

R.T. NAHAS COMPANY *Since 1947*

REAL ESTATE DEVELOPERS AND INVESTORS

20630 PATIO DRIVE
CASTRO VALLEY, CALIFORNIA 94546
TELEPHONE (415) 538-9600

November 2, 1990

90 NOV 7 AM 7:48

Mr. Scott O. Seery
Hazardous Materials Specialist
Alameda County Health Care Services
80 Swan Way, Room 220
Oakland, CA 94621

RE: Tien's Unocal Station1, 20405 Redwood Road
Castro Valley

Dear Mr. Seery:

Enclosed is the October water sampling and chemical testing for the monitoring wells at the above-referenced service station. It appears that the contaminant levels went up in one well and down in another.

As I mentioned to you in my letter of October 24, we are proceeding with the precision testing. Perhaps we will have a more definitive answer soon.

Sincerely,


Randall E. Nahas

REN/hrs

Enclosure

BSK & Associates, Geotechnical Consultants, Inc.

Geotechnical Engineering * Engineering Geology * Environmental Engineering * Engineering Laboratories * Chemical Laboratories

October 31, 1990

OUR JOB P90165

R. T. Nahas Company/
Eden Managements
20630 Patio Drive
Castro Valley, CA 94546

Attention: Mr. R. T. Nahas

**SUBJECT: October Water Sampling & Chemical Testing
Existing Monitoring Wells
Unocal 76 Service Station
20405 Redwood Road
Castro Valley, California**

Dear Mr. Nahas:

We have performed the October groundwater monitoring well sampling at the above-referenced facility. The well locations are shown on Figure 1, Site Plan. Our sampling and chemical analyses were performed in accordance with procedures described in our work plan entitled "Quarterly Monitoring Report and Work Plan for Supplemental Contamination Assessment, Unocal 76 Service Station, 20405 Redwood Road, Castro Valley, California," dated August 30, 1990.

The chemical analyses results are presented on the following page (Tables 1 and 2).

<input type="checkbox"/> Fresno, California 93706	* 1645 "E" Street, Suite 105	* Telephone (209) 485-3200, Fax (209) 485-7427
<input type="checkbox"/> Fresno, California	* 1445 "F" Street	* Telephone (209) 485-0100
<input type="checkbox"/> Fresno, California 93706	* 1414 Stanislaus Street	* Telephone (209) 485-8310
<input type="checkbox"/> Visalia, California 93291	* 808 E. Douglas Avenue	* Telephone (209) 732-8857, Fax (209) 732-6570
<input type="checkbox"/> Bakersfield, California 93304	* 117 "V" Street	* Telephone (805) 327-0671, Fax (805) 324-4218
<input checked="" type="checkbox"/> Pleasanton, California 94566	* 5729-F Sonoma Drive	* Telephone (415) 462-4000, Fax (415) 462-6283
<input type="checkbox"/> Sacramento, California 95829	* 9901 Horn Road, Suite C	* Telephone (916) 363-1871, Fax (916) 363-1875

October Water Sampling & Chemical Testing
 Existing Monitoring Wells
 Unocal 76 Service Station
 20405 Redwood Road
 Castro Valley, California

Our Job P90165
 October 31, 1990
 Page 2

TABLE 1
 (Results in ppb)

<u>Sample Location</u>	<u>Benzene</u> <u>(1)*</u>	<u>Toluene</u> <u>(100)+</u>	<u>Xylene</u> <u>(1750)*</u>	<u>Ethylbenzene</u> <u>(680)*</u>
Well MW-2	18	ND	5.6	3.8
Well MW-3	64	30	160	35
Well MW-4	ND	ND	ND	ND

ND = None Detected

*DHS = Primary Drinking Water Standard (3/89)

+DHS = Action Level

TABLE 2
 (Results in ppb)

<u>Sample Location</u>	<u>TPH</u> <u>(100)*</u>	<u>TVH</u> <u>(100)*</u>	<u>Oil and Grease</u> <u>(100 ppm)*</u>
Well MW-2	---	87	---
Well MW-3	---	740	---
Well MW-4	ND	ND	ND

ND = None Detected

--- = Not Tested

* = Quantified Action Levels are not provided for these parameters. The amount given is often used by regulatory agencies as a threshold value.

October Water Sampling & Chemical Testing
Existing Monitoring Wells
Unocal 76 Service Station
20405 Redwood Road
Castro Valley, California

Our Job P90165
October 31, 1990
Page 3

As shown on the preceding tables, significant hydrocarbon contamination was detected in groundwater monitoring well locations MW-2 and MW-3. Contamination was not detected in groundwater monitoring well location MW-4. Groundwater flow direction, as shown on Figure 1 - Site Plan, has not changed substantially since our early August 1990 readings.

If you have questions regarding this summary of our groundwater well sampling or chemical analyses, please do not hesitate to call.

Respectfully submitted,

BSK & Associates

Alex Y. Eskandari

Alex Y. Eskandari, C.E. 38
Manager - Geotechnical Services



Keith A. O'Connell

Keith A. O'Connell
Senior Staff Engineer

AYE/KAO:kl
(MIS#1)

Enclosure:
Figure 1 - Site Plan



Scale: 1" = 10'

Direction of Groundwater Flow Based on Water Levels in the Groundwater Monitoring Wells



MW-4

300 Gallons Used Oil Tank

R.T. Nahas Co., Union 76
20405 Redwood Road
Castro Valley, CA

Service Station Building

Vent Lines

Concrete

Pump Island

10,000 Gal. Super Gasoline Tank

10,000 Gal. Unleaded Gasoline Tank

Pump Lines

Pump Island

Fill Nozzle

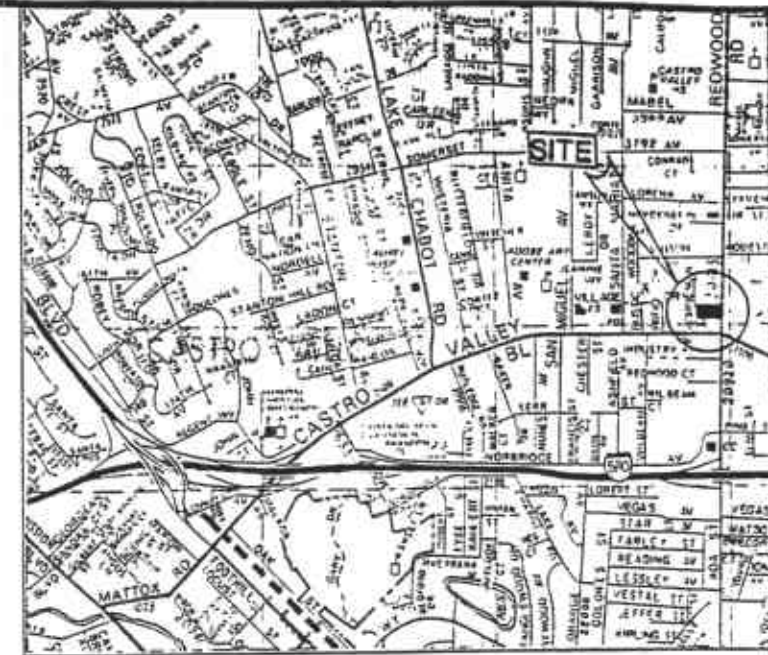
Asphalt

MW-3

MW-2



MW-1A

MW-1



VICINITY MAP (N.T.S.)

LEGEND:

-  MW-2, MW-3 and MW-4 denote existing groundwater monitoring wells installed in December 1989.
-  MW-1 and MW-1A denote well drilled, sampled and backfilled to surface with cement grout (exploration borings) in December 1989.

SITE PLAN

SECOND QUARTERLY MONITORING EXISTING MONITORING WELLS

Unocal Station
20405 Redwood Road
Castro Valley, CA

Job No. P90165
October 1990
FIGURE 1

BSK
& Associates

REDWOOD ROAD

SIDEWALK