

October 6, 1992

Thomas Peacock Dept. of Environmental Health Hazardous Material Division 80 Swan Way, Room 200 Oakland, CA 94621

Re: 4070 San Pablo Avenue, Emeryville

Dear Mr. Peacock:

Enclosed please find a copy of the results of the test of the monitoring well at the above-referenced property. In light of the low level readings in the soil and the depth of the groundwater, it appears that the source of these readings may well be off-site. I would suggest that San Francisco French Bread Company only be required to continue monitoring in this well.

Please call me after you have reviewed this report.

Very truly yours,

SAN FRANCISCO FRENCH BREAD COMPANY

5710 1509

PETER H. SHER Vice President/General Counsel

PHS:lm enclosure September 30, 1992



Mr. Peter Sher Vice President and General Counsel San Francisco French Bread Company 7801 Edgewater Drive Oakland, California 94621

RESULTS OF MONITORING WELL INSTALLATION AND SAMPLING, 4070 SAN PABLO AVENUE, EMERYVILLE, CALIFORNIA

Dear Mr. Sher:

INTRODUCTION

This letter report presents the results of a groundwater monitoring well installation and sampling program conducted by Science & Engineering Analysis Corporation (SEACOR) at a property located at 4070 San Pablo Avenue in Emeryville, California ("the site"). SEACOR provided these services on behalf of San Francisco French Bread Company, the former site owner, in accordance with SEACOR's proposal to San Francisco French Bread Company dated July 29, 1992.

The objective of the monitoring well installation and sampling was to evaluate hydrogeologic conditions and shallow groundwater quality in the immediate vicinity of two former 19,000 gallon underground storage tanks (USTs). The USTs were formerly used for the storage of gasoline and diesel fuel and were removed from the site in 1989.

SEACOR conducted the monitoring installation and sampling in general accordance with the procedures described in a Work Plan dated August 27, 1992. The Work Plan was submitted to the Alameda County Environmental Health Department (ACEHD) prior to beginning work.

SITE BACKGROUND

The site is located on the east side of San Pablo Avenue between 40th and 41st Streets at an elevation of approximately 40 feet above mean sea level (see Figure 1, Site Location Map). Land use in the immediate site vicinity is primarily commercial and industrial. The site is improved with two warehouse-type buildings. The southern building is currently occupied by Anderson Carpeting and the northern building by Tire Center, Inc. A site plan showing the existing configuration, including the location of the former USTs is attached as Figure 2.

Site background information provided herein is based on information provided to SEACOR by the San Francisco French Bread Company. The San Francisco French Bread Company, the former owner of the subject site operated two USTs at the site until 1989. The 10,000 gallon capacity USTs were buried side by side within a common excavation. One UST was used for storing gasoline and the other diesel fuel. Fill pipes for both were formerly located on the south side of the excavation. In 1989, Paradiso Construction Company (Paradiso) removed the two USTs; however, it is not known whether the USTs and piping were leak tested prior to removal.

Following removal of the USTs, soil and groundwater samples were collected from the open UST excavation by Clayton Environmental Consultants (Clayton). Mr. Dennis Byrne of the ACEHD was on-site during the sampling and directed sampling locations and chemical analyses required. Four soil samples were collected at a depth of 9 feet from the excavation sidewalls adjacent to the north and south end of each UST. Water was noted at a depth of 10 feet within the excavation at the time of sampling. Two groundwater samples were collected from water which flowed into depressions created by each UST bottom.

Analysis of sidewall soil samples indicated total petroleum hydrocarbon as gasoline (TPHg) concentrations up to 40 parts per million (ppm), TPH as diesel (TPHd) concentrations up to 70 ppm, and benzene, toluene, ethylbenzene, and xylenes (BTEX) concentrations up to 19 ppm. The highest analyte concentrations were detected in soil samples collected from the south side of the excavation. Both groundwater samples were reported and contain detectable fuel hydrocarbons at the following maximum concentrations: TPHg (200 ppm), benzene (24 ppm), toluene (35 ppm), ethylbenzene (2.9 ppm), and xylenes (18 ppm).

A letter from Paradiso to the ACEHD dated August 29, 1989, stated that the UST excavation was purged of water three times and a total of approximately 5,000 gallons of water was removed and disposed of as hazardous waste through H&H Shipping Company in San Francisco, California. According to the August 29, 1989 letter, a water sample from the excavation was collected and chemically analyzed following purging and "shows that the contaminated water was purged from the Site through this process." Analysis of this water sample showed TPHg at a concentration of 0.54 ppm and BTEX at concentrations of 73, 25, 68, and 86 parts per billion (ppb), respectively. Paradiso's August 29, 1989 letter also stated that soil removed from the UST excavation was being aerated on-site and would be used to backfill the excavation once hydrocarbon concentrations were confirmed to be significant. No further information regarding the site was provided.

MONITORING WELL INSTALLATION

Prior to initiating drilling activities, the proposed well boring location was cleared for underground utilities by California Utility Surveys of San Leandro, California. One groundwater monitoring well (MW-1) was installed on the western (downgradient) side of the former UST excavation, within 5 feet of the excavation limit (figure 2). A groundwater flow direction towards the west was confirmed by SEACOR based on groundwater elevation data at three nearby sites. The names and locations of the three specific sites for which SEACOR reviewed information was presented in SEACOR's August 27, 1992 Work Plan.

Monitoring well installation was performed by West Hazmat Drilling Corporation on September 4, 1992, under the direction of a SEACOR geologist. The wellbore for the monitoring well was drilled using a truck-mounted drilling rig equipped with 8-inch diameter hollow stem augers. During advancement of the borehole, soil samples for lithologic description and possible chemical analysis were collected approximately every 2 feet from 4.5 feet below ground surface (bgs) to the total depth of the boring (25 feet) using a Modified California sampler fitted with three 6-inch long brass tubes.

Soils encountered were described in accordance with the Unified Soil Classification System (USCS) and a boring log of soil types was maintained. A representative sample from each sample interval was screened in the field for the presence of volatile organic compounds (VOCs) using a photo-ionization detector (PID). The results of the PID screening were recorded directly on the boring log. A copy of the boring log is included as an attachment to this report.

One soil sample collected from directly above first encountered groundwater were selected for chemical analysis. The exposed ends of the brass tube selected for chemical analysis was covered with aluminum foil, fitted with plastic end caps, and taped to the brass tube to minimize moisture and contaminant loss. The sample was labeled to designate boring location, depth, and date and time collected and stored in a cooler containing ice for shipment to the analytical laboratory. The soil sample was submitted to National Environmental Testing, Inc. (NET Pacific) of Santa Rosa, California for analysis of total petroleum hydrocarbons as gasoline (TPHg) according to EPA method 5030/8015, modified, total petroleum hydrocarbons as diesel (TPHd) according to EPA method 3550/8015, modified, benzene, toluene, ethylbenzene, and xylenes (BTEX) according to EPA method 8020, and total lead according to EPA method 7421.

After drilling and soil sampling was completed, the monitoring well was installed in the borehole through the hollow stem of the augers. The well casing consisted of 2-inch diameter PVC with flush-jointed connections. Well screen with 0.020-inch slots was placed adjacent to the upper water-bearing zone. A sand pack was placed adjacent to the entire well screen and extended two feet above the top of the screen. Bentonite pellets was placed 2 feet above the top of the sand pack and hydrated with potable water. The annular space above the bentonite seal was grouted to the ground surface with neat cement containing approximately 3 to 5 percent bentonite. The well was completed at grade in a traffic-rated utility vault and fitted with a locking water-tight well cap. Well completion details are included in the attached boring log.

Soil cuttings generated during advancement of the wellbore were placed in a DOT approved 55-gallon drum and temporarily stored on-site.

MONITORING WELL DEVELOPMENT AND SAMPLING

Well development and sampling was performed by SEACOR on September 11, 1992. Prior to well development, the depth to groundwater and depth of well were measured using an electronic water level indicator. Well development was accomplished by bailing with a clean PVC bailer to remove fine sand and suspended sediment from the well. During development, the pH, temperature, and electrical conductivity of the discharge water was measured and recorded. Stabilization of these parameters was used as an indicator that fresh formation water was entering the well casing. A total of 9 casing volumes of water (approximately 23 gallons) were removed from the well.

Following completion of well development, a water sample was collected by lowering a clean teflon bailer into the well casing. Water samples were transferred directly from the bailer into

laboratory supplied sample containers and labeled. Samples were stored in a cooler containing ice for shipment to the analytical laboratory. The groundwater sample was submitted to NET Pacific for analysis of TPHg and BTEX according to EPA methods 8015, modified, and 602, respectively.

Water removed from the well during well development was placed in a DOT approved 55gallon drum and temporarily stored on-site.

HYDROGEOLOGIC CONDITIONS

The upper 13.5 feet of soils encountered at MW-1 were fine-grained sediments consisting of <u>approximately 4 feet of a black to</u> grey fine sandy silt underlain by a very dark gray to greenish grey silty clay with lesser and variable amounts of gravel. A reddish-brown gravelly clayey sand unit was encountered from 13.5 feet to the total depth explored (25 feet). Elevated PID readings and product odor was noted in soil samples collected within the upper 13.5 feet.

Saturated soil conditions were first encountered within the reddish-brown sand at a depth of approximately 20.5 feet below ground surface. One week after completion of the monitoring well, the groundwater level was measured at a depth of 9.1 feet below the top of PVC casing. The rise in water level suggests that groundwater present within the reddish-brown sand unit occurs under semi-confined to confined conditions.

During the UST removal in 1989, groundwater was reported to be standing in the open excavation at a depth of approximately 10 feet. Groundwater was not encountered in the boring advanced during this investigation until a depth of approximately 20.5 feet. This difference in depth to first encountered groundwater could be due to declining water levels, or groundwater encountered in the open excavation in 1989 may have been a perched groundwater zone which is not currently saturated.

CHEMICAL TESTING RESULTS

Soil

The soil sample analyzed from boring MW-1 was reported to contain no detectable concentrations of TPHg and TPHd. Benzene and toluene were detected in the soil sample at concentrations of 7.8 and 6.1 parts per billion (ppb), respectively. Ethylbenzene and xylenes were not detected above the laboratory reporting limit of 2.5 ppb. Total lead was detected in the soil sample at a concentration of 4.9 parts per million (ppm). A copy of the analytical laboratory report is attached.

Groundwater

The groundwater sample analyzed from well MW-1 was reported to contain TPHg and TPHd at concentrations of **1.4** and **0.2** ppm, respectively. The laboratory reported that the positive result for TPHd appears to be due to the presence of a lighter fuel (e.g. gasoline) rather than

diesel. BTEX were also detected in the water sample at concentrations of **430**, 43, 45, and 100 ppb, respectively. A copy of the analytical laboratory report is attached.

DISCUSSION OF FINDINGS

The results of SEACOR's investigation confirms the presence of detectable levels of full hydrocarbons in native soil and shallow groundwater directly downgradient from the former USTs. Fuel hydrocarbon concentrations detected in the soil sample analyzed during this investigation were significantly lower than those concentrations measured in soil samples collected from the excavation sidewalls in 1989. Hydrocarbon concentrations detected in the soil sample are judged to be insignificant. However, it should be noted that the soil sample collected during this investigation may be from a depth below the seasonally-high water table level.

TPHg and BTEX concentrations detected in the groundwater sample from well MW-1 are significantly lower than concentrations measured in water samples collected from the open excavation in 1989.

If you have any questions or comments regarding this report, please feel free to contact us at (415) 882-1485.

Sincerely yours,

Science & Engineering Analysis BRUCE SCARDROUCH No. 4931 Bruce E. Scarbrough, R.G. **Project Manager** OF CALL attachments

Figure 1: Site Location Map Figure 2: Site Plan Boring Log and Well Construction Details Analytical Laboratory Reports

mal Ritchie

James G. Ritchie, R.G. Principal Geologist



SOURCE:

California State Automobile Association Oakland, Berkeley, Alameda, 2/91



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SITE LOCATION MAP 4070 San Pablo Avenue Emeryville, California Figure 1





SJN 70007-004-01

	Major Divisions		Symbols	Typical Names
	0		GW	Well graded gravels or gravel-sand mixtures, little or no fines
size)	Gravels (More than half of	••••	GP	Poorly graded gravels or gravel-sand mixtures, little or no fines
Soils	coarse traction > no. 4 sieve size)		GM	Sandy gravels, gravel-sand-silt mixtures
v no. 2		×//,	GC	Clayey gravels, gravel-sand-clay mixtures
se Gra			SW	Well graded sands or gravelly sands, little or no fines
Coars than hai	Sands		SP	Poorly graded sands or gravelly sands, little or no fines
(more	coarse fraction < no. 4 sieve size)		SM	Silty sands, sand-silt mixtures
			SC	Inorganic silts and very fine sands, rock flour silty or clayey fine sands or clayey silts with slight plasticity
e size)			ML	Inorganic silts and very fine sands, rock flour, silty fine sands or clayey silts with slight plasticity
Soils 00 siev	Silts and Clays LL = < 50		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
ined S I < no. 2			OL	Organic silts and organic silty clays of low plasticity
e Grai			МН	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
Fine than he	Silts and Clays LL = > 50		СН	Inorganic clays of high plasticity, fat clays
(more			он	Organic clays of high plasticity, organic silty clays, organic silts
High	ly Organic Soils		Pt	Peat and other highly organic soils

Unified Soil Classification System

Grain Size Chart

	Range of C	arain Sizes
Classification	U.S. Standard Sieve Size	Grain Size in Millimeters
Boulders	Above 12"	Above 305
Cobbles	12" to 3"	305 to 76.2
Gravel coarse fine	3" to No. 4 3" to 3/4" 3/4" to No. 4	76.2 to 7.76 7.62 to 4.76 19.1 to 4.76
Sand coarse medium fine	No. 4 to No. 200 No. 4 to No. 10 No. 10 to No. 40 No. 40 to No. 200	4.76 to 0.074 4.76 to 2.00 2.00 to 0.420 0.420 to 0.074
Silt and Clay	Below No. 200	Below 0.074

Sample Designation

 SB-144
 Sample for Chemical Analysis

 Image: Sample Interval
 Sample Interval

 Image: Sample Interval (No recovery)
 First Encountered Water (during drilling)

 Image: Stabilized Water Elevation (9/11/92)
 Stabilized Water Elevation (9/11/92)





NATIONAL ENVIRONMENTAL ® TESTING, INC. NET Pacific, Inc. 435 Tesconi Circle Santa Rosa, CA 95401 Tel: (707) 526-7200 Fax: (707) 526-9623

Bruce Scarborough Seacor 100 Pine St., Ste 2025 San Francisco, CA 94111 Date: 09/24/1992 NET Client Acct. No: 74000 NET Pacific Job No: 92.48142 Received: 09/09/1992

Client Reference Information

Project No: 70007-004-01

Sample analysis in support of the project referenced above has been completed and results are presented on following pages. Please refer to the enclosed "Key to Abbreviations" for definition of terms. Should you have questions regarding procedures or results, please feel welcome to contact Client Services.

Approved by:

Jules Skamarack

Laboratory Manager

Enclosure(s)



3

Client Acct: 74000 Client Name: Seacor NET Job No: 92.48142

Date: 09/24/1992 Page: 2

Ref: Project No: 70007-004-01

SAMPLE	DESCRIPTION:	MW1-18.5′
	Date Taken:	09/04/1992
	Time Taken:	08:40
	LAB Job No:	(-136145)

		15 /	Reportin	a	
Paramete	er	Method	Limit	Results	Units
Lead	(GFAA)	EPA 7421	0.2	4.9	mg/Kg
TPH (Gas	s/BTXE,Solid)				
METHOD	5030 (GC,FID)				
DATE 2	ANALYZED			09-16-92	
DILUT	ION FACTOR*			1	
as Gas	soline	5030	1	ND	mg/Kg
METHOD	8020 (GC,Solid)			·	
DATE A	ANALYZED			09-16-92	
DILUT	ION FACTOR*			1	
Benzei	ne	8020	2.5	7.8	ug/Kg
Ethyll	benzene	8020	2.5	ND	ug/Kg
Tolue	ne	8020	2.5	6.1	ug/K g
Xylen	es (Total)	8020	2.5	ND	ug/Kg
SURRO	GATE RESULTS				
Bromo	fluorobenzene	5030		82	% Rec.
METHOD	3550 (GC,FID)				
DILUTIO	N FACTOR*			1	
DATE EX	TRACTED			09-18-92	
DATE AN	ALYZED			09-21-92	
as Die:	sel	3550	1	ND	mg/Kg



Client Acct: 74000 Client Name: Seacor NET Job No: 92.48142

Ref: Project No: 70007-004-01

QUALITY CONTROL DATA

Parameter	Report. Limits	ing Units	Cal Verf Stand % Recovery	Blank Data	Spike % Recover	Duplicate Spike % V Recovery	RPD
0	1.0		<u></u>			00	1 0
Gasorine	1.0	mg/Kg	90	ND	88	69	1.0
Benzene	2.5	ug/Kg	102	ND	95	91	4.2
Toluene	2.5	ug/Kg	99	ND	99	97	2.4
Diesel	1	mg/Kg	86	ND	84	88	5.1
Motor Oil	10	mg/Kg	87	ND	N/A	N/A	N/A
	COMMENT: 1	Blank Results	were ND o	n other	analytes	tested.	
Lead	0.2	mg/Kg	103	ND	106	106	<1



KEY TO ABBREVIATIONS and METHOD REFERENCES

- Control States Control States and the states and
 - : Reporting Limits are a function of the dilution factor for any given sample. To obtain the actual reporting limits for this sample, multiply the stated Reporting Limits by the dilution factor (but do not multiply reported values).
- ICVS : Initial Calibration Verification Standard (External Standard).
- mean : Average; sum of measurements divided by number of measurements.
- mg/L : Concentration in units of milligrams of analyte per liter of sample.
- mL/L/hr : Milliliters per liter per hour.
- MPN/100 mL : Most probable number of bacteria per one hundred milliliters of sample.
- N/A : Not applicable.
- NA : Not analyzed.
- ND : Not detected; the analyte concentration is less than applicable listed reporting limit.
- NTU : Nephelometric turbidity units.
- RPD : Relative percent difference, 100 [Value 1 Value 2]/mean value.
- SNA : Standard not available.
- ug/Kg (ppb) : Concentration in units of micrograms of analyte per kilogram of sample, wet-weight basis (parts per billion).
- ug/L : Concentration in units of micrograms of analyte per liter of sample.

umhos/cm : Micromhos per centimeter.

Method References

Methods 100 through 493: see "Methods for Chemical Analysis of Water & Wastes", U.S. EPA, 600/4-79-020, rev. 1983.

<u>Methods 601 through 625</u>: see "Guidelines Establishing Test Procedures for the Analysis of Pollutants" U.S. EPA, 40 CFR, Part 136, rev. 1988.

<u>Methods 1000 through 9999</u>: see "Test Methods for Evaluating Solid Waste", U.S. EPA SW-846, 3rd edition, 1986.

 \underline{SM} : see "Standard Methods for the Examination of Water & Wastewater, 17th Edition, APHA, 1989.

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Date <u>69 / 04 / 12 Page 1 of 1</u>



NET Pacific, Inc. 435 Tesconi Circle Santa Rosa, CA 95401 Tel: (707) 526-7200 Fax: (707) 526-9623

Bruce Scarborough Seacor 100 Pine St., Ste 2025 San Francisco, CA 94111 Date: 09/24/1992 NET Client Acct. No: 74000 NET Pacific Job No: 92.48243 Received: 09/15/1992

Client Reference Information

Projects: 70007-003-01 & 70007-004-01

Sample analysis in support of the project referenced above has been completed and results are presented on following pages. Please refer to the enclosed "Key to Abbreviations" for definition of terms. Should you have questions regarding procedures or results, please feel welcome to contact Client Services.

Approved by:

Jules Skamarack

Laboratory Manager

Enclosure(s)



Client Acct: 74000 Client Name: Seacor NET Job No: 92.48243



Ref: Projects: 70007-003-01 & 70007-004-01

	- ,	Reporti	ng	
Parameter	Method	Limit	Results	Units
TPH (Gas/BTXE,Liquid)				
METHOD 5030 (GC,FID)				
DATE ANALYZED			09-17-92	
DILUTION FACTOR*			10	-
as Gasoline	5030	0.05	1.4	mg/L
METHOD 8020 (GC,Liquid)				
DATE ANALYZED			09-18-92	
DILUTION FACTOR*			1	<i>4</i> -
Benzene	8020	0.5	470	ug/L
Ethylbenzene	8020	0.5	43	ug/L
Toluene	8020	0.5	45	ug/L
Xylenes (Total)	8020	0.5	100	ug/L
SURROGATE RESULTS				8 D++
Bromofluorobenzene	5030		118	* KeC.
METHOD 3510 (GC.FID)				
DILUTION FACTOR*			1	
DATE EXTRACTED			09-17-92	
DATE ANALYZED			09-18-92	
as Diese l	3510	0.05	0.20**	mg/L

** The positive result for Petroleum Hydrocarbons as Diesel appears to be due to the presence of lighter hydrocarbon rather than Diesel.



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Client Acct: 74000 Client Name: Seacor NET Job No: 92.48243



Ref: Projects: 70007-003-01 & 70007-004-01

QUALITY CONTROL DATA

Parameter	Reporting Limits	Units	Cal Verf Stand % Recovery	Blank Data	Spike % Recovery	Duplicate Spike % Recovery	RPD
-							
Gasoline	0.05	mg/L	88	ND	87	90	3.4
Benzene	0.5	ug/L	96	ND	97	91	5.7
Toluene	0.5	ug/L	101	ND	97	101	4.3
Gasoline	0.05	mg/L	87	ND	82	88	7.1
Benzene	0.5	ug/L	95	ND	93	112	19
Toluene	0.5	ug/L	99 ·	ND	93	101	7.5
Diesel	0.05	mg/L	107	ND	59	68	15
Motor Oil	0.5	mg/L	85	ND	N/A	N/A	N/A

COMMENT: Blank Results were ND on other analytes tested.



KEY TO ABBREVIATIONS and METHOD REFERENCES

- Substitution of the second state of the sec
 - : Reporting Limits are a function of the dilution factor for any given sample. To obtain the actual reporting limits for this sample, multiply the stated Reporting Limits by the dilution factor (but do not multiply reported values).
- ICVS : Initial Calibration Verification Standard (External Standard).
- mean : Average; sum of measurements divided by number of measurements.
- mg/L : Concentration in units of milligrams of analyte per liter of sample.
- mL/L/hr : Milliliters per liter per hour.
- MPN/100 mL : Most probable number of bacteria per one hundred milliliters of sample.

N/A : Not applicable.

NA : Not analyzed.

- ND : Not detected; the analyte concentration is less than applicable listed reporting limit.
- NTU : Nephelometric turbidity units.
- RPD : Relative percent difference, 100 [Value 1 Value 2]/mean value.
- SNA : Standard not available.
- ug/Kg (ppb) : Concentration in units of micrograms of analyte per kilogram of sample, wet-weight basis (parts per billion).
- ug/L : Concentration in units of micrograms of analyte per liter of sample.

umhos/cm : Micromhos per centimeter.

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Methods 1000 through 9999: see "Test Methods for Evaluating Solid Waste", U.S. EPA SW-846, 3rd edition, 1986.

<u>SM</u>: see "Standard Methods for the Examination of Water & Wastewater, 17th Edition, APHA, 1989.

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