

Consulting Engineers
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KEI-P89-0805.R4 November 30, 1989

Unocal Corporation 2175 N. California Blvd., Suite #650 Walnut Creek, CA 94596

Attention: Mr. Tim Ross

RE: Preliminary Ground Water Investigation at

Unocal Service Station #0746

3943 Broadway Street Oakland, California

Dear Mr. Ross:

This report presents the results of soil and ground water investigation for the referenced site in accordance with proposal KEI-P89-0805.P1 dated August 30, 1989. The purpose of the investigation was to determine the ground water flow direction, and to begin to determine the degree and extent of the subsurface soil and ground water contamination at the site. The work performed consisted of the following:

Coordination with regulatory agencies.

Drilling, installation and development of three monitoring wells.

Soil sampling.

Ground water monitoring, purging and sampling.

Laboratory analyses.

Data analysis, interpretation and report preparation.

SITE DESCRIPTION AND BACKGROUND

The subject site is presently used as a gasoline station. A Site Location Map and detailed Site Plan are attached to this report.

KEI's work at the site began on August 16, 1989 when KEI was asked to collect soil samples following the removal of two underground fuel storage tanks and one waste oil tank at the site. Soil samples (collected from the sidewalls of the gasoline tank excavation pit, from the bottom of the waste oil tank

excavation, and from pipe trenches), and water samples collected from the fuel tank pit after 1,500 gallons and 5,000 gallons were purged from the pit were analyzed by Sequoia Analytical Laboratory in Redwood City, California. Soil and water samples were analyzed for total petroleum hydrocarbons (TPH) as gasoline, and benzene, toluene, xylenes and ethylbenzene (BTX&E). The soil sample from beneath the waste oil tank was analyzed for TPH as gasoline, BTX&E, TPH as diesel, total oil and grease, and EPA method 8010 constituents.

The analytical results of the soil samples collected from the sidewalls of the fuel tank pit, the bottom of the waste oil tank pit, and the pipe trenches, showed TPH as gasoline ranging from non-detectable to 290 ppm. However, the ground water sample analyses from the tank pit showed 4,700 ppb TPH as gasoline and 180 ppb as benzene (after purging 1,500 gallons), and 1,200 ppb TPH as gasoline, and 12 ppb as benzene (after purging 5,000 gallons). To comply with the requirements of the regulatory agencies and based on the analytical results, KEI proposed installation of three monitoring wells. Results of the soil samples from the tank excavation are summarized in KEI's report KEI-J89-0805.Rl dated August 30, 1989.

FIELD ACTIVITIES

Three 2-inch diameter monitoring wells (designated as MW1, MW2 and MW3 on the attached Site Plan) were installed at the site on October 17, 1989. The wells were drilled, constructed and completed in accordance with the guidelines of the Regional Water Quality Control Board (RWQCB) and the County well standards.

The subsurface materials penetrated and details of the construction of the wells are described in the attached Boring Logs.

The three wells were drilled and completed to total depths ranging from 20 to 22.5 feet. Ground water was encountered at depths ranging from 11 to 13 feet beneath the surface during drilling. Soil samples were taken at five foot intervals beginning at 5 feet below grade until ground water was encountered. The undisturbed soil samples were taken by driving a California-modified split-spoon sampler lined with brass liners ahead of the drilling augers. The 2-inch diameter brass liners holding the samples were sealed with aluminum foil, plastic caps and tape, and stored in a cooled ice chest for delivery to a certified laboratory. Each well casing was installed with a watertight cap and padlock. A round, watertight, flush-mounted well cover was cemented in place over each well casing.

The wells were developed on October 26 and 30, 1989. Prior to development, the wells were checked for depth to the water table using an electronic sounder, presence of free product (using paste tape) and sheen. No free product or sheen was noted in any of the wells. After recording the monitoring data, the wells were developed with a surface pump until the evacuated water was clear and free of suspended sediment. Monitoring and well development data are summarized in Table 1.

The wells were sampled on November 1, 1989. Prior to sampling, monitoring data were collected and water samples were then collected using a clean Teflon bailer. The samples were decanted into clean glass VOA vials, sealed with Teflon lined screw caps, and labeled and stored on ice until delivery to a certified laboratory.

ANALYTICAL RESULTS

Water and selected soil samples were analyzed at Sequoia Analytical Laboratory in Redwood City, California. All samples were accompanied by properly executed Chain of Custody documentation. Samples were analyzed for TPH as gasoline by EPA method 5030 in conjunction with modified 8015 and BTX&E by EPA method 8020.

Soil sample analyses show non-detectable levels of TPH as gasoline and BTX&E in all samples from MW1 and MW2, except in MW1(5) at a depth of 5 feet, which had TPH as gasoline levels of 8.5 ppm and xylenes at 0.14 ppm. Soil samples from MW3 showed concentrations of TPH as gasoline, which varied between 3.1 and 1,100 ppm. Benzene concentrations varied between 0.068 and 16 ppm. The water sample analyses show non-detectable levels of benzene in wells MW1 and MW2. Benzene was detected in MW3 at a concentration of 57 ppb. Results of the soil analyses are summarized in Table 2, and the water analyses on Table 3. Copies of the laboratory analyses and Chain of Custody documentation are attached to this report.

HYDROLOGY AND GEOLOGY

The water table stabilized in the monitoring wells at depths ranging from 8.45 to 10.35 feet below the surface. The ground water flow direction appeared to be toward the south to the south-southwest on November 1, 1989, (based on water level data collected from the three monitoring wells prior to pumping).

Based on review of regional geologic maps, the site is underlain by Quaternary alluvium (Temescal Formation?) to the maximum depths explored (22.5 feet). Specifically, the subsurface earth materials consist predominantly of silty, sandy or gravelly clay

underlain by a coarse grained zone, which varies in thickness from about 3 to 7 feet and consists of clayey sand or gravel with locally well graded gravel. This coarse grained zone is in turn underlain by clay materials. Detailed descriptions of the soil materials encountered in our subsurface exploration are provided on the attached Boring Logs.

DISCUSSION AND RECOMMENDATIONS

Based on the analytical results, KEI recommends the installation of an additional three monitoring wells, designated as MW4, MW5 and MW6, to further define the extent of detected contamination. The proposed locations for the additional monitoring wells are shown on the attached Site Plan. In addition, KEI recommends implementation of a monitoring and sampling program. The wells should be monitored on a monthly basis, and purged and sampled on a quarterly basis. The proposed program should be conducted for a period of 12 months. The results of the monitoring program will be documented and evaluated after each monitoring and sampling event. Recommendations for altering or terminating the program will be made as needed. Our proposal for this work is attached for your consideration.

DISTRIBUTION

Copies of this report should be sent to Mr. Gil Wistar of the Alameda County Health Agency, and to the RWQCB, San Francisco Bay Region.

LIMITATIONS

Soil deposits and rock formations may vary in thickness, lithology, saturation, strength and other properties across any site. In addition, environmental changes, either naturally-occurring or artificially-induced, may cause changes in ground water levels and flow paths, thereby changing the extent and concentration of any contaminants. Our studies assume that the field and laboratory data are reasonably representative of the site as a whole, and assume that subsurface conditions are reasonably conducive to interpolation and extrapolation.

The results of this study are based on the data obtained from the field and laboratory investigations. We have analyzed this data using what we believe to be currently applicable engineering techniques and principles in the Northern California region. We make no warranty, either expressed or implied, except that our services have been performed in accordance with generally accepted professional principles and practices existing for such work.

Should you have any questions regarding this report, please do not hesitate to call me at (707) 746-6915.

Sincerely,

Kaprealian Engineering, Inc.

Paul H. King Hydrogeologist

Don R. Braun

Certified Engineering Geologist

License No. 1310 Exp. Date 6/30/90

Mardo Kaprealian

Milo Kprh

President

Attachments: Tables 1, 2 & 3

Location Map Site Plan Boring Logs

Laboratory Results

Chain of Custody documentation

Proposal

TABLE 1
SUMMARY OF GROUND WATER MONITORING AND DEVELOPMENT DATA

Well #	Depth to Water (feet)	Product <u>Thickness</u>	<u>Sheen</u>	Gallons <u>Pumped</u>
(Mc	onitored and	Developed on	October 30,	1989)
MW1	8.20	0	None	110
MW2	9.17	0	None	42
MW3	10.15	0	None	110
(Mc	onitored and	Developed on	October 26,	1989)
MW1	8.41	0	None	110
MW2	9.53	0	None	40
MW3	10.34	0	None	55

KEI-P89-0805.R4 November 30, 1989

TABLE 2
SUMMARY OF LABORATORY ANALYSES
SOIL

(Collected on October 17, 1989)

Sample <u>Number</u>	Depth (feet)	TPH as <u>Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Xylenes</u>	Ethyl- <u>benzene</u>
MW1(5) MW1(10)	5 10	8.5 ND	ND ND	ND ND	0.14 ND	ND ND
MW2(5) MW2(10) MW2(12.5	5 10) 12.5	ND ND ND	ND ND ND	ND ND	ND ND ND	ND ND ND
MW3(5) MW3(10) MW3(11)	5 10 11	3.1 69 1,100	0.068 0.89 16	ND 2.6 85	ND 7.9 150	ND 2.0 35
Detection Limits		1.0	0.05	0.1	0.1	0.1

ND = Non-detectable.

All results in ppm.

KEI-P89-0805.R4 November 30, 1989

TABLE 3
SUMMARY OF LABORATORY ANALYSES
WATER

(Collected on November 1, 1989)

Sample <u>Number</u>	Depth to Water (feet)	TPH as <u>Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Xylenes</u>	Ethyl- <u>benzene</u>
MW1	8.45	ND	ND	ND	0.30	ND
MW2	9.57	200	ND	ND	1.2	3.0
MW3	10.35	13,000	57	48	120	1.7
Detect: Limits	ion	30	0.3	0.3	0.3	0.3

ND = Non-detectable.

All results in ppb.



Consulting Engineers
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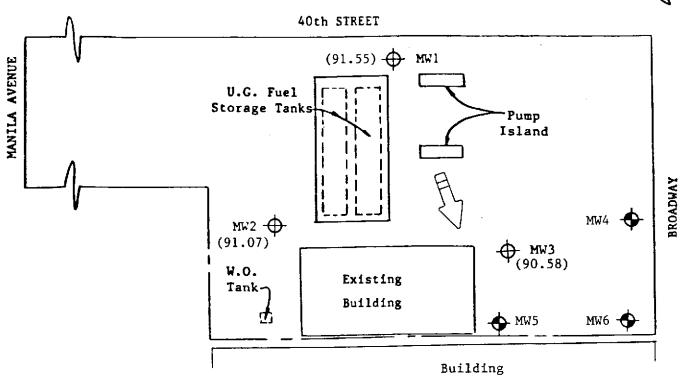
LOCATION MAP

Unocal Service Station #0746 3943 Broadway Street Oakland, California



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SITE PLAN

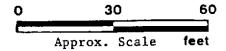
LEGEND

Monitoring Well (Proposed)

Monitoring Well (Existing)

() Ground water surface elevation on 11/1/89. MWl well cover assumed 100.00' as datum.

Direction of ground water flow on 11/1/89.



Unocal Service Station #0746 3943 Broadway Street Oakland, California

			1	ВОБ	RIN	G 1	LOG	
Project No KEI-P89-08		·	Bor:		Cas	ing Di 2'	iameter	Logged By D.L.
Project Na Oakland -			Wel:	Well Head Elevation N/A			on	Date Drilled 10/17/89
Boring No.	•		Drilling Hollow- Method Auger					Drilling Company EGI
Penetra- tion blows/6"	G. W. level		oth (: oples		Str gra USC		I	Description
			.				Silty cla	ement nd and gravel: fill. ny, high plasticity, iff, moist, black, trace
5/7/15			5		CH		trace gr	ay, high plasticity, cavel, very stiff, dark olive gray.
7/10/16	҄		10		sc GC		dense, v brown, m	cavel with sand, medium
10/15/12	-	— — —			GP/ GC		and stro	raded gravel with clay down medium dense, wet,
			15		СН		stiff, molive br	gh plasticity, very moist, greenish gray and rown.
11/17/23					- Cii		dense, gray,	moist, dark greenish gravel to 1".
10/16/19			20		GC MH			silt, very stiff, moist, reenish gray. TOTAL DEPTH 20'

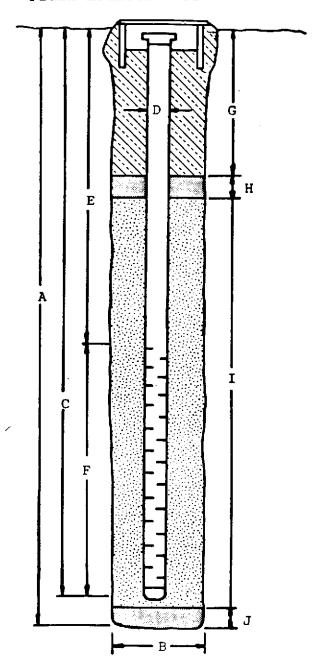
Page 1 of 1

WELL COMPLETION DIAGRAM

PROJECT	NAME: U	<u> nocal - Oakland</u>	- Broadway	BORING/WELL NO. MW	1
PROJECT	NUMBER:_	KEI-P89-0805			

WELL PERMIT NO.: 89456

Flush-mounted Well Cover



- A. Total Depth: 20'
- B. Boring Diameter*: 9"

 Drilling Method: Hollow Stem

 Auger
- C. Casing Length: 20'

 Material: Schedule 40 PVC
- E. Depth to Perforations: 5'
- F. Perforated Length: 15'

 Machined
 Perforation Type: Slot

 Perforation Size: 0.020"
- G. Surface Seal: 2'
 Seal Material: Concrete
- H. Seal: 2'
 Seal Material: Bentonite
- I. Gravel Pack: 16'

 RMC Lonestar

 Pack Material: Sand

 Size: #3
- J. Bottom Seal: None

 Seal Material: N/A

*Boring diameter can vary from 8-1/4" to 9" depending on bit wear.

			ВС	RIN	G I	LOG	
Project No KEI-P89-08			Boring 9"	g & Cas	ing D	iameter	Logged By D.L.
Project Na Oakland -			Well Head Elevation N/A				Date Drilled 10/17/89
Boring No. MW2	Boring No. MW2			ing i	Holl Auge	ow-stem	Drilling Company EGI
Penetra- tion blows/6"	G. W. level		oth (ft) ples	· •	ati- phy S	I	Description
		<u> </u>	0			A.C. Pave Clay, sar	ement nd and gravel: fill.
6/9/15			5 —	СН		stiff, modor, to 3.5 feet Sandy cla	ny, 5-10% gravel, very
		— — — —	-	CL/		Gravelly	clay, 15-30% gravel to iff to very stiff, lark brown.
6/7/10	7		10	sc		to very	and, medium dense, moist moist, olive brown and brown, mottled.
12/22/28	<u>Ā</u>		1.5	GW/ GC			ded gravel with clay and cavel to 2 1/2", dense dense.
		15	15 — - - - -	CT/			y stiff to hard, olive yellowish brown,
9/20/18		E					above, yellowish brown, , trace - 15% sand.
	_	<u> </u>	20 —	<u> </u>			TOTAL DEPTH 20'

Page 1 of 1

WELL COMPLETION DIAGRAM

PROJECT	NAME:	Unocal	- Oaklar	nd -	Broadway	BORING/WELL	NO	MW2
						•		

PROJECT NUMBER: KEI-P89-0805

WELL PERMIT NO.: 89456

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- A. Total Depth: 20'
- B. Boring Diameter*: 9"

 Drilling Method: Hollow Stem

Auger

- C. Casing Length: 20'

 Material: Schedule 40 PVC
- E. Depth to Perforations: 5'
- F. Perforated Length: 15'

 Machined
 Perforation Type: Slot
- G. Surface Seal: 2'
 Seal Material: Concrete

Perforation Size: 0.020"

H. Seal: 2'

Seal Material: <u>Bentonite</u>

- I. Gravel Pack: 16'

 RMC Lonestar

 Pack Material: Sand

 Size: #3
- J. Bottom Seal: None

 Seal Material: N/A

*Boring diameter can vary from 8-1/4" to 9" depending on bit wear.

			ВОБ	RIN	G 1	OG	
Project No KEI-P89-08		 Bor 9		Cas	ing Di	ameter	Logged By D.L.
Project Na Oakland -		Wel		d Ele N/A	evatio	on	Date Drilled 10/17/89
Boring No. MW3	•		lling hod	J	Holld Auge	ow-stem	Drilling Company EGI
Penetra- tion blows/6"	G. W. level	oth (Stra graj USC		I	Description
		U	_			A.C. Pave Clay, sar	ement nd and gravel: fill.
5/5/11		5		СН		gravel, and blac disturbe Silty cla	ay, high plasticity with firm, moist, olive gray ck, mottled with debris, ed. ay, high plasticity, 5-d, firm, moist, black.
5/7/12		 10		CL/		1/2", fi grayish	clay, 30% gravel to irm, moist, very dark brown, gray root holes.
3/9/11	₹			sc		brown ar	and, medium dense, very
6/17/16				30		moist, 4	10% clay, olive gray and rown, mottled.
7/9/13		15		CL/ CH		dense, vei	and w/gravel, 15% clay, very moist. ry stiff, moist, grayish nd olive brown, mottled. mottled.
9/11/14		20					above, greenish gray nt olive brown.

Page 1 of 2

	<u> </u>			ВОІ	RIN	G]	LOG	
Project No KEI-P89-08		:		ing a	& Cas	ing D	iameter	Logged By D.L.
	t Name Unocal d - Broadway			Well Head Elevatio			on	Date Drilled 10/17/89
Boring No.	•		Dri Met	Drilling Hollow-stem Method Auger			Drilling Company EGI	
Penetra- tion blows/6"	G. W. level		oth (oples		Stra graj USC:			Description
9/12/15			25 30 35		CL/ CH		very stable brown. Clay with	TOTAL DEPTH 22.5'

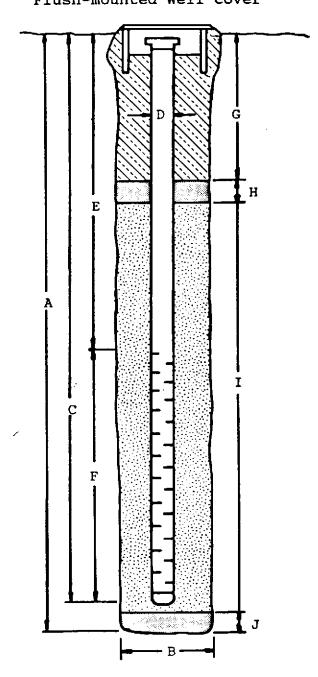
WELL COMPLETION DIAGRAM

PROJECT NAME: Unocal - Oakland - Broadway BORING/WELL NO. MY
--

PROJECT NUMBER: KEI-P89-0805

WELL PERMIT NO.: 89456

Fluch	-mount od	w_{α}	COVOY



- A. Total Depth: 22.5'
- B. Boring Diameter*: 9"

 Drilling Method: Hollow Stem

Auger

- C. Casing Length: 22.5'

 Material: Schedule 40 PVC
- E. Depth to Perforations: 5'
- F. Perforated Length: 17.5'

 Machined
 Perforation Type: Slot

 Perforation Size: 0.020"
- G. Surface Seal: 2'

Seal Material: Concrete

- H. Seal: 2'
 Seal Material: Bentonite
- I. Gravel Pack: 18.5'

 RMC Lonestar

 Pack Material: Sand

 Size: #3
- J. Bottom Seal: None

 Seal Material: N/A

*Boring diameter can vary from 8-1/4" to 9" depending on bit wear.

Kaprealian Engineering, Inc.

P.O. Box 913

Benicia, CA 94510

Attention: Mardo Kaprealian, P.E.

Client Project ID: Matrix Descript:

Soil

Unocal, Oakland, Broadway, KEI-P89-0805

Analysis Method: EPA 5030/8015/8020

910-2617 First Sample #:

Sampled:

Oct 17, 1989

Received:

Oct 18, 1989 Oct 20, 1989

Analyzed: Reported: Oct 26, 1989

TOTAL PETROLEUM FUEL HYDROCARBONS with BTEX DISTINCTION (EPA 8015/8020)

Sample Number	Sample Description	Low/Medium B.P. Hydrocarbons mg/kg (ppm)	Benzene mg/kg (ppm)	Toluene mg/kg (ppm)	Ethyl Benzene mg/kg (ppm)	Xylenes mg/kg (ppm)
910-2617	MW-1-(5)	8.5	N.D.	N.D.	N.D.	0.14
910-2618	MW-1-(10)	N.D.	N.D.	N.D.	N.D.	N.D.
910-2619	MW-2-(5)	N.D.	N.D.	N.D.	N.D.	N.D.
910-2620	MW-2-(10)	N.D.	N.D.	N.D.	N.D.	N.D.
910-2621	MW-2-(125)	N.D.	N.D.	N.D.	N.D.	N.D.
910-2622	MW-3-(5)	3.1	0.068	N.D.	N.D.	N.D.
910-2623	MW-3-(10)	69	0.89	2.6	2.0	7.9
910-2624	MW-3-(11)	1,100	16	85	35	150

	•					
Detection Limits:	1.0	0.05	0.1	0.1	0.1	

Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard. Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

Belinda C. Vega Project Manager



Consulting Engineers
P. O. BOX 913
BENICIA CA 94510
(415) 676 - 9100 (707) 746 - 6915

CHAIN OF CUSTODY

SAMPLE DES	CT NUMBER:	<u>- 18 - 0805</u>		444	
	100	1- 401-0000	<u> </u>	•	
SAMPLE #	ANALYSES	5	GRAB OR COMP.	NUMBER OF CONTAINERS	SOIL/ WATER
144-1-(5)	7PH-6/074F		6		S
MH-1-(10)	FIXTE O-HAT	<u> </u>	<u>_6_</u>		
WM-5-(2)	FRAG BART		0		5
WM-5-(10)	TOH-G/BTXHE		6		S
MM-5-(15:2)	TOH-6/BTHE		_0_		8
WA-3-(B)	TPH-6/87045		<u> </u>		S
WM-3-(10)	TOH-C/BTXHE		6		8
14-3-111)	TBH-C/BTATE		<u></u>	\	S
RELINOUISH	ED BY* TIM	E/DATE	RECEIVED	BY* TIM	E/DATE
1. 1/201/ for		5 10/18/69	Tours	dian 4:	25-10.18
2. Jour	Bolon 10-18	-1017-	BL	Oliva 10/18	10:55ain
3.	·		• •		
* STATE A	FFILIATION NEXT	TO SIGNAT	URE		
REMARKS:					

BTX&E (UNLESS SAMPLE HAS BEEN PRESERVED), AND 14 CALENDAR DAYS FOR TPH AS GASOLINE; EXTRACT TPH AS DIESEL WITHIN 14

CALENDAR DAYS.



Kaprealian Engineering, Inc. P.O. Box 913

Benicia, CA 94510

Attention: Mardo Kaprealian, P.E.

Client Project ID: Unocal, Oakland, I

Matrix Descript:

Analysis Method: First Sample #: Unocal, Oakland, Broadway/40th Water

EPA 5030/8015/8020 911-0079 A-B Sampled: Received: Nov 1, 1989

Received: Nov 1, 1989 Analyzed: Nov 9, 1989

Reported: Nov 9, 1989

TOTAL PETROLEUM FUEL HYDROCARBONS with BTEX DISTINCTION (EPA 8015/8020)

Sample Number	Sample Description	Low/Medium B.P. Hydrocarbons μg/L (ppb)	Benzene μg/L (ppb)	Toluene μg/L (ppb)	Ethyl Benzene μg/L (ppb)	Xylenes μg/L (ppb)
9110079 A-B	MW1	N.D.	N.D.	N.D.	N.D.	0.30
9110080 A-B	MW2	200	N.D.	N.D.	3.0	1.2
9110081 A-B	MW3	13,000	57	48	1.7	120

Detection Limits:	30.0	0.3	0.3	0.3	0.3	

Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard. Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

Belinda C. Vega Project Manager

9110079.KEI <1>



Consulting Engineers P. O. BOX 913 BENICIA, CA 94510 (415) 676 - 9100 (707) 746 - 6915

CHAIN OF CUSTODY

SAMPLER:	oe (KEI) co	ATE/TIME OF ()	/1/89	TURN AROUND TIME:	
SAMPLE DES		UNOCAL	DAKU	AND	
AND PROJEC	CT NUMBER:	Broadw	24/40	244	
SAMPLE #	ANA	LYSES	GRAB OR COMP.	NUMBER OF CONTAINERS	SOIL/ WATER
MW I	TPH-	G & BTXE	Grab	2 VOA	water
MW2	TPH-	GYBIKE	Gras	2 VOA	Water
MWZ	TPH-	G + BTXE	Grab	2 VOA	Water.
					
					
	 				
RELINQUIS	HED BY*	TIME/DATE	RECEIVE	D BY* TII	ME/DATE / /4 [:] 45
1. Joe (KEI)	11/1/89	1/	L //_	1-1-89
2.		40		·	
					
3.					
* STATE	AFFILIATION	NEXT TO SIGN.	ATURE		
REMARKS:_				<u> </u>	
W]	THIN 14 C	ALENDAR DAYS T BE COMPLET	OF SAMPL ED WITHIN EFFN PDPSF	SES MUST BE E COLLECTION. 7 CALENDAR RVED), AND 14 PH AS DIESEL	DAYS FOR CALENDAR

CALENDAR DAYS.