DECEMBER, 1993 QUARTERLY GROUND WATER SAMPLING REPORT
FOR
"ABC MUSTANG" SITE
STID #4394
15960 EAST 14TH STREET
SAN LEANDRO, CALIFORNIA

Geology / Engineering Geology / Environmental Studies

HOEXTER CONSULTING, INC.

734 Torreya Court
Palo Alto, California 94303

(415) 494-2505 (ph/fax)

January 19, 1994
E-19-2-064
HCEnvtRpts:ABCMustang/3

Mr. James Stokley
Stokley Construction
P.O. Box 1008
Tracy, California 95378-1008

Lorraine M. Berg
Barbara J. Paxton
5079 Seaview Drive
Castro Valley, California 94546

RE: DECEMBER, 1993 QUARTERLY
GROUND WATER SAMPLING REPORT
"ABC MUSTANG" SITE
STID #4394
15960 EAST 14TH STREET
SAN LEANDRO, CALIFORNIA

Ladies and Gentlemen:

Enclosed is our December, 1993 quarterly ground water sampling report for the property located at 15960 East 14th Street, San Leandro, California. This sampling round is the third quarterly sampling performed by Hoexter Consulting at the site. The results of the three previous sampling rounds by Hoexter Consulting, documented in our April 27, 1993 report following well installation, and our July 15 and October 20, 1993 quarterly ground water sampling reports, are included in the analytical results summary table.

The results of this investigation indicate that the water sample from the on-site well contains 110 parts per billion (ppb) total petroleum hydrocarbons as gasoline (TPH-G). The aromatic compounds benzene, toluene, xylenes, and ethylbenzene (BTXE) are not detected. The test results for TPH-G and for BTXE are approximately the same as the March, 1993 sampling results, following installation of the well, and the June and September, 1993 quarterly sampling, although they do indicate a slight apparent decrease in the gasoline component.

We recommend that copies of this report be submitted to the California Regional Water Quality Control Board and the Alameda County Department of Environmental Health. The final planned round of sampling is scheduled for the week of March 27, 1993.

We appreciate the opportunity to provide services to you on this project and trust this report meets your needs at this time. If you have any questions, or require additional information, please do not hesitate to call.

Very truly yours,

HOEXTER CONSULTING, INC.

David F. Hoexter, RG/CEG/REA
Principal

Copies: Addressee (4)

DECEMBER, 1993 QUARTERLY GROUND WATER SAMPLING REPORT

"ABC Mustang" Site
STID #4394
15960 East 14th Street
San Leandro, California

To

Mr. James Stokley
Stokley Construction
P.O. Box 1008
Tracy, California 95378-1008

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January, 1994

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TABLE OF CONTENTS

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SAMPLING REPORT
FOR
"ABC MUSTANG" SITE
STID #4394
15960 EAST 14TH STREET
SAN LEANDRO, CALIFORNIA

I. INTRODUCTION

This report presents the results of the December, 1993 quarterly ground water sampling at 15960 East 14th Street, San Leandro, California. The project location is shown on the Location Map, Figure 1. The scope of services provided during this investigation consisted of collecting and analyzing ground water samples from one on-site monitoring well. Ground water samples were analyzed for total petroleum hydrocarbons as gasoline and for purgeable aromatic compounds. The well location is shown on the Site Plan, Figure 2.

The results of the three previous sampling rounds by Hoexter Consulting are documented in our April 27, 1993 report of well installation and sampling, and our July 15 and October 20, 1993 quarterly ground water sampling reports.

II. FIELD INVESTIGATION

The ground water monitoring well was sampled by a representative of Hoexter Consulting on December 28, 1993. The entire well purging and sampling procedure was conducted by David F. Hoexter, CEG/REA. Following an initial ground water level measurement (Table 1), approximately eight well-casing volumes of water were purged from the well using a teflon bailer. Recovery of the well during purging was rapid. The initial depth to ground water, relative to the reference point, was 7.83 feet, 0.36 feet higher than the previous sampling, and reversing a relatively slight, previous decline in ground water table elevation.

Following purging, samples were collected using a teflon bailer, placed in appropriate sample containers supplied by the analytical laboratory, labeled, and placed in refrigerated storage for transport to the laboratory under chain-of-custody control. All sampling equipment was thoroughly cleaned with trisodium phosphate detergent and rinsed with distilled water prior to sampling the well. Monitoring well sampling logs and the chain of custody are attached to this report as a part of Appendix I. The laboratory is California Department of Health Services approved for the requested analyses.

III. ANALYTICAL RESULTS

A. Laboratory Procedures

The ground water sample was analyzed by Sequoia Analytical of Redwood City, California. The sample was analyzed for total petroleum hydrocarbons as gasoline (TPH-G) using EPA Method 5030/8015, and for the purgeable aromatic compounds benzene, toluene, ethylbenzene, and xylenes (BTEX) using EPA Method 8020.

B. Analytical Results

The results of the chemical analyses are presented on Table 2 and are attached to this report as a part of Appendix I. Analytical results of the previous testing, including the March, 1993 sampling following well installation and the June and September, 1993 quarterly ground water sampling, are also included. The current analytical results indicate that hydrocarbons as gasoline were detected in the monitoring well at a concentration of 110 ug/l, or parts per billion (ppb). Purgeable aromatic compounds were not detected.

The test results indicate a slight decrease in detected concentrations of TPH-G, from 130 ppb in September, 1993 to the present level of 110 ppb. Purgeable aromatic compounds were not detected in the previous sampling events and in the current (December, 1993) sampling event.

IV. LIMITATIONS

This report has been prepared according to generally accepted geologic and environmental practices. No other warranty, either expressed or implied as to the methods, results, conclusions or professional advice provided is made. The analysis, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our investigation; review of previous reports relevant to the site conditions; and laboratory results from an outside analytical laboratory.

Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes do occur, we should be advised so that we can review our report in light of those changes.

This report is prepared for the exclusive use of Lorraine M. Berg and Barbara J. Paxton, and their consultants. The conclusions and recommendations herein may not be valid for other (third) parties unless reviewed and verified in writing by Hoexter Consulting, Inc.

* *

TABLE 1

GROUND WATER ELEVATION DATA
(All Measurements in Feet)

Well Number and Date	Well Top Elevation	Depth to Water	Relative Ground Water Elevation
MW-1 3/19/93	N/A	7.2	N/A
6/28/93	N/A	7.88	N/A
9/29/93	N/A	8.19	N/A
12/28/93	N/A	7.83	N/A

Notes:

(1) N/A = Not Applicable

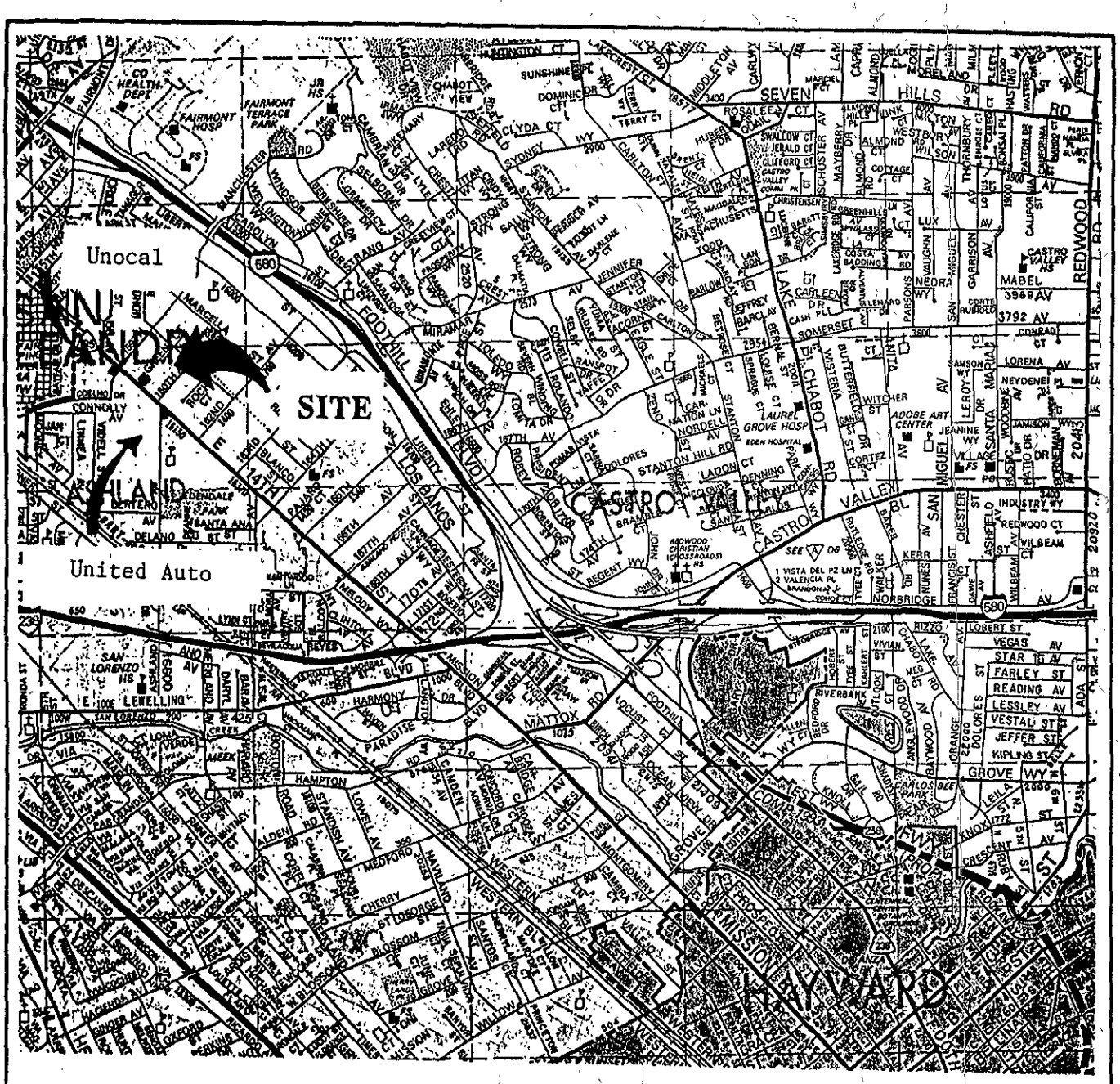
TABLE 2

SUMMARY OF GROUND WATER ANALYSES
(Results reported in parts per billion, ug/l) (1)

Well/Date	TPH Gasoline	Benzene	Toluene	Xylenes	Ethyl-benzene
MW-1					
3/19/93 (2)	81	ND	ND	ND	ND
6/28/93 (3)	86	ND	ND	ND	ND
9/29/93 (4)	130	ND	ND	ND	ND
12/28/93	110	ND	ND	ND	ND

Notes:

(1) ND - non-detect; N/A - not applicable
(2) April 27, 1993 Hoexter Consulting report
(3) July 15, 1993 Hoexter Consulting report
(4) October 20, 1993 Hoexter Consulting report



ALAMEDA COUNTY

1991 *Thomas Guide*

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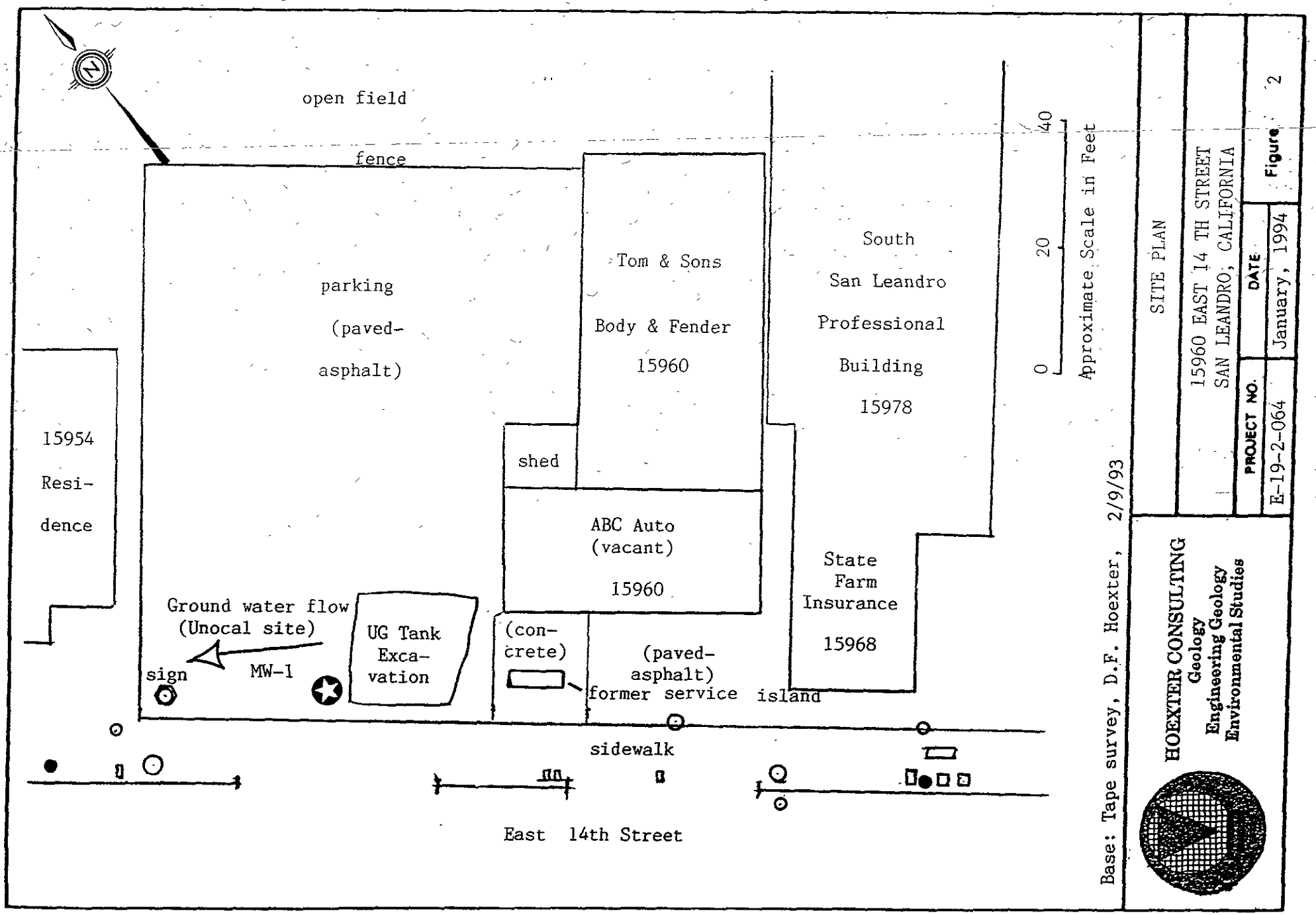
LOCATION MAP

15960 EAST 14 TH STREET
SAN LEANDRO, CALIFORNIA

PROJECT NO.	DATE	Figure
E-19-2-064	January, 1994	1


open field
fence
parking
(paved-
asphalt)
Tom & Sons
Body & Fender
15960
South
San Leandro
Professional
Building
15978
15954
Resi-
dence
shed
ABC Auto
(vacant)
15960
State
Farm
Insurance
15968
Ground water flow
(Unocal site)
sign
MW-1
UG Tank
Exca-
vation
(con-
crete)
(paved-
asphalt)
former service island
sidewalk
East 14th Street
0
20
40
Approximate Scale in Feet
Base: Tape survey, D.F. Hoexter, 2/9/93
SITE PLAN
15960 EAST 14 TH STREET
SAN LEANDRO, CALIFORNIA
PROJECT NO.
E-19-2-064
DATE
January, 1994
Figure 2
HOEXTER CONSULTING
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APPENDIX I

WATER SAMPLE LOG
CHAIN OF CUSTODY
ANALYTICAL TEST RESULTS

HOEXTER CONSULTING

Groundwater Sampling Field Log

Project Name/ No.: ABC Mustang / E-19-2-064
Client: Stokley Construction
Project Manager: D.F. Hoexter
Sampler: D.F. Hoexter
Casing Diameter: 2 inch X 3 inch ____ 4 inch ____ 6 inch ____ Other: ____

Lab I.D.: 32E9501
Date: 12/28/93
Sample Location/I.D.: MW-1
Start Time: ± 10:30 AM

Depth of Well (feet): 25
Depth to Water (feet): 7.83
Sample Depth (feet): ±9

Calculated Purged Volume: 22.5 gal
Actual Purged Volume 22.5 gal

Field Measurements

Time	Cum	Volume (gal.)	pH (units)	E.C. (umhos/cm)	Temperature Degrees F	Color (visual)	Other
1.6	4.5	4.5	7.48	1073	61.1	cloudy	
3.2	9	4.5	7.50	1080	63.2		
4.8	13.5	4.5	7.49	1095	63.4		
6.4	18	4.5	7.47	1100	63.3		
8.0	22.5	4.5	7.48	1098	63.3	nearly clear	

vols.

Purge Method

____ 2" Bladder Pump X Bailer (teflon) ____ Well Wizard ____ Dedicated
____ Submersible Pump ____ Cenetrifugal Pump ____ Dipper ____ Other
____ Pneumatic Displacement Pump

Sample Method

____ 2" Bladder Pump X Bailer (Teflon) ____ Well Wizard ____ Dedicated
____ Surface Sampler ____ Dipper ____ Fultz Pump ____ Other

Well Integrity: ok
Remarks: clear weather 55-60°F ; sample nearly clear ; no sheen or odor

Signature: D.F. Hoexter

Volumes Per Unit Length Selected Well Casing Diameters

Well Casing I.D. (inches)	Volume Per Unit Length Gal/ft	Cubic Ft/ft	L/M	L/Ft
1.5	0.0918	0.0123	1.140	0.3475
2.0	0.1632	0.0218	2.027	0.6178
3.0	0.3672	0.0491	4.560	1.3900
4.0	0.6528	0.0873	8.107	2.4710
6.0	1.4690	0.1963	18.240	5.5600

Conversion Factors

To Convert	Into	Mulitply
Ft. of Water	Lbs/sq.in.	0.4335
Lbs/Sq. inch	Ft. of Water	2.3070
Cubic feet	Gallons	7.4800
Gallons	Liters	3.7850
Feet	Meters	0.30048
Inches	Centimeters	2.5400

CHAIN-OF-CUSTODY RECORD

Project Number	Project Name
E-19-2-064	ABC Mustang

Sampler's Name (printed): David F. Hoexter

Boring Number	Date	Time	Soil	Water	Sample Location or Depth	Sample Number	Number/Type of Containers	Analytical Tests: TPH-G (BTEX)	Remarks
MW-1	12/28/93	11:45		X		MW-1-1,2,3	3-40ml	X	Preserved 01

9312E95

Relinquished by: (Signature)	Date/Time	Received by: (Signature)
David F. Hoexter	12/28/93 15:30	
Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Relinquished by: (Signature)	Date/Time	Received for Laboratory by: (Signature) J. Stenstrom

Ship To: Sequoia Analytical
680 Chesapeake Dr.
Redwood City CA 94063

Attention: Receiving

Phone No: 415-364-9600

Requested Turnaround Time: Normal / 10 day

Contact: David F. Hoexter

Phone: 415-494-2505 (ph/fax)

Remarks: *Per Reg. Wtr. Qual. Control Board / SF Bay Region Guidelines

Temp: 33°F

Hoexter Consulting
Engineering Geology
734 Torreya Court
Palo Alto, CA 94303

SEQUOIA ANALYTICAL

680 Chesapeake Drive • Redwood City, CA 94063
(415) 364-9600 • FAX (415) 364-9233

Hoexter Consulting Eng'g Geo.	Client Project ID:	ABC Mustang/E-19-2-064	Sampled:	Dec 28, 1993
734 Torreya Court	Sample Matrix:	Water	Received:	Dec 28, 1993
Palo Alto, CA 94303	Analysis Method:	EPA 5030/8015/8020	Reported:	Jan 12, 1994
Attention: David F. Hoexter	First Sample #:	3LE9501		

TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Analyte	Reporting Limit µg/L	Sample I.D. 3LE9501 MW-1
Purgeable Hydrocarbons	50	110
Benzene	0.50	N.D.
Toluene	0.50	N.D.
Ethyl Benzene	0.50	N.D.
Total Xylenes	0.50	N.D.
Chromatogram Pattern:		Discrete Peak

Quality Control Data

Report Limit Multiplication Factor:	1.0
Date Analyzed:	1/3/94
Instrument Identification:	GCHP-2
Surrogate Recovery, %: (QC Limits = 70-130%)	97

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

SEQUOIA ANALYTICAL

Peggy A. Penner
Project Manager

SEQUOIA ANALYTICAL

680 Chesapeake Drive • Redwood City, CA 94063
(415) 364-9600 • FAX (415) 364-9233

Hoexter Consulting Eng'g Geo.	Client Project ID:	ABC Mustang/E-19-2-064
734 Torreya Court	Matrix:	Water
Palo Alto, CA 94303		
Attention: David F. Hoexter	QC Sample Group: 3LE9501	Reported: Jan 12, 1994

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020
Analyst:	M. Nipp	M. Nipp	M. Nipp	M. Nipp
MS/MSD Batch#:	3LD0201	3LD0201	3LD0201	3LD0201
Date Prepared:	-	-	-	-
Date Analyzed:	1/3/94	1/3/94	1/3/94	1/3/94
Instrument I.D.#:	GCHP-2	GCHP-2	GCHP-2	GCHP-2
Conc. Spiked:	10 µg/L	10 µg/L	10 µg/L	30 µg/L
Matrix Spike % Recovery:	100	100	110	103
Matrix Spike Duplicate % Recovery:	100	100	100	103
Relative % Difference:	0.0	0.0	9.5	0.0
LCS Batch#:	-	-	-	-
Date Prepared:	-	-	-	-
Date Analyzed:	-	-	-	-
Instrument I.D.#:	-	-	-	-
LCS % Recovery:	-	-	-	-
% Recovery Control Limits:	71-133	72-128	72-130	71-120

SEQUOIA ANALYTICAL

Peggy A. Penner
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.