STID 2482
RT

MONITORING
PURGING
DISPOSING
SAMPLING

MPDS SERVICES, INCORPORATED

September 10, 1997

Alameda County Health Care Services
1131 Harbor Bay Parkway
Alameda, CA 94502

Attn: Mr. Scott Seery

RE: **Unocal Service Station #6277**
15803 E. 14th Street
San Leandro, California 94578

Dear Mr. Seery:

Per the request of the Tosco Marketing Company Project Manager, Ms. Tina R. Berry, enclosed please find our report (MPDS-UN6277-13) dated August 1, 1997 for the above referenced site.

Should you have any questions regarding the reporting of data, please feel free to call our office at (510) 602-5120. Any other questions may be directed to the Project Manager at (510) 277-2321.
Sincerely,

MPDS Services, Inc.

Jarrel F. Crider

/jfc

Enclosure

cc: Ms. Tina R. Berry

2401 Stanwell Drive, Suite 300, Concord, CA 94520
TEL: (510) 602-5120 FAX: (510) 689-1918

PACIFIC
ENVIRONMENTAL
GROUP, INC.

ST01747

KT

July 18, 1997
Project 311-038.1A

Mr. John Jang
Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, California 94612

Re: Unocal Station 5430
Quarterly Summary Report
Second Quarter 1997

Dear Mr. Jang:

As directed by Ms. Tina Berry of Tosco Marketing Company, Pacific Environmental Group, Inc. is forwarding the quarterly summary report for the following location:

Service Station	Location
5430	1935 Washington Avenue, San Leandro

If you have questions or comments, please do not hesitate to contact our office at (408) 441-7500.

Sincerely,

Pacific Environmental Group, Inc.

Joseph Muzzio
Project Geologist

Enclosure

cc: Ms. Tina Berry, Tosco Marketing Company
Mr. Kevin Tinsley, Alameda County Environmental Health Care Services

2025 Gateway Place, Suite 440, San Jose, California 95110 (408) 441-7500 FAX (408) 441-7539

Quarterly Summary Report
Second Quarter 1997

Unocal Service Station 5430
1935 Washington Avenue at Castro Street
San Leandro, California

County STID #: 1747
County: Alameda

BACKGROUND

Unocal files suggest that a product line leak occurred in June 1976, and that one of the original underground gasoline storage tanks failed a precision test in October 1981. In December 1981, the two original steel gasoline storage tanks were replaced with two fiberglass gasoline storage tanks. Groundwater monitoring wells U-1 through U-3 and Borings U-A through U-E were installed in August 1993. Perimeter wells U-4 through U-7 were installed in June 1995 for further delineation of hydrocarbon impacted groundwater. Monthly groundwater monitoring and quarterly sampling of the wells was initiated in December 1993.

Alameda County Health Services (ACHS) submitted a request for delineation of hydrocarbon impacted groundwater in the southern portion of the site. Unocal submitted a workplan in January 1996. Unocal investigated former usage of the site located south of their site. The review found that the adjacent site was formerly a service station which included four USTs. Unocal proceeded with access agreement negotiations to install borings on properties south and west of the facility.

RECENT QUARTER ACTIVITIES

Quarterly groundwater monitoring and sampling were performed in June. Tosco continued to pursue a license agreement to access the property west of the service station.

NEXT QUARTER ACTIVITIES

Third quarter 1997 groundwater monitoring and sampling will be performed. In July, Tosco will proceed with the proposed soil and groundwater investigation on property south of the site.

CHARACTERIZATION/REMEDIAL STATUS

Soil contamination delineated? None encountered.
Dissolved groundwater delineated? No.
Free product delineated? Not applicable.
Amount of groundwater contaminant recovered this quarter? None

Soil remediation in progress? Not applicable.
Anticipated start date? Not applicable.
Anticipated completion date? Not applicable.
Dissolved/free product remediation in progress? No.
Anticipated start? Unknown.
Anticipated completion? Unknown.

CONSULTANT: Pacific Environmental Group, Inc.

PACIFIC
ENVIRONMENTAL
GROUP, INC.

[redacted]

KT

April 15, 1997
Project 310-038.1D

Mr. John Jang
Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, California 94612

Re: **76 Products Company**
Quarterly Summary Report
First Quarter 1997

Dear Mr. Jang:

As directed by Ms. Tina Berry of Tosco Marketing Company (formerly 76 Products Company), Pacific Environmental Group, Inc. is forwarding the quarterly summary report for the following location:

Service Station	Location
5430	1935 Washington Avenue, San Leandro

If you have questions or comments, please do not hesitate to contact our office at (408) 441-7500.

Sincerely,

Pacific Environmental Group, Inc.

Joseph Muzzio
Project Geologist

Enclosure

cc: Ms. Tina Berry, Tosco Marketing Company
Mr. Dale Klettke, Alameda County Environmental Health Care Services

2025 Gateway Place, Suite 440, San Jose, California 95110 (408) 441-7500 FAX (408) 441-7539

Quarterly Summary Report
First Quarter 1997

76 Products Company Service Station 5430
1935 Washington Avenue at Castro Street
San Leandro, California

County STID #: 1747
County: Alameda

BACKGROUND

Unocal files suggest that a product line leak occurred in June 1976, and that one of the original underground gasoline storage tanks failed a precision test in October 1981. In December 1981, the two original steel gasoline storage tanks were replaced with two fiberglass gasoline storage tanks. Groundwater monitoring wells U-1 through U-3 and Borings U-A through U-E were installed in August 1993. Perimeter wells U-4 through U-7 were installed in June 1995 for further delineation of hydrocarbon impacted groundwater. Monthly groundwater monitoring and quarterly sampling of the wells was initiated in December 1993.

Alameda County Health Services (ACHS) submitted a request for delineation of hydrocarbon impacted groundwater in the southern portion of the site. Unocal submitted a workplan in January 1996. Unocal investigated former usage of the site located south of their site. The review found that the adjacent site was formerly a service station which included four USTs. Unocal proceeded with access agreement negotiations to install borings on properties south and west of the facility.

RECENT QUARTER ACTIVITIES

Quarterly groundwater monitoring and sampling were performed in March. 76 Products received a license agreement to install exploratory borings on the property south of the service station. 76 Products continued in to pursue a license agreement to access the property west of the service station.

NEXT QUARTER ACTIVITIES

Second quarter 1997 groundwater monitoring and sampling will be performed. Upon receipt of the final license agreement, Tosco Marketing (formerly 76 Products Company) will proceed with the proposed soil and groundwater investigation.

CHARACTERIZATION/REMEDIAL STATUS

Soil contamination delineated? None encountered.
Dissolved groundwater delineated? No.

Free product delineated? Not applicable.
Amount of groundwater contaminant recovered this quarter? None
Soil remediation in progress? Not applicable.
Anticipated start date? Not applicable.
Anticipated completion date? Not applicable.
Dissolved/free product remediation in progress? No.
Anticipated start? Unknown.
Anticipated completion? Unknown.

CONSULTANT: Pacific Environmental Group, Inc.

MONITORING
PURGING
DISPOSING
SAMPLING

MPDS SERVICES, INCORPORATED

MPDS-UN6277-13
August 1, 1997

Tosco Marketing Company
Environmental Compliance Department
2000 Crow Canyon Place, Suite 400
San Ramon, California 94583

Attention: Ms. Tina R. Berry

RE: Semi-Annual Data Report
Unocal Service Station #6277
15803 E. 14th Street
San Leandro, California

Dear Ms. Berry:

This data report presents the results of the most recent monitoring and sampling of the monitoring wells at the referenced site by MPDS Services, Inc.

RECENT FIELD ACTIVITIES

The monitoring wells that were monitored and sampled during this event are indicated in Table 1. Prior to sampling, the wells were checked for depth to water and the presence of free product or sheen. The monitoring data and the ground water elevations are summarized in Table 1. The ground water flow direction during the most recent event is shown on the attached Figure 1.

Ground water samples were collected on July 1, 1997. Prior to sampling, the wells were each purged of between 9 and 10 gallons of water. The samples were then collected using a clean Teflon bailer. The samples were decanted into clean VOA vials and/or one-liter amber bottles, as appropriate, which were then sealed with Teflon-lined screw caps, labeled, and stored in a cooler, on ice, until delivery to a state-certified laboratory. MPDS Services, Inc. transported the purged ground water to the Tosco Refinery located in Rodeo, California, for treatment and discharge to San Pablo Bay under NPDES permit.

ANALYTICAL RESULTS

The ground water samples were analyzed at Sequoia Analytical Laboratory and were accompanied by properly executed Chain of Custody documentation. The analytical results of the ground water samples collected to date are summarized in Tables 2 and 3. The concentrations of Total Petroleum Hydrocarbons (TPH) as gasoline and benzene detected in the ground water samples collected during this event are shown on the attached Figure 2. Copies of the laboratory analytical results and the Chain of Custody documentation are attached to this report.

2401 Stanwell Drive, Suite 400, Concord, CA 94520
TEL: (510) 602-5120 FAX: (510) 689-1918

LIMITATIONS

Environmental changes, either naturally-occurring or artificially-induced, may cause changes in ground water levels and flow paths, thereby changing the extent and concentration of any contaminants.

DISTRIBUTION

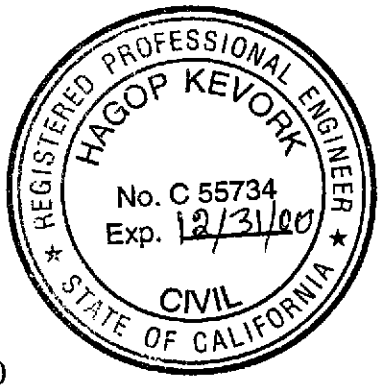
A copy of this report should be sent to Mr. Scott Seery of the Alameda County Health Care Services Agency.

If you have any questions regarding this report, please do not hesitate to call Mr. Nubar Srabian at (510) 602-5120.

Sincerely,

MPDS Services, Inc.

Haig (Gary) Tejirian
Senior Staff Geologist



Hagop Kevork, P.E.
Senior Staff Engineer

License No. C 55734
Exp. Date December 31, 2000

/aab

Attachments: Tables 1, 2 & 3
Location Map
Figures 1 & 2
Laboratory Analyses
Chain of Custody documentation

cc: Mr. Sarkis A. Soghomonian, Kaprealian Engineering, Inc.

Table 1

Summary of Monitoring Data

Well #	Ground Water Elevation (feet)	Depth to Water (feet)♦	Total Well Depth (feet)♦	Product Thickness (feet)	Sheen	Water Purged (gallons)
		(Monitored and Sampled on July 1, 1997)				
MW1	22.10	10.40	24.80	0	No	10
MW2A	22.46	11.07	25.35	0	No	10
MW3	22.45	9.77	23.43	0	No	10
MW4	22.24	9.52	22.52	0	No	9
MW5	21.70	7.59	20.97	0	No	9
MW6	21.46	7.38	19.63	0	No	9
		(Monitored and Sampled on January 2, 1997)				
MW1	23.57	8.93	24.80	0	No	9
MW2A	23.86	9.67	25.35	0	No	9
MW3	23.80	8.42	23.45	0	No	9
MW4	23.52	8.24	22.50	0	No	8
MW5	23.31	5.98	20.95	0	No	8
MW6	23.32	5.52	19.63	0	No	8
		(Monitored and Sampled on November 25, 1996)				
MW1	22.54	9.96	24.80	0	No	8
MW2A	22.69	10.84	25.35	0	No	8
MW3	22.81	9.41	23.45	0	No	8
MW4	22.58	9.18	22.51	0	No	7
MW5	22.47	6.82	20.93	0	No	7
MW6	22.36	6.48	19.62	0	No	7
		(Monitored and Sampled on July 1, 1996)				
MW1	22.36	10.14	24.40	0	No	10
MW2A	22.46	11.07	25.20	0	No	10
MW3	22.70	9.52	23.38	0	No	9.5
MW4	22.44	9.32	22.75	0	No	9.5
MW5	22.45	6.84	20.51	0	No	9.5
MW6	22.53	6.31	19.21	0	No	9

Table 1

Summary of Monitoring Data

Well #	Well Casing Elevation (feet)*
MW1	32.50
MW2A	33.53
MW3	32.22
MW4	31.76
MW5	29.29
MW6	28.84

- The depth to water level and total well depth measurements were taken from the top of the well casings.

* The elevations of the top of the well casings are relative to Mean Sea Level (MSL), based on a Benchmark located on the west side of East 14th Street, approximately 75 feet north of 155th Avenue (elevation = 31.65 feet MSL).

Table 2

Summary of Laboratory Analyses
Water

Well #	Date	TPH as Gasoline	Benzene	Toluene	Ethyl-Benzene	Xylenes	MTBE
MW1	7/1/97	460	50	ND	6.8	17	420
	1/2/97	230♦♦	29	ND	ND	0.91	250
	11/25/96	510♦	72	ND	ND	17	390
	7/1/96	ND	ND	ND	ND	ND	230
	4/8/96	2,100	43	27	7.4	21	480
	1/10/96	220	35	ND	2.0	7.6	†
	7/14/95	410	77	ND	7.4	30	--
	4/4/95	410♦	19	ND	ND	ND	--
	1/5/95	780	30	ND	ND	9.1	--
	10/6/94	970	19	ND	ND	13	--
	7/7/94	2,100♦♦	250	ND	57	200	--
	4/4/94	1,100	15	ND	ND	7.4	--
	1/6/94	260	21	ND	2.5	14	--
	10/6/93	1,200♦	36	ND	ND	23	--
	7/1/93	510	100	0.79	5.7	52	--
	4/2/93	690	94	0.73	5.3	39	--
	1/29/93	740♦♦	69	ND	3.8	43	--
	10/20/92	720	110	1.4	18	110	--
	7/20/92	630	100	2.8	6.3	52	--
	4/23/92	530	100	7.9	4.6	60	--
	1/13/92	450	240	4.6	8.6	73	--
	9/10/91	280	38	3.1	4.1	22	--
	6/10/91	310	1.5	ND	ND	0.31	--
	3/15/91	110	21	ND	ND	8.4	--
	12/14/90	450	150	6.8	0.28	49	--
	9/19/90	140	ND	ND	ND	3.5	--
	6/25/90	310	10	0.89	0.37	2.1	--
	3/29/90	320	12	1.6	0.31	3.5	--
	12/12/89	340	100	13	3.4	44	--
	9/13/89	550	32	17	3.4	52	--
	6/6/89	590	ND	ND	ND	ND	--
MW2	12/12/89	660	220	6.6	13	36	--
	9/13/89	170	2.0	0.38	ND	9.5	--
	6/6/89	77	ND	ND	ND	ND	--
MW2A	7/1/97	120♦	ND	ND	ND	ND	14
	1/2/97	78♦	ND	ND	ND	ND	8.2
	11/25/96	86♦	0.82	ND	ND	ND	ND
	7/1/96	170	2.4	ND	0.65	2.0	ND
	4/8/96	ND	ND	ND	ND	ND	ND
	1/10/96	89	1.2	ND	ND	0.58	--
	7/14/95	60	3.0	ND	1.3	2.4	--
	4/4/95	67♦	1.0	ND	ND	ND	--

Table 2

Summary of Laboratory Analyses
Water

Well #	Date	TPH as Gasoline	Benzene	Toluene	Ethyl-Benzene	Xylenes	MTBE
MW2A	1/5/95	140♦	1.4	ND	ND	ND	--
(Cont.)	10/6/94	71	6.4	ND	2.1	2.4	--
	7/7/94	90	5.2	ND	1.5	2.2	--
	4/4/94	80	8.0	ND	1.4	1.5	--
	1/6/94	110	2.6	ND	1.6	1.7	--
	10/6/93	110♦	12	ND	7.4	1.4	--
	7/1/93	74♦	0.75	ND	ND	ND	--
	4/2/93	120	7.2	ND	5.8	1.2	--
	10/20/92	96	2.8	ND	1.8	1.6	--
	7/20/92	99	8.6	ND	2.4	0.95	--
	4/23/92	190	15	ND	15	2.0	--
	1/13/92	160	11	2.0	10	5.9	--
	9/10/91	180	8.7	0.93	15	13	--
	6/10/91	54	1.2	ND	ND	0.69	--
	3/15/91	160	2.5	ND	ND	51	--
MW3	7/1/97	140♦	ND	ND	ND	ND	ND
	1/2/97	110♦	ND	ND	ND	ND	8.5
	11/25/96	120♦	ND	ND	ND	ND	ND
	7/1/96	ND	ND	ND	ND	ND	ND
	4/8/96	ND	ND	ND	ND	ND	ND
	1/10/96	100♦	ND	ND	ND	ND	--
	7/14/95	130♦	ND	ND	1.3	4.2	--
	4/4/95	100♦	0.62	ND	ND	ND	--
	1/5/95	140♦	ND	ND	ND	ND	--
	10/6/94	93♦	ND	ND	ND	ND	--
	7/7/94	190♦	ND	ND	ND	ND	--
	4/4/94	170♦	ND	ND	ND	ND	--
	1/6/94	140♦	ND	ND	ND	ND	--
	10/6/93	140♦	ND	ND	ND	ND	--
	7/1/93	120♦	ND	ND	ND	ND	--
	4/2/93	130♦	ND	ND	ND	ND	--
	1/29/93	130♦	0.84	ND	ND	ND	--
	10/20/92	180♦	ND	ND	ND	ND	--
	7/20/92	120♦	ND	ND	ND	ND	--
	4/23/92	150♦	1.6	ND	ND	ND	--
	1/13/92	120♦	ND	ND	ND	ND	--
	9/10/91	170	ND	ND	ND	ND	--
	6/10/91	160	0.65	ND	ND	ND	--
	3/15/91	150	ND	ND	ND	0.45	--
	12/14/90	150	ND	ND	ND	ND	--
	9/19/90	74	0.74	ND	ND	ND	--
	6/25/90	190	1.5	0.68	ND	5.3	--

Table 2

Summary of Laboratory Analyses
Water

Well #	Date	TPH as Gasoline	Benzene	Toluene	Ethyl-Benzene	Xylenes	MTBE
MW3	3/29/90	85	ND	ND	ND	ND	--
(Cont.)	12/12/89	120	6.7	0.64	0.46	1.5	--
	9/13/89	76	ND	ND	ND	ND	--
	6/6/89	32	ND	ND	ND	ND	--
MW4	7/1/97	140♦	ND	ND	ND	ND	ND
	1/2/97	120♦	ND	ND	ND	ND	8.6
	11/25/96	120♦	ND	ND	ND	ND	ND
	7/1/96	ND	ND	ND	ND	ND	ND
	4/8/96	ND	ND	ND	ND	ND	ND
	1/10/96	100♦	ND	ND	ND	1.8	--
	7/14/95	89♦	ND	ND	0.97	0.52	--
	4/4/95	82♦	ND	ND	ND	ND	--
	1/5/95	150♦	ND	ND	ND	ND	--
	10/6/94	78♦	ND	ND	ND	ND	--
	7/7/94	150♦	ND	ND	ND	ND	--
	4/4/94	120	0.76	0.76	ND	0.98	--
	1/6/94	100♦	ND	ND	ND	ND	--
	10/6/93	130♦	ND	ND	ND	ND	--
	7/1/93	91♦	ND	ND	ND	ND	--
	4/2/93	110♦	ND	ND	ND	ND	--
	1/29/93	130♦	0.95	ND	ND	ND	--
	10/20/92	110♦	ND	ND	ND	ND	--
	7/20/92	80♦	ND	ND	ND	ND	--
	4/23/92	120♦	ND	ND	ND	ND	--
	1/13/92	58♦	ND	ND	ND	ND	--
	9/10/91	56	ND	ND	ND	ND	--
	6/10/91	64	ND	ND	ND	ND	--
	3/15/91	53	ND	ND	ND	ND	--
	12/14/90	54	ND	ND	ND	ND	--
	9/19/90	61	ND	ND	ND	ND	--
	6/25/90	66	ND	ND	ND	ND	--
	3/29/90	120	0.39	ND	ND	ND	--
	12/12/89	97	4.6	ND	ND	ND	--
	9/13/89	77	ND	ND	ND	ND	--
	6/6/89	37	ND	ND	ND	ND	--
MW5	7/1/97	130♦	ND	ND	ND	ND	ND
	1/2/97	110♦	ND	ND	ND	ND	8.4
	11/25/96	120♦	ND	ND	ND	ND	ND
	7/1/96	ND	ND	ND	ND	ND	ND
	4/8/96	ND	ND	ND	ND	ND	ND
	1/10/96	50♦	ND	ND	ND	ND	--

Table 2

Summary of Laboratory Analyses
Water

Well #	Date	TPH as Gasoline	Benzene	Toluene	Ethyl-Benzene	Xylenes	MTBE
MW5	7/14/95	ND	ND	0.91	ND	1.1	--
(Cont.)	4/4/95	ND	ND	ND	ND	ND	--
	1/5/95	ND	ND	ND	ND	ND	--
	10/6/94	ND	ND	ND	ND	ND	--
	7/7/94	72♦	ND	ND	ND	ND	--
	4/4/94	65♦	ND	ND	ND	ND	--
	1/6/94	62♦	ND	ND	ND	ND	--
	10/6/93	60♦	ND	ND	ND	ND	--
	7/1/93	54♦	ND	ND	ND	ND	--
	4/2/93	65♦	ND	ND	ND	ND	--
MW6	7/1/97	130♦	ND	ND	ND	ND	ND
	1/2/97	110♦	ND	ND	ND	ND	8.3
	11/25/96	120♦	ND	ND	ND	ND	ND
	7/1/96	ND	ND	ND	ND	ND	ND
	4/8/96	ND	ND	ND	ND	ND	ND
	1/10/96	53♦	ND	ND	ND	ND	--
	7/14/95	ND	ND	ND	ND	ND	--
	4/4/95	ND	ND	ND	ND	ND	--
	1/5/95	ND	ND	ND	ND	ND	--
	10/6/94	ND	ND	ND	ND	ND	--
	7/7/94	ND	ND	ND	ND	ND	--
	4/4/94	57♦	ND	ND	ND	ND	--
	1/6/94	53♦	ND	ND	ND	ND	--
	10/6/93	ND	ND	ND	ND	ND	--
	7/1/93	ND	ND	ND	ND	ND	--
	4/2/93	ND	ND	ND	ND	ND	--

† Sequoia Analytical Laboratory has identified the presence of MTBE at a level above or equal to the taste and odor threshold of 40 µg/L in the sample collected from this well.

♦ 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 gasoline and non-gasoline mixture.

MTBE = methyl tert butyl ether.

ND = Non-detectable.

Table 2

Summary of Laboratory Analyses
Water

Results are in micrograms per liter (µg/L), unless otherwise indicated.

Note: - The detection limit for results reported as ND by Sequoia Analytical Laboratory is equal to the stated detection limit times the dilution factor indicated on the laboratory analytical sheets.

- Prior to August 1, 1995, the total purgeable petroleum hydrocarbon (TPH as gasoline) quantification range used by Sequoia Analytical Laboratory was C4 - C12. Since August 1, 1995, the quantification range used by Sequoia Analytical Laboratory is C6 - C12.

- Laboratory analyses data prior to January 6, 1994, were provided by Kaprealian Engineering, Inc.

Table 3

Summary of Laboratory Analyses
Water

Well #	Date	TPH as Diesel	Tetra-chloroethene	Trichloro-ethene	1,2-Dichloro-ethane	Cis-1,2-dichloro-ethene	Total Oil & Grease (mg/L)
MW1	4/04/94*	--	390	38	ND	17	--
	4/2/93	ND	--	--	--	--	--
	1/29/93	ND	300	ND	ND	ND	--
	10/20/92	ND	230	22	ND	16	--
	7/20/92	62♦	200	7.4	ND	ND	--
MW2	4/2/93	ND	--	--	--	--	--
	12/12/89	1,700	30	9.0	ND	ND	1.2
	9/13/89	ND	18	6.1	4.2	1.2	ND
	6/6/89	ND	110	4.4	2.8	ND	ND
MW2A	9/10/93	65	--	--	--	--	--
	1/29/93	ND	140	10	ND	ND	--
	10/20/92	ND	64	11	ND	ND	--
	7/20/92	ND	35	7.2	ND	4.8	ND
	4/23/92	ND	17	5.6	ND	1.9	ND
	1/13/92**	ND	33	ND	ND	2.1	ND
	6/10/91	100	150	10	ND	ND	ND
	3/15/91	ND	67	8.2	ND	2.6	ND
MW3	1/2/97	--	630	23	--	6.0	--
	1/10/96	--	950	ND	ND	ND	--
	1/5/95	--	1,100	18	ND	6.2	--
	1/6/94	--	960	ND	ND	ND	--
	4/2/93	ND	--	--	--	--	--
	1/29/93	ND	980	ND	ND	ND	--
	10/20/92	ND	1,100	20	ND	ND	--
	7/20/92	ND	1,400	25	ND	ND	--
MW4	1/29/93	ND	950	ND	ND	ND	--
	7/20/92	ND	440	11	ND	ND	--
	4/2/93	ND	--	--	--	--	--
	10/20/92	ND	360	17	ND	ND	--
MW5	4/2/93	ND	190	ND	ND	ND	--
MW6	4/2/93	ND	71	ND	ND	ND	--

Table 3

Summary of Laboratory Analyses
Water

---

* All EPA method 8240 constituents were non-detectable, except for concentrations of benzene at 29 µg/L, ethylbenzene at 3.4 µg/L, total xylenes at 19 µg/L, and trans-1,2-dichloroethene at 2.4 µg/L.

** 1,1,2-trichloroethane was detected at a concentration of 9.9 µg/L.

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

ND = Non-detectable.

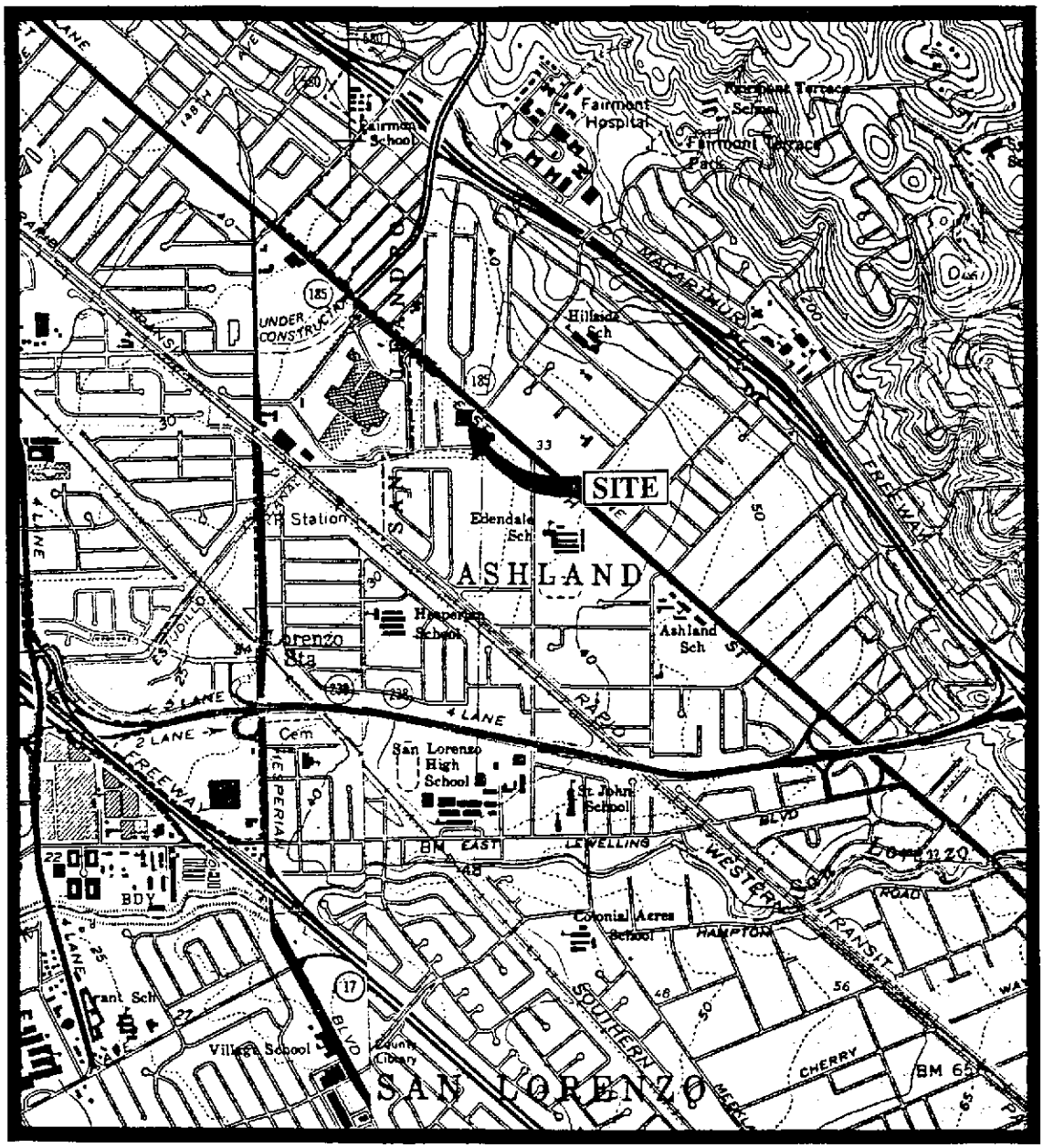
-- Indicates analysis was not performed.

mg/L = milligrams per liter.

Results are in micrograms per liter (µg/L), unless otherwise indicated.

Note: All EPA method 8010 constituents were non-detectable in all of the ground water samples, except as indicated.

Laboratory analyses data prior to January 6, 1994, were provided by Kaprealian Engineering, Inc.

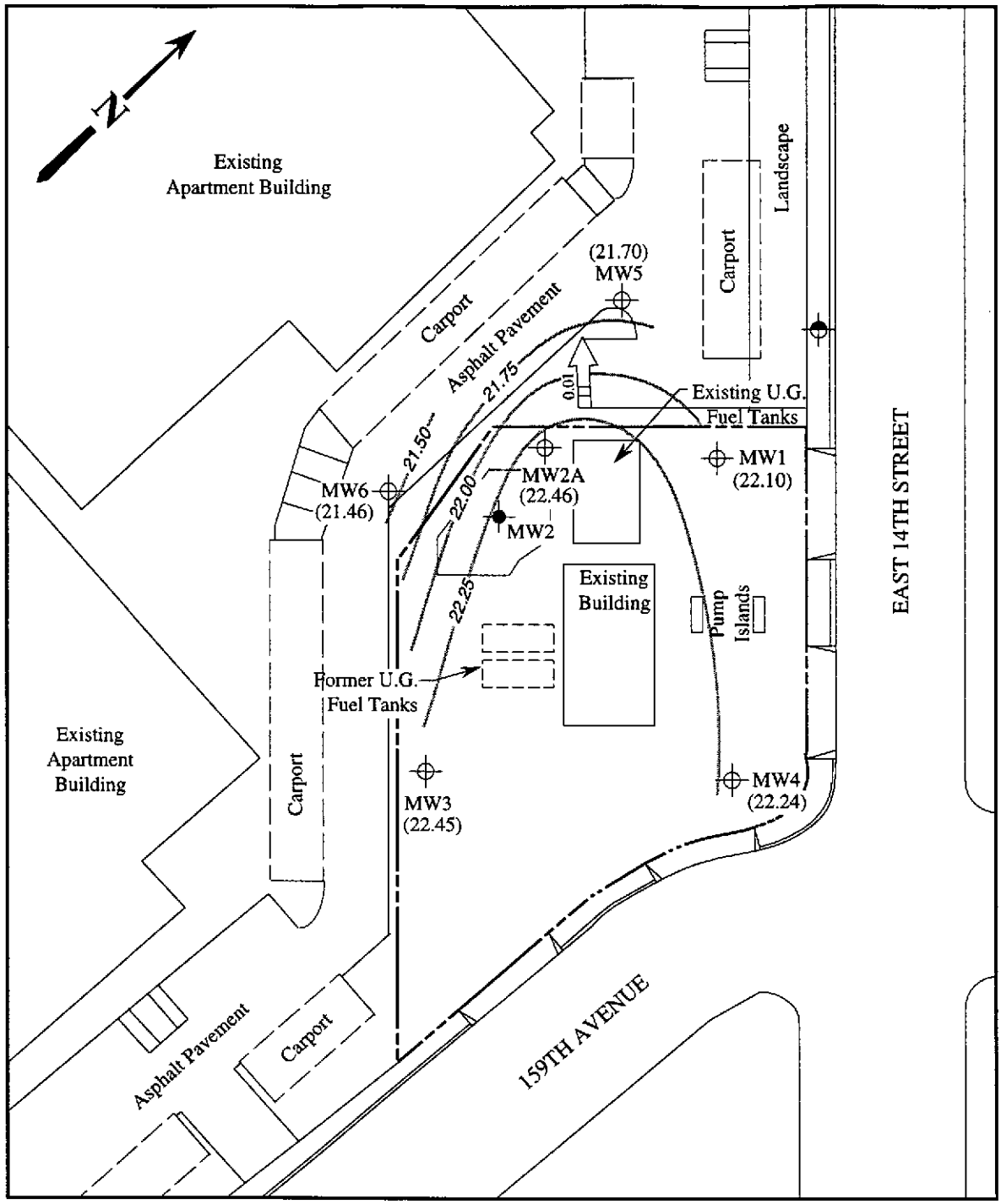


Base modified from 7.5 minute U.S.G.S.
Hayward and San Leandro Quadrangles
(both photorevised 1980)

0 2000 4000

Approx. scale feet

mpds SERVICES, INCORPORATED	**UNOCAL SERVICE STATION #6277** **15803 E. 14TH STREET** **SAN LEANDRO, CALIFORNIA**	**LOCATION MAP**



LEGEND

- Monitoring well (existing)
- Monitoring well (previously attempted)
- Monitoring well (destroyed February1, 1990)
- ( ) Ground water elevation in feet above Mean Sea Level
- #.## Direction of ground water flow with approximate hydraulic gradient
- Contours of ground water elevation

0 60 120

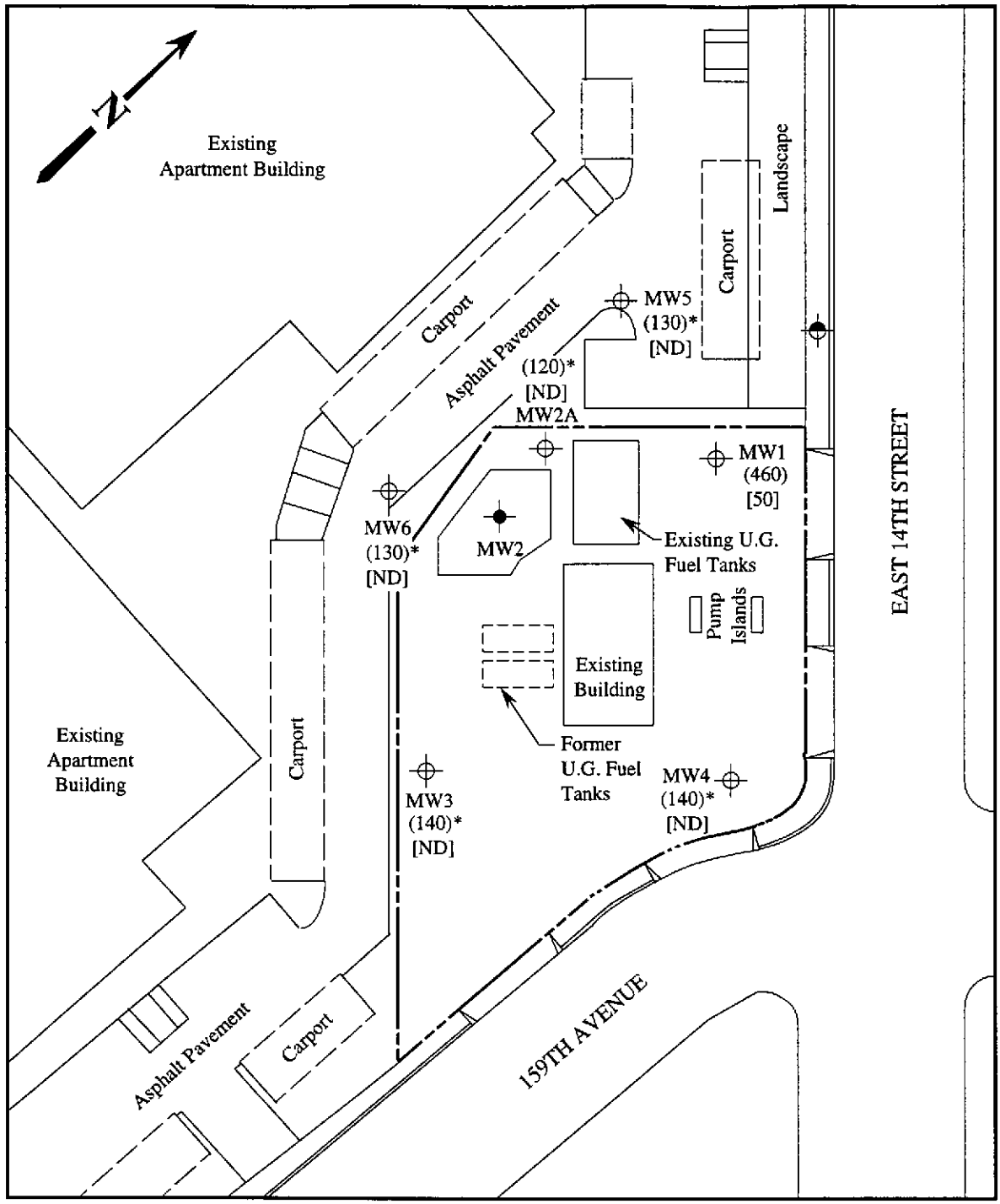
Approx. scale feet

POTENTIOMETRIC SURFACE MAP FOR THE JULY 1, 1997 MONITORING EVENT

mpds SERVICES, INCORPORATED

UNOCAL SERVICE STATION #6277
15803 E. 14TH STREET
SAN LEANDRO, CALIFORNIA

FIGURE
1



LEGEND

- Monitoring well (existing)
- Monitoring well (previously attempted)
- Monitoring well (destroyed February1, 1990)

( ) Concentration of TPH as gasoline in µg/L

[ ] Concentration of benzene in µg/L

ND Non-detectable

* The lab reported that the hydrocarbons detected did not appear to be gasoline.

0 60 120

Approx. scale feet

PETROLEUM HYDROCARBON CONCENTRATIONS IN GROUND WATER ON JULY 1, 1997

mpds SERVICES, INCORPORATED

UNOCAL SERVICE STATION #6277
15803 E. 14TH STREET
SAN LEANDRO, CALIFORNIA

FIGURE
2

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
404 N. Wiget Lane, Walnut Creek, CA 94598, (510) 988-9600, FAX (510) 988-9673
819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Tosco #6277, 15803 E.14th St., San Leandro	Sampled:	Jul 1, 1997
2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received:	Jul 1, 1997
Concord, CA 94520	Analysis Method:	EPA 5030/8015 Mod./8020	Reported:	Jul 16, 1997
Attention: Jarrel Crider	First Sample #:	707-0412		

TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Sample Number	Sample Description	Purgeable Hydrocarbons µg/L	Benzene µg/L	Toluene µg/L	Ethyl Benzene µg/L	Total Xylenes µg/L
707-0412	MW-1	460	50	ND	6.8	17
707-0413	MW-2A	120 *	ND	ND	ND	ND
707-0414	MW-3	140 *	ND	ND	ND	ND
707-0415	MW-4	140 *	ND	ND	ND	ND
707-0416	MW-5	130 *	ND	ND	ND	ND
707-0417	MW-6	130 *	ND	ND	ND	ND

* Hydrocarbons detected did not appear to be gasoline.

Detection Limits:	50	0.50	0.50	0.50	0.50

Total Purgeable Petroleum Hydrocarbons are quantitated against a fresh gasoline standard.
Analytes reported as ND were not present above the stated limit of detection.

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Sequoia Analytical

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MPDS Services	Client Project ID:	Tosco #6277, 15803 E.14th St., San Leandro	Sampled:	Jul 1, 1997
2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received:	Jul 1, 1997
Concord, CA 94520	Analysis Method:	EPA 5030/8015 Mod./8020	Reported:	Jul 16, 1997
Attention: Jarrel Crider	First Sample #:	707-0412		

TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Sample Number	Sample Description	Chromatogram Pattern	DL Mult. Factor	Date Analyzed	Instrument ID	Surrogate Recovery, % QC Limits: 70-130
707-0412	MW-1	Gasoline	1.0	7/10/97	HP-2	89
707-0413	MW-2A	Discrete * Peaks	1.0	7/10/97	HP-2	85
707-0414	MW-3	Discrete * Peaks	1.0	7/10/97	HP-2	76
707-0415	MW-4	Discrete * Peaks	1.0	7/10/97	HP-2	83
707-0416	MW-5	Discrete * Peaks	1.0	7/10/97	HP-2	83
707-0417	MW-6	Discrete * Peaks	1.0	7/11/97	HP-2	86

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Please Note:
* Discrete Peaks", refers to unidentified peaks in the EPA 8010 range.

7070412.MPD <2>

Sequoia Analytical

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819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Tosco #6277, 15803 E.14th St., San Leandro	Sampled:	Jul 1, 1997
2401 Stanwell Dr., Ste. 300	Sample Descript:	Water	Received:	Jul 1, 1997
Concord, CA 94520	Analysis for:	MTBE (Modified EPA 8020)		
Attention: Jarrel Crider	First Sample #:	707-0412	Analyzed:	Jul 10-11, 1997
			Reported:	Jul 16, 1997

LABORATORY ANALYSIS FOR: MTBE (Modified EPA 8020)

Sample Number	Sample Description	Detection Limit µg/L	Sample Result µg/L
707-0412	MW-1	5.0	420
707-0413	MW-2A	5.0	14
707-0414	MW-3	5.0	N.D.
707-0415	MW-4	5.0	N.D.
707-0416	MW-5	5.0	N.D.
707-0417	MW-6	5.0	N.D.

Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Sequoia Analytical

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819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services
2401 Stanwell Dr., Ste. 300
Concord, CA 94520
Attention: Jarrel Crider

Client Project ID: Tosco #6277, 15803 E.14th St., San Leandro
Matrix: Liquid
QC Sample Group: 7070412-417
Reported: Jul 16, 1997

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020
Analyst:	K. Nill	K. Nill	K. Nill	K. Nill
MS/MSD Batch#:	7070395	7070395	7070395	7070395
Date Prepared:	7/11/97	7/11/97	7/11/97	7/11/97
Date Analyzed:	7/11/97	7/11/97	7/11/97	7/11/97
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L
Matrix Spike % Recovery:	85	100	90	93
Matrix Spike Duplicate % Recovery:	80	95	90	90
Relative % Difference:	6.1	5.1	0.0	3.6
LCS Batch#:	2LCS071197	2LCS071197	2LCS071197	2LCS071197
Date Prepared:	7/11/97	7/11/97	7/11/97	7/11/97
Date Analyzed:	7/11/97	7/11/97	7/11/97	7/11/97
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2
LCS % Recovery:	85	100	95	93
% Recovery Control Limits:	70-130	70-130	70-130	70-130

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Please Note:
The LCS is a control sample of known, interferent free matrix that is analyzed using the same reagents, preparation, and analytical methods employed for the samples. The matrix spike is an aliquot of sample fortified with known quantities of specific compounds and subjected to the entire analytical procedure. If the recovery of analytes from the matrix spike does not fall within specified control limits due to matrix interference, the LCS recovery is to be used to validate the batch.

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MPDS Services
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Concord, CA 94520
Attention: Jarrel Crider

Client Project ID: Tosco #6277, 15803 E.14th St., San Leandro
Matrix: Liquid
QC Sample Group: 7070412-417

Reported: Jul 16, 1997

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020
Analyst:	K. Nill	K. Nill	K. Nill	K. Nill
MS/MSD Batch#:	7070395	7070395	7070395	7070395
Date Prepared:	7/10/97	7/10/97	7/10/97	7/10/97
Date Analyzed:	7/10/97	7/10/97	7/10/97	7/10/97
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L
Matrix Spike % Recovery:	85	100	90	95
Matrix Spike Duplicate % Recovery:	65	80	75	73
Relative % Difference:	27	22	18	26
LCS Batch#:	2LCS071097	2LCS071097	2LCS071097	2LCS071097
Date Prepared:	7/10/97	7/10/97	7/10/97	7/10/97
Date Analyzed:	7/10/97	7/10/97	7/10/97	7/10/97
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2
LCS % Recovery:	85	100	90	98
% Recovery Control Limits:	70-130	60-140	60-140	60-140

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Please Note:
The LCS is a control sample of known, interferent free matrix that is analyzed using the same reagents, preparation, and analytical methods employed for the samples. The matrix spike is an aliquot of sample fortified with known quantities of specific compounds and subjected to the entire analytical procedure. If the recovery of analytes from the matrix spike does not fall within specified control limits due to matrix interference, the LCS recovery is to be used to validate the batch.

M P D S Services, Inc.
2401 Stanwell Drive, Suite 400, Concord, CA 94520
Tel: (510) 602-5120 Fax: (510) 689-1918

9707137

CHAIN OF CUSTODY

SAMPLER: JOE AJEMIAN
WITNESSING AGENCY:

TOSCO S/S # 6277 CITY: San Leandro
ADDRESS: 15803 E. 14th st.

ANALYSES REQUESTED

TURN AROUND TIME: Regular

SAMPLE ID NO.	DATE	TIME	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	TPHG BTEX	MTBE						REMARKS
MW-1	7-1-97	12:45 p.m	✓	✓		2 VOA	Wells	✓	✓		7070412	AB			MTBE: 5 ppb.
MW-2A	"	12:50 p.m	✓	✓		"	"	✓	✓		7070413				
MW-3	"	10:52 A.M	✓	✓		"	"	✓	✓		7070414				
MW-4	"	11:30 A.M	✓	✓		"	"	✓	✓		7070415				
MW-5	"	9:38 A.M	✓	✓		"	"	✓	✓		7070416				
MW-6	"	10:20 A.M	✓	✓		"	"	✓	✓		7070417				

RELINQUISHED BY:	DATE/TIME	RECEIVED BY:	DATE/TIME
	2:30 p.m		
(SIGNATURE)	7-1-97	(SIGNATURE) Mara Gusis	1430 7/1/97
(SIGNATURE) Mara Gusis	7-1-97 1713	(SIGNATURE)	
(SIGNATURE)	7-2	(SIGNATURE)	1000 7/2/97
(SIGNATURE)		(SIGNATURE)	

THE FOLLOWING MUST BE COMPLETED BY THE LABORATORY ACCEPTING SAMPLES FOR ANALYSES:

1. HAVE ALL SAMPLES RECEIVED FOR ANALYSIS BEEN STORED ON ICE? Y
2. WILL SAMPLES REMAIN REFRIGERATED UNTIL ANALYZED? Y
3. DID ANY SAMPLES RECEIVED FOR ANALYSIS HAVE HEAD SPACE? N
4. WERE SAMPLES IN APPROPRIATE CONTAINERS AND PROPERLY PACKAGED? Y

SIGNATURE: Mara Gusis TITLE: Analyst DATE: 7/1/97