



KAPREALIAN ENGINEERING  
INCORPORATED

KEI-P90-1103.P5R  
December 1, 1994

Unocal Corporation  
2000 Crow Canyon Place, Suite 400  
P.O. Box 5155  
San Ramon, California 94583

Attention: Ms. Tina Berry

RE: Revised Work Plan/Proposal  
Unocal Service Station #0752  
800 Harrison Street  
Oakland, California

Dear Ms. Berry:

#### INTRODUCTION

At your request, Kaprealian Engineering, Inc. (KEI) presents this revised work plan/proposal for a pilot vapor extraction test at the subject site. The purpose of this test is to determine whether vapor extraction is a feasible means of remediation.

#### BACKGROUND

The subject site contains a Unocal service station facility. Two underground gasoline storage tanks, one waste oil storage tank, and the product piping were removed from the site in November and December of 1990 during tank replacement activities. The fuel tank pit, waste oil tank pit, and one pump island were subsequently overexcavated in order to remove contaminated soil. Eight monitoring wells have been installed and 12 exploratory borings have been drilled at and in the vicinity of the site.

A site description, detailed background information including a summary of all of the soil and ground water subsurface investigation/remediation work conducted to date, site hydrogeologic conditions, and tables that summarize all of the soil and ground water sample analytical results are presented in KEI's report (KEI-P90-1103.R8) dated April 1, 1994. The results of the most recent quarter of monitoring and sampling of the monitoring wells are presented on MPDS Services, Inc's. Quarterly Data Report (MPDS-UN0752-03) dated August 2, 1994. Lastly, the analytical results of all of the soil samples collected during the drilling of the exploratory borings and monitoring wells and all of the ground water samples collected to date summarized in the attached Appendices A and B, respectively.

PROPOSED FIELD WORK - PILOT VAPOR EXTRACTION TEST

KEI proposes conducting a pilot vapor extraction test in order to assess the feasibility of remediation by vapor extraction. The pilot test is anticipated to be conducted over approximately a ~~48-~~ **hour period using well MW3 as the test well.** The locations of all of the wells are shown on the attached Figure 1. The test system will consist of a vapor extraction well head attached to well MW3, two-inch diameter flexible tubing, vacuum gauge, regenerative blower, two vapor phase carbon canisters connected in series, and a flow meter, as shown on the attached Schematic Diagram, Figure 2. Hydrocarbon emissions will be abated by ducting the blower exhaust through two carbon canisters connected in series. The Bay Area Air Quality Management District will be notified prior to conducting the pilot vapor extraction test. ✓

The vacuum on the influent side of the blower and the flow rates will be monitored throughout the test. The well heads at nearby monitoring wells will be specially fitted with well caps and quick disconnect fittings so that differential pressures can be monitored by the use of magnehelic gauges. ~~The differential pressures will be monitored throughout the test in order to determine the influence of the applied vacuum through the screened zone in the wells.~~ ✓

Influent and effluent air samples will be collected in Tedlar bags by the use of a vacuum sampling box. Influent samples will be collected on a minimum daily basis in order to determine the concentration of contaminants in the extracted air stream. One additional influent sample will be collected at approximately the middle of the test in order to determine the hydrocarbon concentration decay rate. ✓ Effluent air samples will be collected in order to verify the efficiency of the abatement system during the test as required by local air quality standards. ✓

In addition, ground water samples will be collected from MW3, both prior to the pilot test and subsequent to the completion of the pilot test. ✓ The analytical results of the water samples will be used to determine the potential effectiveness of vapor extraction (and air sparging) on the ground water quality. ✓

The air bag samples collected in Tedlar bags will be analyzed by Sequoia Analytical Laboratory in Concord, California, and will be accompanied by properly executed Chain of Custody documentation. The air and ground water samples will be analyzed for total petroleum hydrocarbons as gasoline, and for benzene, toluene, ethylbenzene, and xylenes constituents by EPA method 5030/modified 8015 and 8020, respectively. ✓

CONCLUSIONS

Conclusions and further recommendations will be described in a technical report. The technical report will be submitted to the Alameda County Health Care Services Agency. ✓

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 the extent and concentration of any contaminants. Our studies assume that the field and laboratory data generated will be reasonably representative of the site as a whole, and assume that subsurface conditions are reasonably conducive to interpolation and extrapolation.

The results of this proposed study will be based on the data obtained from the field and laboratory analyses obtained from a state certified laboratory. We will analyze all data generated 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, regarding the above, including laboratory analyses, except that our services will be performed in accordance with generally accepted professional principles and practices existing for such work.

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Should you have any questions regarding this work plan/proposal,  
please do not hesitate to call us at (510) 602-5100.

Sincerely,  
Kaprealian Engineering Inc.



Joel G. Greger, C.E.G.  
Senior Engineering Geologist

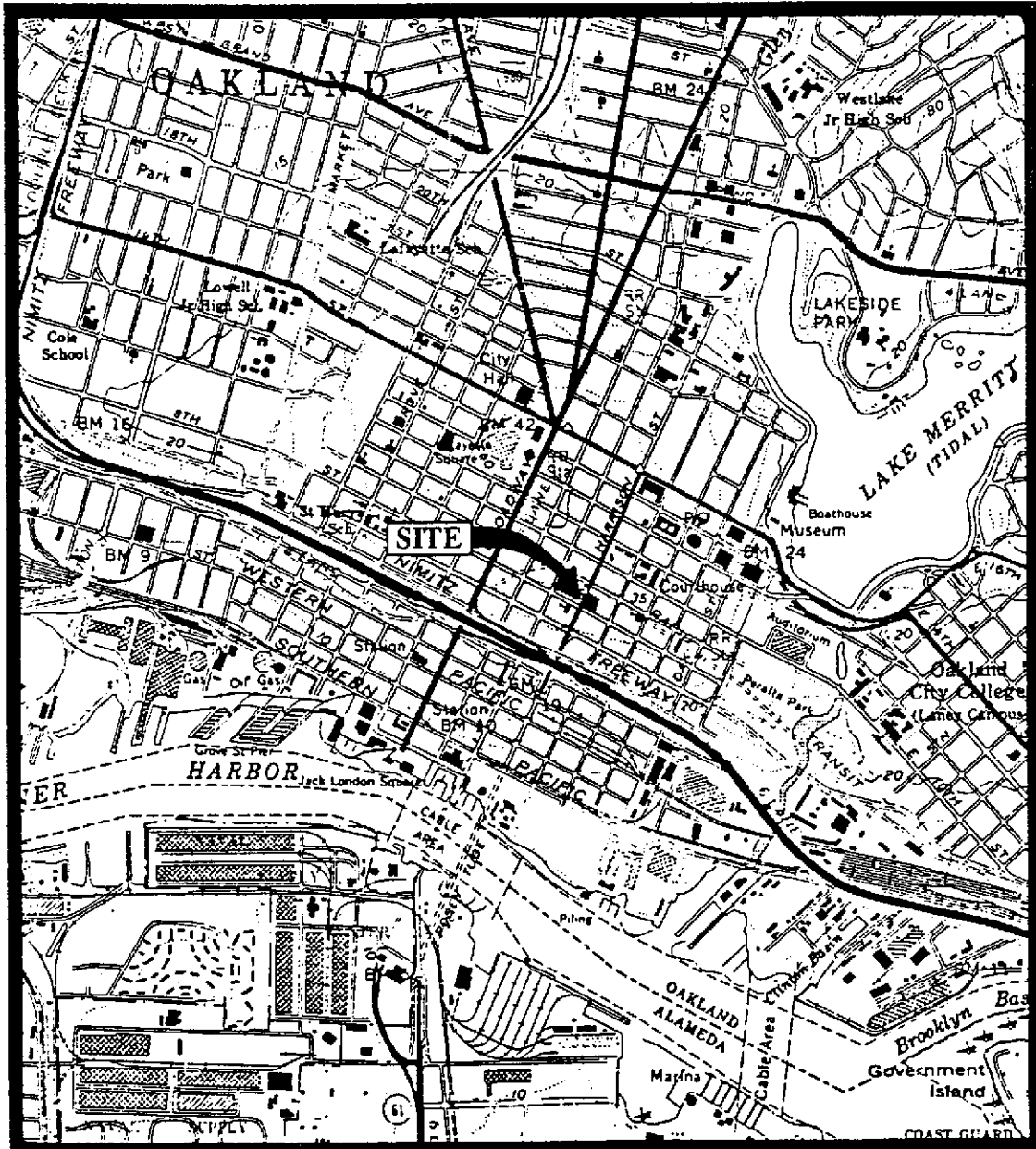
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Exp. Date 8/31/96



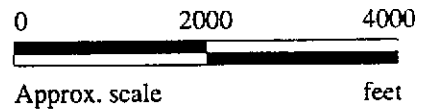
Robert H. Kezerian  
Project Manager


/jad

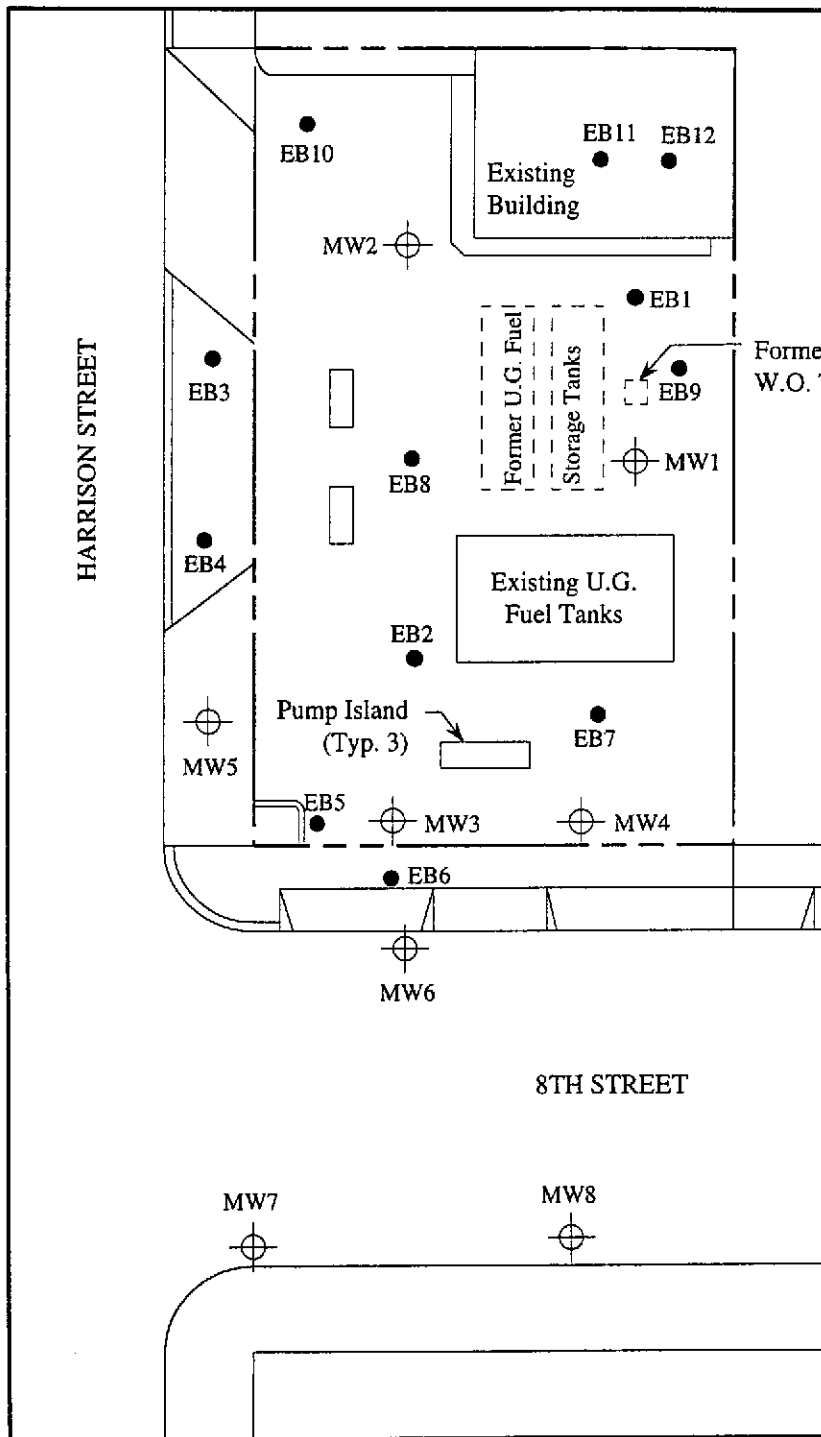
Attachments: Location Map  
Monitoring Well Location Map - Figure 1  
Pilot Vapor Extraction Test System Schematic - Figure 2  
Appendix A - Analytical Results of Soil Samples  
Appendix B - Analytical Results of Ground Water  
Samples



Base modified from 7.5 minute U.S.G.S. Oakland West Quadrangle  
 (photorevised 1980)

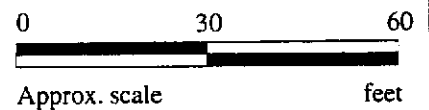


 <p><b>KAPREALIAN ENGINEERING INCORPORATED</b></p>	<p><b>UNOCAL SERVICE STATION #0752 800 HARRISON STREET OAKLAND, CALIFORNIA</b></p>	<p><b>LOCATION MAP</b></p>
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**LEGEND**

- ⊕ Monitoring well
- Exploratory boring

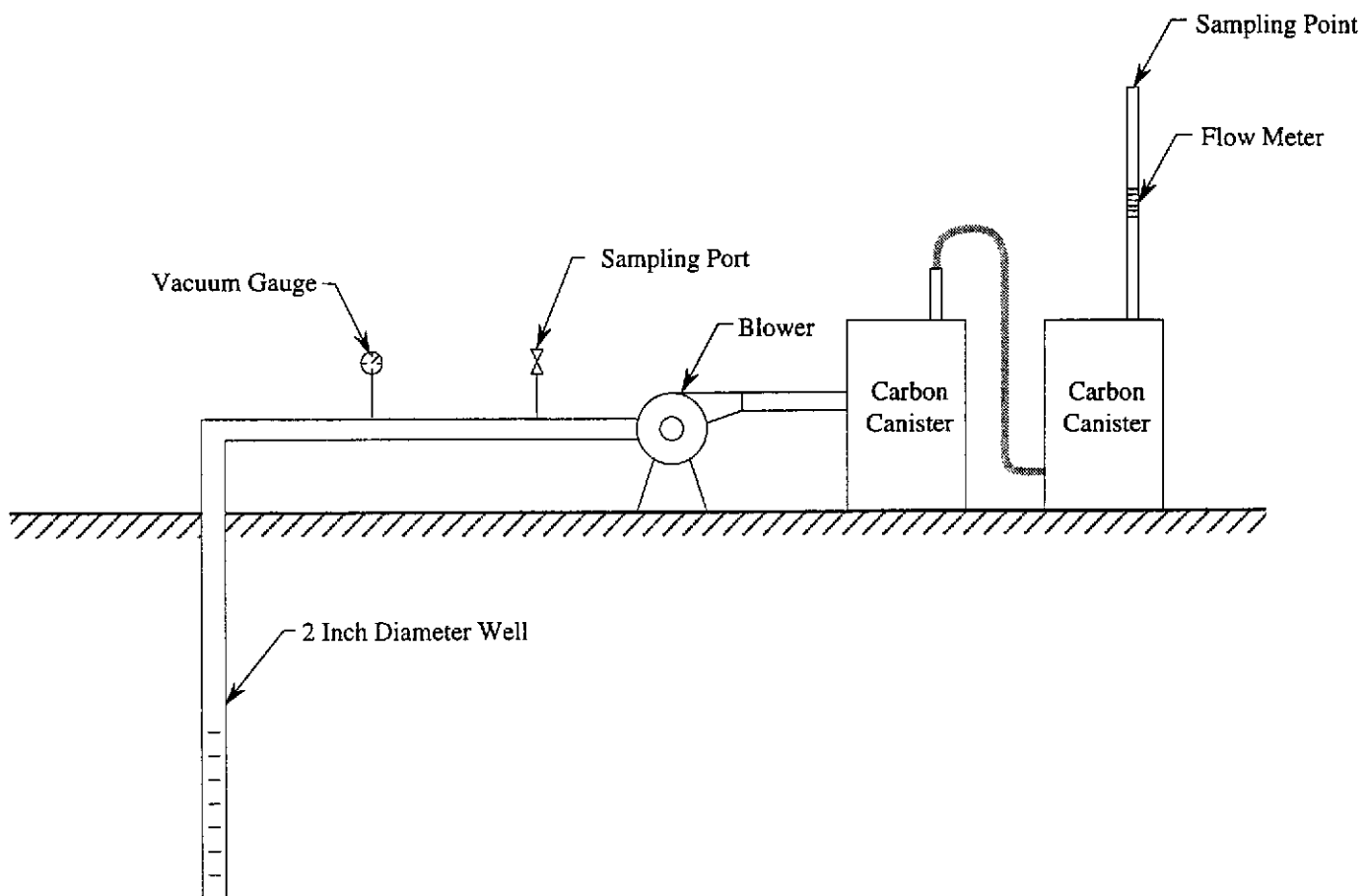


**EXPLORATORY BORING AND MONITORING WELL LOCATION MAP**



**UNOCAL SERVICE STATION #0752  
800 HARRISON STREET  
OAKLAND, CA**

**FIGURE  
1**



PILOT VAPOR EXTRACTION TEST SCHEMATIC DIAGRAM

  
**KAPREALIAN ENGINEERING**  
**INCORPORATED**

**UNOCAL SERVICE STATION #0752**  
**800 HARRISON STREET**  
**OAKLAND, CALIFORNIA**

**FIGURE**  
**2**

# **APPENDIX A**



KEI-P90-1103.R8  
 April 1, 1994

TABLE 1  
 SUMMARY OF LABORATORY ANALYSES  
 SOIL

<u>Date</u>	<u>Sample Number</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl-benzene</u>	<u>Xylenes</u>	
5/29/91	EB1(55)	--	ND	ND	ND	ND	ND	
	EB1(10)	--	ND	ND	ND	ND	ND	
	EB1(15)	--	ND	0.0087	ND	ND	ND	
	EB1(20)	--	ND	ND	ND	ND	ND	
	EB1(22)	--	ND	ND	ND	ND	ND	
	EB2(5.5)	---	ND	ND	ND	ND	ND	
	EB2(10)	---	ND	ND	ND	ND	ND	
	EB2(15)	---	ND	ND	ND	ND	ND	
	EB2(20)	---	ND	ND	ND	ND	ND	
	EB2(22.5)	---	ND	ND	ND	ND	ND	
	3/17/94	EB3(5)	--	ND	ND	ND	ND	ND
		& EB3(9.5)	--	ND	ND	ND	ND	ND
	3/18/94	EB3(14.5)	--	ND	ND	ND	ND	ND
		EB3(19.5)	--	ND	ND	ND	ND	ND
		EB4(5)	--	ND	ND	ND	ND	ND
EB4(9.5)		--	ND	ND	ND	ND	ND	
EB4(14.5)		--	ND	ND	ND	ND	ND	
EB4(19)		--	ND	ND	ND	ND	ND	
	EB5(5)	--	ND	ND	ND	ND	ND	
	EB5(10)	---	ND	ND	ND	ND	ND	
	EB5(15)	---	ND	ND	ND	ND	ND	
	EB5(19)	--	310*	0.71	2.4	1.3	2.2	
	EB6(4.5)	--	ND	ND	ND	ND	ND	
	EB6(9.5)	--	ND	ND	ND	ND	ND	
	EB6(14.5)	--	ND	ND	ND	ND	ND	
	EB6(19.5)	--	ND	ND	ND	ND	ND	
	EB7(5)	---	ND	ND	ND	ND	ND	
	EB7(10)	---	ND	ND	ND	ND	ND	
	EB7(15)	---	ND	ND	ND	ND	ND	
	EB7(19)	---	ND	ND	ND	ND	ND	
	EB8(5)	--	ND	ND	ND	ND	ND	
	EB8(10)	--	ND	ND	ND	ND	ND	
	EB8(15)	--	ND	ND	ND	ND	ND	
	EB8(18.5)	--	21,000	7.0	78	26	140	

TABLE 1 (Continued)

SUMMARY OF LABORATORY ANALYSES  
 SOIL

<u>Date</u>	<u>Sample Number</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl-benzene</u>	<u>Xylenes</u>
3/17/94	EB9(5.5)	ND	1.6	ND	0.040	ND	0.99
&	EB9(10)	ND	ND	ND	ND	ND	ND
3/18/94	EB9(15)	ND	ND	ND	ND	ND	ND
(Con't)	EB9(20)	ND	ND	ND	ND	ND	ND
	EB10(5)	--	ND	ND	ND	ND	ND
	EB10(10)	--	ND	ND	ND	ND	ND
	EB10(15)	--	ND	ND	ND	ND	ND
	EB10(20)	--	ND	ND	ND	ND	ND
	EB11(5)	ND	1.8*	ND	0.0091	ND	0.0088
	EB11(6)	19♦	3.6**	ND	ND	ND	ND
	EB11(10)	ND	ND	ND	ND	ND	ND
	EB12(5)	ND	ND	ND	ND	ND	ND
	EB12(10.5)	ND	ND	ND	ND	ND	ND

NOTE: The soil samples were collected at the depths below grade indicated in the ( ) of the respective sample number.

- \* Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a gasoline and non-gasoline mixture.
- \*\* Sequoia Analytical Laboratory reported that the hydrocarbons detected did not appear to be gasoline.
- ♦ Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a diesel and non-diesel mixture.

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April 1, 1994

TABLE 2  
SUMMARY OF LABORATORY ANALYSES  
SOIL

<u>Date</u>	<u>Sample Number</u>	<u>TOG</u>	<u>TPH as Hydraulic Fluid</u>	<u>Tetrachloroethene* (<math>\mu</math>g/kg)</u>	<u>1,1,1-tri-chloroethane* (<math>\mu</math>g/kg)</u>
3/17/94	EB9(5.5)	ND	ND	ND	ND
&	EB9(10)	ND	ND	ND	ND
3/18/94	EB9(15)	ND	ND	ND	ND
	EB9(20)	ND	ND	ND	ND
	EB11(5)	13,000	4,300	130	46
	EB11(6)	4,300	270	ND	ND
	EB11(10)	88	ND	ND	ND
	EB12(5)	ND	ND	ND	ND
	EB12(10.5)	ND	ND	ND	ND

**NOTE:** The soil samples were collected at the depths below grade indicated in the ( ) of the respective sample number.

\* All EPA method 8010 constituents were non-detectable, except as indicated above.

ND = Non-detectable.

Results are in milligrams per kilogram (mg/kg), unless otherwise indicated.

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TABLE 6

SUMMARY OF LABORATORY ANALYSES  
 SOIL

<u>Date</u>	<u>Sample Number</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl-benzene</u>	<u>Xylenes</u>
5/23/91	MW1(5)*	2.2	1.1	ND	ND	ND	0.010
&	MW1(10)*	43	43	ND	0.0059	0.0074	0.43
5/30/91	MW1(15)*	120	250	0.80	0.73	0.91	2.9
	MW1(20)*	ND	ND	ND	ND	ND	ND
	MW1(24)*	ND	ND	ND	ND	ND	0.0073
	MW2(5)	--	ND	ND	ND	ND	0.0054
	MW2(10)	--	ND	ND	ND	ND	ND
	MW2(15.5)	--	ND	0.015	ND	0.0064	0.025
	MW2(20)	--	ND	0.0086	ND	ND	ND
	MW2(22)	--	ND	ND	ND	ND	ND
	MW3(5)	--	ND	ND	ND	ND	ND
	MW3(10)	--	ND	ND	ND	ND	ND
	MW3(15)	--	ND	ND	ND	ND	ND
	MW3(20)	--	ND	ND	ND	ND	ND
	MW3(23)	--	2.9	0.0079	ND	0.012	0.031
9/30/92	MW4(5)	--	ND	ND	ND	ND	ND
&	MW4(10)	--	ND	ND	ND	ND	ND
10/01/92	MW4(15)	--	ND	ND	ND	ND	ND
	MW4(20)	--	ND	ND	ND	ND	ND
	MW4(22.5)	--	27♦	ND	ND	ND	ND
	MW5(5)	--	ND	ND	ND	ND	ND
	MW5(10)	--	ND	ND	ND	ND	ND
	MW5(15)	--	ND	ND	ND	ND	ND
	MW5(20)	--	ND	ND	ND	ND	ND
	MW5(22)	--	1.1	ND	0.00600	ND	0.014

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TABLE 6 (Continued)

SUMMARY OF LABORATORY ANALYSES  
SOIL

<u>Date</u>	<u>Sample Number</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl-benzene</u>	<u>Xylenes</u>
9/30/92	MW6(5)	--	ND	ND	ND	ND	ND
&	MW6(10)	--	ND	ND	ND	ND	ND
10/01/92	MW6(15)	--	ND	ND	ND	ND	ND
	MW6(20)	--	ND	ND	ND	ND	ND
	MW6(21.5)	--	170	ND	0.38	1.8	4.5
4/14/93	MW7(5)	--	ND	ND	ND	ND	ND
	MW7(10)	--	ND	ND	ND	ND	ND
	MW7(15)	--	ND	ND	ND	ND	ND
	MW7(21)	--	ND	ND	ND	ND	ND
	MW8(5)	--	ND	ND	ND	ND	ND
	MW8(10)	--	ND	ND	ND	ND	ND
	MW8(15)	--	ND	ND	ND	ND	ND
	MW8(20.5)	--	ND	ND	ND	ND	ND

NOTE: The soil samples were collected at the depths below grade indicated in the ( ) of the respective sample number.

\* TOG and all EPA method 8010 constituents were non-detectable.

♦ Sequoia Analytical Laboratory reported that the hydrocarbons detected did not appear to be gasoline.

ND = Non-detectable.

-- Indicates analysis was not performed.

Results are in milligrams per kilogram (mg/kg), unless otherwise indicated.

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April 1, 1994

TABLE 7  
SUMMARY OF LABORATORY ANALYSES  
SOIL

<u>Date</u>	<u>Sample</u>	<u>Cadmium</u>	<u>Chromium</u>	<u>Lead</u>	<u>Nickel</u>	<u>Zinc</u>
5/29/91	MW1(5)	ND	64	11	32	30
	MW1(10)	ND	48	7.1	24	27
	MW1(15)	ND	11	06.0	42	28
	MW1(20)	ND	32	4.2	36	23
	MW1(24)	ND	20	5.0	31	23

NOTE: The soil samples were collected at the depths below grade indicated in the ( ) of the respective sample number.

ND = Non-detectable.

Results are in milligrams per kilogram (mg/kg), unless otherwise indicated.

# **APPENDIX B**

TABLE 2

SUMMARY OF LABORATORY ANALYSES  
WATER

<u>Date</u>	<u>Well #</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl-benzene</u>	<u>Xylenes</u>
7/05/94	MW1	--	250	4.8	13	1.2	7.3
	MW2	--	160	16	ND	0.73	10
	MW3	--	25,000**	ND	ND	ND	ND
	MW4	--	190**	ND	ND	ND	ND
	MW5	--	2,200	97	8.4	37	36
	MW6	--	ND	ND	ND	ND	ND
	MW7	--	ND	ND	ND	ND	ND
	MW8	--	730	17	ND	1.6	ND
4/02/94	MW1	ND	ND	ND	ND	ND	ND
	MW2	--	ND	0.65	ND	ND	0.99
	MW3	--	6,000	800	30	140	110
	MW4	--	89	ND	ND	ND	ND
	MW5	--	1,800	46	5.1	38	35
	MW6	--	5,300*	ND	ND	ND	ND
	MW7	--	360	2.0	ND	ND	0.80
	MW8	--	150	1.2	ND	ND	ND
1/03/94	MW1	ND	ND	ND	ND	ND	ND
	MW2	--	260	25	ND	5.5	26
	MW3	--	4,900	830	100	170	150
	MW4	--	210	ND	ND	0.76	1.6
	MW5	--	1,500	44	ND	42	46
	MW6	--	1,400	57	ND	8.5	11
	MW7	--	ND	0.93	ND	0.75	1.9
	MW8	--	ND	ND	ND	ND	ND
10/05/93	MW1	57♦	92**	1.5	ND	ND	0.72
	MW2	--	120	12	ND	2.1	12
	MW3	--	9,200	720	88	140	140
	MW4	--	130**	ND	ND	ND	ND
	MW5	--	1,700	70	6.2	54	40
	MW6	--	1,400	34	ND	5.3	7.3
	MW7	--	360	10	1.2	0.91	0.99
	MW8	--	120**	1.7	ND	ND	ND



TABLE 2 (Continued)

SUMMARY OF LABORATORY ANALYSES  
WATER

Date	Well #	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
7/23/93	MW1	ND	ND	0.50	0.66	ND	ND
	MW2	--	66	1.8	ND	2.5	2.0
	MW3	--	4,400	660	26	160	82
	MW4	--	85*	ND	ND	ND	ND
	MW5	--	2,000	122	8.0	68	47
	MW6	--	580	19	0.99	3.4	2.7
	MW7	--	790	23	3.3	28	5.4
	MW8	--	260	5.1	ND	0.60	ND
4/28/93	MW1	470◆◆	920	3.1	2.3	1.2	9.7
	MW2	--	1,300	76	1.9	130	87
	MW3	--	2,600	220	7.6	41	27
	MW4	--	ND	ND	ND	ND	ND
	MW5	--	6,700	200	190	250	430
	MW6	--	1,200	54	1.5	11	5.3
	MW7	--	110	2.8	1.3	1.4	1.7
	MW8	--	450	18	1.8	1.8	1.4
12/21/92	MW1	ND	95	0.69	ND	ND	1.0
	MW2	--	960	97	3.2	74	96
	MW3	--	8,500	1,500	150	310	330
	MW4	--	220*	ND	ND	0.97	0.74
	MW5	--	1,700	51	4.7	83	34
	MW6	--	2,300	370	11	39	15
10/19/92	MW4	--	480	0.51	2.1	2.8	6.8
	MW5	--	2,700	61	5.0	100	61
	MW6	--	3,900	420	12	60	28
9/15/92	MW1	ND	76	1.0	ND	ND	ND
	MW2	--	1,300	91	5.7	80	110
	MW3	--	10,000	1,900	330	400	580
6/30/92	MW1	120	ND	ND	ND	ND	ND
	MW2	--	76	9.3	0.76	4.8	6.9
	MW3	--	8,900	1,900	210	430	550

TABLE 2 (Continued)

SUMMARY OF LABORATORY ANALYSES  
WATER

Date	Well #	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethylbenzene	Xylenes
4/02/92	MW1	94	ND	ND	ND	ND	ND
	MW2	--	88	12	0.32	6.3	7.2
	MW3	--	8,000	1,400	200	300	310
12/30/91	MW1	ND	ND	ND	ND	ND	ND
	MW2	--	91	16	0.89	11	1.9
	MW3	--	7,200	2,100	690	410	550
9/30/91	MW1	ND	ND	ND	ND	ND	ND
	MW2	--	130	18	0.53	14	9.6
	MW3	--	6,800	1,400	130	290	240
6/05/91	MW1	ND	47	ND	ND	ND	ND
	MW2	--	49	ND	ND	ND	ND
	MW3	--	5,800	1,200	40	140	97

- ♦ Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a non-diesel mixture.
- ♦♦ Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a diesel and non-diesel mixture.
- \* Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a gasoline and non-gasoline mixture.
- \*\* Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a non-gasoline mixture.

ND = Non-detectable.

-- Indicates analysis was not performed.

Results are in micrograms per liter ( $\mu\text{g/L}$ ), unless otherwise indicated.

Note: Laboratory analyses data prior to January 3, 1994, were provided by Kaprealian Engineering, Inc.

TABLE 3

SUMMARY OF LABORATORY ANALYSES  
WATER

<u>Date</u>	<u>Well #</u>	<u>Chloroform</u>	<u>Tetrachloroethene</u>	<u>Trichloroethene</u>
4/02/94	MW1	15	1.1	0.68
1/03/94	MW1*	16	1.4	0.93
	MW4**	9.0	1.0	ND
	MW8♦	1.5	1.2	ND
10/05/93	MW1	13	1.3	0.66
7/23/93	MW1	16	1.3	0.91
4/28/93	MW1♦♦	12	0.89	0.85
12/21/92	MW1	12	1.4	0.83
9/15/92	MW1	12	2.2	1.3
6/30/92	MW1	9.5	2.2	1.3
4/02/92	MW1	7.1	2.6	1.4
12/30/91	MW1	6.4	2.1	0.9
9/30/91	MW1	--	--	--
6/04/91	MW1	7.8	2.9	1.3

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TABLE 3 (Continued)

SUMMARY OF LABORATORY ANALYSES  
WATER

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- \* A fuel fingerprint analysis was conducted on this sample. Sequoia Analytical Laboratory reported that total extractable petroleum hydrocarbons in this sample were not detected in high enough concentrations to compare with known standards and approximate their make-up.
- \*\* Methyl tert butyl ether (MTBE) was detected at a concentration of 240  $\mu\text{g/L}$ .
- ◆ 1,2-dichloroethane was detected at a concentration of 4.0  $\mu\text{g/L}$ , and MTBE was detected at a concentration of 51  $\mu\text{g/L}$ .
- ◆◆ 1,2-dichloroethane was detected at a concentration of 1.1  $\mu\text{g/L}$ .

ND = Non-detectable.

-- Indicates analysis was not performed.

Results are in micrograms per liter ( $\mu\text{g/L}$ ), unless otherwise indicated.

Note: - All EPA method 8010 constituents were non-detectable, except as indicated above.

- Laboratory analyses data prior to January 3, 1994, were provided by Kaprealian Engineering, Inc.

TABLE 4

SUMMARY OF LABORATORY ANALYSES  
WATER

<u>Date</u>	<u>Well #</u>	<u>TOG</u>	<u>Cadmium</u>	<u>Chromium</u>	<u>Lead</u>	<u>Nickel</u>	<u>Zinc</u>
4/02/92	MW1	ND	ND	0.015	0.016	ND	0.020
12/30/91	MW1	ND	ND	0.0078	0.0057	ND	0.046
9/30/91	MW1	ND	ND	0.019	ND	ND	0.11
6/05/91	MW1	ND	ND	0.0083	0.011	0.063	0.023

TOG = Total Oil & Grease.

ND = Non-detectable.

Results are in milligrams per liter (mg/L), unless otherwise indicated.

Note: Laboratory analyses data were provided by Kaprealian Engineering, Inc.