QUARTERLY GROUNDWATER MONITORING AND SAMPLING FOR PLAZA CAR WASH PROPERTY LOCATED AT 400 SAN PABLO AVENUE ALBANY, CALIFORNIA NOVEMBER 2, 1993

PREPARED FOR:

MR. MURRAY STEVENS

KAMUR INDUSTRIES, INC.

2351 SHORELINE DRIVE

ALAMEDA, CALIFORNIA 94501

BY:

SOIL TECH ENGINEERING, INC.

298 BROKAW ROAD

SANTA CLARA, CALIFORNIA 95050

SOIL TECH ENGINEERING, INC.

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SOIL TECH ENGINEERING, INC.

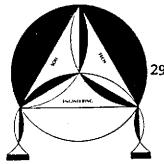
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ARGON MOBILE LABS ANALYTICAL REPORT AND CHAIN-OF-CUSTODY

SOIL TECH ENGINEERING, INC.

SOIL TECH ENGINEERING



Soil, Foundation and Geological Engineers

298 BROKAW ROAD, SANTA CLARA, CA 95050 # (408) 496-0265 OR (408) 496-0266

November 2, 1993

File No. 8-90-421-SI

Kamur Industries 2351 Shoreline Drive Alameda, California 94501

MR. MURRAY STEVENS ATTENTION:

SUBJECT:

QUARTERLY GROUNDWATER MONITORING AND SAMPLING FOR PLAZA CAR WASH PROPERTY Located at 400 San Pablo Avenue, in

Albany, California

Dear Mr. Stevens:

This report presents the results of quarterly groundwater monitoring and sampling conducted by Soil Tech Engineering, Inc. (STE), on October 11, 1993, at the subject site (Figure 1).

BACKGROUND:

Currently there are four monitoring wells (MW-2, MW-3, STMW-1 and STMW-2) located on-site, and one off-site well OTMW-5 (see Figure 2). Wells STMW-1 and STMW-2 were installed by STE, and onsite wells MW-2, MW-3 and off-site wells OTMW-5 and OTMW-6 were installed by other consultants. This quarterly well monitoring and sampling was conducted in accordance with STE's recommendations

made in the report entitled "Report of Supplemental Subsurface Investigations", dated May 14, 1991. During this quarter's reporting period, the following field activities were performed:

- Monitored the depth-to-static groundwater for all on-site wells and off-site well.
- Purged all on-site monitoring wells including well OTMW-5 prior to sampling.
- Submitted water samples to a State-Certified laboratory to be analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) and for aromatic hydrocarbons: Benzene, Toluene, Ethylbenzene, and Total Xylenes (BTEX).
- Reviewed results and prepared a report of the investigation.

GROUNDWATER MONITORING:

On October 11, 1993, STE staff monitored the four on-site wells and one off-site well to measure water depth and check for the presence of free floating petroleum product (FFP) and/or odor. During monitoring of the wells, floating product and strong petroleum odors were noted in wells STMW-1, STMW-2 and MW-3. After purging wells STMW-1, STMW-2, and MW-3, no floating product was observed in any of the three wells. Table 1 summarizes the depth to the groundwater and observations made. The static shallow groundwater levels ranged from 5.64 to 7.65 feet below ground surface during the recent quarterly sampling event.

GROUNDWATER SAMPLING:

Following groundwater monitoring, the wells were purged at least four well volumes and sampled in accordance with STE's Standard Operating Procedures (see Appendix "B"), which follows State and local guidelines for sampling and monitoring wells. The samples were submitted for analysis to a California State-Certified laboratory, accompanied by chain-of-custody. The samples were analyzed for TPHg and for BTEX per modified EPA Methods 5030/8025 and 602.

GROUNDWATER FLOW:

The water elevation data were used to determine groundwater direction. Table 1 summarizes the groundwater elevations. The local groundwater flow direction was in northeasterly direction as of October 11, 1993 (Figure 2).

ANALYTICAL RESULTS:

The four on-site wells and one off-site well OTMW-5 continued to show the presence of low levels of Benzene, Toluene, Ethylbenzene and Total Xylenes (BTEX). TPHg ranged from 0.41 milligrams per liter (mg/L) in well MW-2 to a maximum of 180 mg/L in well MW-3.

The analytical results are presented in Table 2. The chain-of-custody records and certified analytical report are included in Appendix "C".

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DISCUSSION:

A comparison of the recent analytical results with the July 13, 1993 results showed an increase in TPHg concentrations in wells STMW-1 (from 19 to 51 mg/L); STMW-2 (from 9.3 to 62 mg/L); MW-3 (from 80 to 180 mg/L); and MW-3 (from 51 to 80 mg/L). TPHg concentrations decreased in wells MW-2 (from 17 to 0.41 mg/L) and OTMW-5 (from 3.5 mg/L to non-detectable) only.

Benzene concentrations increased substantially in this quarter in wells STMW-1, STMW-2, MW-2 and MW-3, and decreased in wells OTMW-5 (from 0.0068 mg/L to non-detected). Toluene levels showed an increased in wells STMW-1, STMW-2 and MW-3, but decreased in wells MW-2 (from 0.0062 to 0.0026 mg/L) and OTMW-5 (from 0.0086 mg/L to non-detected). Ethylbenzene levels showed a minor increased in wells STMW-1, STMW-2 and MW-3, and decreased in wells MW-2 (from 0.0068 to 0.0045 mg/L) and OTMW-5 (from 0.0095 mg/L to non-detected). Total Xylenes showed substantial increased in wells STMW-1, STMW-2 and MW-3, where as wells MW-2 and OTMW-5 showed a moderate decrease.

RECOMMENDATION:

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We recommend continuing quarterly monitoring of on-site and off-site wells until interim groundwater treatment is initiated. This quarterly report should be submitted to Alameda County Health Department (ACHD) and the Regional Water Quality Control Board (RWQCB).

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LIMITATIONS:

This report and the associated work have been provided in accordance with the general principles and practices currently employed in the environmental consulting profession. The contents of this report reflect the conditions of the site at this particular time. The findings of this report are based on:

- 1) The observations of field personnel.
- 2) The results of laboratory analyses performed by a statecertified laboratory.

It is possible that variations in the soil and groundwater could exist beyond the points explored in this investigation. Also, changes in groundwater conditions of a property can occur with the passage of time due to variations in rainfall, temperature, regional water usage and other natural processes or the works of man on this property or adjacent properties.

The services that STE provided have been in accordance with generally accepted environmental professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed.

Per your request, this report will be submitted to ACEHD and RWQCB.

If you have any questions or require additional information, please feel free to contact our office at your convenience.

Sincerely,

SOIL TECH ENGINEERING, INC.

NOORI AMELI

PROJECT ENGINEER

LAWRENCE KOO, P. E.

C. E. #34928

FRANK HAMEDI-FARD GENERAL MANAGER

TABLE 1
GROUNDWATER MONITORING DATA
(Measured in Feet)

Date	Well No./ Elevation	Depth-to- Water	Groundwater Elevation	FFP Thickness	Odor
3/11/91	STMW-1 (100.62)	5.29	95.33	None	None
	STMW-2 (100.63)	5.25	95.38	None	Mild
	MW-2 (99.39)	4.92	95.07	None	Mild
	MW-3 (100.09)	4.67	95.42	Trace	Moderate
	OTMW-5 (100.87)	5.02	95.85	None	Mild
7/03/91	STMW-1 (100.62)	5.83	94.79	None	Mild
	STMW-2 (100.63)	4.75	95.88	None	Mild
	MW-2 (99.39)	5.83	93.53	None	Mild
	MW-3 (100.09)	7.75	94.55	Light Sheen	Strong
	OTMW-5 (100.87)	5.65	95.12	None	Mild

Date	Well No./ Elevation	Depth-to- Water	Groundwater Elevation	FFP Thickness	Odor
11/04/91	STMW-1 (100.62)	5.83	94.79	None	Mild
	STMW-2 (100.63)	5.92	94.71	None	Mild
	MW-2 (99.39)	4.79	94.57	None	Mild
	MW-3 (100.09)	5.67	94.42	Trace	Strong
	OTMW-5 (100.87)	5.77	95.10	None	Mild
1/20/92	STMW-1 (100.62)	5.79	94.84	Light Sheen	Mild
	STMW-2 (100.63)	5.88	94.75	None	Mild
	MW-2 (99.39)	4.60	94.76	None	Mild
	MW-3 (100.09)	5.54	94.55	Light Sheen	Strong
	OTMW-5 (100.87)	5.58	95.29	None	Mild

Date	Well No./ Elevation	Depth-to- Water	Groundwater Elevation	FFP Thickness	Odor
5/07/921	STMW-1 (100.62)	5.80	94.82	None	Mild
	STMW-2 (100.63)	5.70	94.92	None	Mild
	MW-2 (99.39)	4.42	94.94	None	Mild
	MW-3 (100.09)	5.18	94.91	Rainbow Sheen	Strong
	OTMW-5 (100.87)	5.43	95.44	None	Mild
8/17/92	STMW-1 (100.62)	5.77	94.85	None	Mild
	STMW-2 (100.63)	5.71	94.92	None	None
	MW-2 (99.39)	4.43	94.96	None	Mild
	MW-3 (100.09)	5.24	94.85	Rainbow Sheen	Mild
	OTMW-5 (100.87)	5.45	95.42	None	None
	OTMW-6	4.88	NA	None	None

Date	Well No./ Elevation	Depth-to- Water	Groundwater Elevation	FFP Thickness	Odor
12/10/92	STMW-1 (100.62)	6.61	94.01	Light Sheen	Mild
	STMW-2 (100.63)	6.39	94.24	Light Sheen	Mild
	MW-2 (99.39)	4.94	94.45	None	Mild
	MW-3 (100.09)	4.42	95.67	Light Sheen	Strong
	OTMW-5 (100.87)	7.30	93.57	None	Mild
3/18/93	STMW-1 (100.62)	6.68	93.94	Light Sheen	Mild
	STMW-2 (100.63)	6.50	94.13	Light Sheen	Mild
	MW-2 (99.39)	5.11	94.28	None	Light Sewage
	MW-3 (100.09)	5.39	94.70	Thick Sheen	Strong
	OTMW-5 (100.87)	7.11	93.76	None	Light Sewage

Date	Well No./ Elevation	Depth-to- Water	Groundwater Elevation	FFP Thickness	Odor
7/13/93	STMW-1 (100.62)	7.13	93.49	Light Rain- bow Sheen	Strong Petroleum
	STMW-2 (100.63)	6.95	93.68	None	Septic
	MW-2 (99.39)	5.53	93.86	Rainbow Sheen	Light Petroleum
	MW-3 (100.09)	6.07	94.02	Light Rain- bow Sheen	Strong Petroleum
	OTMW-5 (100.87)	7.45	93.42	None	None
10/11/93	STMW-1 (100.62)	7.26	93.36	None Measurable	Strong Petroleum
	STMW-2 (100.63)	7.09	93.54	None Measurable	Strong Petroleum
	MW-2 (99.39)	5.64	93.75	None	None
	MW-3 (100.09)	6.34	93.75	None Measurable	Strong Petroleum
	OTMW-5 (100.87)	7.65	93.22	None	Nonee

FFP - Free Floating Product

NA - Not Applicable

TABLE 2 WATER ANALYTICAL RESULTS IN MILLIGRAMS PER LITER (mg/L)

Date	Well No.	TPHg	В	T	E	x
3/13/91	STMW-1	0.85	0.1	0.007	ND	0.15
	STMW-2	0.17	0.001	0.0017	ND	0.028
	MW-2	25	2.6	4.4	ND	5.8
	MW-3	47	9.1	9.9	0.27	8.11
	OTMW-5	0.12	0.046	0.012	0.001	0.004
7/03/91	STMW-1	5.1	1.8	0.5	0.095	0.56
	STMW-2	1.8	0.64	0.048	0.044	0.094
	MW-2	21	2.8	3.2	ND	4.3
	MW-3	140	12	4.5	1.2	4.0
	OTMW-5	0.81	0.32	0.043	0.016	0.043
11/04/91	STMW-1	2.05	0.76	0.054	ND	0.056
	STMW-2	2.14	1.00	0.057	0.003	0.019
	MW-2	3.58	1.7	0.119	0.009	0.056
	MW-3	102.7	38.87	19.1	5.8	46
	OTMW-5	0.97	0.1	0.019	0.005	0.013

TABLE 2 CONT'D WATER ANALYTICAL RESULTS IN MILLIGRAMS PER LITER (mg/L)

Date	Well No.	TPHg	В	T	B	x
1/20/92	STMW-1	4.6	0.59	0.036	ND	0.19
	STMW-2	14	0.12	0.0006	0.0006	0.08
	MW-2	0.38	0.38	0.0013	ND	0.034
	MW-3	510	27	27	5.8	46
	OTMW-5	0.09	0.0007	0.0007	ND	0.011
5/07/92	STMW-1	4.4	0.066	0.053	0.004	0.16
	STMW-2	1.7	0.032	0.017	0.0086	0.048
	MW-2	10	0.062	0.032	0.044	0.16
	MW-3	43	0.25	0.23	0.43	1.1
	OTMW-5	0.18	0.027	0.014	0.0082	0.035
					<u> </u>	
8/17/92	STMW-1	2.7	0.031	0.018	0.019	0.067
	STMW-2	16	0.18	0.22	0.21	0.62
	MW-2	6.0	0.048	0.027	0.065	0.18
	MW-3	140	2.5	2.4	1.7	5.5
	OTMW-5	0.087	0.012	0.0098	0.004	0.042
	OTMW-6	ND	ND	ND	ND	ND

TABLE 2 CONT'D WATER ANALYTICAL RESULTS IN MILLIGRAM PER LITER (mg/L)

Date	Well No.	TPHg	В	Т	E	x
12/10/92	STMW-1	35	0.054	0.079	0.083	0.22
	STMW-2	44	0.084	0.096	0.12	0.35
	MW-2	7.2	0.015	0.023	0.032	0.082
	MW-3	94	0.4	0.41	0.43	1.1
	OTMW-5	0.54	0.0047	0.0045	0.0064	0.019
3/18/93	STMW-1	19	0.049	0.052	0.055	0.18
	STMW-2	9.2	0.022	0.031	0.04	0.11
	MW-2	1.4	0.0083	0.011	0.013	0.048
	MW-3	51	0.092	0.13	0.16	0.59
	OTMW-5	0.57	0.006	0.0076	0.011	0.029
7/13/93	STMW-1	17	0.034	0.043	0.048	0.17
	STMW-2	9.3	0.018	0.024	0.026	0.089
	MW-2	2.4	0.0047	0.0062	0.0068	0.025
	MW-3	80	0.16	0.21	0.23	0.82
	OTMW-5	3.5	0.0068	0.00086	0.0095	0.036

TABLE 2 CONT'D WATER ANALYTICAL RESULTS IN MILLIGRAM PER LITER (mg/L)

Date	Well No.	TPHg	В	T	E	x
10/11/93	STMW-1	51 +	2.1	2.4	0.53	2.6
	STMW-2	62 +	2.8	3.9	0.67	4.4
	MW-2	0.41	0.043	0.0026	0.0045	0.012
	MW-3	180 +	14.0	8.8	0.32	9.4
	OTMW-5	ND /	ND	ND	ND	ND
	SDWS	NL	0.001	0.100*	0.68	1.75

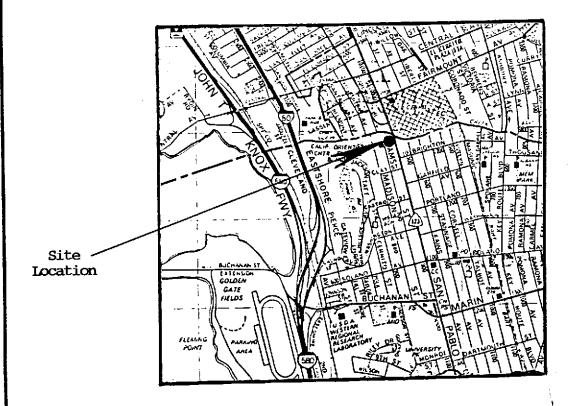
TPHg - Total Petroleum Hydrocarbons as gasoline

BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes

ND - Not Detected (Below Laboratory Detection Limit)

NL - No MCL Levels

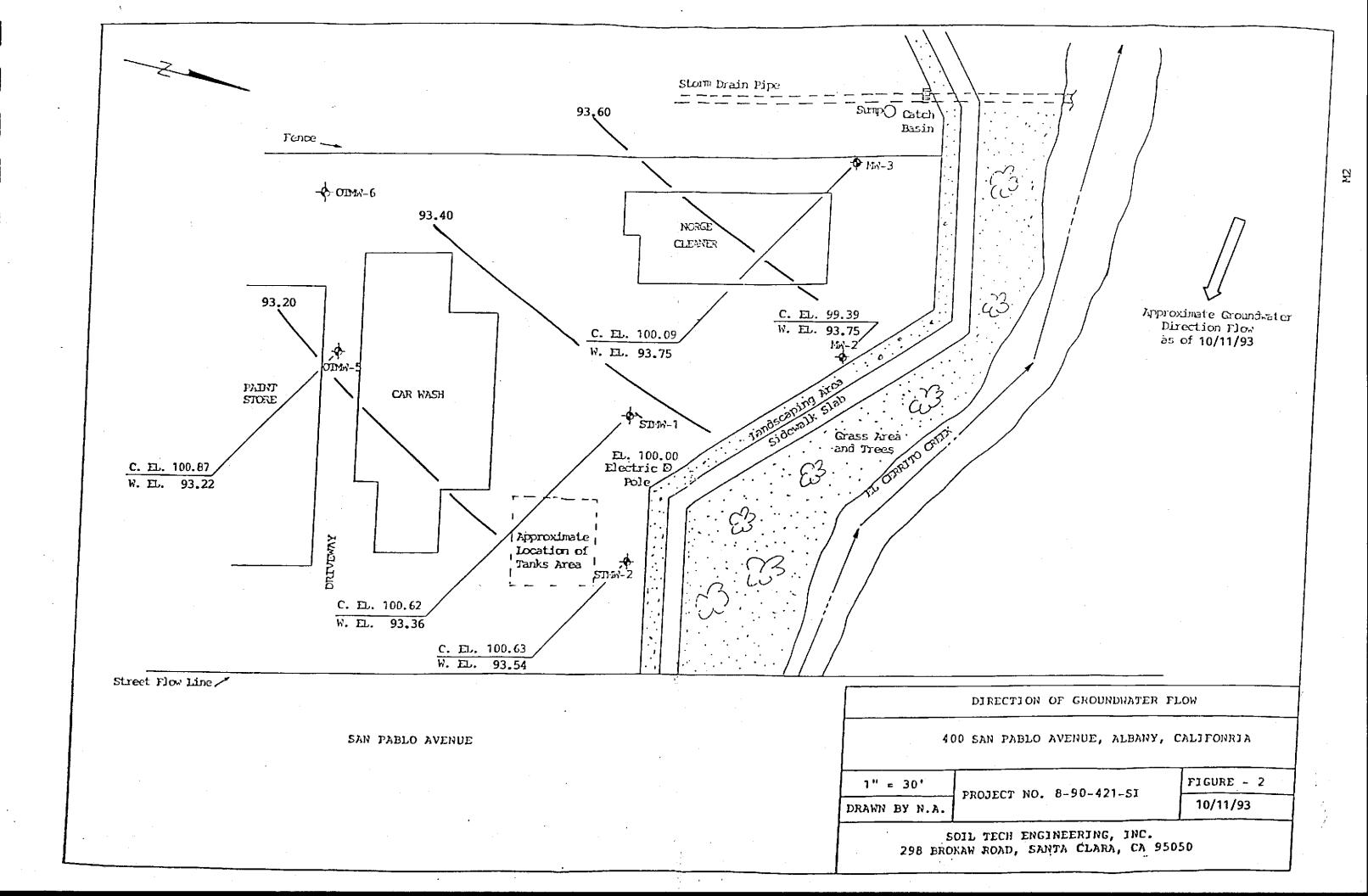
* - Action Level not Enforceable-Health Based Advisory Levels





Thomas Brothers Map 1993 Edition San Francisco, Alameda, and Contra Costa Counties

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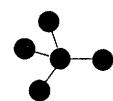
GROUNDWATER SAMPLING

Prior to collection of groundwater samples, all of the sampling equipment (i.e. bailer, cables, bladder pump, discharge lines and etc...) was cleaned by pumping TSP water solution followed by distilled water.

Prior to purging, the well "Water Sampling Field Survey Forms" were filled out (depth to water and total depth of water column were measured and recorded). The well was then bailed or pumped to remove four to ten well volumes or until the discharged water temperature, conductivity and pH stabilized. "Stabilized" is defined as three consecutive readings within 15% of one another.

The groundwater sample was collected when the water level in the well recovered to 80% of its static level.

Forty milliliter (ml.), glass volatile organic analysis (VOA) vials with Teflon septa were used as sample containers. The groundwater sample was decanted into each VOA vial in such a manner that there was a meniscus at the top. The cap was quickly placed over the top of the vial and securely tightened. The VOA vial was then inverted and tapped to see if air bubbles were present. If none were present, the sample was labeled and refrigerated for delivery under chain-of-custody to the laboratory. The label information would include a sample identification number, job identification number, date, time, type of analysis requested, and the sampler's name.



3008 McKittrick Ct., Suite N • Ceres, CA 95307 • (209) 537-7836

SOIL TECH ENGINEERING, INC.

298 Brokaw Rd

Santa Clara, CA 95050

Date Sampled: 10/11/93 Date Received: 10/13/93

Date Received: 10/13/93
Date Reported: 10/21/93

Project ID: 8-90-421-SI

Sample ID: STMW-1

Lab Number: T310131

Matrix: Water

TPH-gas/BTXE

ANALYTE	Detection Limit ppb	Sample Results ppb
Total Petroleum Hydrocarbons as Gasoline	2,000	51,000
Benzene	20	2,100
Toluene	20	2,400
Xylenes	20	2,600
Ethylbenzene	20	530

QA/QC: Blank is none detected.

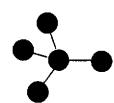
Note: Analysis was performed using EPA methods 5030/8015/602

ppb = ug/L

Higher detection limits are due to dilution factors

ARGON MOBILE LABS

Hiram Cueto Lab Director



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SOIL TECH ENGINEERING, INC.

298 Brokaw Rd

Santa Clara, CA 95050

Date Sampled: 10/11/93 Date Received: 10/13/93

Date Received: 10/13/93
Date Reported: 10/21/93

Project ID: 8-90-421-SI

Sample ID: STMW-2

Lab Number: T310132

Matrix: Water

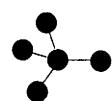
TPH-gas/BTXE

ANALYTE	Detection Limit ppb	Sample Results ppb
Total Petroleum Hydrocarbons as Gasoline	2,000	62,000
Benzene	20	2,800
Toluene	20	3,900
Xylenes	20	4,400
Ethylbenzene	20	670

Note: Analysis was performed using EPA methods 5030/8015/602 ppb = ug/L Higher detection limits are due to dilution factors

ARGON MOBILE LABS

Www.heb Hiram Cueto Lab Director



3008 McKittrick Ct., Suite N • Ceres, CA 95307 • (209) 537-7836

SOIL TECH ENGINEERING, INC.

298 Brokaw Rd

Santa Clara, CA 95050 Date Sampled: 10/11/93 Date Received: 10/13/93

Date Reported: 10/21/93

Project ID: 8-90-421-SI

Lab Number: T310133 Sample ID: MW-2 Matrix: Water

TPH-gas/BTXE

ANALYTE	Detection Limit ppb	Sample Results ppb
Total Petroleum Hydrocarbons as Gasoline	50	410
Benzene	0.5	43
Toluene	0.5	2.6
Xylenes	0.5	12
Ethylbenzene	0.5	4.5

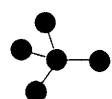
QA/QC: 4.9% Duplicate deviation

Note: Analysis was performed using EPA methods 5030/8015/602

ppb = ug/L

ARGON MOBILE LABS

Hiram Cueto Lab Director



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SOIL TECH ENGINEERING, INC.

298 Brokaw Rd

Santa Clara, CA 95050

Date Sampled: 10/11/93 Date Received: 10/13/93 Date Reported: 10/21/93

Project ID: 8-90-421-SI

Sample ID: MW-3

Lab Number: T310134

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Matrix: Water

TPH-gas/BTXE

ANALYTE	Detection Limit ppb	Sample Results ppb
Total Petroleum Hydrocarbons as Gasoline	8,000	180,000
Benzene	80	14,000
Toluene	80	8,800
Xylenes	80	9,400
Ethylbenzene	80	320

QA/QC: 9.9% Duplicate deviation

Note: Analysis was performed using EPA methods 5030/8015/602

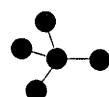
ppb = uq/L

Higher detection limits are due to dilution factors

ARGON MOBILE LABS

Hiram Cueto

Lab Director



3008 McKittrick Ct., Suite N • Ceres, CA 95307 • (209) 537-7836

SOIL TECH ENGINEERING, INC.

298 Brokaw Rd

Santa Clara, CA 95050

Date Sampled: 10/11/93 Date Received: 10/13/93

Date Reported: 10/21/93

Project ID: 8-90-421-SI

Sample ID: OTMW-5

Lab Number: T310135

Matrix: Water

TPH-gas/BTXE

ANALYTE	Detection Limit ppb	Sample Results ppb
Total Petroleum Hydrocarbons as Gasoline	50	<50
Benzene	0.5	<0.5
Toluene	0.5	<0.5
Xylenes	0.5	<0.5
Ethylbenzene	0.5	<0.5

QA/QC: 90% Spike Recovery

Note: Analysis was performed using EPA methods 5030/8015/602

ppb = ug/L

ARGON MOBILE LABS

Wiram Lucto
Hiram Cueto
Lab Director

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