

MITTELHAUSER corporation

7901 Stoneridge Drive, Suite 123
Pleasanton, California 94588
Bus: (510) 416-2900
Fax: (510) 416-0957

January 7, 1993

Ms. Gina DiMatteo
Kemper Real Estate
2000 Crow Canyon Place, Suite 120
San Ramon, California 94583

Subject: Quarterly Monitoring and Sampling Report -
Fourth Quarter 1992
6700 Golden Gate Drive
Dublin, California

Dear Ms. DiMatteo:

Mittelhauser Corporation (Mittelhauser) is pleased to present this report documenting the results of monitoring and sampling the groundwater during the fourth quarter of 1992 at the subject site, in accordance with our proposal dated January 22, 1992. This report discusses sampling performed at the site on December 14, 1992. A Site Location Map (Figure 1) and Site Plan (Figure 2) are attached.

BACKGROUND

It is Mittelhauser's understanding that one diesel fuel, and one unleaded gasoline underground storage tank (UST) were removed from the subject site by W.A. Craig Contractors. After the tank removal, contaminated soil was encountered on the floor of the tank pit. According to a report by Uriah, Inc., approximately 82 cubic yards of soil was subsequently excavated from the pit. Laboratory analysis of the stockpiled soil detected up to 360 ppm of total oil and grease (TOG) and minimal gasoline components.

On August 14, 1991, Mittelhauser observed additional soil removal from the tank pit near the juncture of the two USTs until no visual contamination was evident, and the photoionization detector (PID) did not detect any organic volatiles. Laboratory analyses of soil samples collected from the floor of the excavation did not detect any total petroleum hydrocarbons as gasoline (TPH-G) or diesel (TPH-D), benzene, toluene, ethylbenzene, and xylenes (BTEX), TOG, and organic lead.

The excavated soils were added to the previous stockpile which was flattened to an average height of approximately 5 feet

for composite sampling purposes. The stockpiled soil was sampled, analyzed, and disposed of properly.

On November 20, 1991 Mittelhauser personnel observed the installation of one 2-inch-diameter monitoring well designated as MW-1. The monitoring well was installed in the area of the tank juncture which was identified in the Uriah report as the main area of contamination. The location of the monitoring well is shown on the attached Site Plan.

A quarterly monitoring and sampling program was initiated at the site on December 5, 1991. The results of the fourth quarter of monitoring and sampling are presented in this report.

FIELD ACTIVITIES

Monitoring well MW-1 was monitored for depth to water and the presence of free product or sheen on December 14, 1992. No free product or sheen was observed in this well during this sampling episode.

On December 14, 1992, the well MW-1 was sampled. A summary of the field parameters recorded during well purging along with field protocol is presented in the attached Field Notes.

HYDROLOGY

In well MW-1, the measured depth to water at the site on December 14, 1992 was 15.22 feet below top of casing. Since the last monitoring and sampling episode on October 12, 1992, the water level raised approximately one and one half feet in the well. Groundwater monitoring data for MW-1 are summarized in Table 1.

LABORATORY RESULTS

The groundwater sample collected from well MW-1 was analyzed for TPH-G using EPA Method 5030 in conjunction with modified EPA Method 8015, and for benzene, toluene, ethylbenzene, and xylene (BTEX) using EPA Method 602. In addition, the water sample from MW-1 was analyzed for TPH-D using EPA Method 3510 in conjunction with modified EPA Method 8015.

ChromaLab reported that analysis of the water sample from MW-1 did not detect any of the tested constituents. The laboratory analytical results for the water sample are summarized in Table 2. Copies of the laboratory analytical results and chain-of-custody documentation are attached.

DISCUSSION AND RECOMMENDATIONS

This is the fourth sampling episode with no positive analytical results shown for the tested constituents. At this time Mittelhauser recommends that monitoring of the site no longer be performed, and that site closure be requested from the agency.

DISTRIBUTION

We recommend that copies of this report be sent to Ms. Eva Chu at the Alameda County Department of Health Services.

LIMITATIONS

This report was prepared solely for the use of Bedford Properties, Inc. The content and conclusions provided by Mittelhauser in this assessment are based on information collected during our investigation, which may include, but is not limited to, visual site inspections, interviews with site owner, regulatory agencies and other pertinent individuals, a review of available public documents, subsurface exploration and laboratory testing of soil and groundwater samples and our professional judgment based on said information at time of preparation of this document. Any subsurface sample results and observations presented herein are considered to be representative of the area of investigation; however, geological conditions may vary between borings and may not necessarily apply to the general site as a whole. If future subsurface or other conditions are revealed which vary from these findings, the newly-revealed conditions must be evaluated and may invalidate the conclusions of this report.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information contained herein is brought to the attention of the appropriate regulatory agencies, where required by law. Additionally, it is the sole responsibility of the owner to properly dispose of any hazardous materials left onsite, in accordance with existing laws and regulations.

This report has been prepared in accordance with generally accepted practices using standards of care and diligence normally practiced by recognized consulting firms performing services of a similar nature. Mittelhauser is not responsible for the accuracy or completeness of information provided by other individuals or entities which is used in this report. This report presents our professional judgment based upon data and findings identified in this report and the interpretation of such data based upon our experience and background, and no warranty, either express or implied, is made. The conclusions presented are based upon the

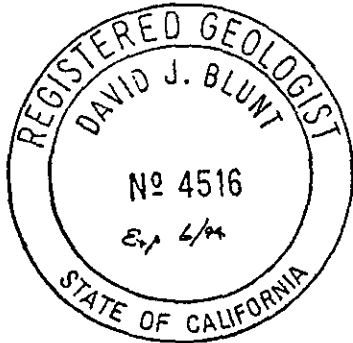
January 7, 1993

current regulatory climate and may require revision if future regulatory changes occur.

Should you have any questions, please do not hesitate to contact us at (510) 416-2900.

Sincerely,

MITTELHAUSER CORPORATION



A handwritten signature in black ink, appearing to read "Roger W. Papler".

Roger W. Papler
Project Geologist

A handwritten signature in black ink, appearing to read "David J. Blunt".

David J. Blunt
Geoscience Manager, RG 4516

RWP:DJB/baj
P1753R005.WP

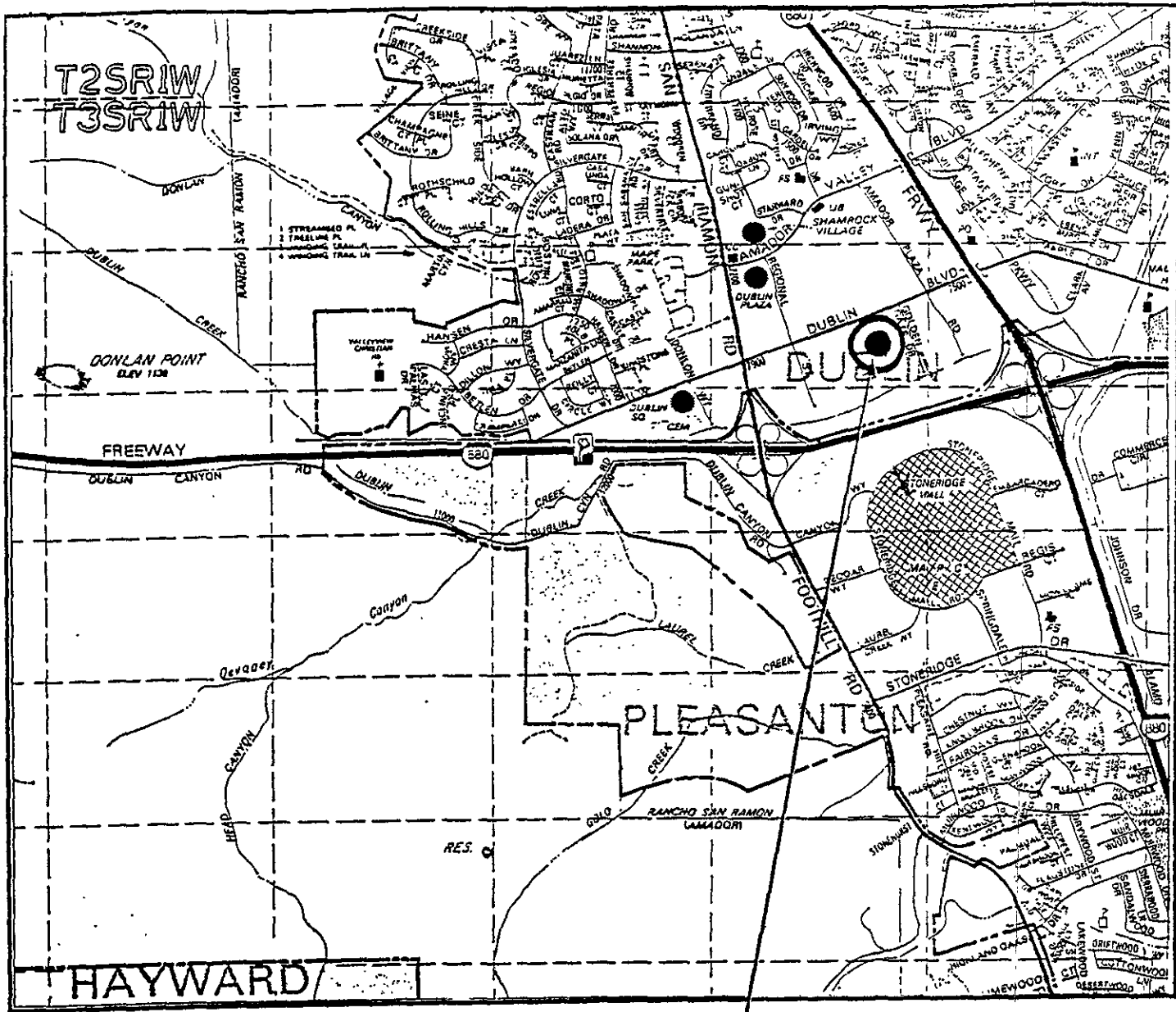
Attachments: Figure 1: Site Location Map
 Figure 2: Site Plan
 Table 1: Well Monitoring Data
 Table 2: Summary of Water Sample Analytical Results
 Laboratory Analytical Report
 Chain-of-Custody Documentation
 Field Notes

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Ms. Gina DiMatteo

January 7, 1993

FIGURES



HAYWARD

SITE



BASE MAP
 - ALAMEDA AND CONTRA COSTA
 THE THOMAS GUIDE
 1989 UPDATED EDITION

ENG	RWP
CHK BY	RWP
APP BY	
DRAWN	DLP
DATE	12/18/91
SCALE	
CAD NO	17330002
PLI NO	P1753



**MITTELHAUSER
 CORPORATION**

SITE LOCATION MAP

BEDFORD PROPERTIES, INC.
 6700 GOLDEN GATE DRIVE
 DUBLIN, CALIFORNIA

DWG NO

FIGURE 1 0

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 3731

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

July 19, 1993

Mr. Rich Hiett
RWQCB
2101 Webster St., Suite 400
Oakland, CA 94612

**Subject: Case Closure Recommendation for Bedford Properties,
6700 Golden Gate Dr., Dublin, CA 94568**

Dear Mr. Hiett:

Having completed four consecutive quarters of groundwater monitoring where target compounds sought were not detected, Ms. Mary Hunter, representative for Mr. Peter Bedford, is requesting site closure from this office for the above referenced site.

In February 1991 when two underground storage tanks (one diesel, one gasoline) were removed, soil samples taken beneath the tanks exhibited up to 360 ppm TOG. Other contaminants sought, TPH-G, TPH-D, and BTEX, were not detected. The tanks appeared in good condition, without pitting or obvious holes. The pit was further excavated and two soil samples from the pit floor did not detect contaminants. With approval from Mr. Ravi Arulananthum of this office, and Mr. Lester Feldman of the SF-RWQCB, only one monitoring well was installed in the center of the former UST pit.

The well log indicate groundwater was first encountered at 20' and stabilized at 16', indicating the presence of a silty clay aquitard at 17-20' depth. Groundwater has been analyzed for TPH-D, TPH-G, and BTEX for five consecutive quarters. Only the first quarter exhibited 660 ppb TPH-D, other target compounds were not detected. The chain of custody forms did not request quantification of TOG. However, using laboratory analysis method 3510/8015 for TPH-D, the gas chromatogram pattern did not indicate the presence of motor oil.

It is my opinion that this case should be reviewed by the RWQCB for potential case closure. Please contact me at (510) 271-4530 should you need additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Eva Chu".

eva chu
Hazardous Materials Specialist

cc: Peter Bedford, P.O.Box 1267, Lafayette, CA 94549
files

bedford



ORCHARD SUPPLY

DRIVEWAY

CHAIN LINK FENCE

DOUBLE GATE

TEMPORARY CHAIN LINK FENCE

CHAIN LINK FENCE

SITE OF FORMER 10,000-GALLON DIESEL UST

MW-1

SITE OF FORMER 3,500-GALLON UNLEADED GASOLINE UST

PAVED AREA

FIELD

CHAIN LINK FENCE

UNISOURCE BUILDING



ENG	URIAH, INC.
CHK BY	MMB
APP BY	
DRAWN	SKM
DATE	12/18/91
SCALE	AS SHOWN
CDG NO	17530001
PRJ NO	P1753



SITE PLAN

BEDFORD PROPERTIES, INC.
6700 GOLDEN GATE DRIVE
DUBLIN, CALIFORNIA

MITTELHAUSER CORPORATION

DWG NO

FIGURE 2

REV 0

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Ms. Gina DiMatteo

January 7, 1993

TABLES

TABLE 1
WELL MONITORING DATA

WELL NUMBER	DATE	DEPTH TO WATER * (FEET)	FREE PRODUCT THICKNESS (FEET)	SHEEN PRESENCE	WATER REMOVED (GALLONS)
MW-1	12/05/91	16.36	-0-	None	8.5
	03/06/92	12.61	-0-	None	12.5
	06/03/92	14.74	-0-	None	11.0
	10/12/92	16.69	-0-	None	10.75
	12/14/92	15.22	-0-	None	13.0

* Measured from Top of Casing

**TABLE 2
 SUMMARY OF WATER SAMPLE ANALYTICAL RESULTS**

SAMPLE NUMBER	DATE	TPH-D	TPH-G	BENZENE	TOLUENE	ETHYL BENZENE	XYLENES
MW-1	12/05/91	660	ND	ND	ND	ND	ND
	03/06/92	ND	ND	ND	ND	ND	ND
	06/04/92	ND	ND	ND	ND	ND	ND
	10/12/92	ND	ND	ND	ND	ND	ND
	12/14/92	ND	ND	ND	ND	ND	ND

NOTES:

ND = Not detectable at detection limits of 50 ppb for TPH-D and TPH-G and 0.5 ppb for BTEX

Detection limits for October 12, 1992 were 500 ppb for TPH-D and TPH-G, 0.3 ppb for BTEX and 0.6 ppb for xylene.

TPH-D = Total Petroleum Hydrocarbons as diesel.

TPH-G = Total Petroleum Hydrocarbons as gasoline.

Results are in micrograms per liter (ug/L) and are reported as parts per billion (ppb) in the text.

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Ms. Gina DiMatteo

January 7, 1993

LABORATORY ANALYTICAL REPORT

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

December 18, 1992

ChromaLab File No.: 1292155

MITTELHAUSER CORPORATION

Attn: Randal Wilson

RE: One water sample for Gasoline and BTEX analysis

Project Name: BEDFORD PROPERTIES - DUBLIN

Project Number: P1753-06

Date Sampled: Dec. 14, 1992

Date Submitted: Dec. 14, 1992


Date Analyzed: Dec. 16, 1992

RESULTS:

Sample I.D.	Gasoline ($\mu\text{g/L}$)	Benzene ($\mu\text{g/L}$)	Toluene ($\mu\text{g/L}$)	Ethyl Benzene ($\mu\text{g/L}$)	Total Xylenes ($\mu\text{g/L}$)
MW 1	N.D.	N.D.	N.D.	N.D.	N.D.
BLANK	N.D.	N.D.	N.D.	N.D.	N.D.
SPIKE RECOVERY	83%	98%	93%	97%	107%
DUP SPIKE RECOVERY	---	96%	91%	92%	102%
DETECTION LIMIT	50	0.5	0.5	0.5	1.5
METHOD OF ANALYSIS	5030/8015	602	602	602	602

ChromaLab, Inc.


Billy Thach
Analytical Chemist


Eric Tam
Laboratory Director

do

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

December 21, 1992

ChromaLab File No.: 1292155

MITTELHAUSER CORPORATION

Attn: Randal Wilson

RE: One water sample for Diesel analysis

Project Name: BEDFORD PROPERTIES - DUBLIN

Project Number: P1753-06

Date Sampled: Dec. 14, 1992

Date Submitted: Dec. 14, 1992


Date Extracted: Dec. 16, 1992

Date Analyzed: Dec. 16, 1992

RESULTS:

<u>Sample I.D.</u>	<u>Diesel ($\mu\text{g/L}$)</u>
MW 1	N.D.
BLANK	N.D.
SPIKE RECOVERY	86%
DUP SPIKE RECOVERY	94%
DETECTION LIMIT	50
METHOD OF ANALYSIS	3510/8015

ChromaLab, Inc.


Yiu Tam
Analytical Chemist


Eric Tam
Laboratory Director

do

MITTELHAUSER
corporation

Ms. Gina DiMatteo

January 7, 1993

CHAIN-OF-CUSTODY DOCUMENTATION

CHAIN OF CUSTODY

PROJECT NUMBER: P1753-06		PROJECT NAME: Bedford Properties - Dublin			NUMBER OF CONTAINERS	ANALYSIS(ES):		PRESERVATIVE	REMARKS
SAMPLED BY: (PRINTED AND SIGNATURE) Randal Wilson Randal Wilson						TPH-Gas-BTE	TPH-Diesel		
SAMPLE NUMBER	DATE	TIME	TYPE	SAMPLE LOCATION	5	X	X	ICE	
MW1	12/14/92		water						
RELINQUISHED BY: (SIGNATURE) Randal Wilson		DATE 12/14/92	TIME 15:00	RECEIVED BY: (SIGNATURE) <i>[Signature]</i>		TOTAL NO. OF SAMPLES (THIS SHIPMENT) 1		LABORATORY: chromalab	
RELINQUISHED BY: (SIGNATURE) <i>[Signature]</i>		DATE 12/14/92	TIME 17:18	RECEIVED BY: (SIGNATURE) <i>[Signature]</i>		TOTAL NO. OF CONTAINERS (THIS SHIPMENT) 5		LABORATORY CONTACT: GARY COOK	
RELINQUISHED BY: (SIGNATURE) <i>[Signature]</i>		DATE 12/14/92	TIME 17:18	RECEIVED FOR LABORATORY BY: (SIGNATURE) <i>[Signature]</i>		LABORATORY PHONE NUMBER: (510) 871-1788			
DISTRIBUTION: WHITE, MITTELHAUSER CORPORATION CANARY, LABORATORY PINK, CLIENT GOLD, PROJECT FILE		REMARKS: Results to Randal Wilson Normal Turnaround Time P.O. # 1123-1753-06-03		SAMPLE ANALYSIS REQUEST SHEET ATTACHED: () YES (X) NO					

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Ms. Gina DiMatteo

January 7, 1993

FIELD NOTES

CLIENT: Bedford Properties

PROJECT #: 1753-CWS

MONITORING WELL DATA SHEET

DATE: 12-14-92

MILEAGE:

PROJECT #: 1753-06

FIELD TECH: R Wilson

FACILITY: Discharge

PAGE: 1 OF: 2

6700 Golden Gate Drive
Dublin

WELL #	MW1				
TIME OPENED (24 hr)	12:26				
TIME (24 hr)	12:34				
WATER DEPTH (ft)	15.22'				
WELL DEPTH (ft)	29.88'				
WELL DIAMETER (in)	2"				
WELL VOLUME (gal)	2.48 gal				
SHEEN OR FILM	NO				
PRODUCT THICKNESS (ft)	-				
FIELD SAMPLE COLOR	clear				
PURGE	yes				
DEVELOP	NO				
SAMPLE	yes				
METHOD	Disposable Teflon Bailer				
PURGED WATER VOL. (gal)	13 gal				
PURGED COLOR	cloudy Brown				
PURGED PROD. VOL. (gal)	-				
PURGE SEQUENCE	1				
PROD DETECT METHOD	odor/sheen				
4 WELL CASING VOL. (gal)	9.91 gal				

COMMENTS:

CHROMALAB, INC.

5 DAYS TURNAROUND

Analytical Laboratory (E694)

August 19, 1991

ChromaLab File No.: 0891124

MITTELHAUSER CORPORATION

Attn: Marjorie Bushnell

RE: Two rush soil samples for Gasoline/BTEX, Diesel, Oil & Grease, and Organic Lead analyses

Project Name: BEDFORD / GOLDEN GATEWAY

Project Number: 1753.2

Date Sampled: August 14, 1991

Date Submitted: August 15, 1991

Date Extracted: Aug. 16-17, 1991


Date Analyzed: Aug. 16-17, 1991

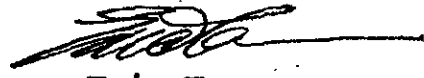
RESULTS:

Sample I.D.	Gasoline (mg/kg)	Diesel (mg/kg)	Benzene (µg/kg)	Toluene (µg/kg)	Ethyl Benzene (µg/kg)	Total Xylenes (µg/kg)	Oil & Grease (mg/kg)	Organic Lead (mg/kg)
EP-1	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.*
EP-2	N.D.	N.D.	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.	N.D.	N.D.
SPIKED RECOVERY	83.0%	101.3%	86.4%	95.3%	94.1%	93.8%	----	94.0%
DETECTION LIMIT	1.0	1.0	5.0	5.0	5.0	5.0	10	0.5
METHOD OF ANALYSIS	5030/ 8015	3550/ 8015	8020	8020	8020	8020	5520 E&F	7420

*Performed by Mobile Chem Labs, Inc.

ChromaLab, Inc.


 David Duong
 Chief Chemist


 Eric Tam
 Laboratory Director

CHAIN OF CUSTODY RECORD

PROJECT NUMBER: <i>P 1753-2</i>		PROJECT NAME: <i>Bedford/Dublin - 6100 Goldwate</i>			NUMBER OF CONTAINERS	ANALYSIS(ES): <i>TPH₉₀ - BTEX TOLC</i>	PRESERVATIVE	REMARKS
SAMPLED BY: (PRINTED AND SIGNATURE) <i>Roger W. Papler</i>								
COMP SITE SAMPLE NUMBER	DATE	TIME	TYPE	SAMPLE LOCATION				
<i>1</i>	<i>16 Aug 91</i>	<i>-</i>	<i>soil</i>	<i>stockpile</i>	<i>5</i>	<i>X</i>	<i>X</i>	
							CHROMALAB FILE # 891142	
							ORDER # <i>3186</i>	
RELINQUISHED BY: (SIGNATURE) <i>Roger W. Papler</i>		DATE <i>16 Aug 91</i>	TIME	RECEIVED BY: (SIGNATURE)	TOTAL NO. OF SAMPLES (THIS SHIPMENT) <i>1</i>	LABORATORY: <i>chroma</i>		
RELINQUISHED BY: (SIGNATURE) <i>Roger W. Papler</i>		DATE	TIME	RECEIVED BY: (SIGNATURE)	TOTAL NO. OF CONTAINERS (THIS SHIPMENT) <i>5</i>	LABORATORY CONTACT: <i>Eric</i>		
RELINQUISHED BY: (SIGNATURE)		DATE	TIME	RECEIVED FOR LABORATORY BY: (SIGNATURE) <i>[Signature]</i>	SAMPLE ANALYSIS REQUEST SHEET ATTACHED: () YES () NO			
DISTRIBUTION: WHITE, MITTELHAUSER CORPORATION GOLD, LABORATORY PINK, CLIENT GREEN, PROJECT FILE				REMARKS: <i>Request normal (5-day) TAT. Please FAX results to Roger Papler at (415) 743-0335.</i>				