motel

LACO Project No. 4245.01; LOP12543

Soil Sample ID	Sample Date	Analytes							
		Depth (ft)	TPHg (µg/g)	TPHd (µg/g)	Benzene (µg/g)	Toluene (µg/g)	Ethylbenzene (µg/g)	Xylenes (µg/g)	MTBE (µg/g)
July 2003 Investigation									
4245-B9-S5	7/08/03	5	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05
4245-B9-S10	7/08/03	10	1,700	1.8	ND<0.10	ND<0.10	ND<11	ND<4.0	ND<1.0
4245-B9-S14	7/08/03	14	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05
4245-B10-S5	7/08/03	5	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05
4245-B10-S10	7/08/03	10	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05
4245-B10-S14	7/08/03	14	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05
4245-B11-S5	7/08/03	5	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05
4245-B11-S10	7/08/03	10	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05
4245-B11-S14	7/08/04	14	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05
4245-B12-S5	7/08/03	5	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05
4245-B12-S10	7/08/03	10	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05
4245-B12-S14	7/08/03	14	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05
4245-B13-S5	7/08/03	5	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05
4245-B13-S10	7/08/03	10	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05
4245-B13-S14	7/08/03	14	ND<1.0	ND<1.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05

Water Sample ID	Sample Date	Analytes						
		TPHg (µg/l)	TPHd (µg/l)	Benzene (µg/l)	Toluene (µg/l)	Ethylbenzene (µg/l)	Xylenes (µg/l)	MTBE (µg/l)
July 2003 Investigation								
4245-B9-W16	7/08/03	90	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<3.0
4245-B10-W16	7/08/03	270	190	ND<0.50	ND<0.50	ND<4.0	ND<1.0	ND<3.0
4245-B11-W16	7/08/04	ND<50	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<3.0
4245-B12-W16	7/08/03	ND<50	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<3.0
4245-B13-W16	7/08/03	ND<50	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	7.4

KEY TO TABLES 1, 2 & 3: ABBREVIATIONS AND LABORATORY NOTATIONS

ND = Not detected at or above the method detection limit shown

--- = Not applicable or available

µg/g = micrograms per gram

µg/l = micrograms per liter

mg/l = milligrams per liter, equals 1,000 µg/l

TPHg = total petroleum hydrocarbons as gasoline

TPHd = total petroleum hydrocarbons as diesel

MTBE = methyl tert-butyl ether

mcl = maximum contaminant level, an enforceable California drinking water standard; Federal mcl indicated by "F" where State has no standard.

al = action level; a non-enforceable drinking water standard.

tot = taste and odor threshold; a non-enforceable drinking water standard.

¹ The laboratory reported that the sample contained hydrocarbons in the diesel range which were quantified as gasoline.

² The laboratory reported that the sample did not have the typical pattern of fresh gasoline.

All gasoline results reported represent the amount of material in the gasoline range of molecular weights only.

³ The laboratory reported that the sample contained material lighter than diesel. However, some of the material extends into the diesel range of molecular weights.

⁴ The laboratory reported that the sample contained material in the diesel range of molecular weights, but the material did not exhibit the peak pattern typical of diesel.

⁵ The laboratory reported that the sample contained material in the diesel range of molecular weights and beyond. This suggests the presence of an oil heavier than diesel.

⁶ The laboratory reported that the sample contained material similar to degraded or weathered diesel.

All diesel results reported represent the amount of material in the diesel range of molecular weights only.

⁷ The laboratory reported that the reporting limit was raised and some samples were diluted due to matrix interference.