

MEETING NOTES

Alameda County, Kaprealian Engineering, and Paradiso
Re: Berkely Land Co. Stid #3734
June 28, 1995
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Attendees:

Amy Leech, Alameda County
Robert Kezerian, Kaprealian Engineering
Eric Montesano, Paradiso Mechanical, Inc.

This meeting was requested by Bob Kezerian to discuss the future status of the site. Mr. Kezerian gave a historical overview of the site and provided some handouts on soil data. I indicated that our file did not include the data he was presenting and asked if he would submit a copy of the report he was referring to to this office.

Mr. Kezerian indicated that he thought overexcavation had occurred subsequent to the tank removal in 1988 since 130 cy of contaminated soil was removed and disposed of off-site. I asked him to submit manifests/documentation for the soil disposal.

He said that boring A emplaced in the center of the former tank pit by CEC in 1990 ended in what he thinks was a concrete slab, probably used to anchor the former UST.

In July 1993 Kaprealian completed a Hydropunch study.

November 1994 Kaprealian purged the on-site water well (WW-1) of approx. 1,200 gallons. This work was documented in the 1st QMR for 1995. I indicated to Mr. Kezerian this office did not have this report.

An investigation of WW-1 was made in 1993 and reported in QMR dated 12/93. This well is 48 feet deep and screened 12'-48' bgs. It is 6" in diameter.

I indicated that it seemed more appropriate to aim toward a case closure status rather than apply for NAA. We discussed that it may be possible to reduce frequency of sampling of some wells and emulating sampling of some of the wells all together. I told him I needed to review the file and the reports I was missing before making any final decision on a new sampling schedule. He proposed:

| | |
|------|---------------------------------------|
| WW-1 | quarterly or semi-annual [✓] |
| MW1 | eliminate sampling _____ |
| MW2 | eliminate sampling [✓] |
| MW3 | semi-annual [✓] |
| MW4 | eliminate sampling [✓] |
| MW5 | eliminate sampling [✓] |

Would use MW2, MW3, MW5 for gradient determinations.

Mr. Kezerian will send me the following reports:

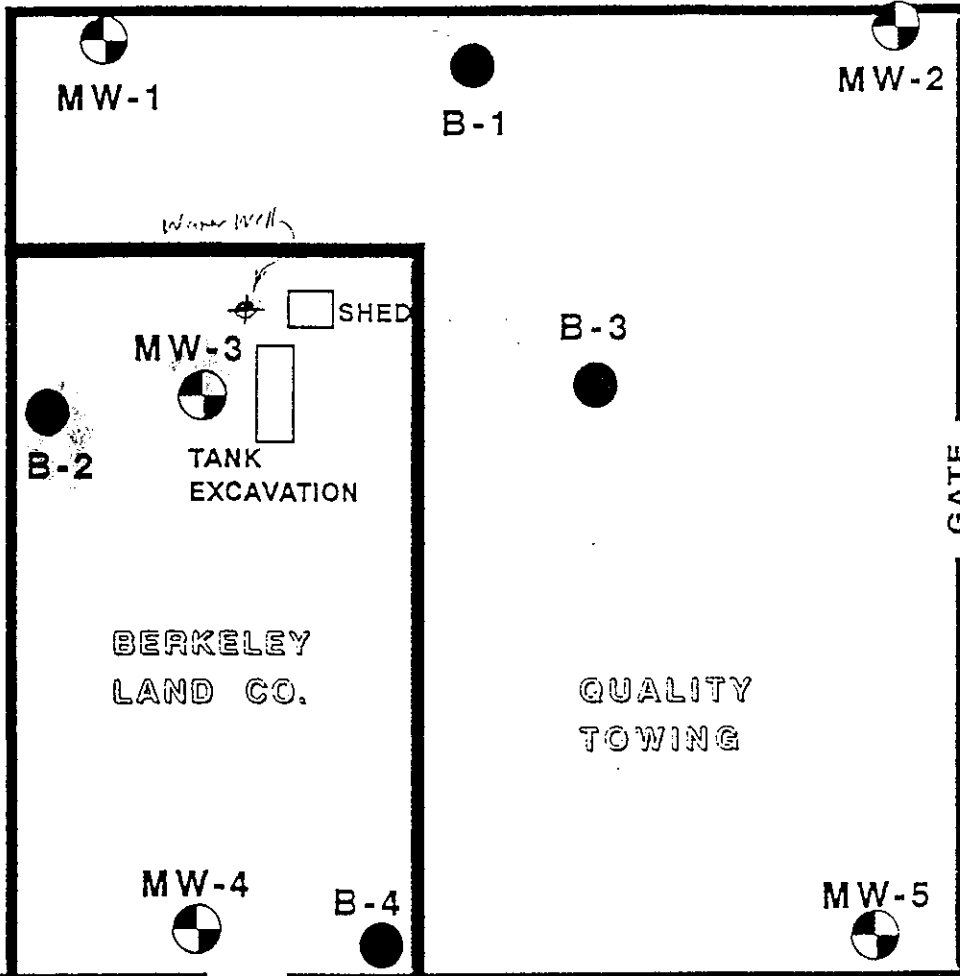
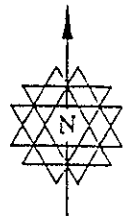
1. 1990 CEC report of soil borings (found this in file)
2. 1st QMR 1995
3. Manifests/documentation for 130 cy of excavated soil.

TABLE 3.1
SUMMARY OF THE ANALYTICAL RESULTS FROM THE SOIL SAMPLING
CONDUCTED DURING PHASE II

| Drill Hole | Sample Number | Depth (ft) | TPH-G (ppm) | TPH-D (ppm) | Benzene (ppb) | Toluene (ppb) | Ethyl-benzene (ppb) | Xylene (ppb) |
|------------|---------------|------------|-------------|-------------|---------------|---------------|---------------------|--------------|
| B-1 | S-1 | 4 | N/A | N/A | N/A | N/A | N/A | N/A |
| B-1 | S-2 | 6.5 | N/A | N/A | N/A | N/A | N/A | N/A |
| B-1 | S-3 | 10 | N/A | N/A | N/A | N/A | N/A | N/A |
| B-1 | S-4 | 15 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| B-2 | S-1 | 10 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| B-2 | S-2 | 15 | ND<1 | 50 | ND<3 | ND<3 | 11 | 22 |
| B-3 | S-1 | 4.5 | - | - | - | - | - | - |
| B-3 | S-2 | 8.5 | ND<1 | ND<10 | ND<3 | ND<3 | ND>3 | ND>3 |
| B-3 | S-3 | 14.5 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND>3 |
| B-4 | S-1 | 5 | - | - | - | - | - | - |
| B-4 | S-2 | 10 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| B-4 | S-3 | 15 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-1 | S-1 | 4 | - | - | - | - | - | - |
| MW-1 | S-2 | 10 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-1 | S-3 | 11.5 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-1 | S-4 | 16.5 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-1 | S-5 | 21.5 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-2 | S-1 | 4 | - | - | - | - | - | - |
| MW-2 | S-2 | 6.5 | - | - | - | - | - | - |
| MW-2 | S-3(5-8) | 11.5 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-2 | S-4(5-9) | 16.5 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-2 | S-5(5-10) | 21.5 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-3 | S-1 | 6.5 | - | - | - | - | - | - |
| MW-3 | S-2 | 10 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-3 | S-3 | 15 | ND<1 | 250 | 4 | 6 | 12 | 58 |
| MW-3 | S-4 | 20 | - | - | - | - | - | - |
| MW-4 | S-1 | 4 | - | - | - | - | - | - |
| MW-4 | S-2 | 6.5 | - | - | - | - | - | - |

TABLE 3.1 CONTINUED

| Drill Hole | Sample Number | Depth (ft) | TPH-G (ppm) | TPH-D (ppm) | Benzene (ppb) | Toluene (ppb) | Ethylbenzene (ppb) | Xylene (ppb) |
|------------|---------------|------------|-------------|-------------|---------------|---------------|--------------------|--------------|
| MW-4 | S-3 | 11.5 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-4 | S-4 | 16.5 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-4 | S-5 | 21.5 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-5 | S-1 | 3 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-5 | S-2 | 6.5 | - | ND<10 | - | - | - | - |
| MW-5 | S-3 | 10 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-5 | S-4 | 15.5 | ND<1 | ND<10 | ND<3 | ND<3 | ND<3 | ND<3 |
| MW-5 | S-5 | 20 | - | ND<10 | - | - | - | - |






BERKELEY
LAND CO.

QUALITY
TOWING

SAKLAN STREET

GATE

MIDDLE LANE

-  MONITORING WELL
-  *Exploratory* BORING (previously installed)
-  *Exploratory Boring* (proposed)

SCALE: 1" = 40'



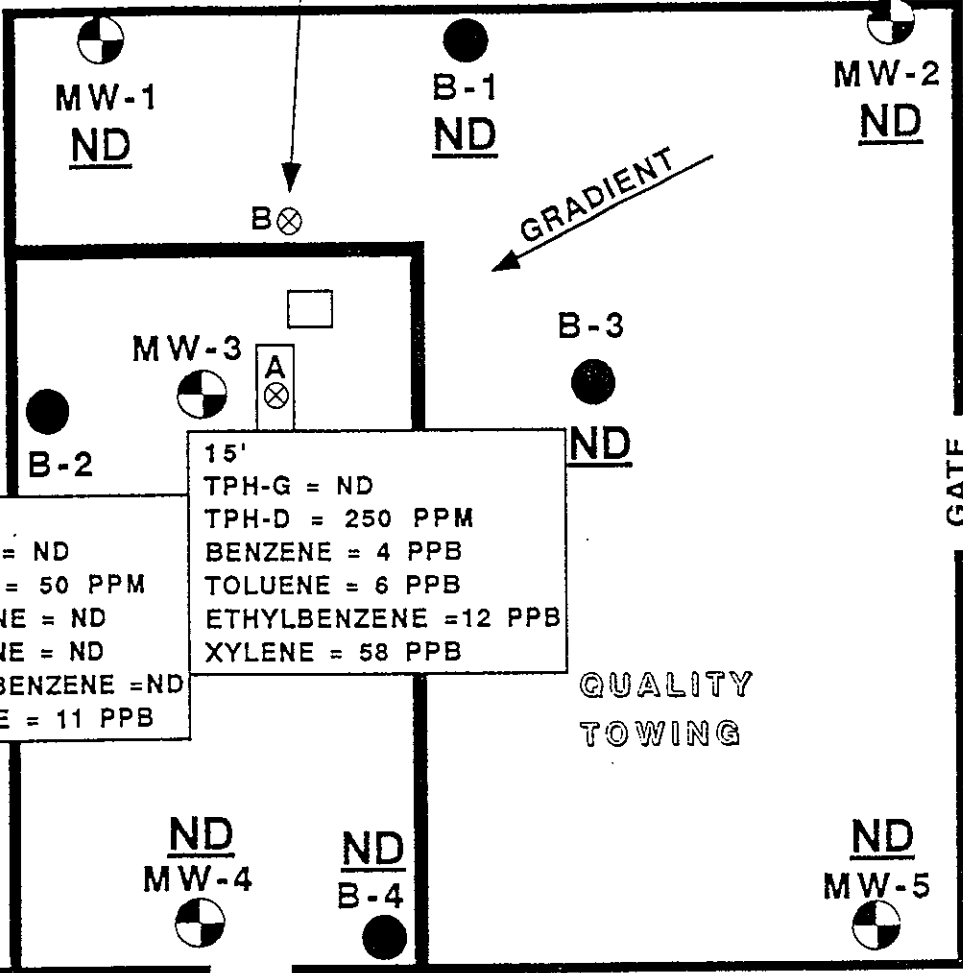
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FIGURE ~~2.1~~ /
WELL AND BORING LOCATION MAP

15.5' TPH-G = ND TPH-D = 550
 BENZENE = ND TOLUENE = ND
 ETHYLBENZENE = 4 XYLENE = 10

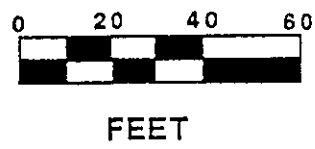


15'
 TPH-G = ND
 TPH-D = 50 PPM
 BENZENE = ND
 TOLUENE = ND
 ETHYLBENZENE = ND
 XYLENE = 11 PPB

15'
 TPH-G = ND
 TPH-D = 250 PPM
 BENZENE = 4 PPB
 TOLUENE = 6 PPB
 ETHYLBENZENE = 12 PPB
 XYLENE = 58 PPB

- ND = NON DETECT
- MONITORING WELL
- BORINGS FROM PHASE 1
- BORINGS FROM PHASE 2

SCALE: 1" = 40'



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FIGURE 4.1
 SOIL SAMPLE RESULTS

TABLE 1.1
ANALYTICAL RESULTS FROM SOIL SAMPLING CONDUCTED
DURING PHASE I OF THE PRELIMINARY ASSESSMENT

| Sample Number | Drill Hole | TPH-G (ppm) | TPH-D (ppm) | Benzene (ppb) | Toluene (ppb) | Ethyl-benzene (ppb) | Xylene (ppb) |
|---------------|-------------------|-------------|-------------|---------------|---------------|---------------------|--------------|
| BC-0227-A120 | A <i>10'</i> | ND<10 | 40 | ND<3 | 15 | 6 | 13 |
| BC-0227-B163 | B <i>13.5'</i> | ND<10 | 40 | ND<3 | ND<3 | ND<3 | ND<3 |
| BC-0227-B186 | B <i>15.5'</i> | ND<10 | 550 | ND<3 | ND<3 | 4 | 10 |



B ●

SHED

A ●

TANK
EXCAVATION

GATE

SAKLAN STREET

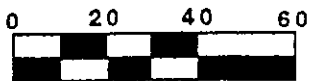
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GATE

MIDDLE LANE

SCALE: 1" = 40'



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FIGURE 1.3
DRILL HOLE LOCATIONS
FROM PHASE I STUDY

Notes from reviewing file + Talking w/ John

→ Was the construction of the on-site (contaminated)
H₂O well ever defined? Per John - yes & believes it is screened
w/lin permeability as MWB

→ Source removal?
Boring A - when

Leachability study if needed.

TCLP (State) ^{DTSC}?

WET Test (EPA)

→ Semi-Annual ~~annual~~.

Method 1312 (EPA)

↳ Simulates acid rain

→ 1/18/95 QMR? Missing from files -
never rec'd.

6/28/95 Meeting Notes
Berkeley Land Co.
23555 Saklan Rd, Hayward

6/1988 UST removed

Investigation
w/ camera
12/93

Water Well found

← 48' deep - screened 12' - 48' (6" diameter)

3/1990

Before 9/90 - did 4 borings & installed

Went over CEC rpt

? Manifest from Bob Kezerian

→ 130 cy Stockpiled soil pg. 1-1
↳ indicates overexcavation occurred

7/93

Hydropunch study - did not sample cap. fringe

11/94 - pumped WW1

MW1 → quarterly or semi-
MW3 → semi-^{annual}~~annual~~

Proposed to eliminate sampling
MW1, MW2, MW4, MW5

Will use MW3, MW2 & MW5 to determine gradient.

Bob will send 2 reports we are missing:
→ 1990 CEC report of soil borings
→ 1st QMR 1995
→ manifests for 130 cy of excavated soil.