

ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

November 18, 1994
Job No. 1134

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

Subject: **5965 Dougherty Road, 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 third quarter of groundwater monitoring, as scheduled. We have also forwarded a copy to the property owner, Mr. R. N. Stefan, of La Mirada Association. 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: R. N. Stefan

NOV 21 1994

HAZMAT
REC

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

**QUARTERLY
GROUNDWATER MONITORING REPORT**
5965 Dougherty Road
Dublin, CA 94568

Prepared For

La Mirada Association
18 Sunnyside Lane
Orinda, CA 94563

Prepared By

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

November 18, 1994

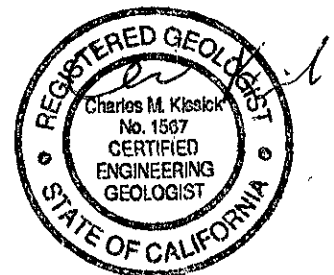


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1.0 INTRODUCTION

This report presents the results of the quarterly groundwater sampling activities conducted at 5965 Dougherty Road in Dublin on November 9, 1994. The purpose of this activity is to monitor groundwater quality in the vicinity of previous underground storage tanks for a period of at least one year. This quarterly monitoring program is being conducted at the request of the Alameda County Health Care Services Agency (ACHCSA). The monitoring was accomplished using one monitoring well which was installed by All Environmental Inc. (AEI) on March 24, 1994, as reported by AEI (Ref. 3). AEI was contracted by La Mirada Association to conduct these sampling activities on a quarterly basis for one year. This is the third round of sampling.

2.0 SITE DESCRIPTION

The site is located less than one half mile north of Interstate 580 and less than 1 mile east of Interstate 680 in Dublin, in the San Ramon Valley region of California, as shown in Figure 1, Site Location Map. The topography of the site is flat. The nearest surface water is Alamo Canal, located approximately 2,200 feet to the west.

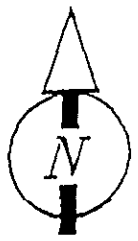
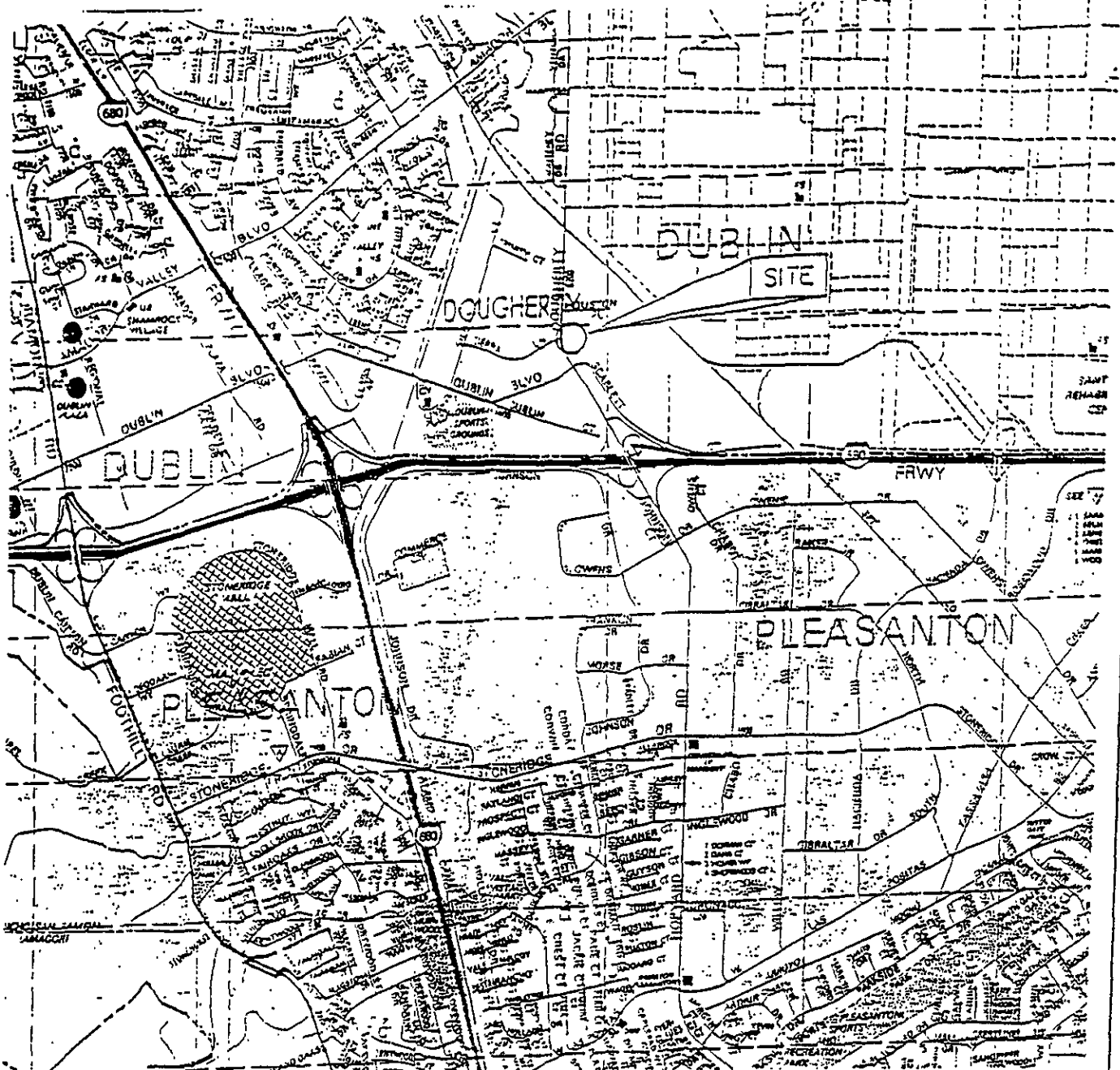
The property is located on the east side of Dougherty Road near the Dougherty Road/Sierra Lane intersection. One building is located on the property, which contains both a supply warehouse and a supply store with offices. There is a large fenced supply yard behind the building which previously contained two underground storage tanks, as shown in Figure 2, Site Map.

3.0 BACKGROUND

AEI previously removed one 10,000 gallon diesel underground storage tank and one 2,000 gallon gasoline underground storage tank from this site on October 28, 1993. Samples taken at the time of the tank removal indicated hydrocarbon contamination in the soil and groundwater from the excavation, necessitating this investigation. AEI issued a Final Report dated December 3, 1993, covering the tank removal (Ref. 1). Because a number of wells already exist adjacent to the subject property, only one monitoring well was necessary for this investigation.

4.0 SITE GEOLOGY

The site is located on semi-consolidated and unconsolidated Quaternary alluvium which was deposited in lake, playa, and stream environments in the San Ramon Valley. Quaternary alluvium is composed primarily of clay, silt, sand and gravel. The elevation of groundwater



From Thomas Bros. Map - 1992

ALL ENVIRONMENTAL, INC. 2641 CROW CANYON RD, SAN RAMON		
SCALE: 1 INCH = 2200 FEET	APPROVED BY:	DRAWN BY: S.P.
DATE: 1/14/94		REVISED: S.P.
SITE LOCATION MAP		
5965 DOUGHERTY ROAD		DRAWING NUMBER: FIGURE 1

LEGEND

⊕ GROUNDWATER MONITORING WELL

MW-6

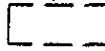


MW-5



MATERIALS YARD

FORMER
DISPENSER
LOCATIONS



FORMER UST
LOCATIONS

MW-1



WALL

GATE

PARKING

PROPERTY LINE

AGORRA BUILDING SUPPLY, INC.
5965 DOUGHERTY RD.
DUBLIN, CA



DOUGHERTY RD.

ALL ENVIRONMENTAL, INC.
2641 CROW CANYON RD, SAN RAMON

SCALE: 1 INCH = 66 FEET

APPROVED BY:

DRAWN BY: S.P.

DATE: 5/18/94

REVISED: S.P.

SITE MAP

5965 DOUGHERTY RD.

DRAWING NUMBER:
FIGURE 2

in the vicinity has been reported to be between 320 and 330 feet above mean sea level although thin lenses of perched water bearing permeable sands and gravels can be found at depths as shallow as 9' below grade. Groundwater flow is generally to the southwest, as discussed in AEI's well installation report (Ref. 3).

5.0 GROUNDWATER SAMPLE ANALYSES

Groundwater samples were collected from well number MW-1 on November 9, 1994. A log detailing the well sampling is included in Appendix A, Current Laboratory Analyses and Chain of Custody Documentation. The groundwater samples were analyzed by Priority Environmental Labs (State Certification #1708) in Milpitas, California. The samples were analyzed for Total Petroleum Hydrocarbons as Gasoline (TPH-G) (EPA Method 5030/8015), Total Petroleum Hydrocarbons as Diesel (TPH-D) (EPA Method 3510/8015), and benzene, toluene, ethyl benzene, and total xylenes (BTEX) (EPA Method 8020/602).

Analyses showed ND (non-detect) for all constituents. Current groundwater sample analyses with chain of custody documentation are included in Appendix A. Analytical data and chain of custody documentation for the previous sampling are included in Appendix B.

Table 1 presents the results of this sampling, along with results from the previous sampling, with the blank column representing the remaining scheduled sampling.

Table 1 - Water Sample Analysis Results, Well No. MW-1

Compound	May 1994	Aug. 1994	Nov. 1994	Feb. 1995
TPH-G (ug/L)	ND	ND	ND	
TPH-D (ug/L)	ND	ND	ND	
Benzene (ug/L)	ND	ND	ND	
Toluene (ug/L)	ND	ND	ND	
Et. Benz. (ug/L)	ND	ND	ND	
Xylene (ug/L)	ND	ND	ND	
Lead (mg/L)		ND		

ug/L = ppb;

mg/L = ppm;

ND = not detected

6.0 CONCLUSIONS AND RECOMMENDATIONS

The groundwater samples taken on November 9, 1994 as part of this, the third quarter of the quarterly sampling program, showed non-detect (ND) for TPH-G, TPH-D, BTEX, and lead. The groundwater samples that were taken on the two previous samplings also showed ND for the same constituents. So far, tests indicate that the groundwater retrieved from well number MW-1 has not been impacted by the release of hydrocarbons at the site.

Monitoring should be continued for at least one more quarter, as per the requirements of the ACHCSA.

7.0 REFERENCES

1. Underground Storage Tank Removal - Final Report - dated December 3, 1993, prepared by All Environmental, Inc.
2. Soil Boring and Monitoring Well Installation Work Plan - dated January 13, 1994, prepared by All Environmental, Inc.
3. Final Report, Soil Boring and Monitoring Well Installation - dated May 19, 1994, prepared by All Environmental, Inc.
4. Quarterly Groundwater Monitoring Report - dated September 2, 1994, prepared by All Environmental, Inc.

8.0 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 governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document.

AEI warrants that all services were performed in accordance with the 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
AND CHAIN OF CUSTODY DOCUMENTATION**



PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

November 16, 1994

PEL # 9411039

ALL ENVIRONMENTAL, INC.

Attn: Charles Kissick

Re: One water sample for Gasoline/BTEX and Diesel analyses.

Project name: La Mirada

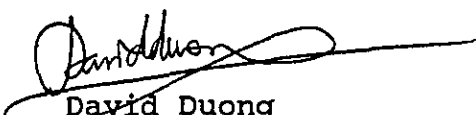
Project number: 1043

Date sampled: Nov 09, 1994
Date extracted: Nov 14-15, 1994

Date submitted: Nov 14, 1994
Date analyzed: Nov 14-15, 1994

RESULTS:

SAMPLE I.D.	Gasoline (ug/L)	Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylenes (ug/L)
MW-1	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
Blank	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	100.1%	101.2%	81.6%	106.0%	101.3%	104.7%
Detection limit	50	50	0.5	0.5	0.5	0.5
Method of Analysis	5030 / 8015	3510 / 8015	602	602	602	602


David Duong
Laboratory Director

ALL ENVIRONMENTAL, INC.
 2641 Crow Canyon Road, Ste. 5
 San Ramon, CA 94583
 (510) 820-3224 FAX: (510) 838-2687

PEL # 9411039

Chain of Custody

INV # 25431

DATE: 11/9/94 PAGE: 1 OF: 1

AEI PROJECT MANAGER: Charles Kissick
 PROJECT NAME: La Mirada
 PROJECT NUMBER: 1043
 SIGNATURE: [Signature]
 TOTAL # OF CONTAINERS: 4
 RECD. GOOD COND./COLD: Y

ANALYSIS REQUEST

SAMPLE I.D.	DATE	TIME	MATRIX	ANALYSIS REQUEST											NUMBER OF CONTAINERS			
				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 5550 E&F)	TOTAL LEAD (AA) (EPA 7420)	VOLATILE ORGANIC COMPOUNDS (EPA 8240)	LUFT Metals (EPA 7150,7160,7420,7530,7620)	STLC CAM 17 (EPA 1510/6010)	RCI REACTIVITY CORROSIIVITY, IGNITABILITY (Title 27, CCR 60961.21-5)					
MW-1	11/9	11:00	W		X	X												1

ANALYTICAL LAB: Priority Env. Labs
 ADDRESS: 1764 Hewett Ct.
Milpitas, CA 95035
 PHONE: (408) 946-9636 FAX: (408) 946-9663
 INSTRUCTIONS/COMMENTS:

RELINQUISHED BY: 1
[Signature]
 Signature
JENNIFER ANDERSON
 Printed Name
AEI
 Company
 Time: 2:20 PM Date 11/14/94

RECEIVED BY: 1
[Signature]
 Signature
PEL
 Printed Name
PEL
 Company
 Time: 2:22 Date 11/9/94

RELINQUISHED BY: 2
 Signature
 Printed Name
 Company
 Time: _____ Date _____

RECEIVED BY: 2
 Signature
 Printed Name
 Company
 Time: _____ Date _____

ALL ENVIRONMENTAL, INC., GW WELL SAMPLING FIELD LOG	
Well Number: MW-1	
PROJECT	
Project Name and Job Number	La Mirada #1134
Project Address	5965 Dougherty Road Dublin, CA
Date of Sampling and Name of Sampler	11/9/94 CMK
GW MONITORING WELL	
Well Diameter	2"
Seal at Grade - Type and Condition	cement grout - irregular surface
Well Cap - Type and Condition	locking expanding - good condition
Top of Casing Elev - Ft. Above Sea Level	332.94
Depth of Well - feet	19.22
Depth to Water - feet	10.56
Groundwater Elevation - feet	322.38
Required GW Purge Before Sampling - gal.	8 (5 volumes)
Actual GW Purge Before Sampling - gal.	8
Appearance of Purge Water	slightly turbid
GW MONITORING SAMPLES	
No. of Samples and Type of Containers	2 1-liter bottles, 2 40-ml vials
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.	No odor. Fast recharge.

APPENDIX B

**PREVIOUS LABORATORY ANALYSES
AND CHAIN OF CUSTODY DOCUMENTATION**



PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

August 12, 1994

PEL # 9408035

ALL ENVIRONMENTAL, INC.

Attn: Charles Kissick
Re: One water sample for Gasoline/BTEX and Diesel analyses.

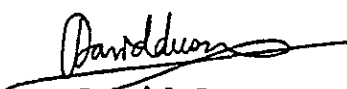
Project name: La Mirada
Project number: 1043

Date sampled: Aug 09, 1994
Date extracted: Aug 10-12, 1994

Date submitted: Aug 10, 1994
Date analyzed: Aug 10-12, 1994

RESULTS:

SAMPLE I.D.	Gasoline (ug/L)	Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylenes (ug/L)
MW-1	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
Blank	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	85.3%	100.7%	90.3%	92.5%	105.2%	98.5%
Detection limit	50	50	0.5	0.5	0.5	0.5
Method of Analysis	5030 / 8015	3510 / 8015	602	602	602	602


David Duong
Laboratory Director



PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

August 11, 1994

PEL # 9408035

ALL ENVIRONMENTAL, INC.

Attn: Charles Kissick
Re: One water sample for total Lead analysis.

Project name: La Mirada
Project number: 1043

Date sampled: Aug 09, 1994
Date extracted: Aug 10-11, 1994

Date submitted: Aug 10, 1994
Date analyzed: Aug 10-11, 1994

RESULTS:

SAMPLE I.D.	Lead (mg/L)
----------------	----------------

MW-1	N.D.
------	------

Blank	N.D.
-------	------

Detection limit	0.1
-----------------	-----

Method of Analysis	7420
-----------------------	------


David Duong
Laboratory Director

PRIORITY ENVIRONMENTAL LABS

PEL # 36

INV #

25081

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

DATE: 8/7/94 PAGE: 1 OF 1

PROJECT MGR: <u>Charles Kissick</u>				ANALYSIS REPORT													NUMBER OF CONTAINERS	
COMPANY: <u>All Environmental Inc.</u>																		
ADDRESS: <u>2641 Copw Canyon Rd, Ste 5</u>																		
: <u>San Ramon CA 94583</u>																		
PHONE: <u>510-820-3224</u> FAX: <u>510-938-2687</u>																		
SIGNATURE: <u>[Signature]</u>																		
SAMPLE ID	DATE	TIME	MATRIX	TPH-Gasoline (EPA 5030.8015)	TPH-Gasoline(5030.8015) w/BIEX(EPA 602.8020)	TPH-Diesel (EPA 3510/3550.8015)	PURGEABLE AROMATICS BIEX (EPA 602.8020)	TOTAL OIL & GREASE (EPA 5520 C.DREF)	PESTICIDES/PCB (EPA 608.8080)	TOTAL RECOVERABLE HYDROCARBONS (EPA 418.1)	CHLORINATED HYDROCARBONS (EPA 601.8010)	<u>Lead (CAA)</u>						
<u>MW-1</u>	<u>8/9</u>	<u>3:30</u>	<u>water</u>		<u>X</u>	<u>X</u>						<u>X</u>						<u>1</u>
PROJECT INFORMATION		SAMPLE RECEIPT		RELINQUISHED BY: <u>1</u>		RECEIVED BY: <u>1</u>		RELINQUISHED BY: <u>2</u>		RECEIVED BY: <u>2</u>								
PROJECT NAME: <u>La Mirada</u>	TOTAL # OF CONTAINERS: <u>4</u>			SIGNATURE: <u>[Signature]</u>	SIGNATURE: <u>[Signature]</u>		SIGNATURE:		SIGNATURE:									
PROJECT NUMBER: <u>1043</u>	RECD. GOOD COND./COLD: <u>yes</u>			Date: <u>8/10/94</u> Time: <u>2:20</u>	Date: <u>8/10/94</u> Time: <u>2:30 PM</u>		Date: _____ Time: _____		Date: _____ Time: _____									
INSTRUCTIONS & COMMENTS:				COMPANY:		COMPANY: <u>PEL</u>		COMPANY:		COMPANY:								



PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

May 10, 1994

PEL # 9405023

ALL ENVIRONMENTAL, INC.

Attn: Steve DeHope

Re: One water sample for Gasoline/BTEX and Diesel analyses.

Project name: La Mirada

Project number: 1043

Date sampled: May 09, 1994
Date extracted: May 09-10, 1994

Date submitted: May 09, 1994
Date analyzed: May 09-10, 1994

RESULTS:

SAMPLE I.D.	Gasoline (ug/L)	Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylenes (ug/L)
MW-1	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
Blank	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	80.2%	100.1%	72.7%	76.8%	92.0%	98.0%
Detection limit	50	50	0.5	0.5	0.5	0.5
Method of Analysis	5030 / 8015	3510 / 8015	602	602	602	602


David Duong
Laboratory Director

Priority Environmental Labs
 1764 Houret Court
 Milpitas, CA 95035
 (408) 946-9636

Chain of Custody

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

DATE: 5/9/94 PAGE: 1 OF: 1

PROJECT MANAGER: STEVE PENSCHORN COMPANY: ALL ENVIRONMENTAL, INC. ADDRESS: 2641 CROW CANYON RD., # 5 SAN RAMON, CA 94583 PHONE: (510) 820-3774 FAX: (510) 838-2688				ANALYSIS REPORT														NUMBER OF CONTAINERS												
SINGNATURE:				TPH-Gasoline (EPA 5030.8015)	TPH-Gasoline (5030.8015) w/ BTEX (EPA 602.8020)	TPH-Diesel (EPA 3510/3550.8015)	PURGEABLE AROMATICS BITX (EPA 602.8020)	TOTAL OIL & GREASE (EPA 5520 E&F)	PESTICIDES/PCB (EPA 608.8080)	TOTAL RECOVERABLE HYDROCARBONS EPA 418.1																				
SAMPLE ID DATE TIME MATRIX LAB ID																														
MW-1	5-9	10:00	W			X																								3

PROJECT INFORMATION		SAMPLE RECEIPT	
PROJECT NAME: <u>La Mirada</u>	TOTAL # OF CONTAINERS 3		
PROJECT NUMBER: <u>1043</u>	REC'D. GOOD COND./COLD <input checked="" type="checkbox"/>		
INSTRUCTIONS & COMMENTS: 			

RELINQUISHED BY: **1**

SIGNATURE: Date: 5-9-94

NAME: STEVE Dellpe Time: 2:00

COMPANY: A.E.I.

RECEIVED BY: **1**

SIGNATURE: Date: 5/9/94

NAME: Steve Dellpe Time: 2:00

COMPANY: PEL

RELINQUISHED BY: **2**

SIGNATURE: _____ Date: _____

NAME: _____ Time: _____

COMPANY: _____