

File No. 8-90-421-SI

QUARTERLY GROUNDWATER MONITORING
AND SAMPLING AT THE PROPERTY
LOCATED AT 400 SAN PABLO AVENUE
ALBANY, CALIFORNIA
AUGUST 31, 1995

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.

ENVIRONMENTAL
PROTECTION
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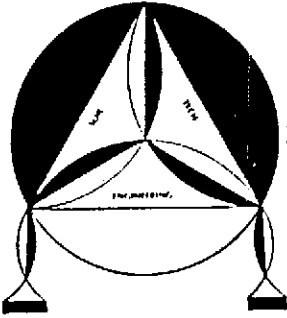
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PRIORITY ENVIRONMENTAL LABS ANALYTICAL REPORT AND CHAIN-OF-CUSTODY	
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SOIL TECH ENGINEERING

Soil, Foundation and Geological Engineers

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

August 31, 1995

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 18, 1995, 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 (see Figure 2). Wells STMW-1 and STMW-2 were installed by STE, and on-site wells MW-2 & MW-3 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.
- 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 18, 1995, 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 were detected in all four wells STMW-1, STMW-2, MW-2 and 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 5.65 to 7.36 feet below ground surface during the recent quarterly sampling event.

Off-site monitoring wells OTMW-5 and OTMW-6 were sealed; therefore, it is not possible to conduct a monitoring or sampling of these wells.

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 southerly direction as of August 18, 1995 (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 300 milligrams per liter (mg/L); Benzene at 0.88 mg/L; Toluene at 0.78 mg/L; Ethylbenzene at 0.54 mg/L and Total Xylenes at 1.7 mg/L. Monitoring well STMW-2 detected TPHg at 210 mg/L and BTEX at (0.72 mg/L, 0.55 mg/L, 0.52 mg/L and 1.4 mg/L), respectively. Well MW-2 detected TPHg at 1.8

mg/L and BTEX at 0.015 mg/L, 0.0016 mg/L, 0.015 mg/L and 0.02 mg/L, respectively. Well MW-3 detected TPHg at 33 mg/L and BTEX at 0.074 mg/L, 0.028 mg/L, 0.038 mg/L and 0.1 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:

¹⁹⁹⁵~~1994~~ A comparison of the recent analytical results with the May 19, 1994 results showed a decrease in TPHg concentrations in well MW-2 (from 1.9 to 1.8 mg/L). TPHg concentrations increased in wells MW-3 (from 12 to 33 mg/L), STMW-1 (from 59 to 300 mg/L) and STMW-2 (from 9.3 to 210 mg/L).

Monitoring well MW-3 showed a slight decrease of BTEX concentrations. A decrease of TEX levels and a slight increase of Benzene level were detected in monitoring well MW-2. Monitoring wells STMW-1 and STMW-2 an increase of BTEX concentrations in this quarter.

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.


File No. 8-90-421-SI

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

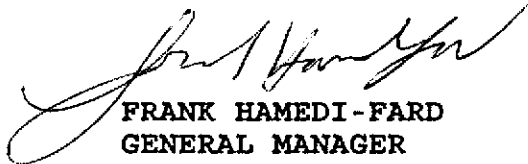

FRANK HAMEDI-FARD
GENERAL MANAGER

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

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
11/08/94	STMW-1 (100.62)	6.47	94.15	Brown Non- Measurable	Strong Petroleum
	STMW-2 (100.63)	6.19	94.44	Rainbow Sheen	Mild Petroleum
	MW-2 (99.39)	4.69	94.70	None	Mild Sewerage
	MW-3 (100.09)	3.89	96.20	Brown Non- Measurable	Strong Petroleum

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

Date	Well No./ Elevation	Depth-to- Water	Groundwater Elevation	FFP Thickness	Odor
2/16/95	STMW-1 (100.62)	6.96	93.66	Rainbow Non- Measurable	Strong Petroleum
	STMW-2 (100.63)	6.72	93.91	Rainbow Sheen Spots	Mild Petroleum
	MW-2 (99.39)	5.31	94.08	None	None
	MW-3 (100.09)	5.90	94.19	Brown Non- Measurable	Strong Petroleum
5/19/95	STMW-1 (100.62)	6.84	93.78	Brown Non- Measurable	Strong Petroleum
	STMW-2 (100.63)	6.61	94.02	Brown Sheen Spots	Light Petroleum
	MW-2 (99.39)	5.17	94.22	None	Mild Sewerage
	MW-3 (100.09)	4.15	95.94	Brown Non- Measurable	Strong Petroleum

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

Date	Well No./ Elevation	Depth-to- Water	Groundwater Elevation	FFP Thickness	Odor
8/18/95	STMW-1 (96.81)	7.36	89.45	Brown Non- Measurable	Strong Petroleum
	STMW-2 (96.79)	7.09	89.70	Brown Sheen Spots	Light Petroleum
	MW-2 (95.22)	5.65	89.57	None	Light Sewerage
	MW-3 (95.62)	6.08	89.54	Brown Sheen Spots	Mild 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
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

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

Date	Well No.	TPHg	B	T	E	X
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	3.7	1.5	18.0
11/18/94	STMW-1	92.0	9.0	12.0	1.6	9.1
	STMW-2	10.0	0.73	0.79	0.2	1.3
	MW-2	8.0	0.65	0.085	0.5	1.04
	MW-3	86.0	7.4	8.5	2.2	12.0
2/16/95	STMW-1	150.0	0.85	0.54	0.4	1.2
	STMW-2	37.0	0.23	0.088	0.092	0.32
	MW-2	0.66	0.0064	0.001	0.0056	0.0089
	MW-3	59.0	0.28	0.12	0.12	0.57

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

Date	Well No.	TPHg	B	T	E	X
5/19/95	STMW-1	59.0	0.4	0.33	0.17	0.61
	STMW-2	9.3	0.04	0.016	0.022	0.068
	MW-2	1.9	0.011	0.01	0.023	0.026
	MW-3	12.0	0.15	0.068	0.069	0.16
8/18/95	STMW-1	300.0	0.88	0.78	0.54	1.7
	STMW-2	210.0	0.72	0.55	0.52	1.4
	MW-2	1.8	0.015	0.0016	0.015	0.02
	MW-3	33.0	0.074	0.028	0.038	0.1
	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

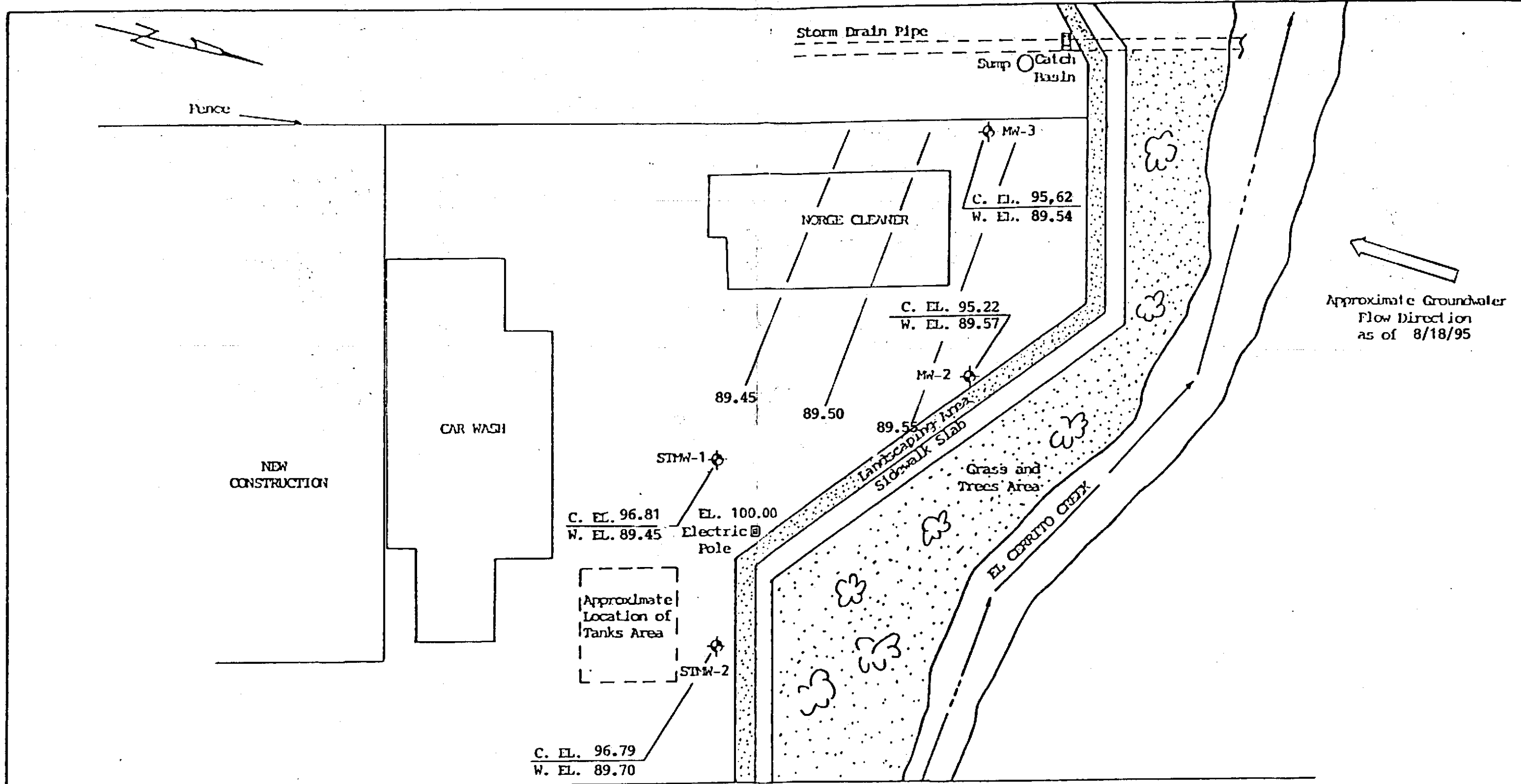
ND - Not Detected (Below Laboratory Detection Limit)

NL - No MCL Levels

* - Action Level not Enforceable-Health Based Advisory Levels



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



Street Flow Line

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.		8/18/95
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.



PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

August 23, 1995

PEL # 9508063

SOIL TECH ENGINEERING, INC.

Attn: Noori Ameli

Re: Four water samples for Gasoline/BTEX analysis.

Project name: 400 San Pablo Ave., - Albany

Project number: 8-90-421-SI

Date sampled: Aug 18, 1995

Date submitted: Aug 21, 1995

Date extracted: Aug 21-22, 1995

Date analyzed: Aug 21-22, 1995

RESULTS:

SAMPLE I.D.	Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylene (ug/L)
MW-2	1800	15	1.6	15	20
MW-3	33000	74	28	38	100
STMW-1	300000	880	780	540	1700
STMW-2	210000	720	550	520	1400
Blank	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	109.4%	105.7%	97.0%	97.9%	91.1%
Detection limit	50	0.5	0.5	0.5	0.5
Method of Analysis	5030 / 8015	602	602	602	602

David Duong
Laboratory Director

