



HAGEMAN-AGUIAR, INC.

Underground Contamination Investigations, Groundwater Consultants, Environmental Engineering

**QUARTERLY
GROUNDWATER SAMPLING REPORT**

(sampled February 22, 1993)

**QUALITY TUNE-UP
2780 Castro Valley Blvd
Castro Valley, CA**

March 1, 1993

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ATTACHMENT A -- Well Sampling Logs

ATTACHMENT B -- Analytical Results: Groundwater

I. INTRODUCTION

The site location is the Quality Tune-up facility in Castro Valley, California. The location of the site is shown in Figure 1. In conjunction with a previous service station operation, the site has historically operated four underground fuel storage tanks for a number of years.

In February 1987 the two 7,500 Gasoline tanks and one Waste Oil tank were removed by 4M Construction of Madera, California. Soil and groundwater samples were collected, and were subsequently analyzed by Trace Analysis Laboratory, Inc. Of the seven soil samples collected, only "Extractable Hydrocarbons" were detected in those soil samples collected in the vicinity of the Waste Oil tank location. Analysis of the groundwater sample indicated 26 mg/L (ppm) of Volatile Hydrocarbons, 420 $\mu\text{g/L}$ (ppb) of Benzene, 2,000 $\mu\text{g/L}$ (ppb) of Toluene and 9,400 $\mu\text{g/L}$ (ppb) of Total Xylenes.

On June 11, 1991, the final 8,000-gallon underground storage tank was removed from the site by Minter & Fahy Construction, Inc, Pacheco, California. This underground tank was utilized for Gasoline storage until February 1987, at which time it was converted to Waste Oil storage. At the time of removal, the tank was apparently being utilized for storage of Waste Oil. Soil samples were collected from the tank excavation and were subsequently analyzed by Chromalab Laboratory, Inc., San Ramon, California. The results of laboratory analyses indicated no detectable concentrations of Diesel, Gasoline, Benzene, Oil & Grease, Halogenated Volatile Organics (EPA 8010), or Semi-Volatile Organics (EPA 8270). A groundwater sample was collected from the tank excavation and was subsequently analyzed. The results of laboratory

analyses indicated no detectable concentrations of Diesel, Gasoline, Benzene, Oil & Grease, Halogenated Volatile Organics (EPA 601), or Extractable Organics (EPA 625). Soil samples collected from the spoils pile indicated the presence of Gasoline at concentrations of up to 1.4 mg/kg (ppm), and Oil & Grease at concentrations of up to 24 mg/kg (ppm).

Subsequent to the underground tank removals, three on-site shallow groundwater monitoring wells were installed by Hageman-Aguiar, Inc., on May 20, 1992. The report of that soil and groundwater investigation was issued on July 17, 1992. The locations of the monitoring wells are shown in Figure 2.

On February 22, 1993, all three of the on-site monitoring wells were sampled for the laboratory analysis for dissolved petroleum constituents. In addition to the monitoring well sampling, other tasks included water level measurements for each monitoring well. This third "round" of groundwater sampling has been conducted as part of the quarterly groundwater monitoring program at the site, as required by the Alameda County Department of Environmental Health and the California Regional Water Quality Control Board (RWQCB), San Francisco Bay Region.

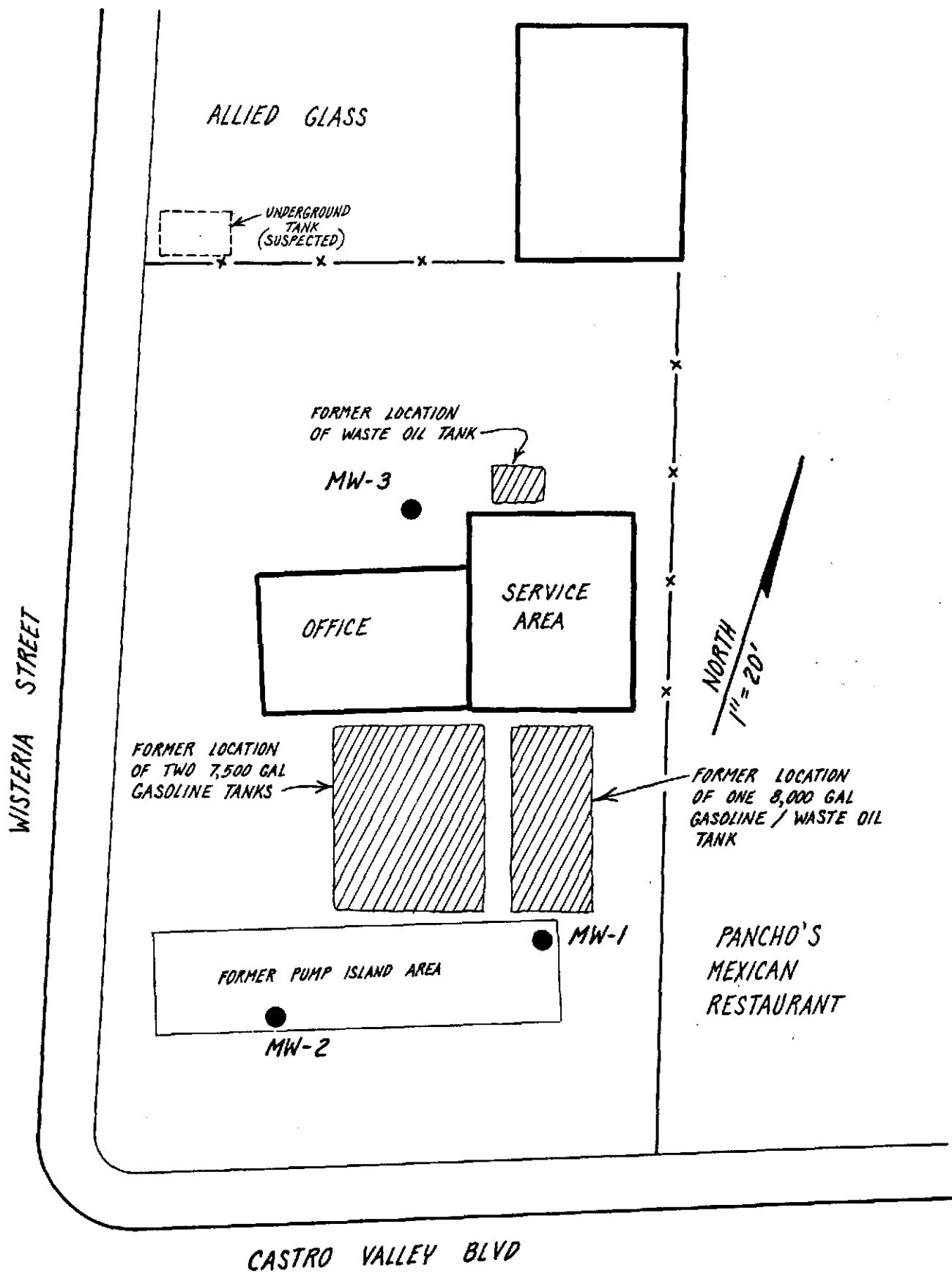


FIGURE 2:
Site Map.

II. FIELD WORK

Monitoring Well Sampling

On February 22, 1993, groundwater samples were collected from each of the Three on-site monitoring wells (MW-1, MW-2 and MW-3). The locations of the monitoring wells are shown on Figure 2 (site map). Prior to groundwater sampling, each well was purged by bailing several casing volumes of water. Field conductivity, temperature, and pH meters were present on-site during the monitoring well sampling. As the purging process proceeded, the three parameters were monitored. Purging continued until readings appeared to have reasonably stabilized. After the water level in the well had attained 80% or more of the original static water level, a groundwater sample was collected using a clean teflon bailer. The water samples were placed inside appropriate 40 mL VOA vials and 1-litre amber bottles free of any headspace. The samples were immediately placed on ice, then transported under chain-of-custody to the laboratory at the end of the work day.

At the time each monitoring well was sampled, the following information was recorded in the field: 1) depth-to-water prior to purging, using an electrical well sounding tape, 2) identification of any floating product, sheen, or odor prior to purging, using a clear teflon bailer, 3) sample pH, 4) sample temperature, and 5) specific conductance of the sample.

Copies of the well sampling logs are included as Attachment A.

Wastewater Generation

All water removed from the wells during development and purging was drummed and stored on-site until the results of laboratory analyses were obtained. Based upon these results, the water should be sewered (if possible) as a non-hazardous liquid waste in accordance with local sewerage agency permit requirements, or else it should be transported as a hazardous liquid waste under proper manifest to an appropriate TSD facility for treatment and disposal. The disposal of wastewater is the responsibility of the property owner (waste generator), and is beyond the scope of work as described in this report.

III. RESULTS OF WATER LEVEL MEASUREMENTS

Shallow Groundwater Flow Direction.

Shallow water table elevations were measured on March 1, 1993. These measurements are shown in Table 1. Figure 3 presents a contour map for the shallow groundwater table beneath the site. As shown in this figure, the data from these monitoring wells indicate that the shallow groundwater flow beneath the site was in the southerly direction during this most recent round of groundwater sampling.

Shallow Water Table Hydraulic Gradient

Figure 3 presents the contour map for the shallow groundwater table beneath the site. As shown in this figure, the shallow groundwater table through the center of the site appears to have a calculated hydraulic gradient of $dH/dL = 1'/28.5' = 0.035$.

Historical Water Level Measurements

In addition to the most recent measurement of the shallow water table elevations prior to the groundwater sampling on February 22, 1993, a tabulation of all historical water level measurements for the site has been completed. Table 2 presents the results of all water level measurements collected between May 20, 1992, and the present time.

TABLE 1.

**Shallow Water Table Elevations
March 1, 1993**

Well	Top of Casing Elevation (feet)	Depth to Water (feet)	Water Table Elevation (feet)
MW-1	163.70	8.82	154.88
MW-2	163.33	9.10	154.23
MW-3	163.35	6.47	156.88

Datum is Alameda County Benchmark Anita-CVB.
Standard surveyor brass disc on top-of-curb over drop inlet on Anita Avenue.
Elevation = 168.04 MSL

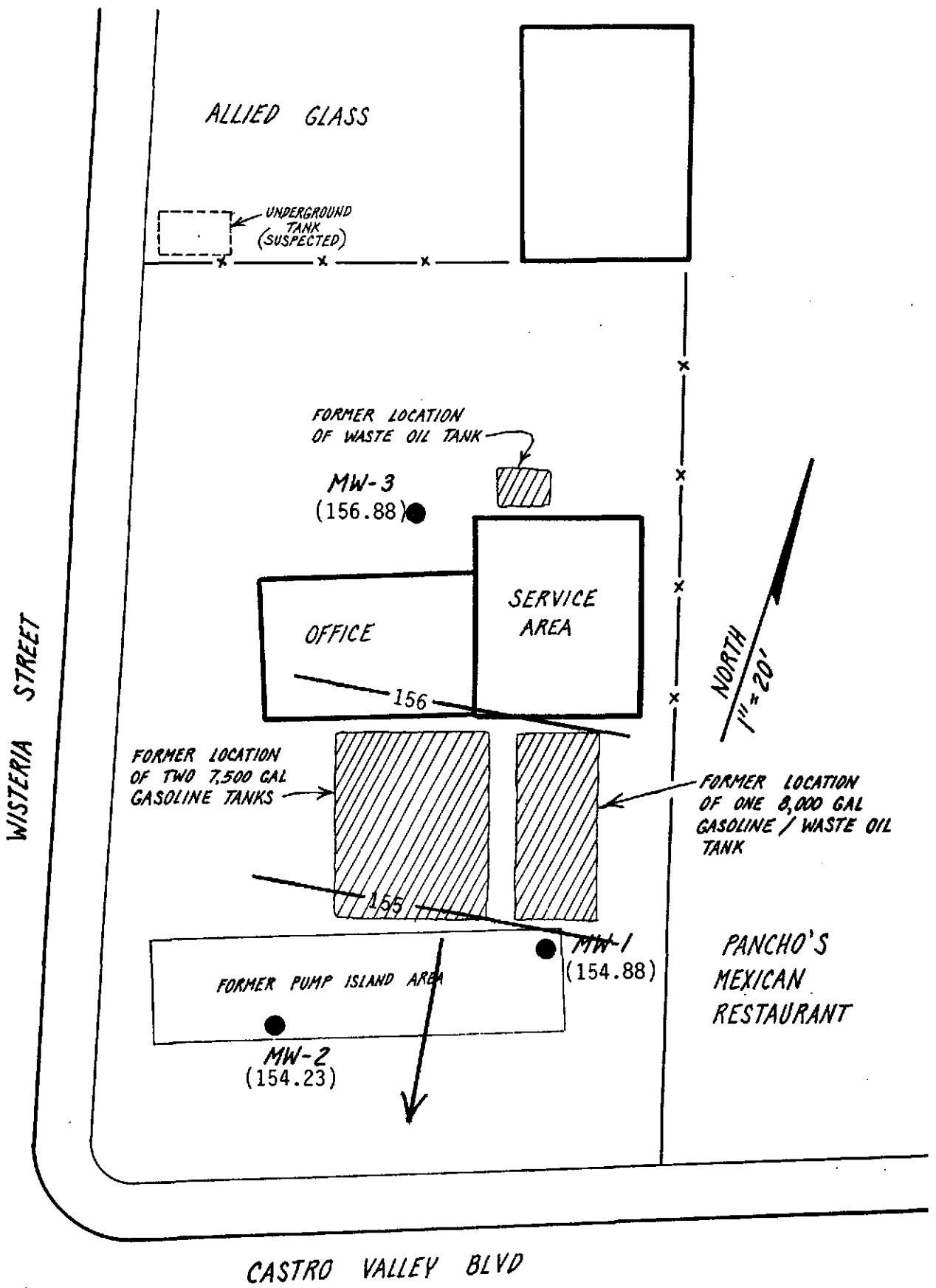


FIGURE 3. Shallow Groundwater Table Contour Map (measured March 1, 1993)

TABLE 2.

**Historical Water Table Elevations
(feet)**

Well	Date of Measurement								
	5-20-92	8-19-92	11-18-92	3-1-93					
MW-1	152.67	152.64	152.40	154.88					
MW-2	152.65	152.47	151.84	154.23					
MW-3	154.28	154.48	154.05	156.88					
Flow Direction	SE	SE	S	S					
Hydraulic Gradient	0.025	0.029	0.030	0.035					

IV. SHALLOW GROUNDWATER SAMPLING RESULTS

Laboratory Analysis

All analyses were conducted by a California State DOHS certified laboratory in accordance with EPA recommended procedures (Priority Environmental Laboratory, Milpitas, CA).

All shallow groundwater samples were analyzed for 1) total extractable petroleum hydrocarbons (EPA method 8015), 2) total petroleum hydrocarbons as Gasoline (EPA method 8015) and 3) Benzene, Toluene, Ethylbenzene, and Total Xylenes (EPA method 602).

Results of Laboratory Analysis.

Table 3 presents the results of the laboratory analysis of the groundwater samples collected from monitoring wells MW-1, MW-2 and MW-3. For this most recent round of quarterly sampling, dissolved Gasoline was detected in wells MW-1 and MW-3 at concentrations of 9,000 $\mu\text{g/L}$ (ppb) and 6,200 $\mu\text{g/L}$ (ppb), respectively. In addition, samples collected from wells MW-1, and MW-3 indicated the presence of Benzene at concentrations of 15 $\mu\text{g/L}$ (ppb) and 9.4 $\mu\text{g/L}$ (ppb), respectively.

A copy of the laboratory certificate for the water sample analyses is included as Attachment B.

TABLE 3.

Shallow Groundwater Sampling Results

Well	Date	TPH as Gasoline (ug/L)	TPH as Kerosene (ug/L)	TPH as Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Total Xylenes (ug/L)	Motor Oil (mg/L)
MW-1	05-20-92	260	ND	ND	ND	ND	4.4	9.0	ND
	08-19-92	ND	ND	ND	ND	ND	ND	ND	ND
	11-18-92	160	ND	ND	0.9	4.0	2.6	9.4	ND
	02-22-93	9,000	ND	ND	15	34	46	91	ND
MW-2	05-20-92	ND	ND	ND	ND	ND	ND	ND	ND
	08-19-92	ND	ND	ND	ND	ND	ND	ND	ND
	11-18-92	70	ND	ND	ND	ND	0.9	6.7	ND
	02-22-93	ND	ND	ND	ND	ND	ND	ND	ND
Detection Limit		50	50	50	0.5	0.5	0.5	0.5	0.5

ND = Not Detected

TABLE 3.

Shallow Groundwater Sampling Results

Well	Date	TPH as Gasoline (ug/L)	TPH as Kerosene (ug/L)	TPH as Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Total Xylenes (ug/L)	Motor Oil (mg/L)
MW-1	05-20-92	260	ND	ND	ND	ND	4.4	9.0	ND
	08-19-92	ND	ND	ND	ND	ND	ND	ND	ND
	11-18-92	160	ND	ND	0.9	4.0	2.6	9.4	ND
	02-22-93	9,000	ND	ND	15	34	46	91	ND
MW-2	05-20-92	ND	ND	ND	ND	ND	ND	ND	ND
	08-19-92	ND	ND	ND	ND	ND	ND	ND	ND
	11-18-92	70	ND	ND	ND	ND	0.9	6.7	ND
	02-22-93	ND	ND	ND	ND	ND	ND	ND	ND
Detection Limit		50	50	50	0.5	0.5	0.5	0.5	0.5

ND = Not Detected

TABLE 3. (continued)

Shallow Groundwater Sampling Results

Well	Date	TPH as Gasoline (ug/L)	TPH as Kerosene (ug/L)	TPH as Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Total Xylenes (ug/L)	Motor Oil (mg/L)
MW-3	05-20-92	4,200	ND	ND	4.5	1.2	13	43	ND
	08-19-92	280	ND	ND	5.3	16	25	61	ND
	11-18-92	4,800	ND	ND	26	27	35	98	ND
	02-22-93	6,200	ND	ND	9.4	15	30	66	ND
Detection Limit		50	50	50	0.5	0.5	0.5	0.5	0.5

ND = Not Detected

TABLE 3. (continued)

Shallow Groundwater Sampling Results

Well	Date	TPH as Gasoline (ug/L)	TPH as Kerosene (ug/L)	TPH as Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Total Xylenes (ug/L)	Motor Oil (mg/L)
MW-3	05-20-92	4,200	ND	ND	4.5	1.2	13	43	ND
	08-19-92	280	ND	ND	5.3	16	25	61	ND
	11-18-92	4,800	ND	ND	26	27	35	98	ND
	02-22-93	6,200	ND	ND	9.4	15	30	66	ND
Detection Limit		50	50	50	0.5	0.5	0.5	0.5	0.5

ND = Not Detected

Chemical Concentration Contours.

Figures 4 and 5 show lines of equal concentration for Gasoline and Benzene in the shallow groundwater. Since these lines have been drawn based upon relatively limited data (three data points), the plot represents only a small portion of the respective concentration plume. The plot does continue to suggest, however, that the dissolved concentrations are centered somewhere around the rear of the service/office building (vicinity of well MW-3).

The most recent sampling data continue to suggest the possibility of migration of Gasoline contamination from the existing underground storage tanks located on the adjoining Allied Glass property. Its location with respect to the concentration contours is consistent with the measured shallow groundwater flow direction beneath the subject site. In terms of possible on-site sources of contamination (disregarding the Allied Glass property), the nearby presence of the former underground waste oil tank would be the most likely source for the Gasoline concentrations in the shallow groundwater.

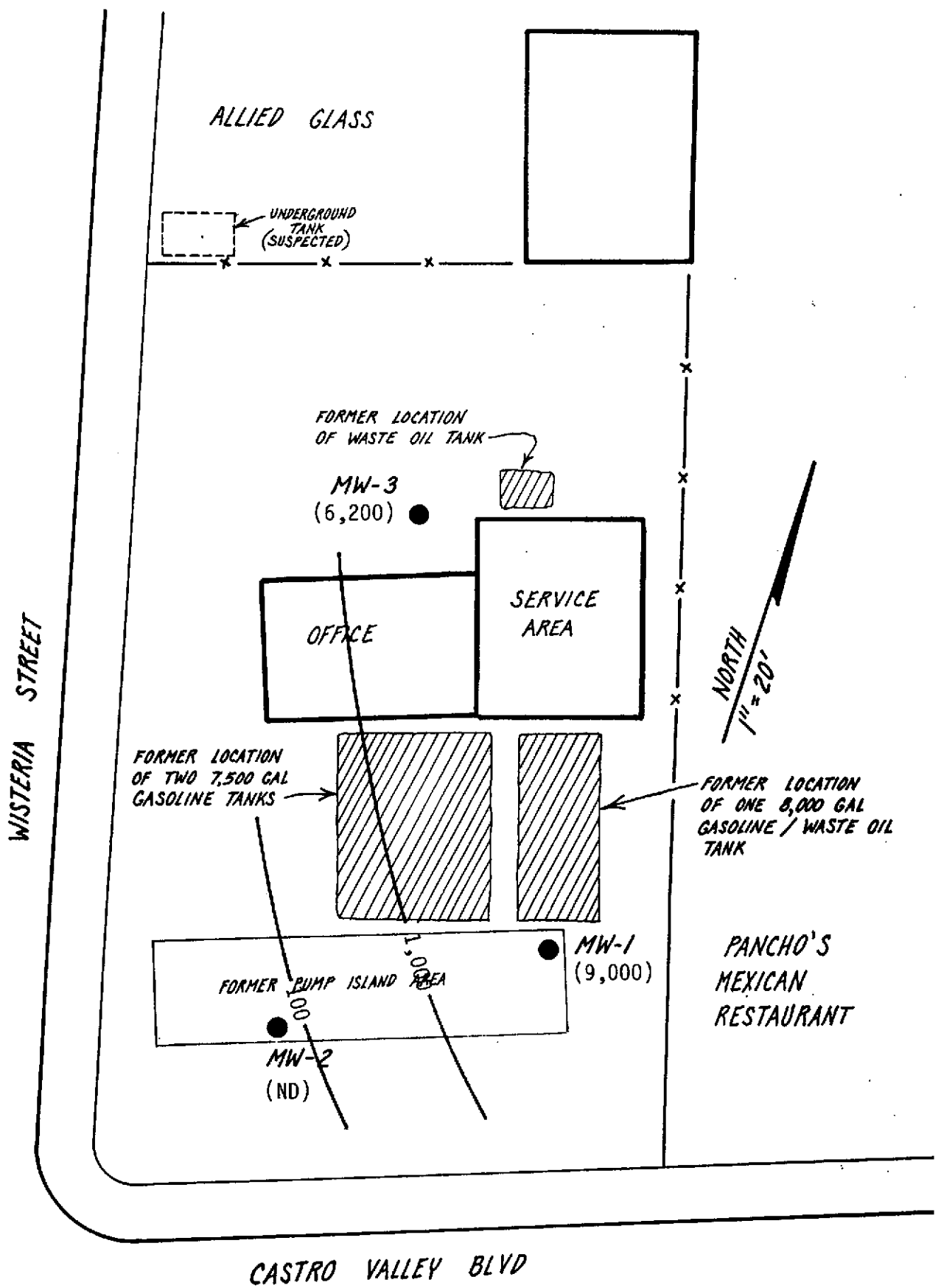
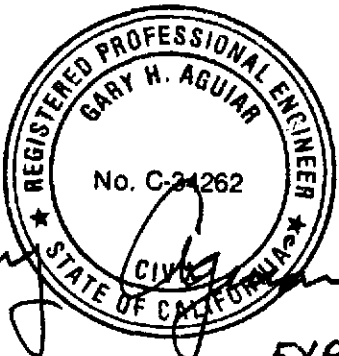


FIGURE 4. Lines of Equal Concentration of Gasoline in ug/L (ppb) in the Shallow Groundwater.

QUARTERLY REPORT
QUALITY TUNE-UP
2780 Castro Valley Blvd, Castro Valley, CA.

March 1, 1993


EXP. 9-30-95

Gary Aguiar

RCE 34262

Rick Milelli
Rick Milelli Environmental Engineer

WELL SAMPLING LOG

Project/No. QUALITY TUNE LIP

Page 1 of 3

Site Location CASTRO VALLEY

Date 2/22/93

Well No. MW 1

Time Began 1010

Weather OVERCAST / 50°F

Completed 1105

EVACUATION DATA

Description of Measuring Point (MP) WELL BOX AT GRADE

Total Sounded Depth of Well Below MP 24.81

- Depth to Water Below MP 8.82

Diameter of Casing 2"

= Water Column in Well 15.99

Gallons in Casing 2.6 + Annular Space (x10) = Total Gallons 26
(30% porosity)

Gallons Pumped Prior to Sampling 30

Evacuation Method TEFLON BAILER

SAMPLING DATA / FIELD PARAMETERS

Inspection for Free Product: NONE DETECTED
(thickness to 0.1 inch, if any)

	<u>1010</u>	<u>1025</u>	<u>1040</u>	<u>1100</u>
Time				
Gals Removed	<u>0</u>	<u>10</u>	<u>20</u>	<u>30</u>
Temperature	<u>16.4</u>	<u>17.5</u>	<u>18.0</u>	<u>18.2</u>
Conductivity	<u>300</u>	<u>350</u>	<u>325</u>	<u>300</u>
pH	<u>7.7</u>	<u>7.5</u>	<u>7.4</u>	<u>7.4</u>
Color / Odor	<u>CLR/NO</u>	<u>GRY/ORG</u>	<u>GRY/HC</u>	<u>GRY/HC</u>
Turbidity	<u>LOW</u>	<u>MED</u>	<u>HIGH</u>	<u>HIGH</u>

Comments: NONE

WELL SAMPLING LOG

Project/No. QUALITY TUNE LIP Page 2 of 3
 Site Location CASTRO VALLEY Date 2/22/93
 Well No. MW 2 Time Began 1115
 Weather OVERCAST / 50°F Completed 1500

EVACUATION DATA

Description of Measuring Point (MP) WELL BOX AT GRADE
 Total Sounded Depth of Well Below MP 20.90 Diameter of Casing 2"
 - Depth to Water Below MP 9.10
 = Water Column in Well 11.8
 Gallons in Casing 1.9 + Annular Space (x10) = Total Gallons 19
 (30% porosity)
 Gallons Pumped Prior to Sampling 20
 Evacuation Method TEFLON BAILER

SAMPLING DATA / FIELD PARAMETERS

Inspection for Free Product: NONE DETECTED
 (thickness to 0.1 inch, if any) * *

	<u>1115</u>	<u>1125</u>	<u>1205</u>	<u>1245</u>
Time				
Gals Removed	<u>0</u>	<u>7</u>	<u>14</u>	<u>20</u>
Temperature	<u>16.9</u>	<u>19.2</u>	<u>18.9</u>	<u>18.9</u>
Conductivity	<u>600</u>	<u>600</u>	<u>650</u>	<u>650</u>
pH	<u>7.1</u>	<u>7.0</u>	<u>7.0</u>	<u>7.0</u>
Color / Odor	<u>CLR/NO</u>	<u>GRY/NO</u>	<u>GRY/NO</u>	<u>GRY/NO</u>
Turbidity	<u>LOW</u>	<u>HIGH</u>	<u>HIGH</u>	<u>HIGH</u>

Comments: * DEWATERED

WELL SAMPLING LOG

Project/No. QUALITY TUNE LP Page 3 of 3
Site Location CASTRO VALLEY Date 2/22/93
Well No. MW 3 Time Began 1130
Weather OVERCAST / 50°F Completed 1235

EVACUATION DATA

Description of Measuring Point (MP) WELL BOX AT GRADE
Total Sounded Depth of Well Below MP 24.76
- Depth to Water Below MP 6.47 Diameter of Casing 2"
= Water Column in Well 18.29
Gallons in Casing 3.0 + Annular Space (x10) = Total Gallons 30
(30% porosity)
Gallons Pumped Prior to Sampling 30
Evacuation Method TEFLON BAILER

SAMPLING DATA / FIELD PARAMETERS

Inspection for Free Product: NONE DETECTED
(thickness to 0.1 inch, if any)

	<u>1130</u>	<u>1145</u>	<u>1200</u>	<u>1225</u>
Time				
Gals Removed	<u>0</u>	<u>10</u>	<u>20</u>	<u>30</u>
Temperature	<u>14.3</u>	<u>17.1</u>	<u>17.8</u>	<u>17.8</u>
Conductivity	<u>600</u>	<u>700</u>	<u>700</u>	<u>650</u>
pH	<u>7.4</u>	<u>7.3</u>	<u>7.4</u>	<u>7.2</u>
Color / Odor	<u>GRY/ORG</u>	<u>GRY/LT</u>	<u>GRY/LT</u>	<u>GRY/LT</u>
		<u>HTC</u>	<u>HTC</u>	<u>HTC</u>
Turbidity	<u>MED</u>	<u>MED</u>	<u>HIGH</u>	<u>MED</u>

Comments: NONE



PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

February 26, 1993

PEL # 9302055

HAGEMAN - AGUIAR, INC.

Attn: Jeffrey Roth

Re: Three water samples for Gasoline/BTEX and TEPH analyses.

Project name: Quality Tune-Up

Project location: Castro Valley Blvd., - Castro Valley, CA.

Date sampled: Feb 22, 1993


Date submitted: Feb 25, 1993

Date extracted: Feb 23-25, 1993

Date analyzed: Feb 23-25, 1993

RESULTS:

SAMPLE I.D.	Kerosene (ug/L)	Gasoline (ug/L)	Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylenes (ug/L)	Motor Oil (mg/L)
MW 1	N.D.	9000	N.D.	15	34	46	91	N.D.
MW 2	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
MW 3	N.D.	6200	N.D.	9.4	15	30	66	N.D.
Blank	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	80.2%	90.4%	89.1%	85.2%	83.5%	84.9%	86.8%	---
Duplicate Spiked Recovery	---	91.3%	87.6%	90.2%	91.4%	87.8%	100.9%	---
Detection limit	50	50	50	0.5	0.5	0.5	0.5	0.5
Method of Analysis	3510 / 8015	5030 / 8015	3510 / 8015	602	602	602	602	3510 / 8015


David Duong
Laboratory Director

PEL # 9302055

INV # 23400

CHAIN OF CUSTODY RECORD

PROJECT NAME AND ADDRESS: <i>QUALITY TUNE-LIP</i>					SAMPLER: (Signature) <i>J.S. Smith</i>		ANALYSIS REQUESTED <i>TPH CWS/BZXE</i> <i>TEPH</i>					
<i>CASTRO VALLEY BLVD</i>					HAGEMAN - AGUIAR, INC.							
<i>CASTRO VALLEY, CA</i>					3732 Mt. Diablo Blvd., Suite 372 Lafayette, CA 94549 (415)284-1661 (415)284-1664 (FAX)							
CROSS REFERENCE NUMBER	DATE	TIME	SOIL	WATER	STATION LOCATION							REMARKS
<i>MW 1</i>	<i>2/22/93</i>			X	<i>MONITORING WELL</i>	X	X					<i>NORM TAT</i>
<i>MW 2</i>	<i>2/22/93</i>			X	<i>" "</i>	X	X					<i>"</i>
<i>MW 3</i>	<i>2/22/93</i>			X	<i>" "</i>	X	X					<i>"</i>
RELINQUISHED BY: (Signature) <i>J.S. Smith</i>					DATE <i>2/23/93</i>	RECEIVED BY: (Signature)					DATE	
RELINQUISHED BY: (Signature)					TIME <i>1:45</i>	RECEIVED BY: (Signature)					TIME	
RELINQUISHED BY: (Signature)					DATE	RECEIVED BY: (Signature)					DATE	
RELINQUISHED BY: (Signature)					TIME	RECEIVED FOR LABORATORY BY: (Signature) <i>D. Anderson</i>					TIME <i>2/23/93 1:45</i>	