KAPREALIAN ENGINEERING
INCORPORATED

KEI-P89-0111.QR14
February 24, 1993

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

OK per telecon w/ T. Ross 4/1/93

Attention: Mr. Tim Howard

RE: Quarterly Report
Unocal Service Station #5487
28250 Hesperian Boulevard
Hayward, California

Dear Mr. Howard:

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), per KEI's proposal (KEI-P89-0111.P4) dated March 9, 1992. The wells are currently monitored on a quarterly basis. Wells MW1 through MW4 are sampled on an annual basis, and wells MW5 and MW6 are sampled on a quarterly basis. This report covers the work performed by KEI from December of 1992 through February of 1993.

BACKGROUND

The subject site contains a Unocal service station facility. Two underground fuel storage tanks, one waste oil tank, and the product piping were removed from the site in January of 1989 during tank replacement activities. Both the fuel and waste oil tank pits were overexcavated laterally and to the ground water depth (10.5 feet below grade) in order to remove contaminated soil. Six monitoring wells have been installed at 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-P89-0111.R6) dated August 26, 1992.

RECENT FIELD ACTIVITIES

The six monitoring wells (MW1 through MW6) were monitored once during the quarter. Monitoring wells MW5 and MW6 were also sampled once. Wells MW1 through MW4 are sampled on an annual basis, but were not sampled this quarter. Prior to sampling, the wells were checked for depth to water and the presence of free product. Wells

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MW5 and MW6 were also checked for the presence of a sheen. No free product or sheen was noted in any of the wells during the February monitoring event. The monitoring data collected this quarter are summarized in Table 1.

Water samples were collected from wells MW5 and MW6 on February 2, 1993. Prior to sampling, wells MW5 and MW6 were purged of 14 and 10 gallons of water, respectively, by the use of a surface pump. Water 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 February 2, 1993, ranged between 4.80 and 6.07 feet below grade. The water levels in all of the wells have shown net increases ranging from 2.39 to 2.51 feet since November 5, 1992. Based on the water level data gathered on February 2, 1993, the ground water flow direction appeared to be to the southwest, as shown on the attached Potentiometric Surface Map, Figure 1. The ground water flow direction has been to the southwest since July of 1991 (seven consecutive quarters). The average hydraulic gradient across the site on February 2, 1993, was approximately 0.006.

ANALYTICAL RESULTS

The ground water samples collected this quarter from wells MW5 and MW6 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, xylenes, and ethylbenzene by EPA method 8020. The ground water sample analytical results are summarized in Table 2. The concentrations of TPH as gasoline and benzene detected in the ground water samples collected this quarter are shown on the attached Figures 2 and 3, respectively. 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 for 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, per KEI's proposal (KEI-P89-0111.P4) dated March 9, 1992. The results of the

monitoring and sampling program will be documented and evaluated after each monitoring and sampling event. Recommendations for altering or terminating the program will be made as warranted.

DISTRIBUTION

A copy of this report should be sent to the Alameda County Health Care Services Agency, to the City of Hayward, 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.

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. 1633
Exp. Date 6/30/94

Timothy R. Ross
Project Manager

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Attachments: Tables 1 & 2
Location Map
Potentiometric Surface Map - Figure 1
Concentrations of TPH as Gasoline - Figure 2
Concentrations of Benzene - Figure 3
Laboratory Analyses
Chain of Custody documentation

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TABLE 1

SUMMARY OF MONITORING DATA

Well No.	Ground Water Elevation (feet)	Depth to Water (feet)	Product Thickness (feet)	Sheen	Water Purged (gallons)
(Monitored and Sampled on February 2, 1993)					
MW1*	6.98	5.59	0	--	0
MW2*	6.82	6.07	0	--	0
MW3*	6.98	5.48	0	--	0
MW4*	6.93	5.16	0	--	0
MW5	6.38	4.80	0	No	14
MW6	6.60	4.87	0	No	10

Well #	Surface Elevation** (feet)
MW1	12.57
MW2	12.89
MW3	12.46
MW4	12.09
MW5	11.18
MW6	11.47

* Monitored only.

** The elevations of the tops of the well covers have been surveyed relative to Mean Sea Level, per a City of Hayward benchmark (elevation = 10.97).

-- Sheen determination was not performed.

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TABLE 2

SUMMARY OF LABORATORY ANALYSES
WATER

Date	Sample Well #	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Xylenes	Ethyl-benzene
2/02/93	MW5	--	77♦	5.0	ND	1.3	1.2
	MW6	--	400♦	66	5.5	13	32
11/05/92	MW5	--	120	16	ND	3.0	3.5
	MW6	--	300	16	2.3	14	14
8/04/92	MW1	--	ND	ND	ND	ND	ND
	MW2	--	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	--	ND	ND	ND	ND	ND
	MW5	--	80	13	ND	6.9	4.5
	MW6	--	540	12	7.9	110	35
5/05/92	MW5	--	170	45	0.48	6.8	9.0
2/05/92	MW5	--	120	20	ND	4.7	4.4
11/07/91	MW1	--	ND	ND	ND	ND	ND
	MW2	--	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	--	ND	ND	ND	ND	ND
	MW5	--	700	43	1.7	24	29
8/02/91	MW1	--	ND	ND	ND	ND	ND
	MW2	--	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	--	ND	ND	ND	ND	ND
	MW5	--	100	43	0.33	5.2	12
5/10/91	MW1	--	ND	ND	ND	ND	ND
	MW2	--	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	--	ND	ND	ND	ND	ND
	MW5	--	ND	ND	ND	ND	ND
	MWD+	--	ND	ND	ND	ND	ND
2/11/91	MW1*	ND	ND	ND	ND	ND	ND
	MW2	--	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	--	ND	ND	ND	ND	ND
	MW5	--	58	23	ND	1.3	2.9

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TABLE 2 (Continued)

SUMMARY OF LABORATORY ANALYSES
WATER

Date	Sample Well #	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Xylenes	Ethyl-benzene
11/15/90	MW1*	ND	ND	ND	ND	ND	ND
	MW2	--	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	--	ND	ND	ND	ND	ND
	MW5	--	ND	ND	ND	0.47	ND
8/29/90	MW1*	ND	ND	ND	ND	0.74	ND
	MW2	--	ND	ND	ND	ND	ND
	MW3	--	ND	ND	0.52	ND	ND
	MW4	--	ND	ND	ND	ND	ND
	MW5	--	ND	0.70	ND	1.1	0.57
5/16/90	MW1*	ND	ND	ND	ND	ND	ND
	MW2*	ND	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	--	ND	ND	ND	ND	ND
	MW5	--	1,100	310	2.8	110	70
2/16/90	MW1*	ND	ND	ND	ND	ND	ND
	MW2	--	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	--	ND	ND	ND	ND	ND
	MW5	--	ND	ND	ND	ND	ND
11/14/89	MW1*	ND	ND	ND	ND	ND	ND
	MW2*	ND	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	--	ND	ND	ND	ND	ND
	MW5	--	73	4.7	0.97	16	2.9
8/31/89	MW5	--	910	120	7.1	53	50
8/16/89	MW1**	ND	ND	ND	ND	ND	ND
	MW2**	ND	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	--	ND	ND	ND	ND	ND
	MW5	--	4,400	1,400	84	950	200
4/26/89	MW1***	ND	ND	2.1	ND	ND	ND
	MW2***	ND	ND	ND	ND	ND	ND
	MW3***	ND	ND	ND	ND	ND	ND
	MW4***	ND	ND	0.33	ND	ND	ND
	MW5***	ND	ND	ND	ND	ND	ND

TABLE 2 (Continued)

SUMMARY OF LABORATORY ANALYSES
WATER

♦ Sequoia Analytical Laboratory reported that the hydrocarbons detected appear to be a gasoline and non-gasoline mixture.

\+ MWD was a quality assurance duplicate water sample collected from well MW5.

* TOG and all EPA method 8010 constituents were non-detectable.

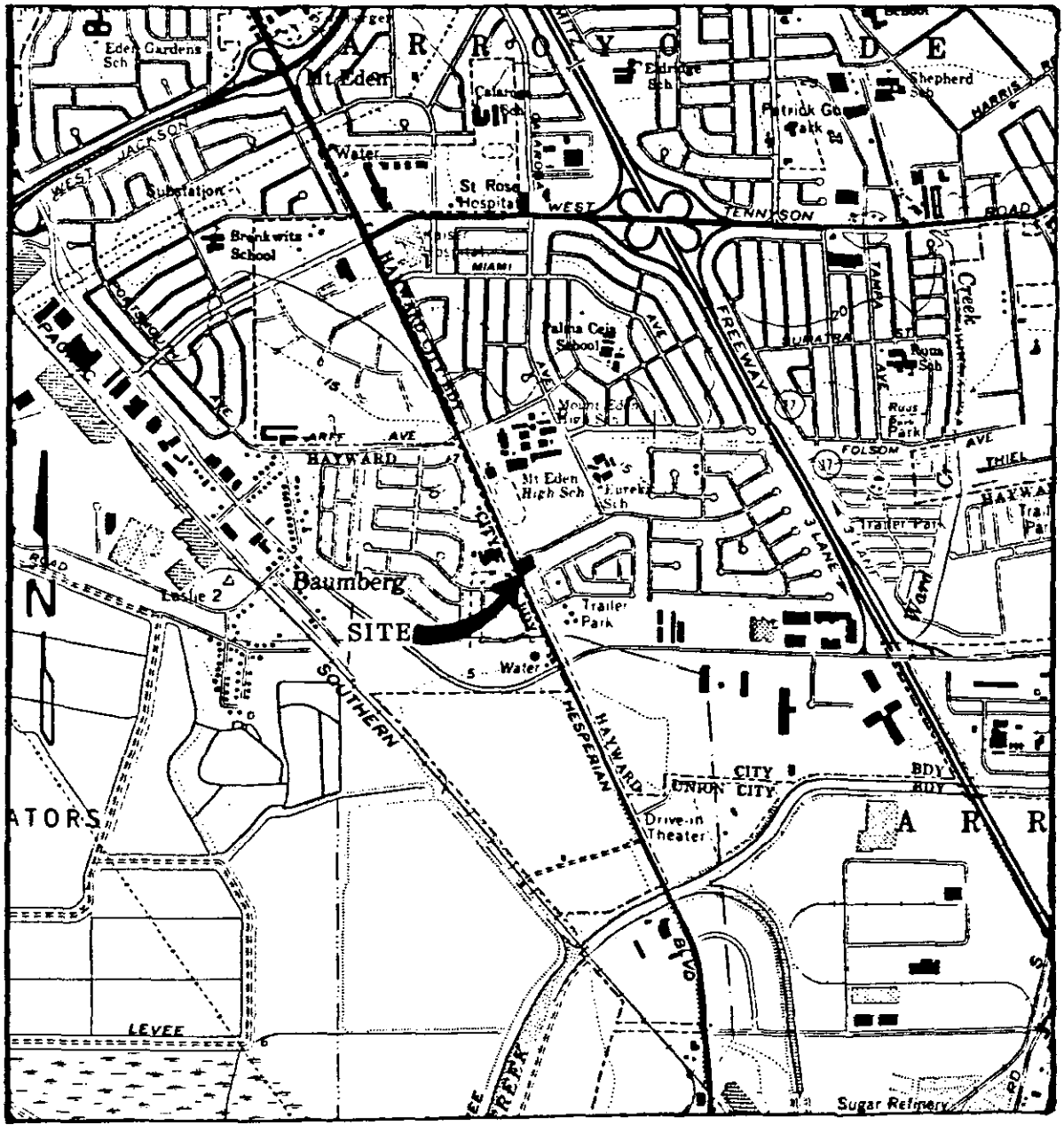
** TOG for these samples were 23 ppm and 7.4 ppm, respectively. All EPA method 8010 constituents were non-detectable for both samples.

*** TOG, and all EPA method 8010 constituents were non-detectable.

-- Indicates analysis was not performed.

ND = Non-detectable.

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

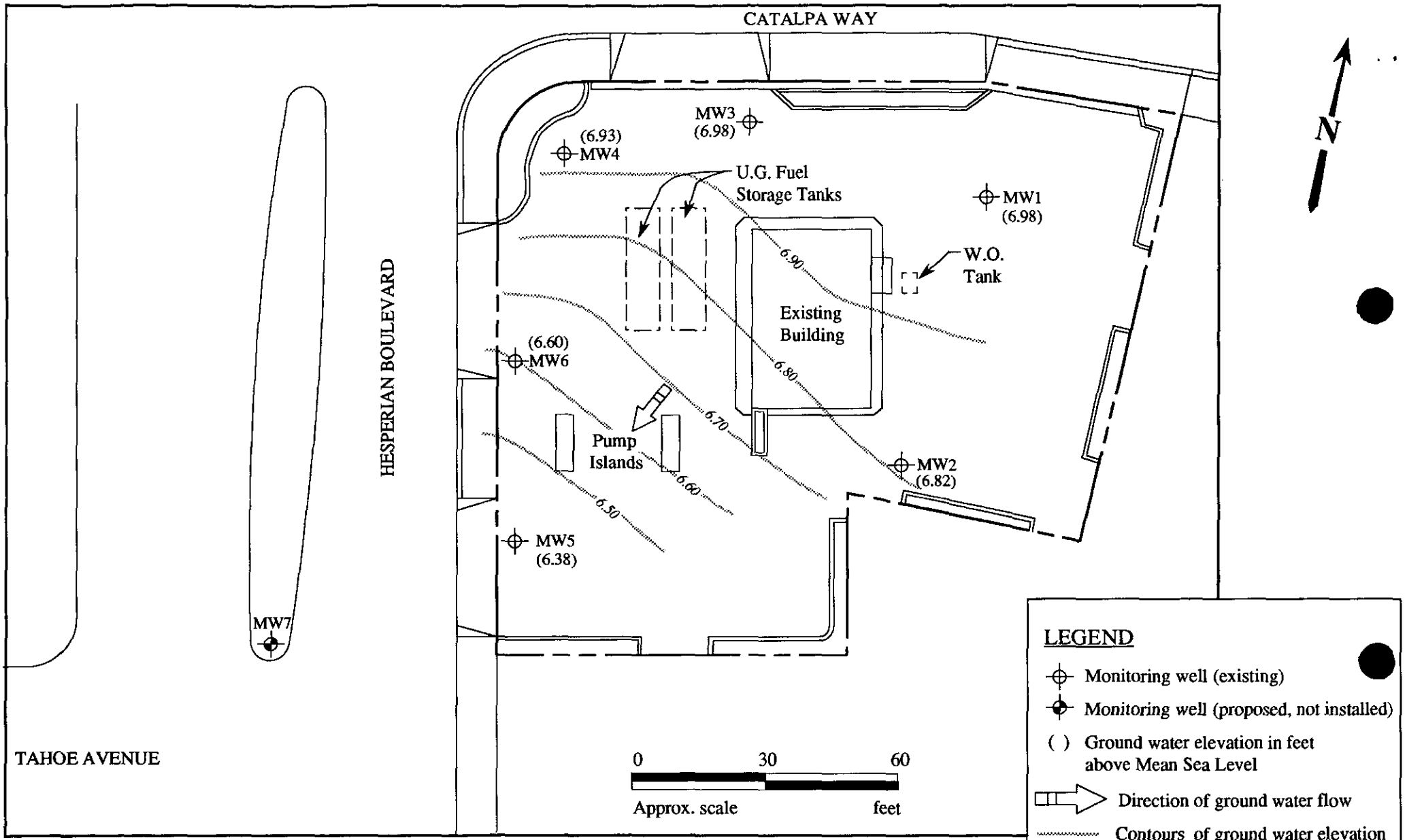


Base modified from 7.5 minute U.S.G.S. Hayward and Newark Quadrangles
(both photorevised 1980)

0 2000 4000

Approx. scale feet

KAPREALIAN ENGINEERING INCORPORATED	UNOCAL SERVICE STATION #5487 28250 HESPERIAN BOULEVARD HAYWARD, CA	LOCATION MAP



POTENTIOMETRIC SURFACE MAP FOR THE FEBRUARY 2, 1993 MONITORING EVENT

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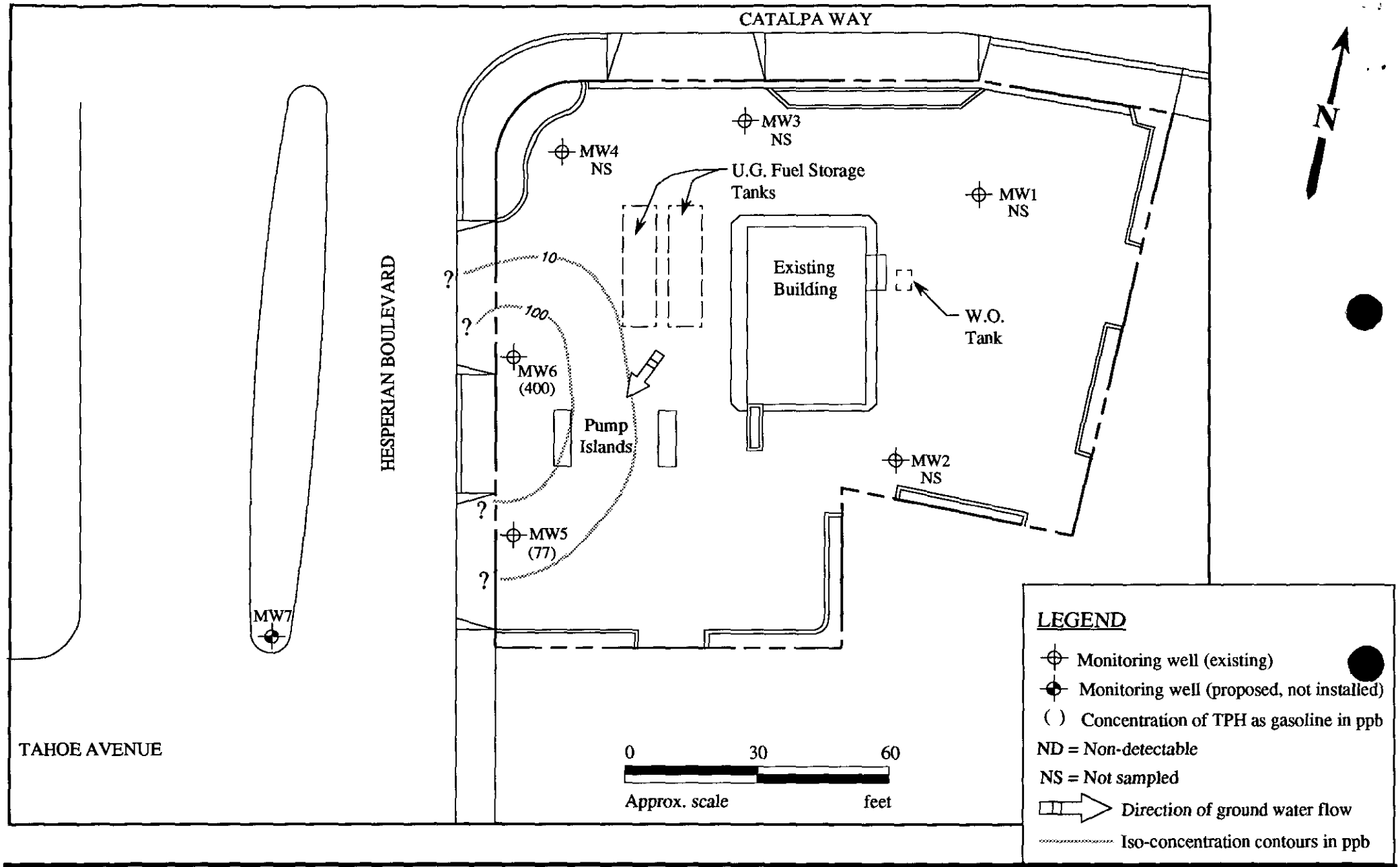
UNOCAL SERVICE STATION #5487
28250 HESPERIAN BOULEVARD
HAYWARD, CA

FIGURE
1



TPH AS GASOLINE CONCENTRATIONS IN GROUND WATER ON FEBRUARY 2, 1993

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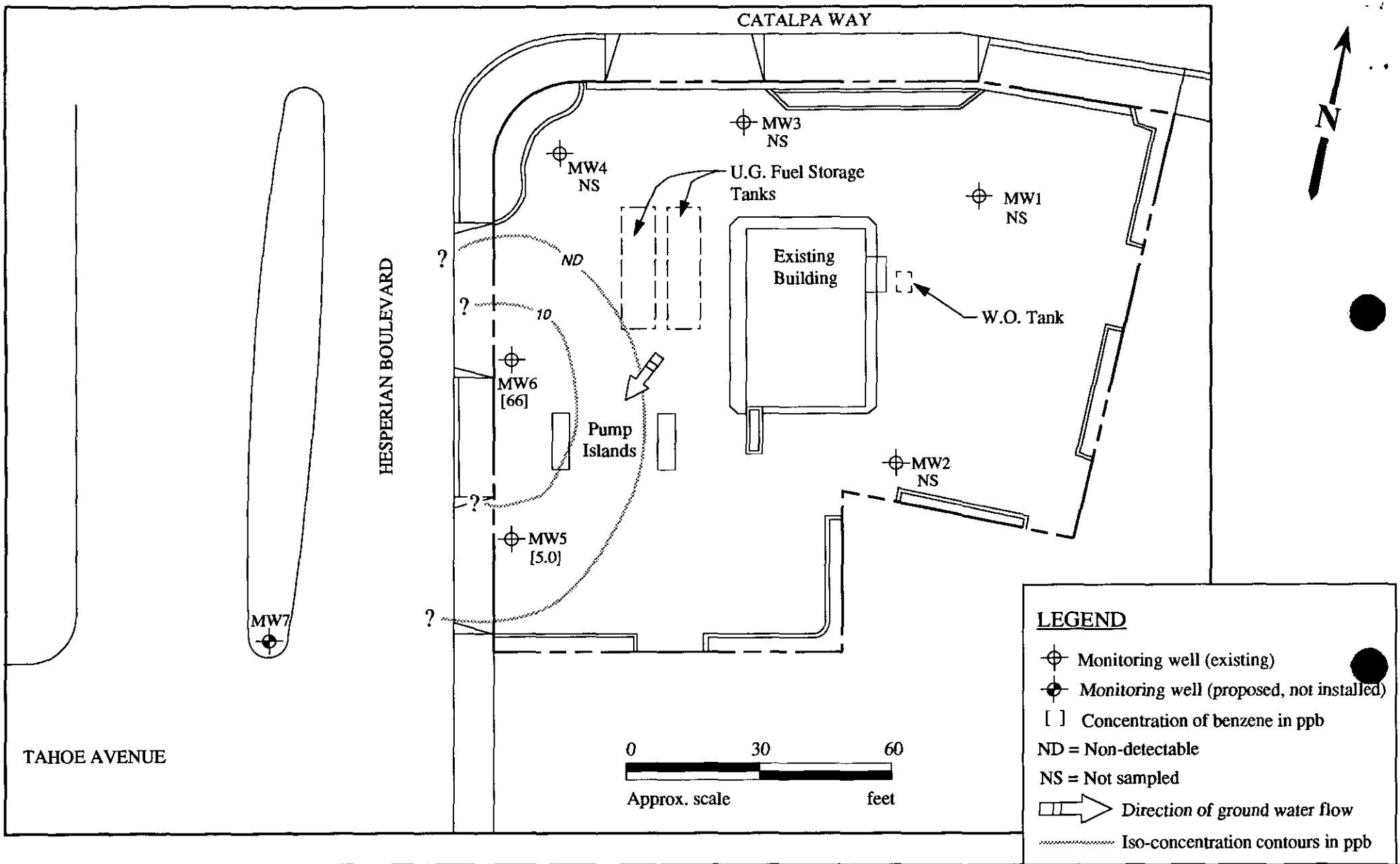
28250 HESPERIAN BOULEVARD
HAYWARD, CA

FIGURE
2



BENZENE CONCENTRATIONS IN GROUND WATER ON FEBRUARY 2, 1993

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UNOCAL SERVICE STATION #5487
28250 HESPERIAN BOULEVARD
HAYWARD, CA

FIGURE
3

SEQUOIA ANALYTICAL

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

Kaprealian Engineering, Inc.	Client Project ID:	Unocal, 28250 Hesperian Blvd., Hayward	Sampled:	Feb 2, 1993
2401 Stanwell Drive, Suite 400	Sample Matrix:	Water	Received:	Feb 2, 1993
Concord, CA 94520	Analysis Method:	EPA 5030/8015/8020	Reported:	Feb 12, 1993
Attention: Mardo Kaprealian, P.E.	First Sample #:	302-0121		

TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Analyte	Reporting Limit µg/L	Sample I.D. 302-0121 MW5*	Sample I.D. 302-0122 MW6*	Sample I.D. Matrix Blank
Purgeable Hydrocarbons	50	77	400	
Benzene	0.5	5.0	66	
Toluene	0.5	N.D.	5.5	
Ethyl Benzene	0.5	1.2	32	
Total Xylenes	0.5	1.3	13	
Chromatogram Pattern:		Gasoline and Discrete Peak	Gasoline and Discrete Peak	

Quality Control Data

Report Limit Multiplication Factor:	1.0	1.0	1.0
Date Analyzed:	2/8/93	2/8/93	2/8/93
Instrument Identification:	HP-4	HP-4	HP-4
Surrogate Recovery, %: (QC Limits = 70-130%)	115	105	108

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

SEQUOIA ANALYTICAL

Scott A. Chieffo
Project Manager

Please Note: * In the above samples, "discrete peak" refers to an unidentified peak in the MTBE range.

SEQUOIA ANALYTICAL

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Kaprealian Engineering, Inc.
2401 Stanwell Drive, Suite 400
Concord, CA 94520
Attention: Mardo Kaprealian, P.E.

Client Project ID: Unocal, 28250 Hesperian Blvd., Hayward
QC Sample Group: 3020121-122
Reported: Feb 12, 1993

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl-Benzene	Xylenes
Method:	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020
Analyst:	A.T.	A.T.	A.T.	A.T.
Reporting Units:	µg/L	µg/L	µg/L	µg/L
Date Analyzed:	Feb 8, 1993	Feb 8, 1993	Feb 8, 1993	Feb 8, 1993
QC Sample #:	302-0119	302-0119	302-0119	302-0119
Sample Conc.:	N.D.	N.D.	N.D.	N.D.
Spike Conc. Added:	20	20	20	60
Conc. Matrix Spike:	18	21	22	75
Matrix Spike % Recovery:	90	105	110	125
Conc. Matrix Spike Dup.:	17	20	22	76
Matrix Spike Duplicate % Recovery:	85	100	110	126
Relative % Difference:	5.1	4.8	0.0	1.3

Laboratory blank contained the following analytes: None Detected

SEQUOIA ANALYTICAL

Scott A. Chieffo
Project Manager

% Recovery:	Conc. of M.S. - Conc. of Sample / Spike Conc. Added	x 100
Relative % Difference:	Conc. of M.S. - Conc. of M.S.D. / (Conc. of M.S. + Conc. of M.S.D.) / 2	x 100

KAPREALIAN ENGINEERING
INCORPORATED

CHAIN OF CUSTODY

SAMPLER	SITE NAME & ADDRESS
Vartkes	Unocal / Hayward
WITNESSING AGENCY	23250 Hesperian Blvd.

SAMPLE ID NO.	DATE	TIME	SOIL	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	ANALYSES REQUESTED: TPH6+BTXE							TURN AROUND TIME: Regular
																REMARKS
MW5	2/2/93	11:25 am.		X	X		2	Monitoring well	X							302012 1AB
MW6	"	12:10 pm.		X	X		2	" "	X							122AB

Relinquished by: (Signature)	Date/Time	Received by: (Signature)
W. Vartkes	2/2/93 1:15	T Shipley
Relinquished by: (Signature)	Date/Time	Received by: (Signature)
K. Gravelle	2/3/93 1400	
Relinquished by: (Signature)	Date/Time	Received by: (Signature)
	2-3-93	
Relinquished by: (Signature)	Date/Time	Received by: (Signature)

The following MUST BE completed by the laboratory accepting samples for analysis:

1. Have all samples received for analysis been stored in ice? YES
2. Will samples remain refrigerated until analyzed? YES
3. Did any samples received for analysis have head space? NO
4. Were samples in appropriate containers and properly packaged? YES

T Shipley — Signature | OM — Title | 2-2-93 — Date

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Tel: 510.602.5100 Fax: 510.687.0602