

BEDFORD PROPERTIES



September 1, 1992

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See
9/10/92

Mr. Jeff Shapiro
ALAMEDA COUNTY HEALTH CARE SERVICES
DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, CA 94621
Bedford Properties
Re: **6700 Golden Gate Drive/Dublin**

Dear Mr. Shapiro:

Attached you will find the Second Quarter 1992 Quarterly Monitoring and Sampling Report for the above-referenced.

Should you have any questions, please do not hesitate to call us.

Very truly yours,

BEDFORD PROPERTIES DEVELOPMENT COMPANY


Robert E. Pestek
President

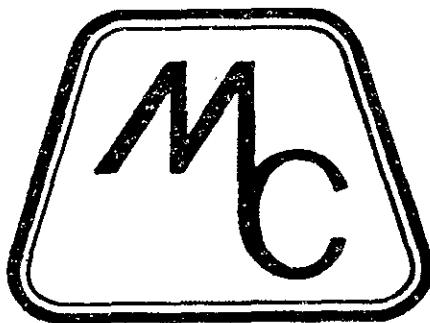
BP/kd

**SECOND QUARTER 1992
QUARTERLY MONITORING
AND SAMPLING REPORT
GOLDEN GATE DRIVE
DUBLIN, CALIFORNIA**

92 SEP - 2 PM 1:00

Prepared for:
**BEDFORD PROPERTIES, INC.
SAN RAMON, CALIFORNIA**

Prepared by:
**MITTELHAUSER CORPORATION
PLEASANTON, CALIFORNIA**



APRIL 1992

MITTELHAUSER corporation

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

July 27, 1992

Ms. Gina DiMatteo
Bedford Properties, Inc.
2000 Crow Canyon Place, Suite 120
San Ramon, California 94583

Subject: Quarterly Monitoring and Sampling Report -
Second 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 second 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 June 3, 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 MW1. 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 March 6, 1992. The results of the second quarter of monitoring and sampling are presented in this report.

FIELD ACTIVITIES

Monitoring well MW1 was monitored for depth to water and the presence of free product or sheen. No free product or sheen were observed in this well during this sampling episode.

On June 3, 1992 the well MW1 was sampled. A summary of the field parameters recorded during well purging along with field protocol is presented in the attached Field Notes.

HYDROLOGY

The measured depth to water at the site on June 3, 1992 was 14.74 feet below top of casing. The water level dropped approximately one foot in the well during this quarter.

LABORATORY RESULTS

The groundwater sample collected from well MW1 was analyzed for TPH-G using EPA Method 5030 in conjunction with modified EPA Method 8015, and for benzene, toluene, ethylbenzene, and BTEX using EPA Method 602. In addition, the water sample from MW1 was analyzed for TPH-D using EPA Method 3510 in conjunction with modified EPA Method 8015.

Laboratory analytical results of the water sample from MW1 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 second sampling episode with no positive analytical results shown for the tested constituents. This program will be continued for two more quarters. If the groundwater

analytical results for all parameters continue to remain below method detection limits for these two quarters, site closure will 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.

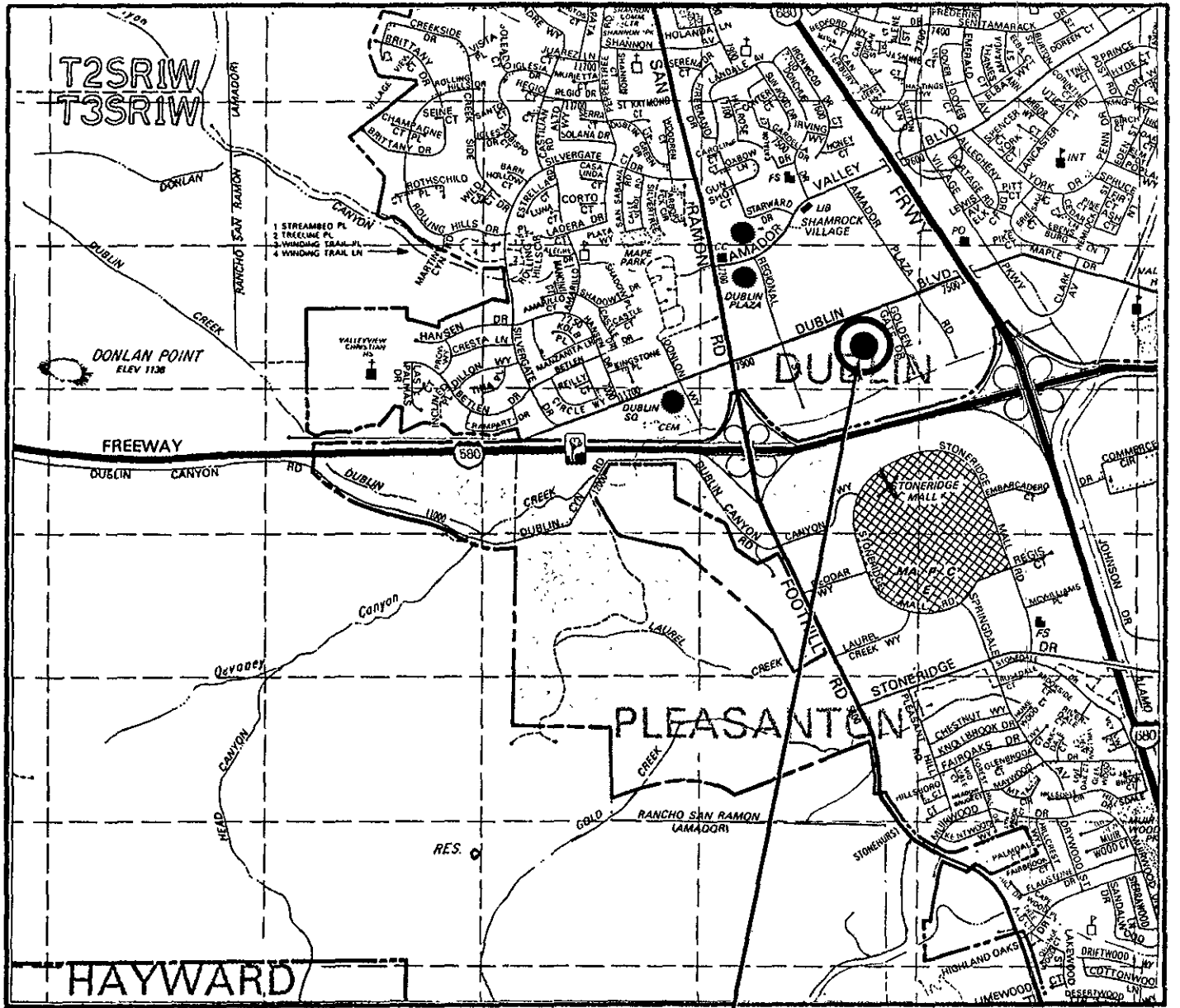
This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information contained herein is brought to the attention of the appropriate regulatory agencies, where required by law. Additionally, it is the sole responsibility of the 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 current regulatory climate and may require revision if future regulatory changes occur.

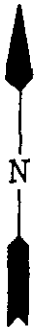
Ms. Gina DiMatteo

July 27, 1992

FIGURES



SITE



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

ENG	RWP
CHK BY	RWP
AFF BY	
DRAWN	DLP
DATE	12/18/91
SCALE	
CAD NO	17530002
PRJ NO	P1753



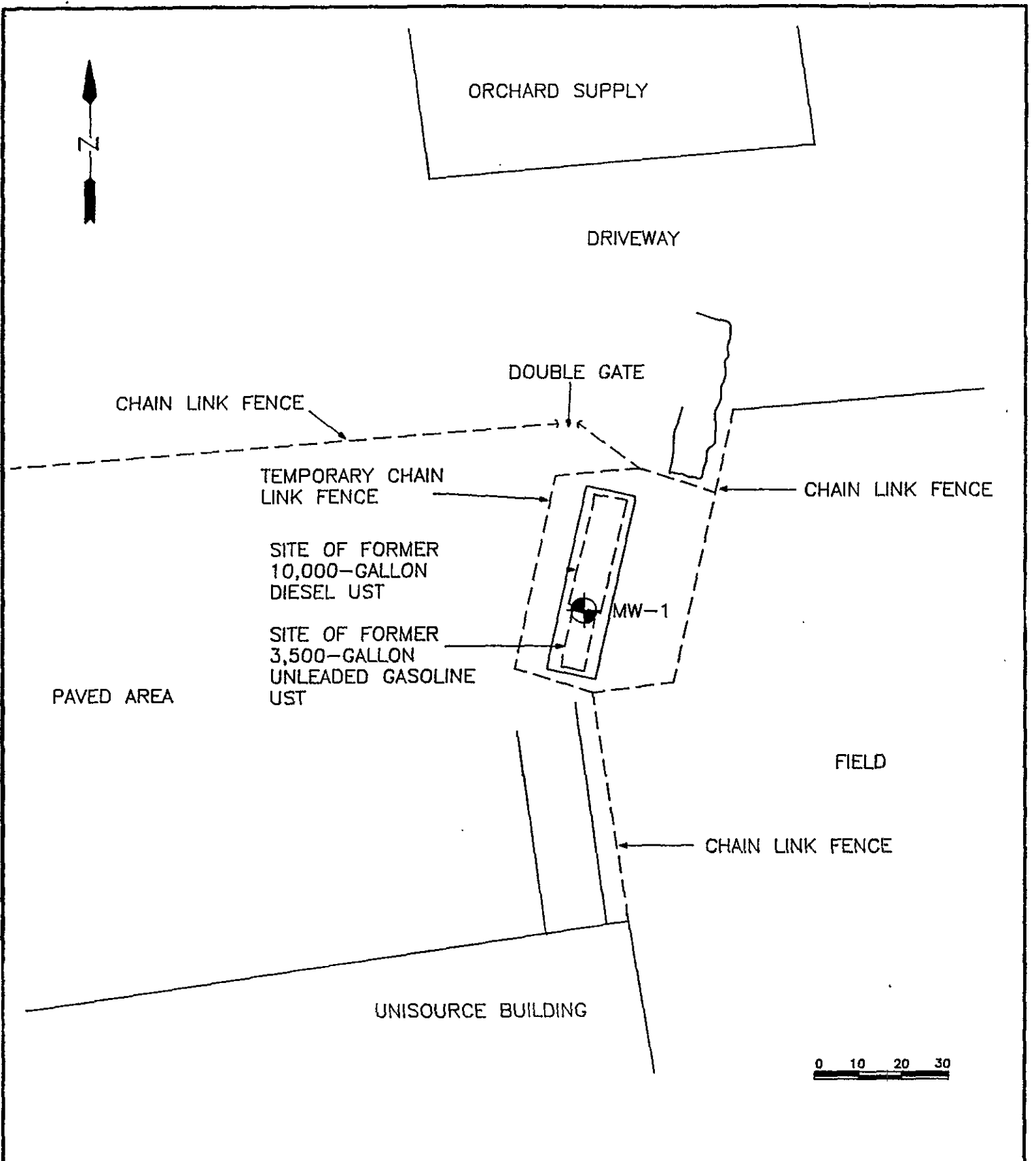
MITTELHAUSER
 CORPORATION

SITE LOCATION MAP

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

DRWG NO

REV



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



MITTELHAUSER CORPORATION

SITE PLAN

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

DRWG NO

REV

FIGURE 2 0

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Ms. Gina DiMatteo

July 27, 1992

TABLES

Bedford Properties, Inc.
Dublin, California
Quarterly Monitoring and Sampling Report

July 1992
Rev.: 2
1753T001.WK1

**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

* Measured from Top of Casing

Bedford Properties, Inc.
Dublin, California
Quarterly Monitoring and Summary Report

July 1992
Rev.: 2
1753T003.wk1

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	0.660	ND	ND	ND	ND	ND
	03/06/92	ND	ND	ND	ND	ND	ND
	06/04/92	ND	ND	ND	ND	ND	ND
DETECTION LIMITS:		50	50	0.5	0.5	0.5	0.5

NOTES:

ND = Non detectable at detection limit

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.

MITTELHAUSER
corporation

Ms. Gina DiMatteo

July 27, 1992

LABORATORY ANALYTICAL REPORT

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

June 11, 1992

ChromaLab File No.: 0692033

MITTELHAUSER CORPORATION

Attn: Parnian Kaboli

RE: One water sample for Gas/BTEX and Diesel analysis

Project Name: BEDFORD - DUBLIN G.G.W.

Project Number: P1753-06

Date Sampled: June 3, 1992

Date Submitted: June 3, 1992

Date Extracted: June 8, 1992

Date Analyzed: June 9, 1992

RESULTS:

Sample I.D.	Gasoline ($\mu\text{g/L}$)	Diesel ($\mu\text{g/L}$)	Benzene ($\mu\text{g/L}$)	Toluene ($\mu\text{g/L}$)	Ethyl Benzene ($\mu\text{g/L}$)	Total Xylenes ($\mu\text{g/L}$)
MW1	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.
SPIKE REC.	91%	98%	82%	106%	102%	104%
DUP SPIKE REC	97%	98%	80%	104%	104%	104%
DET. LIMIT	50	50	0.5	0.5	0.5	0.5
METHOD OF ANALYSIS	5030/ 8015	3510/ 8015	602	602	602	602

ChromaLab, Inc.



Yiu Tam
Analytical Chemist



Eric Tam
Laboratory Director

MITTELHAUSER
corporation

Ms. Gina DiMatteo

July 27, 1992

CHAIN-OF-CUSTODY DOCUMENTATION

CHAIN OF CUSTODY RECORD

PROJECT NUMBER: P1753-06			PROJECT NAME: Bedford - Dublin G.G.W.			NUMBER OF CONTAINERS 5	ANALYSIS(ES): X TPH-Gas, BTEX X TPH-Diesel	PRESERVATIVE ICE	REMARKS
SAMPLED BY: (PRINTED AND SIGNATURE) Randal Wilson									
SAMPLE NUMBER	DATE	TIME	TYPE	SAMPLE LOCATION					
MW1	6/3/92		water						
						CHROMALAB FILE # 692033 ORDER # 6619			
RELINQUISHED BY: (SIGNATURE) Randal Wilson		DATE 6/3/92	TIME 19:35	RECEIVED BY: (SIGNATURE)		TOTAL NO. OF SAMPLES (THIS SHIPMENT) 1	LABORATORY: chromalab		
RELINQUISHED BY: (SIGNATURE)		DATE	TIME	RECEIVED BY: (SIGNATURE)		TOTAL NO. OF CONTAINERS (THIS SHIPMENT) 5	LABORATORY CONTACT: Gary Cook		
RELINQUISHED BY: (SIGNATURE)		DATE 6/3/92	TIME 19:75	RECEIVED FOR LABORATORY BY: (SIGNATURE) [Signature]		LABORATORY PHONE NUMBER: (510) 831-1788			
DISTRIBUTION: WHITE, MITTELHAUSER CORPORATION CANARY, LABORATORY PINK, CLIENT GOLD, PROJECT FILE						REMARKS: Results to Randy Wilson and Parnian Kaboli Normal Turnaround			
						SAMPLE ANALYSIS REQUEST SHEET ATTACHED: () YES (X) NO			

MITTELHAUSER
corporation

Ms. Gina DiMatteo

July 27, 1992

FIELD NOTES

MONITORING WELL DATA SHEET

DATE: 6-3-92

MILEAGE: 30 miles

PROJECT #: 1753-06

FIELD TECH: R Wilson

FACILITY: Golden Gateway
Dublin

PAGE: 1 OF: 2

WELL #	MW1				
TIME OPENED (24 hr)	18:15				
TIME (24 hr)	18:22				
WATER DEPTH (ft)	14.74'				
WELL DEPTH (ft)	29.88'				
WELL DIAMETER (in)	2"				
WELL VOLUME (gal)	2.56 gal				
SHEEN OR FILM	NO				
PRODUCT THICKNESS (ft)	-				
FIELD SAMPLE COLOR	clear				
PURGE	yes				
DEVELOP	NO				
SAMPLE	yes				
METHOD	Disposable Teflon Bailey				
PURGED WATER VOL. (gal)	11 gal				
PURGED COLOR	cloudy Brown				
PURGED PROD. VOL. (gal)	-				
PURGE SEQUENCE	1				
PROD DETECT METHOD	odor/sheen				

COMMENTS:

4 well casing volumes 10.24 gal

P1753

SAMPLING DATA SHEET

SAMPLING LOCATION: MK11
 DEPTH TO WATER: 14.74'
 WELL BOTTOM DEPTH: 29.88'
 WELL CASING VOLUME: 2.56 gal
 CASING VOLUMES PURGED: 4.30
 PURGE RATE: 17 minutes
 FIELD TECH: R Wilson
 WEATHER CONDITIONS: Warm & Windy

DATE PURGED: 6-3-92
 PURGE METHOD: Bailer
 DATE & TIME SAMPLED: 6-3-92 18:41
 SAMPLING METHOD: Disposable Teflon
 SAMPLE TYPE: X GRAB COMPOSITE
 PRESERVATIVES: ICE
 # OF CONTAINERS: 5

TIME (24 hr)	VOLUME REMOVED (gal)	ELECTRICAL CONDUCTIVITY ($\mu\text{mhos/cm}$)	PH	TEMPERATURE (°f)	TURBIDITY (ntu)
18:26	1	11.99×10^2	6.05	67.2	
18:29	2.5	11.73×10^2	6.59	66.4	
18:31	4	11.70×10^2	6.56	66.1	
18:33	5	11.82×10^2	6.51	65.9	
18:35	6.5	11.59×10^2	6.48	65.5	
18:36	7.5	11.62×10^2	6.54	65.5	
18:38	8.5	11.67×10^2	6.60	65.5	
18:40	10.0	11.63×10^2	6.60	65.3	
18:41	11.0	11.47×10^2	6.63	65.4	

NOTES:

MITTELHAUSER CORPORATION
GROUNDWATER MONITORING AND SAMPLE COLLECTION
FIELD PROTOCOL

Water Level Measurement

Monitoring well reference elevations are measured to a marked or notched location at the top of the well pipe which has been surveyed by a licensed surveyor. Depth to water is measured using an electric water level indicator and referenced to the surveyed mark at the top of the well pipe. Alternatively, a steel or aluminum yardstick covered with water-finding paste is attached to a steel tape and lowered until part of the yardstick encounters the water in the well. The measured length of the steel tape is added to the unaffected length of the yardstick as measured from the top of the yardstick to a point where the discoloration of the water-finding paste begins. Depth to water-level measurements are made to the nearest 0.01 foot.

Water levels are measured prior to well development and well purging for the purpose of sampling.

Free Product Layer Thickness Measurement

Free product measurements are made to the same reference point as described above for water-level measurements. Free-product layer thickness measurements are performed in one of several ways.

Measurement to the top of the free-product layer may be performed using an electric petroleum hydrocarbon indicator. An electric water-level indicator is covered with product-finding paste and is lowered into the well until the water-level sensor indicates that water has been encountered. The probe is then withdrawn from the well and the affected length of the product-finding paste is measured. Alternatively, a steel or aluminum yardstick covered with product-finding paste is attached to a steel tape and lowered until part of the yardstick encounters the free-product layer. The measured length of the steel tape is added to the unaffected length of the yardstick as measured from the top of the yardstick to the point where discoloration of the product-finding paste begins.

The total product layer thickness is determined by finding the difference between the measured depth to product and the measured depth to water.

In most instances it is possible to place both water-finding paste and product-finding paste side by side on the same yardstick and directly measure the thickness of the discolored product-finding paste from the yardstick. Depth to free product or free-product thickness measurements are made to the nearest 0.01 foot.

Determination of Sheen

After depth to water and free-product thickness measurements are performed, a test for the presence of sheen is conducted. A transparent bailer is lowered into the well in a manner such that only part of the bailer is submerged. The bailer is withdrawn from the well and the surface of the water in the bailer is examined for the presence of sheen as determined by the presence of iridescence or emulsification. Presence of sheen is not investigated if it is determined that free product is present in the well. Use of a cleaned dark colored bucket is helpful for sheen-determination purposes.

Total Well Depth Measurement

Once the test for sheen presence has been conducted, the total depth of the well is measured. Total well depth is determined by measuring from the reference elevation described in the section for Water Level Measurement, above, to the depth at which tension in the tape measure (to which the electric probe is attached or the steel tape is attached) becomes slack. The tape measurement is corrected for probe length. Total well depth measurements are made to the nearest 0.05 feet.

Well Purging

In order to obtain a representative sample of the water in the aquifer being sampled, stagnant water in the well casing must be removed to permit well recharge with non-stagnant aquifer water. The removal of stagnant water is accomplished by the removal of the water to the surface where it will be either disposed of or stored for future disposal.

The purging rate used at a particular monitoring well will depend on the expected or known hydraulic yield of the well.

In moderate to high yield formation wells the purging device will be placed near the top of the screened interval of the well to ensure that non-stagnant formation water will move upward in the screened interval. When purging low-yield formation wells, water will be removed from the bottom of the screened interval.

When purging low-yield wells (wells which yield less than 3 casing volumes), the wells will be purged to dryness once. As soon as the well has recovered to a volume sufficient for sampling, samples will be collected. At no time will a well be purged to dryness if the rate of recharge is such that formation water will cascade down the sides of the casing.

During purging operations, the field parameters of pH, temperature, and electrical conductivity (EC) in the purged water will be monitored and recorded at a minimum rate of two (2) readings per casing volume purged. Stabilization of the parameters of pH, temperature and EC will be used to indicate that the well has been sufficiently purged for sampling. Parameter stabilization will be indicated by at least three near-constant pH, temperature, and EC values for a minimum of one (1) casing volume. The acceptable range of values for stabilization of the

field parameters are +/- 0.6 degrees Fahrenheit (F) for temperature, +/- 0.2 for pH, and +/- 10 percent of the total value of EC.

Once the field parameters have been observed to stabilize, and a minimum of four (4) casing volumes have been purged from a well, groundwater samples will be collected using a Teflon bailer. All samples will be collected in such a manner as to minimize the volatilization or oxidation of a sample due to agitation during transfer from the bailer to the sample container. A well-purging/sampling log will be maintained for purging of each monitoring well.

Calibration of field equipment will be performed at the beginning of each day, according to manufacturer's specifications and consistent with methods described in EPA SW-846, Test Methods for Evaluation Solid Waste Physical/Chemical Methods.

Sample Collection

Samples of non-stagnant formation water will be collected only after a minimum of four (4) casing volumes of water have been purged from the well casing and the field parameters have been observed to stabilize. In low-yield formation wells which were purged to dryness, the sample(s) will be collected as soon as the well has recovered sufficiently for sample collection.

All samples will be collected in an order such that those parameters most sensitive to volatilization will be sampled first. A general order of collection for some common groundwater parameters follows:

- Volatile Organic Compounds (VOCs)
- Total Organic Halogens (TOX)
- Total Organic Carbon (TOC)
- Total Metals
- Dissolved Metals
- Phenols
- Sulfate and Chloride
- Turbidity
- Nitrate and Ammonia

The type of sample container used for sample collection will depend upon the sample analysis to be performed and will be in accordance with EPA requirements for sample-analysis container type.

Equipment Decontamination

All equipment which will be placed in any well will be cleaned with a biodegradable or non-phosphate detergent solution, and thoroughly rinsed with steam-distilled water prior to each use.