

**PARADISO CONSTRUCTION
GENERAL & PETROLEUM CONTRACTORS**

LETTER OF TRANSMITTAL

2600 WILLIAMS ST. P.O. BOX 1836
SAN LEANDRO, CA 94577
(510)614-8390 FAX (510)614-8396
CONTRACTORS LICENSE #259820

DATE	5/14/93	JOB NO.	2263
ATTENTION	JULIET SHIN		
RE:	BERKELEY FARMS		
	23555 SAKLAN RD.		
	HAYWARD		

TO ALAMEDA COUNTY ENVIRONMENTAL HEALTH
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621

WE ARE SENDING YOU Attached Under Separate Cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of Letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
1	3/31/93		LETTER FROM PARADISO CONSTRUCTION TO BERKELEY FARMS, ADDRESSED TO NORMAN ALBERTS

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
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 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____, 19__ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

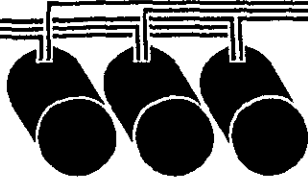
COPY TO _____

SIGNED: *Cheri Gill*
Cheri Gill

PARADISO CONSTRUCTION CO.

GENERAL & PETROLEUM CONTRACTORS

APR 8 '93



LICENSE NO. 259820
P.O. BOX 1836
2600 WILLIAMS ST.
SAN LEANDRO, CA 94577
(510) 614-8390

RECEIVED

APR 28 1993

PARADISO
CONSTRUCTION CO.

March 31, 1993

Berkeley Farms
4550 San Pablo Ave.
Emeryville, CA 94608

Attention: Norman Alberts

Subject: Berkeley Farms, 23555 Saklan Road, Hayward
Paradiso Job 93-2263

Dear Mr. Alberts:

Paradiso Construction and Kaprealian Engineering, Inc. (KEI) have reviewed the Certified Environmental Consulting, Inc. (CEC) report dated October 10, 1990, for the subject site. Based on the analytical results of all soil and ground water samples collected (by CEC) to date at the subject site, and in accordance with the recommendations set forth in the Tri-Regional Guidelines of the Regional Water Quality Control Board (RWQCB), further work at the site is warranted. Paradiso Construction and KEI, therefore, recommends the following tasks:

1. Drill seven exploratory borings. Collect soil and ground water samples to delineate the vertical and lateral extent of contamination in the vicinity of the former underground fuel tank pit. The extent of contamination in this area is currently unknown.
2. Concurrently, conduct a ground water monitoring and sampling program of the five existing wells.
3. Conduct a reconnaissance of the site vicinity to determine if off-site sources of contamination are present.

RECENT FIELD ACTIVITIES

The five existing monitoring wells (MW1 through MW5) were monitored and sampled on February 25, 1993. During monitoring, the wells were checked for depth to water and the presence of free product or sheen. No free product or sheen was noted in any of the wells. The monitoring data collected are summarized in Table 1.

Water samples were collected from the wells on February 25, 1993. Prior to sampling, the wells were each purged of between 20 and 42 gallons of water by the use of a surface pump. Once a minimum of approximately four casing volumes had been removed from each well, samples were then collect by the use of a clean Teflon bailer. The samples were decanted into clean VOA vials and/or one-liter amber bottles, as appropriate, which were then sealed with Teflon-lined screw caps and stored in a cooler, on ice, until delivery to a state-certified laboratory.

ANALYTICAL RESULTS

The ground water samples 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, TPH as diesel by EPA method 3510/modified 8015, and benzene, toluene, xylenes, and ethylbenzene (BTX&E) by EPA method 8020.

The ground water sample analytical results are summarized in Table 2. Copies of the laboratory analytical results and the Chain of Custody documentation are attached to this report.

PROPOSED FIELD WORK

PHASE I - EXPLORATORY BORINGS

1. Paradiso Construction along with KEI propose to install seven exploratory borings (designated as HP1 through HP7 on the attached Figure 1) by the use of a portable drill rig provided by Precision Drilling of San Rafael, California. Permits will be obtained from the Alameda County Flood Control District prior to beginning work.

The borings will be drilled to within a few feet of the saturated zone of the first encountered ground water. Ground water is anticipated at a depth of about 13 feet below grade, based upon the most recent ground water levels encountered in the existing wells.

2. Soil samples will be collected at a maximum spacing of 5 foot intervals, at significant changes in lithology, and at obvious areas of contamination. Classification of soil will be done using the Unified Soils Classification System (USCS) by KEI's field engineer or geologist. Samples will be collected in a split-spoon sampler with

1.5 inch diameter brass liners. Samples will be removed from the sampler, retained in the brass liners, and sealed with aluminum foil, plastic caps, and tape. They will then be labeled and stored on ice for delivery to a state-certified laboratory.

3. During drilling operations, all soil materials will be stored on-site in DOT-approved, 55-gallon drums, or else covered by visqueen. Each drum (if used) will be properly labeled and will include (at a minimum) the date, the interval that soil materials were obtained from, a contact individual, and the phone number of KEI.
4. Finalized Boring Logs will be prepared from field logs and submitted to the Alameda County Health Care Services Agency (ACHCS), and to the RWQCB, San Francisco Bay Region.
5. Water samples will be collected from each boring by the use of a Hydropunch tool. The samples will be promptly decanted into 40 ml VOA vials and/or one liter amber bottles, as appropriate. Vials and/or bottles will be sealed with Teflon-lined screw caps, labeled, and stored in a cooler, on ice, for delivery to a state-certified laboratory.

6. Laboratory Analyses:

Water and selected soil samples will be analyzed by Sequoia Analytical Laboratory in Concord, California, a state-certified laboratory, for TPH as gasoline, TPH as diesel, and BTX&E using EPA analytical methods recommended by the RWQCB, and as specified in the Tri-Regional Guidelines.

Analytical results will be presented in tabular form, showing sample depths, and results.

The analytical results will be used to delineate the vertical and lateral extent of the contaminants in the soil and ground water.

7. Discussion and Recommendations:

Results of the Phase I work, a discussion section,, and recommendations for any additional warranted work will be included in a technical report. The technical report will be submitted to the ACHCS, and to the RWQCB, San Francisco Bay Region.

GROUND WATER MONITORING, SAMPLING, AND ANALYSIS

1. The five existing wells will be monitored on a monthly basis. The elevation of the water table and any abnormal conditions noted during inspection will be recorded, including presence of product or sheen. The wells will be re-surveyed relative to Mean Sea Level and to a vertical accuracy of 0.01 feet.
2. All monitoring wells will be sampled on a quarterly basis. The samples will be analyzed for TPH as gasoline, TPH as diesel, and BTX&E. Prior to sampling, monitoring data will be collected and the wells will be purged. When a minimum of approximately four casing volumes have been removed, the ground water samples will be collected using a clean Teflon bailer. The water table elevation will be recorded, as well as the presence of any free product or sheen.
3. The existing water well at the site will be checked for the presence of free product during the monthly monitored events. Any free product detected will be bailed from the well and stored on-site in a DOT-approved drum prior to proper disposal.
4. Based on the southerly direction of ground water flow reported by CEC, and the analytical results of the ground water samples collected, it appears that an off-site source may be contributing to the contamination at the subject site. KEI recommends that a reconnaissance of the site vicinity be conducted to locate any possible off-site source of contamination.
5. Quarterly technical reports will be prepared that summarize the ground water sampling protocol and the laboratory analytical results, and that will include discussion and recommendations.

Ground water monitoring and sampling should continue for 12 months (four quarters), at which time the program should be re-evaluated.

LIMITATIONS

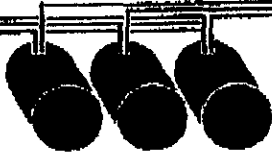
Soil deposits and rock formations may vary in thickness, lithology, saturation, strength and other properties across any site. In addition, environmental changes, either naturally-occurring or artificially-induced, may cause changes in the extent and concentration of any contaminants. Our studies assume that the

Berkeley Farms
March 31, 1993
Page 5

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 will be based on the data obtained from the field and laboratory analyses obtained from a state-certified laboratory. We will analyze this 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 will be performed in accordance with generally accepted professional principles and practices existing for such work.

PARADISO CONSTRUCTION CO.
GENERAL & PETROLEUM CONTRACTORS



LICENSE NO. 269820
P.O. BOX 1836
2600 WILLIAMS ST.
SAN LEANDRO, CA 94577
(510) 814-8390

FAX COVER SHEET

PARADISO FAX NUMBER 510-614-8396

DATE: 5/28/93

NUMBER OF PAGES INCLUDING COVER SHEET: 9

TO: ALAMEDA COUNTY ENV. HEALTH ATTENTION: JULIET SHIN

FAX NUMBER: 510-569-4757

FROM: CHERI GILL *CG*

SUBJECT: BERKELEY FARMS, 23555 SAKLAN RD., HAYWARD

REMARKS: ATTACHED PLEASE FIND A COPY OF THE DOCUMENTATION THAT GOES WITH THE LETTER FROM PARADISO CONSTRUCTION TO BERKELEY FARMS REFERRING TO THE ABOVE SITE, TRANSMITTED TO YOU ON MAY 14, 1993.

IF YOU HAVE ANY QUESTIONS, PLEASE GIVE ME A CALL.

PLEASE CALL OUR OFFICE IF YOU DO NOT RECEIVE ALL PAGES OF THIS FAX.
510-614-8390

THANK YOU.

KBI-P88-1110.P1
March 19, 1993

TABLE 1
SUMMARY OF MONITORING DATA
(Collected on February 25, 1993)

<u>Well No.</u>	<u>Depth to Water (feet)</u>	<u>Product Thickness (feet)</u>	<u>Sheen</u>	<u>Water Purged (gallons)</u>
MW1	13.78	0	No	32
MW2	13.35	0	No	40
MW3	12.97	0	No	20
MW4	11.66	0	No	42
MW5	11.92	0	No	24

KEI-P88-1110.P1
March 19, 1993

TABLE 2

SUMMARY OF LABORATORY ANALYSES
WATER

<u>Date</u>	<u>Sample Well #</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Xylenes</u>	<u>Ethyl-benzene</u>
2/25/93	MW1	5,900*	4,600**	45	18	750	ND
	MW2	ND	ND	ND	ND	ND	ND
	MW3	200	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND

* Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a diesel and non-diesel mixture.

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


ND = Non-detectable.

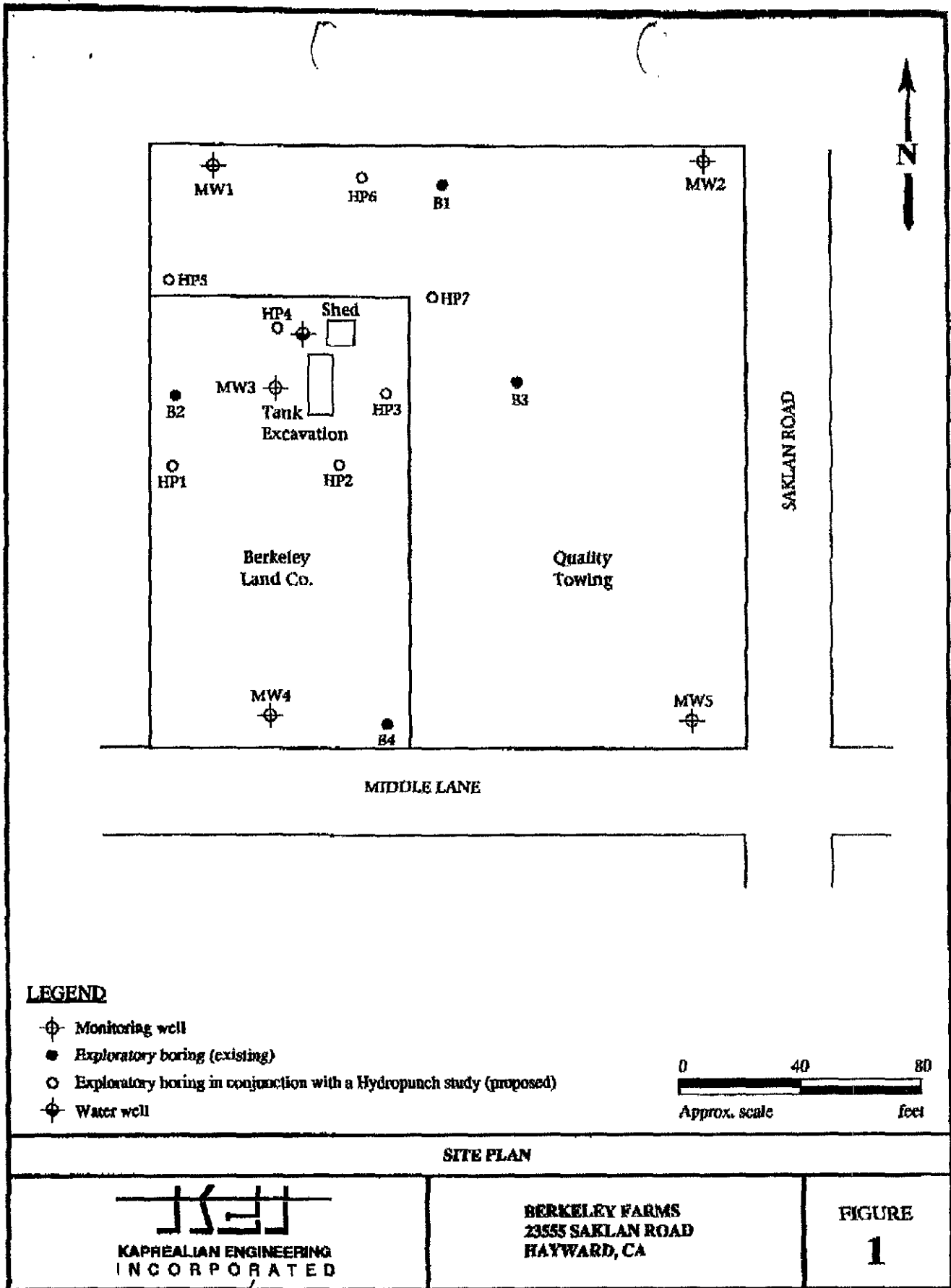
Results in parts per billion (ppb), unless otherwise indicated.



Base modified from 7.5 minute U.S.G.S.
 Hayward & San Leandro Quadrangles
 (both photorevised 1980)



 <p>KAPREALIAN ENGINEERING INCORPORATED</p>	<p>BERKELEY FARMS 23555 SAKLAN ROAD HAYWARD, CA</p>	<p>LOCATION MAP</p>
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*Doug Lee 602 5100
Concord*



SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 886-9800 • FAX (510) 686-9689

Kapreallan Engineering, Inc. 2401 Starwall Dr., Ste. 400 Concord, CA 94520 Attention: Mario Kapreallan, P.E.	Client Project ID: Berkeley Land Co., Hayward Sample Matrix: Water Analysis Method: EPA 5030/8015/8020 First Sample #: 302-0886	Sampled: Feb 25, 1993 Received: Feb 26, 1993 Reported: Mar 8, 1993
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TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Analyte	Reporting Limit µg/L	Sample I.D. 302-0886 MW 1	Sample I.D. 302-0887 MW 2	Sample I.D. 302-0888 MW 3	Sample I.D. 302-0889 MW 4	Sample I.D. 302-0890 MW 5	Sample I.D. Matrix Blank
Purgeable Hydrocarbons	60	4,600	N.D.	N.D.	N.D.	N.D.	
Benzene	0.5	45	N.D.	N.D.	N.D.	N.D.	
Toluene	0.5	18	N.D.	N.D.	N.D.	N.D.	
Ethyl Benzene	0.5	N.D.	N.D.	N.D.	N.D.	N.D.	
Total Xylenes	0.5	750	N.D.	N.D.	N.D.	N.D.	

Chromatogram Pattern:

Gasoline & Non Gasoline Mixture (> C8)	--	--	--	--
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Quality Control Data

Report Limit Multiplication Factor:	10	1.0	1.0	1.0	1.0	1.0
Date Analyzed:	3/2/93	3/1/93	3/2/93	3/1/93	3/1/93	3/1/93
Instrument Identification:	HP-4	HP-2	HP-4	HP-2	HP-2	HP-2
Surrogate Recovery, %: (QC Limits = 70-130%)	104	103	101	104	99	103

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. Chierfo
Project Manager

3020886.MEI <1>



SEQUOIA ANALYTICAL

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

Kaprealian Engineering, Inc. 2401 Stanwell Dr., Ste. 400 Concord, CA 94520 Attention: Mardo Kaprealian, P.E.	Client Project ID: Berkeley Land Co., Hayward Sample Matrix: Water Analysis Method: EPA 3510/3520/8016 First Sample #: 302-0886	Sampled: Feb 25, 1993 Received: Feb 26, 1993 Reported: Mar 8, 1993
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TOTAL EXTRACTABLE PETROLEUM HYDROCARBONS

Analyte	Reporting Limit µg/L	Sample I.D. 302-0886 MW 1*	Sample I.D. 302-0887 MW 2	Sample I.D. 302-0888 MW 3	Sample I.D. 302-0889 MW 4	Sample I.D. 302-0890 MW 5	Sample I.D. Matrix Blank
Extractable Hydrocarbons	50	5,900	N.D.	200	N.D.	N.D.	
Chromatogram Pattern:		Diesel & Non Diesel Mixture (<C18)	--	Diesel	--	--	

Quality Control Data

Report Limit Multiplication Factor:	10	1.0	1.0	1.0	1.0	1.0
Date Extracted:	3/3/93	3/3/93	3/3/93	3/3/93	3/3/93	3/3/93
Date Analyzed:	3/5/93	3/5/93	3/5/93	3/5/93	3/5/93	3/5/93
Instrument Identification:	HP-3B	HP-3B	HP-3B	HP-3B	HP-3B	HP-3B

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

SEQUOIA ANALYTICAL

Scott A. Chieffo
Scott A. Chieffo
Project Manager

Please Note:

* The above sample appears to contain an unidentified mixture
in the Kerosene/Stoddard solvent range.

3020886.KEI <2>



SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 886-9800 • FAX (510) 886-9689

Kaprealian Engineering, Inc. 2401 Stanwell Dr., Ste. 400 Concord, CA 94520 Attention: Mardo Kaprealian, P.E.	Client Project ID: Berkeley Land Co., Hayward QC Sample Group: 3020886-890	Reported: Mar 8, 1993
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QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl- Benzene	Xylenes	Diesel
	Method:	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020
Analyst:	J.F.	J.F.	J.F.	J.F.	K.Wimmer
Reporting Units:	µg/L	µg/L	µg/L	µg/L	µg/L
Date Analyzed:	Mar 1, 1993	Mar 1, 1993	Mar 1, 1993	Mar 1, 1993	Mar 5, 1993
QC Sample #:	Matrix Blank	Matrix Blank	Matrix Blank	Matrix Blank	Matrix Blank
Sample Conc.:	N.D.	N.D.	N.D.	N.D.	N.D.
Spike Conc. Added:	20	20	20	60	300
Conc. Matrix Spike:	23	22	22	70	292
Matrix Spike % Recovery:	115	110	110	116	97
Conc. Matrix Spike Dup.:	23	22	20	69	292
Matrix Spike Duplicate % Recovery:	115	110	100	115	94
Relative % Difference:	0.0	0.0	9.5	1.4	9.5

Laboratory blank contained the following analytes: None Detected

SEQUOIA ANALYTICAL

Scott A. Chieffo
 Scott A. Chieffo
 Project Manager

% Recovery:	$\frac{\text{Conc. of M.S.} - \text{Conc. of Sample}}{\text{Spike Conc. Added}} \times 100$
Relative % Difference:	$\frac{\text{Conc. of M.S.} - \text{Conc. of M.S.D.}}{(\text{Conc. of M.S.} + \text{Conc. of M.S.D.}) / 2} \times 100$



SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 688-9600 • FAX (510) 688-9689

Kapreallan Engineering, Inc. 2401 Stanwell Dr., Ste. 400 Concord, CA 94520 Attention: Mardo Kapreallan, P.E.	Client Project ID: Berkeley Land Co., Hayward QC Sample Group: 3020886-890	Reported: Mar 8, 1993
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QUALITY CONTROL DATA REPORT

SURROGATE

Method:	EPA 8015	EPA 8015	EPA 8015	EPA 8015	EPA 8015	EPA 8015
Analyst:	K. Wimer	K. Wimer	K. Wimer	K. Wimer	K. Wimer	K. Wimer
Reporting Units:	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
Date Analyzed:	Mar 5, 1993	Mar 5, 1993	Mar 5, 1993	Mar 5, 1993	Mar 5, 1993	Mar 5, 1993
Sample #:	302-0886	302-0887	302-0888	302-0889	302-0890	Matrix Blank

Surrogate % Recovery:	107	90	99	94	95	113
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SEQUOIA ANALYTICAL

Scott A. Chieffo
 Scott A. Chieffo
 Project Manager

% Recovery:	$\frac{\text{Conc. of M.S.} - \text{Conc. of Sample}}{\text{Spike Conc. Added}} \times 100$
Relative % Difference:	$\frac{\text{Conc. of M.S.} - \text{Conc. of M.S.D.}}{(\text{Conc. of M.S.} + \text{Conc. of M.S.D.}) / 2} \times 100$

CHAIN OF CUSTODY

SAMPLER		SITE NAME & ADDRESS						ANALYSES REQUESTED						TURN AROUND TIME:	
J. Giedelberg's		Berkeley Land Co 28555 Siskyou St. Hayward, CA						TPH-E	BTXE	TPH-D					Regular
SAMPLE ID NO.	DATE	TIME	SOIL	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	TPH-E	BTXE	TPH-D			REMARKS	
MW 1	7-25	13:30		✓			3		✓	✓	✓			3020886AC ↓ 887AC 888AC 889AC ✓ 890AC	
MW 2	"	14:30		✓			"		✓	✓	✓				
MW 3	"	15:30		✓			"		✓	✓	✓				
MW 4	"	16:30		✓			"		✓	✓	✓				
MW 5	"	17:30		✓			"		✓	✓	✓				
Relinquished by: (Signature)		Date/Time		Received by: (Signature)		Date/Time		The following MUST BE completed by the laboratory accepting samples for analysis: 1. Have all samples received for analysis been stored in ice? 2. Will samples remain refrigerated until analyzed? 3. Did any samples received for analysis have head space? 4. Were samples in appropriate containers and properly packaged?							
J. Giedelberg's		7-26/10:00		[Signature]		12:10									
Relinquished by: (Signature)		Date/Time		Received by: (Signature)		Date/Time									
Relinquished by: (Signature)		Date/Time		Received by: (Signature)		Date/Time									
Relinquished by: (Signature)		Date/Time		Received by: (Signature)		Date/Time		Signature		Title		Date			