

File No. 8-90-421-SI

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QUARTERLY GROUNDWATER MONITORING
AND SAMPLING AT THE PROPERTY
LOCATED AT 400 SAN PABLO AVENUE
ALBANY, CALIFORNIA
AUGUST 5, 1994

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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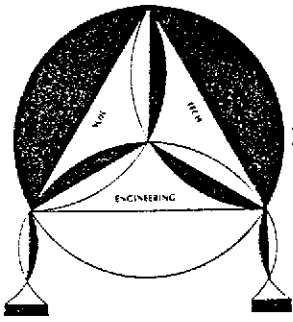
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SOIL TECH ENGINEERING, INC.

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SOIL TECH ENGINEERING

Soil, Foundation and Geological Engineers

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

August 5, 1994

File No. 8-90-421-SI

Mr. Murray Stevens
Kamur Industries, Inc.
2351 Shoreline Drive
Alameda, California 94501

**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 August 3, 1994, 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 two off-site wells OTMW-5 and OTMW-6 (see Figure 2). Wells STMW-1 and STMW-2 were installed by STE, and on-site wells MW-2 & MW-3 and off-site wells OTMW-5 & 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 Supple-

mental 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.
- Purged all on-site monitoring wells 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 August 3, 1994, STE staff monitored the four on-site wells to measure water depth and check for the presence of free floating petroleum product (FFP) and/or odor. During monitoring of the wells, FFP and odor was not detected in well MW-2. No FFP were noted in wells STMW-1 and STMW-2. However strong petroleum odors were noted in the purged water from wells STMW-1 and STMW-2. Sheen with grease and moderate petroleum odor were noted in well MW-3. After purging of the wells, no floating product was observed in any of the wells. Table 1 summarizes the depth to the groundwater and observations made. The static shallow groundwater levels ranged

from 5.70 to 7.47 feet below ground surface during the recent quarterly sampling event.

Off-site monitoring well OTMW-5 was sealed; therefore, it is not possible to conduct a monitoring or sampling of this well.

GROUNDWATER SAMPLING:

Following groundwater monitoring, the wells were purged at least four well volumes and sampled in accordance with STE's Standard Operating Procedures (Appendix "C"), which follows State and local guidelines for sampling and monitoring wells. The samples were submitted to a California State-Certified laboratory for analysis, 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 southwesterly direction as of August 3, 1994 (Figure 2).

ANALYTICAL RESULTS:

The four on-site wells continued to show the presence of low levels of Benzene, Toluene, Ethylbenzene and Total Xylenes (BTEX).

Monitoring well STMW-1 detected TPHg at 43 milligrams per liter (mg/L); Benzene at 1.0 mg/L; Toluene at 1.7 mg/L; Ethylbenzene at 0.64 mg/L and Total Xylenes at 4.7 mg/L. Monitoring well STMW-2 detected TPHg at 4 mg/L and BTEX at (0.25 mg/L, 0.052 mg/L, 0.055 mg/L and 0.24 mg/L), respectively. Well MW-2 detected TPHg at 0.5 mg/L and BTEX at 0.057 mg/L, 0.001 mg/L, 0.017 mg/L and 0.025 mg/L, respectively. Well MW-3 detected moderate levels of TPHg at 200 mg/L and BTEX at 6.5 mg/L, 5.7 mg/L, 1.5 mg/L and 18 mg/L.

The results of laboratory are tabulated in Table 2. The chain-of-custody records and certified analytical report are included in Appendix "D".

DISCUSSION:

A comparison of the recent analytical results with the April 6, 1994 results showed a decrease in TPHg concentrations in wells STMW-2 (from 6.6 to 4.0 mg/L) and MW-2 (from 3.0 to 0.5 mg/L). TPHg concentrations increased in wells STMW-1 (from 20 to 43 mg/L) and MW-3 (from 96 to 200 mg/L).

BTEX concentrations decreased substantially in this quarter in wells STMW-2 and MW-2. BTEX concentrations showed an increased in well MW-3 only. TEX concentrations showed an increase in well STMW-1, but a decrease of Benzene level in well STMW-1.

RECOMMENDATION:

We recommend continuing quarterly monitoring of on-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).

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 state-certified 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.

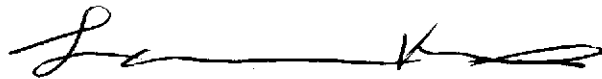
If you have any questions or require additional information, please feel free to contact our office at your convenience.

Sincerely,

SOIL TECH ENGINEERING, INC.



FRANK HAMEDI-FARD
GENERAL MANAGER



LAWRENCE KOO, P. E.
C. E. #34928

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

TABLE 1 CONT'D
GROUNDWATER MONITORING DATA
(Measured in Feet)

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

TABLE 1 CONT'D
GROUNDWATER MONITORING DATA
(Measured in Feet)

Date	Well No./ Elevation	Depth-to- Water	Groundwater Elevation	FFP Thickness	Odor
5/07/92	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

**TABLE 1 CONT'D
GROUNDWATER MONITORING DATA
(Measured in Feet)**

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

TABLE 1 CONT'D
GROUNDWATER MONITORING DATA
(Measured in Feet)

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	None

TABLE 1 CONT'D
 GROUNDWATER MONITORING DATA
 (Measured in Feet)

Date	Well No./ Elevation	Depth-to- Water	Groundwater Elevation	FFP Thickness	Odor
1/07/94	STMW-1 (100.62)	7.15	93.47	None Measurable	Strong Petroleum
	STMW-2 (100.63)	6.93	93.70	Rainbow Sheen	Mild Petroleum
	MW-2 (99.39)	5.52	93.87	None	None
	MW-3 (100.09)	6.34	93.75	None Measurable	Strong Petroleum
	OTMW-5 (100.87)	7.67	93.20	None	None
4/06/94	STMW-1 (100.62)	7.10	93.52	None	Strong Petroleum
	STMW-2 (100.63)	6.84	93.79	None	Strong Petroleum
	MW-2 (99.39)	5.82	93.57	None	None
	MW-3 (100.09)	6.14	93.95	None	None
	OTMW-5 (100.87)	7.72	93.15	None	None

**TABLE 1 CONT'D
GROUNDWATER MONITORING DATA
(Measured in Feet)**

Date	Well No./ Elevation	Depth-to- Water	Groundwater Elevation	FFP Thickness	Odor
8/03/94	STMW-1 (100.62)	5.70	94.92	None	Strong Petroleum
	STMW-2 (100.63)	7.10	93.53	None	Mild Petroleum
	MW-2 (99.39)	7.47	91.92	None	None
	MW-3 (100.09)	6.34	93.75	Sheen with Grease	Moderate Petroleum

FFP - Free Floating Product
NA - Not Applicable

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

Date	Well No.	TPHg	B	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	B	T	E	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
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	B	T	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	B	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
1/07/94	STMW-1	29	1.5	1.6	0.45	2.5
	STMW-2	22	1.1	1.0	0.28	1.8
	MW-2	0.24	0.025	0.0031	ND	0.02
	MW-3	120	9.5	4.6	0.23	7.8
	OTMW-5	1.5	0.2	0.098	0.005	0.057
	SDWS	NL	0.001	0.100*	0.68	1.75

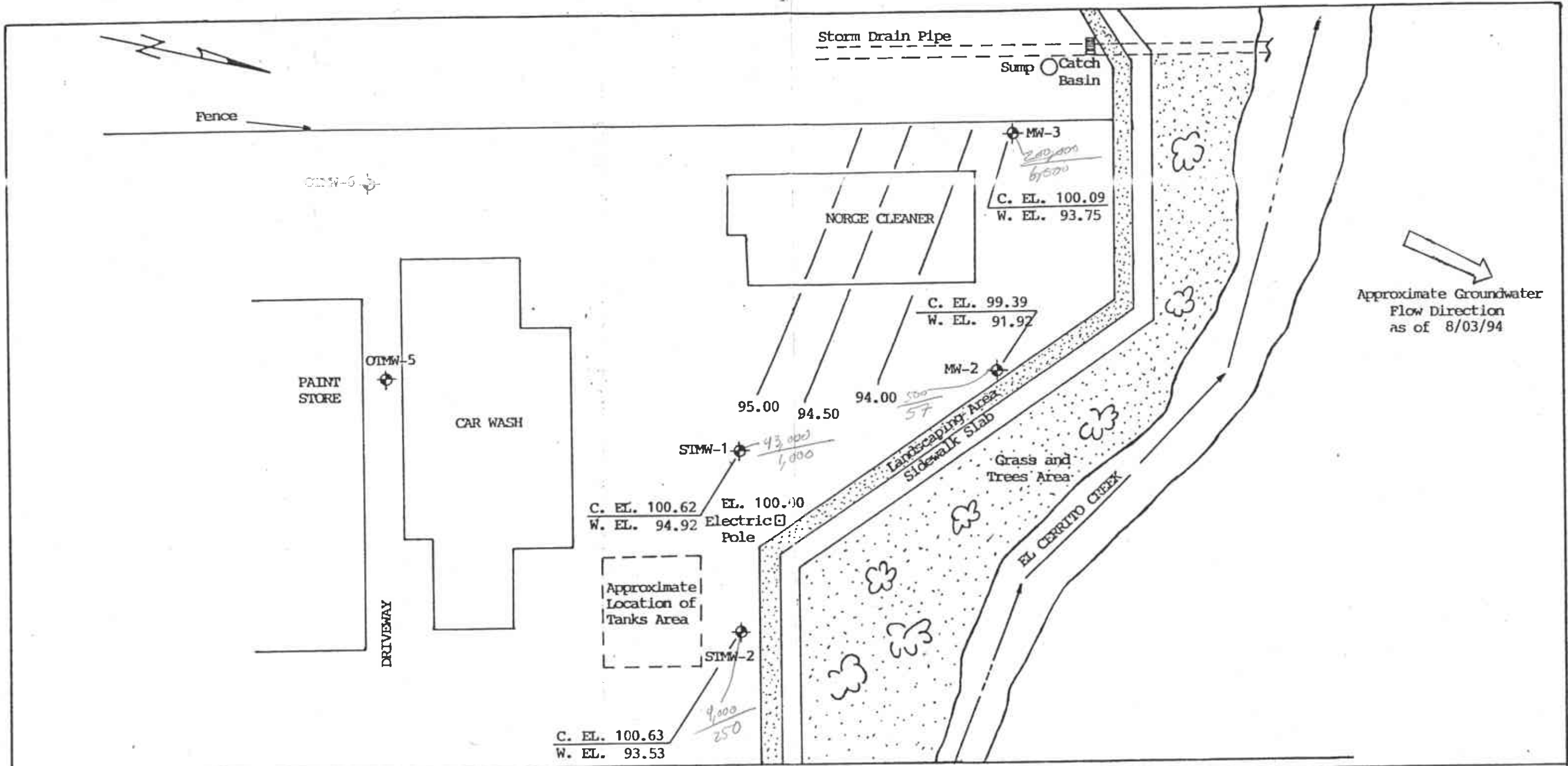
TABLE 2 CONT'D
 WATER ANALYTICAL RESULTS
 IN
 MILLIGRAM PER LITER (mg/L)

Date	Well No.	TPHg	B	T	E	X
4/06/94	STMW-1	20.0	1.1	0.56	0.3	1.6
	STMW-2	6.6	0.49	0.14	0.062	0.33
	MW-2	3.0	0.12	0.023	0.022	0.19
	MW-3	96.0	6.0	3.1	0.095	6.2
	OTMW-5	0.57	0.072	0.036	0.0024	0.022
8/03/94	STMW-1	43.0	1.0	1.7	0.64	4.7
	STMW-2	4.0	0.25	0.052	0.055	0.24
	MW-2	0.5	0.057	0.001	0.017	0.025
	MW-3	200.0	6.5	5.7	1.5	18.0
	SDWS	NL	0.001	0.100*	0.68	1.75

TPHg - Total Petroleum Hydrocarbons as gasoline
 BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes
 SDWS - State Drinking Water Standard
 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



Approximate Groundwater
Flow Direction
as of 8/03/94

SAN PABLO AVENUE

C. EL. Casing Elevation
W. EL. Water Elevation
Monitoring Well

DIRECTION OF GROUNDWATER FLOW		
400 SAN PABLO AVENUE, ALBANY, CALIFORNIA		
SCALE: 1"=30'	PROJECT NO. 8-90-421-SI	FIGURE 2
DRAWN BY N.A.		8/03/94
SOIL TECH ENGINEERING, INC. 298 BROKAW ROAD, SANTA CLARA, CALIFORNIA 95050		

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.

CHAIN OF CUSTODY RECORD

PROJ. NO. 8-90-421-SI		NAME 400 San Pablo Avenue, Albany				ANALYSES REQUESTED (3) TPH BTEX		REMARKS			
SAMPLERS. (Signature) <i>[Signature]</i>				CON-TAINER							
NO.	DATE	TIME	SOIL	WATER	LOCATION	CON-TAINER					
	8/3/94			✓	STMW-1	2	✓				
	8/3/94			✓	STMW-2	2	✓				
	8/3/94			✓	MW-2	2	✓				
	8/3/94			✓	MW-3	2	✓				
	8/3/94			✓	OTMW-5	2	✓				
	8/3/94			✓	Rinse	1	✓				
	8/3/94			✓	Field Blank	1	✓				
Relinquished by: (Signature) <i>[Signature]</i>		Date / Time 8/3/94 17:16		Received by: (Signature) <i>[Signature]</i> 8/3/94 17:16		Relinquished by: (Signature)		Date / Time		Received by: (Signature)	
Relinquished by: (Signature)		Date / Time		Received by: (Signature)		Relinquished by: (Signature)		Date / Time		Received by: (Signature)	
Relinquished by: (Signature)		Date / Time		Received for Laboratory by: (Signature)		Date / Time		Remarks			



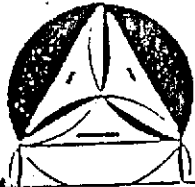
SOIL TECH ENGINEERING

Soil, Foundation and Geological Engineers

298 BROKAW ROAD, SANTA CLARA, CA 95050 ■ (408) 866-0919 ■ (415) 791-6406

CHAIN OF CUSTODY RECORD

PROJ. NO. 8-90-421-SI		NAME 400 San Pablo Avenue, Albany		CON-TAINER	ANALYSES REQUESTED TPH, BTEX	REMARKS 94-478					
SAMPLERS. (Signature) <i>[Signature]</i>											
NO.	DATE	TIME	SOIL	WATER	LOCATION						
	8/3/94			✓	STMW-1	2	✓				94-478-01
	8/3/94			✓	STMW-2	2	✓				94-478-02
	8/3/94			✓	MW-2	2	✓				94-478-03
	8/3/94			✓	MW-3	2	✓				94-478-04
	8/3/94			✓	OTMW-5	2	✓				94-478-05
	8/3/94			✓	Rinse	1	✓				94-478-05
	8/3/94			✓	Field Blank	1	✓				94-478-06
Relinquished by: (Signature)		Date / Time		Received by: (Signature)		Relinquished by: (Signature)		Date / Time		Received by: (Signature)	
<i>[Signature]</i>		8/3/94 17:16		<i>[Signature]</i> 8/3/94 17:16							
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SOIL TECH ENGINEERING

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