



KAPREALIAN ENGINEERING  
I N C O R P O R A T E D

93 AUG -6 PM 4:14

August 5, 1993

Alameda County Health Care Services  
80 Swan Way, Room 200  
Oakland, CA 94621

Attention: Mr. Scott Seery

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

Dear Mr. Seery:

Per the request of Mr. Dave Camille of Unocal Corporation, enclosed please find our report and proposal, both dated July 27, 1993, for the above referenced site.

If you should have any questions, please feel free to call our office at (510) 602-5100.

Sincerely,

Kaprealian Engineering, Inc.

Judy A. Dewey

jad\82

Enclosure

cc: David J. Camille, Unocal Corporation



KAPREALIAN ENGINEERING  
INCORPORATED

KEI-P89-0301.QR14  
July 27, 1993

Unocal Corporation  
2000 Crow Canyon Place, Suite 400  
P.O. Box 5155  
San Ramon, California 94583

Attention: Mr. David J. Camille

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

Dear Mr. Camille:

This report presents the results of the most recent quarter of monitoring and sampling of the monitoring wells at the referenced site by Kaprealian Engineering, Inc. (KEI). The wells are currently monitored and sampled on a quarterly basis. This report covers the work performed by KEI in July of 1993.

BACKGROUND

The subject site currently contains a Unocal service station facility. Two underground gasoline storage tanks, one waste oil tank, and the product piping were removed from the site in March of 1989 during tank replacement activities. The fuel tank pit and the waste oil tank pit were subsequently overexcavated in order to remove contaminated soil. Six monitoring wells have been installed at and in the vicinity of the site. In addition, two exploratory borings have been drilled at the site. On February 1, 1990, well MW2 was destroyed in preparation for additional soil excavation in the vicinity of this well. Soil excavation in the vicinity of well MW2 was completed in April of 1990. Monitoring well MW2 was then replaced with a new well (MW2A) in March of 1991. A water well survey has also been performed within a 1/2-mile radius of the site.

A site description, detailed background information including a summary of all of the soil and ground water subsurface investigation/remediation work conducted to date, site hydrogeologic conditions, and tables that summarize all of the soil and ground water sample analytical results are presented in KEI's report (KEI-P89-0301.R9) dated May 10, 1993.

### RECENT FIELD ACTIVITIES

The six monitoring wells (MW1, MW2A, and MW3 through MW6) were monitored and sampled once during the quarter. Prior to sampling, the wells were checked for depth to water and the presence of free product or a sheen. No free product or sheen was noted in any of the wells during the quarter. The monitoring data collected this quarter are summarized in Table 1.

Water samples were collected from all of the wells on July 1, 1993. Prior to sampling, the wells were each purged of between 9 and 10 gallons of water by the use of a surface pump. The samples were collected by the use of a clean Teflon bailer. The samples were decanted into clean VOA vials that were then sealed with Teflon-lined screw caps and stored in a cooler, on ice, until delivery to a state-certified laboratory.

### HYDROLOGY

The measured depth to ground water at the site on July 1, 1993, ranged between 6.57 and 11.20 feet below grade. The water levels in all of the wells have shown net decreases ranging from 0.01 to 0.24 feet since April 2, 1993. Based on the water level data gathered on July 1, 1993, the ground water flow direction appeared to be to the north, as shown on the attached Potentiometric Surface Map, Figure 1. The flow direction reported this quarter is slightly changed from the northwesterly flow direction reported in the previous six quarters. The hydraulic gradient at the site on July 1, 1993, was approximately 0.003.

### ANALYTICAL RESULTS

The ground water samples collected this quarter were analyzed at Sequoia Analytical Laboratory and were accompanied by properly executed Chain of Custody documentation. The samples were analyzed for total petroleum hydrocarbons (TPH) as gasoline by EPA method 5030/modified 8015, and benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA method 8020.

The analytical results for all of the ground water samples collected from the monitoring wells to date are summarized in Tables 2 and 3. The concentrations of TPH as gasoline and benzene detected in the ground water samples collected this quarter are shown on the attached Figure 2. Copies of the laboratory analytical results and the Chain of Custody documentation are attached to this report.

### DISCUSSION AND RECOMMENDATIONS

Based on the analytical results of the ground water samples collected and evaluated to date, and no evidence of free product or sheen in any of the wells, KEI recommends the continuation of the current ground water monitoring and sampling program. The wells are currently monitored and sampled on a quarterly basis. The ground water samples collected from all of the wells are analyzed for TPH as gasoline and BTEX. In addition, the ground water sample collected from well MW3 is also analyzed for EPA method 8010 constituents on an annual basis.

### DISTRIBUTION

A copy of this report should be sent to Mr. Scott Seery of the ACHCS, to the City of San Leandro, and to the Regional Water Quality Control Board, San Francisco Bay Region.

### 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.

Our studies assume that the field and laboratory data are reasonably representative of the site as a whole, and assume that subsurface conditions are reasonably conducive to interpolation and extrapolation.

The results of this study are based on the data obtained from the field and laboratory analyses obtained from a state-certified laboratory. We have analyzed these data using what we believe to be currently applicable engineering techniques and principles in the Northern California region. We make no warranty, either expressed or implied, regarding the above, including laboratory analyses, except that our services have been performed in accordance with generally accepted professional principles and practices existing for such work.

KEI-P89-0301.QR14  
July 27, 1993  
Page 4

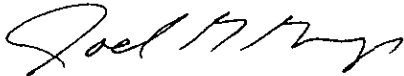
If you have any questions regarding this report, please do not hesitate to call at (510) 602-5100.

Sincerely,

Kaprealian Engineering, Inc.

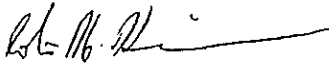


Thomas J. Berkins  
Senior Environmental Engineer



Joel G. Greger, C.E.G.  
Senior Engineering Geologist

License No. EG 1633  
Exp. Date 6/30/94



Robert H. Kezerian  
Project Engineer

/bp

Attachments: Tables 1, 2 & 3  
Location Map  
Potentiometric Surface Map - Figure 1  
Concentrations of Petroleum Hydrocarbons - Figure 2  
Laboratory Analyses  
Chain of Custody documentation

KEI-P89-0301.QR14  
July 27, 1993

TABLE 1

SUMMARY OF MONITORING DATA

<u>Well No.</u>	<u>Ground Water Elevation (feet)</u>	<u>Depth to Water (feet)</u>	<u>Product Thickness (feet)</u>	<u>Sheen</u>	<u>Water Purged (gallons)</u>
(Monitored and Sampled on July 1, 1993)					
MW1	22.46	10.29	0	No	10
MW2A	22.58	11.20	0	No	10
MW3	22.91	9.65	0	No	10
MW4	22.63	9.69	0	No	9
MW5	22.54	7.20	0	No	10
MW6	22.67	6.57	0	No	10

<u>Well #</u>	<u>Surface Elevation* (feet)</u>
MW1	32.75
MW2A	33.78
MW3	32.56
MW4	32.32
MW5	29.74
MW6	29.24

\* The elevations of the tops of the well covers have been surveyed relative to Mean Sea Level (MSL) (elevation = 31.65 MSL).

KEI-P89-0301.QR14  
 July 27, 1993

TABLE 2

SUMMARY OF LABORATORY ANALYSES  
 WATER

<u>Date</u>	<u>Sample Well #</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl-benzene</u>	<u>Xylenes</u>
7/01/93	MW1	--	510	100	0.79	5.7	52
	MW2A	--	74♦	0.75	ND	ND	ND
	MW3	--	120♦	ND	ND	ND	ND
	MW4	--	91♦	ND	ND	ND	ND
	MW5	--	54♦	ND	ND	ND	ND
	MW6	--	ND	ND	ND	ND	ND
4/02/93	MW1	ND	690	94	0.73	5.3	39
	MW2A	ND	120	7.2	ND	5.8	1.2
	MW3	ND	130♦	ND	ND	ND	ND
	MW4	ND	110♦	ND	ND	ND	ND
	MW5	ND	65♦	ND	ND	ND	ND
	MW6	ND	ND	ND	ND	ND	ND
1/29/93	MW1	ND	740♦♦	69	ND	3.8	43
	MW2A	ND	66♦	1.4	ND	ND	ND
	MW3	ND	130♦	0.84	ND	ND	ND
	MW4	ND	130♦	0.95	ND	ND	ND
10/20/92	MW1	ND	720	110	1.4	18	110
	MW2A	ND	96	2.8	ND	1.8	1.6
	MW3	ND	180♦	ND	ND	ND	ND
	MW4	ND	110♦	ND	ND	ND	ND
7/20/92	MW1	62+	630	100	2.8	6.3	52
	MW2A	ND	99	8.6	ND	2.4	0.95
	MW3	ND	120♦	ND	ND	ND	ND
	MW4	ND	80♦	ND	ND	ND	ND
4/23/92	MW1	--	530	100	7.9	4.6	60
	MW2A	ND	190	15	ND	15	2.0
	MW3	--	150♦	1.6	ND	ND	ND
	MW4	--	120♦	ND	ND	ND	ND
1/13/92	MW1	--	450	240	4.6	8.6	73
	MW2A	ND	160	11	2.0	10	5.9
	MW3	--	120♦	ND	ND	ND	ND
	MW4	--	58♦	ND	ND	ND	ND

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 July 27, 1993

TABLE 2 (Continued)

SUMMARY OF LABORATORY ANALYSES  
 WATER

<u>Date</u>	<u>Sample Well #</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl-benzene</u>	<u>Xylenes</u>
9/10/91	MW1	--	280	38	3.1	4.1	22
	MW2A	65	180	8.7	0.93	15	13
	MW3	--	170	ND	ND	ND	ND
	MW4	--	56	ND	ND	ND	ND
6/10/91	MW1	--	310	1.5	ND	ND	0.31
	MW2A	100	54	1.2	ND	ND	0.69
	MW3	--	160	0.65	ND	ND	ND
	MW4	--	64	ND	ND	ND	ND
3/15/91	MW1	--	110	21	ND	ND	8.4
	MW2A	ND	160	2.5	ND	ND	51
	MW3	--	150	ND	ND	ND	0.45
	MW4	--	53	ND	ND	ND	ND
12/14/90	MW1	--	450	150	6.8	0.28	49
	MW3	--	150	ND	ND	ND	ND
	MW4	--	54	ND	ND	ND	ND
9/19/90	MW1	--	140	ND	ND	ND	3.5
	MW3	--	74	0.74	ND	ND	ND
	MW4	--	61	ND	ND	ND	ND
6/25/90	MW1	--	310	10	0.89	0.37	2.1
	MW3	--	190	1.5	0.68	ND	5.3
	MW4	--	66	ND	ND	ND	ND
3/29/90	MW1	--	320	12	1.6	0.31	3.5
	MW3	--	85	ND	ND	ND	ND
	MW4	--	120	0.39	ND	ND	ND
12/12/89	MW1	--	340	100	13	3.4	44
	MW2	1,700	660	220	6.6	13	36
	MW3	--	120	6.7	0.64	0.46	1.5
	MW4	--	97	4.6	ND	ND	ND
9/13/89	MW1	--	550	32	17	3.4	52
	MW2	ND	170	2.0	0.38	ND	9.5
	MW3	--	76	ND	ND	ND	ND
	MW4	--	77	ND	ND	ND	ND



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July 27, 1993

TABLE 2 (Continued)

SUMMARY OF LABORATORY ANALYSES  
WATER

<u>Date</u>	<u>Sample Well #</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl-benzene</u>	<u>Xylenes</u>
6/06/89	MW1	--	590	ND	ND	ND	ND
	MW2	ND	77	ND	ND	ND	ND
	MW3	--	32	ND	ND	ND	ND
	MW4	--	37	ND	ND	ND	ND

♦ 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.

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

-- Indicates analysis was not performed.

ND = Non-detectable.

Results in parts per billion (ppb), unless otherwise indicated.

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 July 27, 1993

TABLE 3

SUMMARY OF LABORATORY ANALYSES  
 WATER

<u>Date</u>	<u>Well #</u>	<u>Tetra- chloroethene</u>	<u>Trichloro- ethene</u>	<u>1,2-Dichloro- ethane</u>	<u>Cis- 1,2-dichloro- ethene</u>	<u>TOG (ppm)</u>
4/02/93	MW5	190	ND	ND	ND	--
	MW6	71	ND	ND	ND	--
1/29/93	MW1	300	ND	ND	ND	--
	MW2A	140	10	ND	ND	--
	MW3	980	ND	ND	ND	--
	MW4	950	ND	ND	ND	--
10/20/92	MW1	230	22	ND	16	--
	MW2A	64	11	ND	ND	--
	MW3	1,100	20	ND	ND	--
	MW4	360	17	ND	ND	--
7/20/92	MW1	200	7.4	ND	ND	--
	MW2A	35	7.2	ND	4.8	ND
	MW3	1,400	25	ND	ND	--
	MW4	440	11	ND	ND	--
4/23/92	MW2A	17	5.6	ND	1.9	ND
1/13/92	MW2A*	33	ND	ND	2.1	ND
6/10/91	MW2A	150	10	ND	ND	ND
3/15/91	MW2A	67	8.2	ND	2.6	ND
12/12/89	MW2	30	9.0	ND	ND	1.2
9/13/89	MW2	18	6.1	4.2	1.2	<50
6/06/89	MW2	110	4.4	2.8	ND	ND

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

\* 1,1,2-Trichloroethane was also detected at a level of 9.9 ppb.

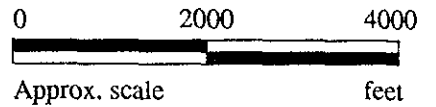
ND = Non-detectable.

-- Indicates analysis was not performed.

Results in parts per billion (ppb), unless otherwise indicated.



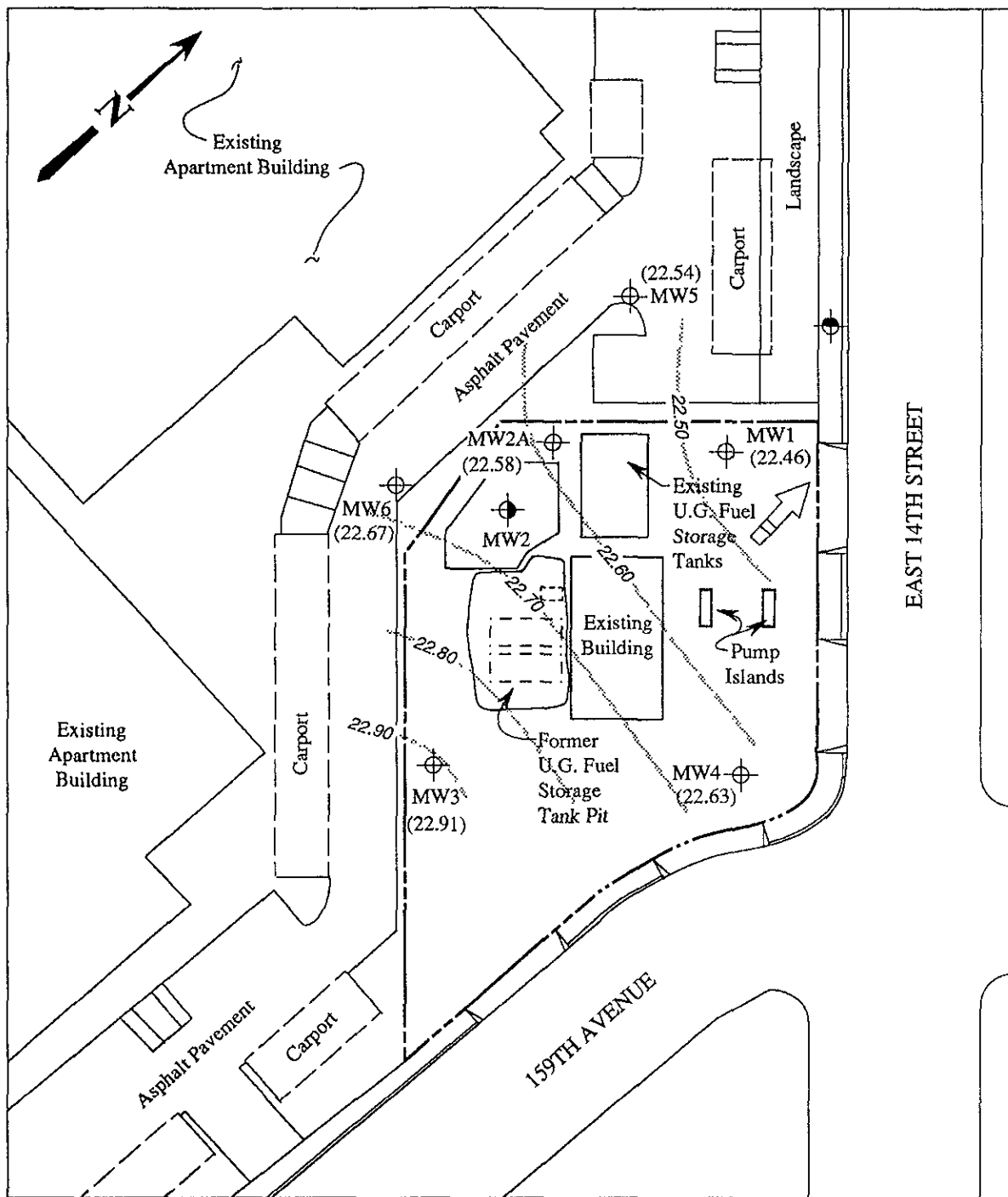
Base modified from 7.5 minute U.S.G.S. San Leandro and Hayward Quadrangles  
(Both photorevised 1980)



**KAPREALIAN ENGINEERING  
INCORPORATED**

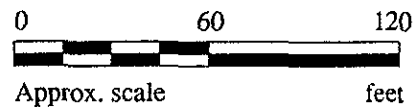
**UNOCAL SERVICE STATION #6277  
15803 E. 14TH STREET  
SAN LEANDRO, CA**

**LOCATION  
MAP**



**LEGEND**

- ⊕ Monitoring well (existing)
- ⊙ Monitoring well (previously attempted)
- ⊗ Monitoring well (destroyed February 1, 1990)
- ( ) Ground water elevation in feet above Mean Sea Level
- ➔ Direction of ground water flow
- ⋯ Contours of ground water elevation

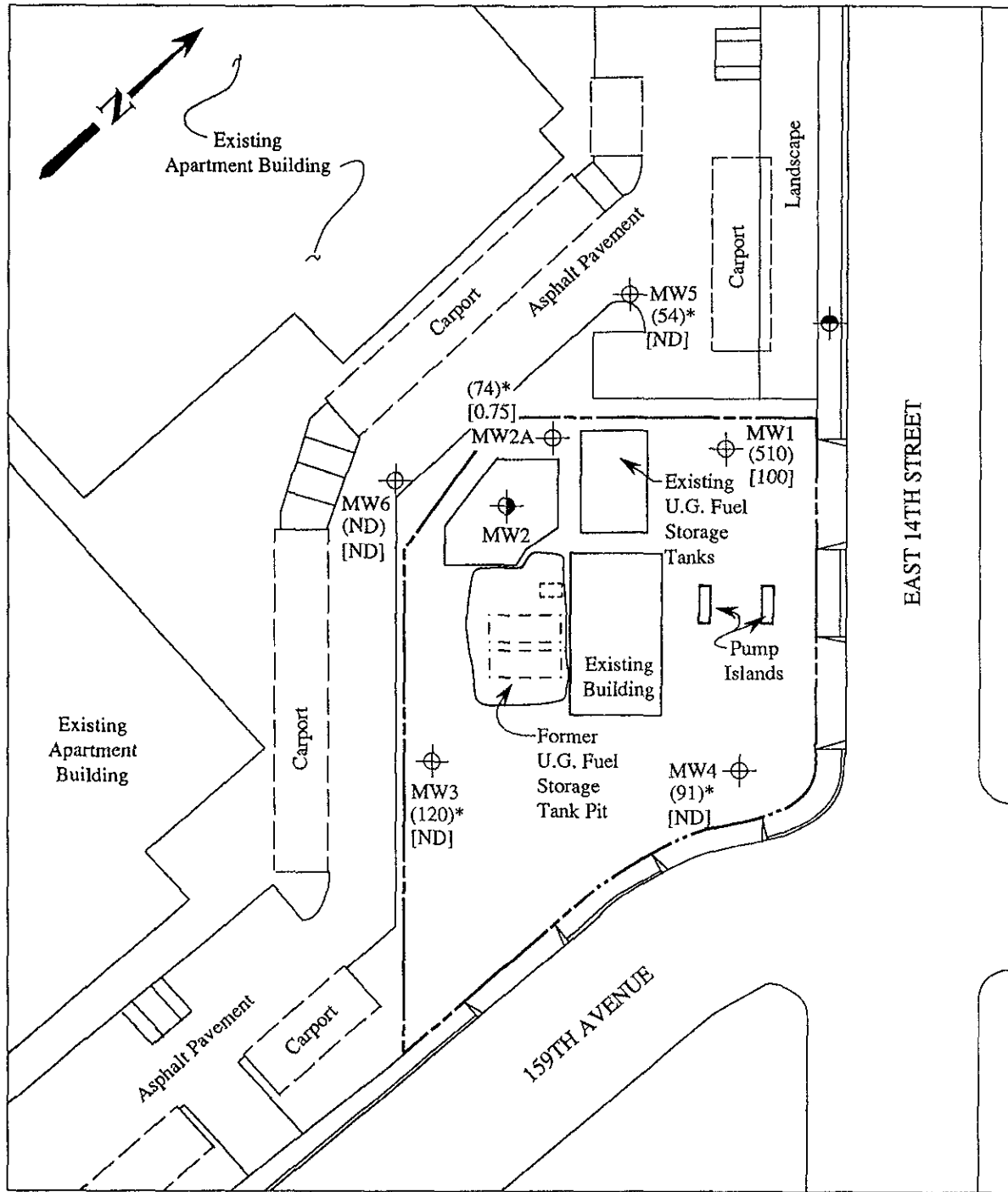


**POTENTIOMETRIC SURFACE MAP FOR THE JULY 1, 1993 MONITORING EVENT**



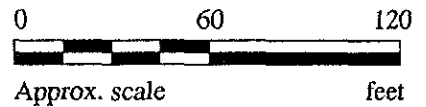
**UNOCAL SERVICE STATION #6277  
15803 E. 14TH STREET  
SAN LEANDRO, CA**

**FIGURE  
1**



**LEGEND**

- ⊕ Monitoring well (existing)
- ⊙ Monitoring well (previously attempted)
- ⊗ Monitoring well (destroyed February 1, 1990)
- ( ) Concentration of TPH as gasoline in ppb
- [ ] Concentration of benzene in ppb
- ND = Non-detectable



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

**PETROLEUM HYDROCARBON CONCENTRATIONS IN GROUND WATER ON JULY 1, 1993**



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

**FIGURE  
 2**



# SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520  
(510) 686-9600 • FAX (510) 686-9689

Kapreallian Engineering, Inc.  
2401 Stanwell Dr., Ste. 400  
Concord, CA 94520  
Attention: Avo Avedessian

Client Project ID: Unocal, 15803 E. 14th St., San Leandro  
Sample Matrix: Water  
Analysis Method: EPA 5030/8015/8020  
First Sample #: 307-0070

Sampled: Jul 1, 1993  
Received: Jul 1, 1993  
Reported: Jul 16, 1993

## TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Analyte	Reporting Limit µg/L	Sample I.D. 307-0070 MW-1	Sample I.D. 307-0071 MW-2*	Sample I.D. 307-0072 MW-3*	Sample I.D. 307-0073 MW-4*	Sample I.D. 307-0074 MW-5*	Sample I.D. 307-0075 MW-6
Purgeable Hydrocarbons	50	510	74	120	91	54	N.D.
Benzene	0.5	100	0.75	N.D.	N.D.	N.D.	N.D.
Toluene	0.5	0.79	N.D.	N.D.	N.D.	N.D.	N.D.
Ethyl Benzene	0.5	5.7	N.D.	N.D.	N.D.	N.D.	N.D.
Total Xylenes	0.5	52	N.D.	N.D.	N.D.	N.D.	N.D.

Chromatogram Pattern: Gasoline Discrete Peaks Discrete Peaks Discrete Peaks Discrete Peaks --

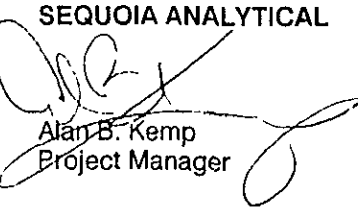
### Quality Control Data

Report Limit Multiplication Factor:	1.0	1.0	1.0	1.0	1.0	1.0
Date Analyzed:	7/7/93	7/7/93	7/7/93	7/7/93	7/7/93	7/7/93
Instrument Identification:	HP-2	HP-2	HP-2	HP-2	HP-2	HP-2
Surrogate Recovery, %: (QC Limits = 70-130%)	105	99	101	99	97	99

Purgeable Hydrocarbons are quantitated against a fresh gasoline standard.  
Analytes reported as N.D. were not detected above the stated reporting limit.

SEQUOIA ANALYTICAL

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

  
Alan B. Kemp  
Project Manager



# SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520  
(510) 686-9600 • FAX (510) 686-9689

Kaprealian Engineering, Inc.  
2401 Stanwell Dr., Ste. 400  
Concord, CA 94520  
Attention: Avo Avedessian

Client Project ID: Unocal, 15803 E. 14th St., San Leandro  
Sample Matrix: Water  
Analysis Method: EPA 5030/8015/8020  
First Sample #: Matrix Blank

Sampled: Jul 1, 1993  
Received: Jul 1, 1993  
Reported: Jul 16, 1993

## TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Analyte	Reporting Limit µg/L	Sample I.D. Matrix Blank
Purgeable Hydrocarbons	50	
Benzene	0.5	
Toluene	0.5	
Ethyl Benzene	0.5	
Total Xylenes	0.5	

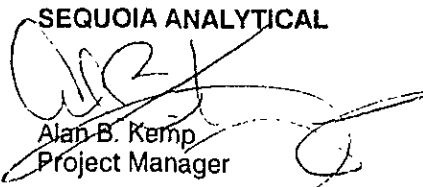
Chromatogram Pattern:

### Quality Control Data

Report Limit Multiplication Factor:	1.0
Date Analyzed:	7/7/93
Instrument Identification:	HP-2
Surrogate Recovery, %: (QC Limits = 70-130%)	104

Purgeable Hydrocarbons are quantitated against a fresh gasoline standard.  
Analytes reported as N.D. were not detected above the stated reporting limit.

SEQUOIA ANALYTICAL

  
Alan B. Kemp  
Project Manager



# SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520  
(510) 686-9600 • FAX (510) 686-9689

Kaprealian Engineering, Inc.  
2401 Stanwell Dr., Ste. 400  
Concord, CA 94520  
Attention: Avo Avedessian

Client Project ID: Unocal, 15803 E. 14th St., San Leandro  
Matrix: Water

QC Sample Group 2070070-75

Reported: Jul 16, 1993

## QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl-Benzene	Xylenes
---------	---------	---------	---------------	---------

<b>Method:</b>	EPA 8020	EPA 8020	EPA 8020	EPA 8020
<b>Analyst:</b>	J.F.	J.F.	J.F.	J.F.
<b>Conc. Spiked:</b>	20	20	20	60
<b>Units:</b>	µg/L	µg/L	µg/L	µg/L

<b>LCS Batch#:</b>	1LCS070793	1LCS070793	1LCS070793	1LCS070793
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<b>Date Prepared:</b>	7/7/93	7/7/93	7/7/93	7/7/93
<b>Date Analyzed:</b>	7/7/93	7/7/93	7/7/93	7/7/93
<b>Instrument I.D.#:</b>	HP-2	HP-2	HP-2	HP-2

<b>LCS % Recovery:</b>	100	95	95	100
------------------------	-----	----	----	-----

<b>Control Limits:</b>	70-130	70-130	70-130	70-130
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### MS/MSD

<b>Batch #:</b>	3070071	3070071	3070071	3070071
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<b>Date Prepared:</b>	7/7/93	7/7/93	7/7/93	7/7/93
<b>Date Analyzed:</b>	7/7/93	7/7/93	7/7/93	7/7/93
<b>Instrument I.D.#:</b>	HP-2	HP-2	HP-2	HP-2

<b>Matrix Spike % Recovery:</b>	100	95	100	102
---------------------------------	-----	----	-----	-----

<b>Matrix Spike Duplicate % Recovery:</b>	105	100	100	102
---	-----	-----	-----	-----

<b>Relative % Difference:</b>	4.8	5.1	0.0	0.0
-------------------------------	-----	-----	-----	-----

### SEQUOIA ANALYTICAL

**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 LCS % recovery data is used for validation of sample batch results. Due to matrix effects, the QC limits for MS/MSD's are advisory only and are not used to accept or reject batch results.

  
Alan B. Kemp  
Project Manager



CHAIN OF CUSTODY

SAMPLER			SITE NAME & ADDRESS					ANALYSES REQUESTED						TURN AROUND TIME:	
WITNESSING AGENCY			Unocal / San Leandro 15803 E. 14th st.					TPHG BTXE							Regular
SAMPLE ID NO.	DATE	TIME	SOIL	WATER	GRAB	COMP	NO. OF CONT.								SAMPLING LOCATION
MW-1	7/1/93	12:20 P.M.		✓	✓		2	MW	✓					3070070	
MW-2	"			✓	✓		2	"	✓					071	
MW-3	"			✓	✓		2	"	✓					072	
MW-4	"			✓	✓		2	"	✓					073	
MW-5	"			✓	✓		2	"	✓					074	
MW-6	"	3:05 P.M.		✓	✓		2	"	✓					075	
Relinquished by: (Signature) <i>Joe Senia</i>			Date/Time 7-1-93		Received by: (Signature) <i>Steve Se</i>			The following MUST BE completed by the laboratory accepting samples for analysis: 1. Have all samples received for analysis been stored in ice? 2. Will samples remain refrigerated until analyzed? 3. Did any samples received for analysis have head space? 4. Were samples in appropriate containers and properly packaged? YES YES NO YES Signature: <i>Steve Se</i> Title: <i>Analyst</i> Date: <i>7/1/93</i>							
Relinquished by: (Signature) <i>Steve Se</i>			Date/Time 7/2/93 1308		Received by: (Signature) <i>Steve Se</i>										
Relinquished by: (Signature) <i>Steve Se</i>			Date/Time 7-2-93 1505		Received by: (Signature) <i>Steve Se</i>										
Relinquished by: (Signature)			Date/Time		Received by: (Signature)										