ALL ENVIRONMENTAL, INC.
Environmental Engineering & Construction

ALCO
HAZMAT

94 OCT 26 PM 2:27

October 24, 1994
Job No. 1162

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbour Bay Parkway, 2nd Floor
Alameda, CA 94502-6577

Subject: **6310 Houston Place, Dublin, California**
Quarterly Monitoring Report

Dear Ms. Chu:

We are enclosing one copy of the referenced report for your review, which presents results of the only quarter of groundwater monitoring currently scheduled. We have also forwarded a copy to the property owner, Mr. Fred Houston. If you have any questions or comments regarding the findings presented in this report, please call at (510) 820-3224.

Sincerely,

Charles Kissick, CEG
Senior Geologist

cc: Fred Houston

Review file. see if sampling of some wells can be discontinued.
And possibly if closure is near if no BTEX has been found in 4 consecutive quarters.

2.15' - 2.25'

Corporate Headquarters:
2641 Crow Canyon Rd., #5
San Ramon, CA 94583
(510) 820-3224

Los Angeles Office:
5031 Pacific Coast Hwy., #178
Torrance, CA 90505
(310) 328-8878

GROUNDWATER MONITORING REPORT

6310 Houston Place
Dublin, CA

October 24, 1994

Prepared for:

Mr. Fred Houston
Winning Action Investments
7080 Donlon Way, Suite 208
Dublin, CA 94568

Prepared by:

All Environmental, Inc.
2641 Crow Canyon Road, Suite 5
San Ramon, CA 94583

REGISTERED GEOLOGIST
Charles M. Kissick
No. 1587
CERTIFIED
ENGINEERING
GEOLOGIST
STATE OF CALIFORNIA

exp. 12/96

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1.0 INTRODUCTION

This report presents the results of the groundwater sampling activities conducted at 6310 Houston Place in Dublin, California, on October 7, 1994. The location of the site is shown on the Site Location Map, Figure 1. The purpose of this activity was to monitor groundwater quality in the vicinity of previous underground storage tanks. The results of this sampling are to be reviewed by the Alameda County Health Care Services Agency (ACHCSA), so they can decide whether or not the site can be closed. All Environmental, Inc., (AEI) was contracted by the property owner to conduct groundwater sampling activities at the property on one occasion only.

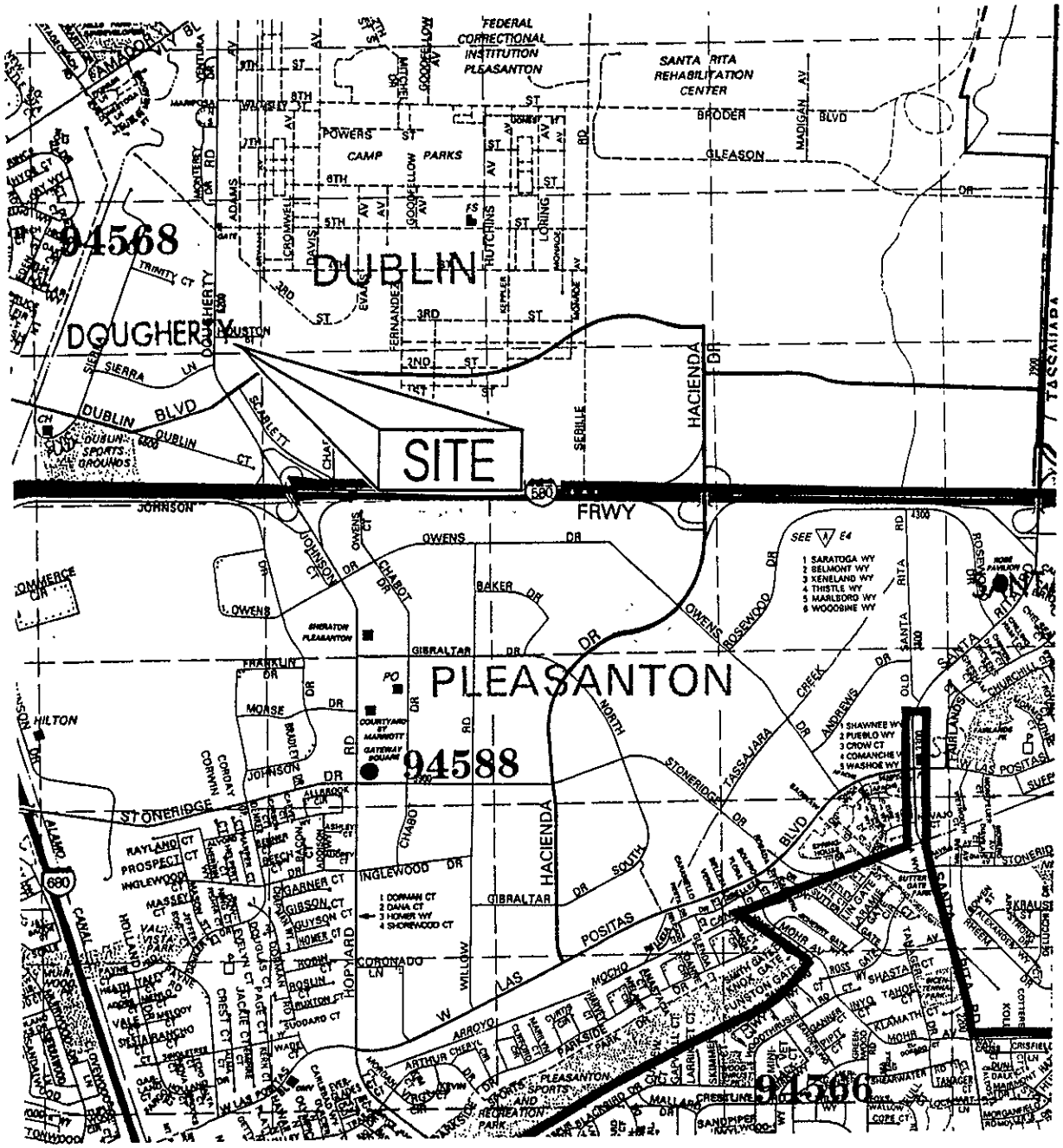
The site has been studied over a period of time by other investigators, with groundwater monitoring beginning in August of 1989. Details on the past activities, including results of analytical testing and geologic/hydrogeologic descriptions, are not within the scope of the current investigation to discuss.

2.0 SITE DESCRIPTION

The work was performed at 6310 Houston Way, Dublin, California, on October 7, 1994. The property is occupied by an RV repair facility. The expansive area around the one building on the site is flat and paved. Figure 2, Site Plan, shows the site in detail, including locations of the four monitoring wells that were sampled as part of this study. The site is located about 1/2 mile north of Highway 680, and just east of Dougherty Road, as shown in Figure 1.

3.0 GROUNDWATER SAMPLE ANALYSES

Groundwater samples were collected on October 7, 1994 and analyzed by Priority Environmental



From Thomas Bro's. - 1993

ALL ENVIRONMENTAL, INC. 2641 CROW CANYON ROAD, SAN RAMON, CA		
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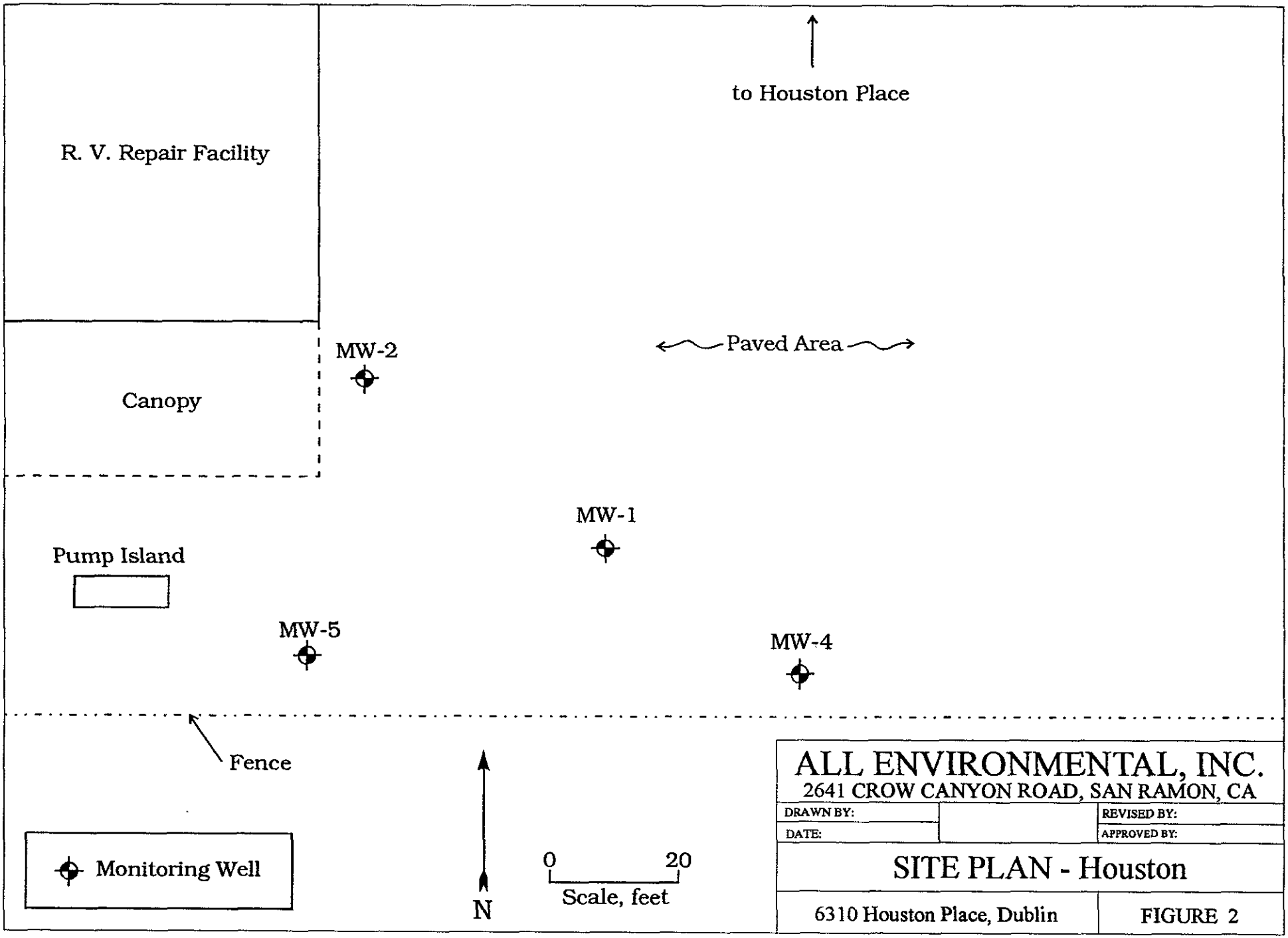
DATE:		APPROVED BY:
SITE LOCATION MAP - Houston		
6310 Houston Place, Dublin		FIGURE 1



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2641 CROW CANYON ROAD, SAN RAMON, CA

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DATE:		APPROVED BY:

SITE PLAN - Houston

6310 Houston Place, Dublin | FIGURE 2

Labs (State Certification # 1708) in Milpitas, California on October 10-13. All samples were analyzed for total petroleum hydrocarbons as diesel (TPH-D) (EPA method 3510/8015), and Total Oil & Grease (EPA Method 5520 C&F). In addition, water samples from MW-1 were tested for Polynuclear Aromatics (PNA's) (EPA Method 610).

Analyses for three of the four wells showed ND (non detect) levels for TPH-D and Oil & Grease. However, MW-5 showed 850 ppb TPH-D and 0.6 ppm Oil & Grease. No PNA's were detected in MW-1. The table below shows laboratory results in detail. Current groundwater sample analyses with Chain of Custody documentation and well sampling field logs are included in Appendix A. Analytical results from each groundwater monitoring well sampling are shown in the following table.

TABLE 1 - Groundwater Sample Analytical Data

Well	TPH-D (ug/L)	Oil & Grease (mg/L)	PNA's* (ug/L)
MW-1	ND	ND	ND
MW-2	ND	ND	n/a
MW-4	ND	ND	n/a
MW-5	**850**	**0.6**	n/a

ug/L = ppb; mg/L = ppm; ND = non-detect n/a=not applicable (no test)

* All PNA's tested ND: A full list of compounds is included in Appendix A.

4.0 CONCLUSIONS AND RECOMMENDATIONS

The October 7, 1994 sampling showed that the groundwater is clean in all wells except MW-5, which is located near the dispenser island. Water samples from MW-5 showed a low to

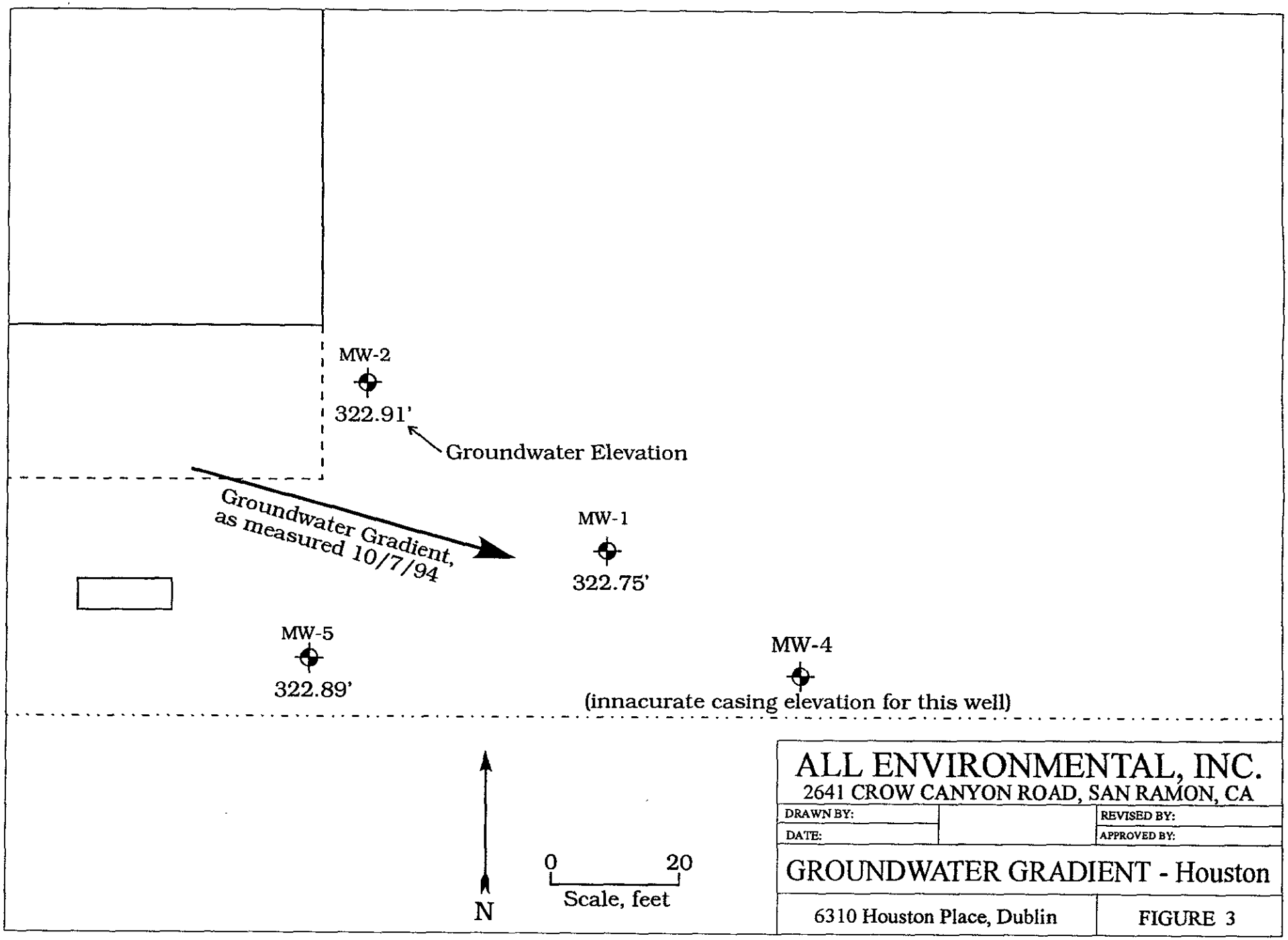
moderate concentration of 850 ug/L (ppb) diesel. During samplings conducted by others, diesel concentrations in MW-5 decreased from 74,000 ppb in March of 1991, to 170 ppb in Septembar 1992, and ND in January 1993.

The groundwater gradient was estimated using water levels measured on October 7. Groundwater elevations were calculated using elevations of the tops of casings, as measured by others in 1989. The elevation of well MW-4 is said to be "uncertain data", so that elevation is not used here. Given the elevations of the three remaining wells, the gradient was found to be toward the southeast, at a very shallow angle, as shown in Figure 3, Groundwater Gradient. It should be noted that because of the shallow gradient, the direction of the gradient is subject to change with minor fluctuations in groundwater elevations. In fact, past gradients, as measured by others, have been toward the north and northeast.

Although the most recent measurement of diesel concentration in water from MW-5 has risen from the last sampling of January 1993 (from ND to 850 ppb), the level remains low, and the site appears to be relatively clean. However, as the diesel concentration did increase, it is recommended that the wells be sampled in six months time, to be sure that levels do not continue to increase. If the chemical conditions of the site groundwater improve again or continue at the current low levels of contamination, monitoring should be discontinued and the wells properly abandoned within the year.

5.0 REPORT LIMITATIONS

This report presents a summary of work completed by All Environmental, Inc., including observations and descriptions of site conditions. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide required information, but it cannot be assumed that they are entirely representative of all areas not sampled. All conclusions and recommendations are based on these analyses, observations, and the governing regulations. Conclusions beyond those stated and



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2641 CROW CANYON ROAD, SAN RAMON, CA

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DATE:		APPROVED BY:

GROUNDWATER GRADIENT - Houston

6310 Houston Place, Dublin | FIGURE 3

reported herein should not be inferred from this document.

AEI warrants that all services were performed in accordance with generally accepted practices in the environmental engineering and construction field which existed at the time and location of the work.

APPENDIX A

CURRENT LABORATORY ANALYSES with
CHAIN OF CUSTODY DOCUMENTATION

PRIORITY ENVIRONMENTAL LABS
Precision Environmental Analytical Laboratory

October 13, 1994 PEL # 9410027

ALL ENVIRONMENTAL, INC.

Attn: Charles Kissick
Re: Four water samples for Diesel and Oil & Grease analyses.

Project name: Houston

Date sampled: Oct 07, 1994 Date submitted: Oct 10, 1994
Date extracted: Oct 10-12, 1994 Date analyzed: Oct 10-12, 1994

RESULTS:

SAMPLE I.D.	Diesel (ug/L)	Oil & Grease (mg/L)
MW-1	N.D.	N.D.
MW-2	N.D.	N.D.
MW-4	N.D.	N.D.
MW-5	850	0.6
Blank	N.D.	N.D.
Spiked Recovery	105.1%	---
Detection limit	50	0.5
Method of Analysis	3510 / 8015	5520 C & F

David Duong
Laboratory Director

1764 Houret Court Milpitas, CA. 95035 Tel: 408-946-9636 Fax: 408-946-9663

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

October 13, 1994 PEL # 9410027

ALL ENVIRONMENTAL, INC. Attn: Charles Kissick

Project name: Houston

Sample I.D.: MW-1

Date sampled: Oct 07, 1994 Date submitted: Oct 10,1994
Date analyzed: Oct 10-13, 1994

Method of analysis: EPA 610 Detection limit: 1.0 ug/L

COMPOUND NAME	CONCENTRATION (ug/L)	SPIKED RECOVERY (%)
Acenaphthene	N.D.	----
Acenaphthylene	N.D.	----
Anthracene	N.D.	----
Benzo(a)anthracene	N.D.	----
Benzo(a)pyrene	N.D.	----
Benzo(b)fluoranthene	N.D.	----
Benzo(ghi)perylene	N.D.	----
Benzo(k)fluoranthene	N.D.	----
Chrysene	N.D.	----
Dibenzo(a,h)anthracene	N.D.	----
Fluoranthene	N.D.	----
Fluorene	N.D.	----
Ideno(1,2,3-cd)pyrene	N.D.	----
Naphthalene	N.D.	----
Phenanthrene	N.D.	----
Pyrene	N.D.	----

David Duong
Laboratory Director

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(510) 820-3224 FAX: (510) 838-2687

PEL # 9410027
INV # 2532 9

Chain of Custody

DATE: 10/7/94 PAGE: 1 OF: 1

AEI PROJECT MANAGER: Charles Kissick
PROJECT NAME: Houston
PROJECT NUMBER:
SIGNATURE:
TOTAL # OF CONTAINERS:
RECD. GOOD COND./COLD:

ANALYSIS REQUEST

SAMPLE I.D.	DATE	TIME	MATRIX	TPH-Gasoline (EPA 5030,8015)	TPH-Gasoline (EPA 5030,8015) w/ BTEX (EPA 602,8020)	TPH-Diesel (EPA 3510/3550,8015)	PURGEABLE AROMATICS BTEX (EPA 602,8020)	TOTAL OIL & GREASE (EPA 5520 E&F)	TOTAL LEAD (AA) (EPA 7420)	VOLATILE ORGANIC COMPOUNDS (EPA 8240)	LUFT Metals (EPA 7150,7190,7420,7520,7950)	STLC CAM 17 (EPA 1310/6010)	RCI REACTIVITY, CORROSIVITY, IGNITABILITY (Title 22, CCR 66261.21-3)	Poly Nuclear Aromatics		NUMBER OF CONTAINERS
MW-1	10/7		WATER			X		X						X		4
MW-2	10/7		"			X		X								2
MW-4	10/7		"			X		X								2
MW-5	10/7		"			X		X								2

ANALYTICAL LAB: Priority Labs
ADDRESS: Milpitas
PHONE: ( ) - FAX: ( ) -

INSTRUCTIONS/COMMENTS:

RELINQUISHED BY: 1	RECEIVED BY: 1	RELINQUISHED BY: 2	RECEIVED BY: 2
Signature: G.W. Roy	Signature: THANH LAM	Signature	Signature
Printed Name: G.W. Roy	Printed Name: PEL	Printed Name	Printed Name
Company: ALL ENV.	Company	Company	Company
Time: 11:35 Date: 10/10/94	Time: 11:35 Date: 10/10/94	Time Date	Time Date

APPENDIX B

WELL SAMPLING FIELD LOGS

ALL ENVIRONMENTAL, INC., GW WELL SAMPLING FIELD LOG	
Well Number:	**MW-1**
PROJECT	
Project Name and Job Number	Houston #1162
Project Address	6310 Houston Place
	Dublin, CA
Date of Sampling and Name of Sampler	10/7/94
GW MONITORING WELL	
Well Diameter	4"
Seal at Grade - Type and Condition	concrete - good condition
Well Cap - Type and Condition	locking expanding - broken
Top of Casing Elev - Ft. Above Sea Level	332.47
Depth of Well - feet	19.65
Depth to Water - feet	9.72
Floating product - inches	0
Required GW Purge Before Sampling - gal.	33 (5 volumes)
Actual GW Purge Before Sampling - gal.	33
Appearance of Purge Water	very turbid ~15 seconds, then clear
GW MONITORING SAMPLES	
No. of Samples and Type of Containers	two 1- liters, two 40-ml voa's
GW Temp. and pH	not measured
GW Conductivity	not measured
Appearance of GW Samples	clear
Samples Iced and Chain of Custody?	yes
Sampling Equipment	submersible pump for purge, disposable bailer for sample
Equipment Cleaned Between Samples?	yes
COMMENTS	
ie., sample odor, well recharge, etc.	No odor; moderate recharge, <1 hour.

ALL ENVIRONMENTAL, INC., GW WELL SAMPLING FIELD LOG	
Well Number:	**MW-2**
PROJECT	
Project Name and Job Number	Houston #1162
Project Address	6310 Houston Place
	Dublin, CA
Date of Sampling and Name of Sampler	10/7/94
GW MONITORING WELL	
Well Diameter	4"
Seal at Grade - Type and Condition	concrete - good condition
Well Cap - Type and Condition	locking expanding - good condition
Top of Casing Elev - Ft. Above Sea Level	332.58
Depth of Well - feet	18.50
Depth to Water - feet	9.67
Floating product - inches	0
Required GW Purge Before Sampling - gal.	30 (5 volumes)
Actual GW Purge Before Sampling - gal.	30
Appearance of Purge Water	turbid 1st few seconds, then clear
GW MONITORING SAMPLES	
No. of Samples and Type of Containers	two 1- liters
GW Temp. and pH	not measured
GW Conductivity	not measured
Appearance of GW Samples	clear
Samples Iced and Chain of Custody?	yes
Sampling Equipment	submersible pump for purge, disposable bailer for sample
Equipment Cleaned Between Samples?	yes
COMMENTS	
ie., sample odor, well recharge, etc.	Rotten egg smell; moderate recharge, <1 hour.

ALL ENVIRONMENTAL, INC., GW WELL SAMPLING FIELD LOG	
Well Number:	**MW-5**
PROJECT	
Project Name and Job Number	Houston #1162
Project Address	6310 Houston Place
	Dublin, CA
Date of Sampling and Name of Sampler	10/7/94
GW MONITORING WELL	
Well Diameter	2"
Seal at Grade - Type and Condition	concrete - good condition
Well Cap - Type and Condition	locking expanding - good condition
Top of Casing Elev - Ft. Above Sea Level	332.49
Depth of Well - feet	17.50
Depth to Water - feet	9.60
Floating product - inches	0
Required GW Purge Before Sampling - gal.	7 (5 volumes)
Actual GW Purge Before Sampling - gal.	7
Appearance of Purge Water	turbid 1-2 seconds, then clear
GW MONITORING SAMPLES	
No. of Samples and Type of Containers	two 1- liters
GW Temp. and pH	not measured
GW Conductivity	not measured
Appearance of GW Samples	slightly turbid
Samples Iced and Chain of Custody?	yes
Sampling Equipment	submersible pump for purge, disposable bailer for sample
Equipment Cleaned Between Samples?	yes
COMMENTS	
ie., sample odor, well recharge, etc.	Rotten egg smell; rapid recharge.