H2OGEOL

A GROUND WATER CONSULTANCY

ENVIRONMENTAL PROTECTION

98 APR 28 PM 2:41

Ms. Madhulla Logan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services, Environmental Protection (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

April 30, 1998

RE: Workplan for Groundwater Monitoring and Additional Investigations Near Borehole B-8 at Runnels Industries, Inc., 3590 Enterprise Avenue, Hayward, CA.

Dear Ms. Logan;

H_2OGEOL has prepared this letter workplan for groundwater monitoring and additional investigations near borehole B-8 on behalf of Runnels Industries, Inc., in response to your April 06, 1998 letter.

Two tasks were specified in your letter:

1. The monitoring wells, MW-2 to MW-5 should be sampled on a quarterly frequency for a period of one year.

2. Additional investigation should be performed to define the extent of contamination near boring B8. Also, please discuss the probable sources of heavy petroleum hydrocarbons found in this area.

TASK 1 - Groundwater Monitoring

Your letter specified monitoring wells MW-2 to MW-5 because your review determined that these wells contained at least one chlorinated solvent above the maximum contaminant level (MCL).

Please be advised that no halogenated volatile organic compounds (occasionally referred to as chlorinated solvents), i.e. U.S. E.P.A. Method 8010A analytes, were reported as exceeding their respective MCL's in monitoring wells MW-2 and MW-4 (09/30/97 report page 4). Furthermore, monitoring well MW-1 was reported as exceeding the MCL for Trichloroethene (09/30/97 report page 7).

Therefore, all five wells will be monitored for these compounds. The following schedule will be observed to the extent possible:

Second Quarter 1998	May 04-08, 1998
Third Quarter 1998	August 03-07, 1998
Fourth Quarter 1998	November 02-06, 1998
First Quarter 1999	February 02-06, 1999

P.O. Box 2165 ■ Livermore, California 94551 ■ (925) 373-9211

TASK 2 - Additional Investigations Near Borehole B-8

You requested a discussion of the probable sources of heavy petroleum hydrocarbons found in the borehole B-8 area. According to the Blymer Engineers, Inc. report dated July 11, 1996, which, as you will recall cannot be quoted as part of their copyright restrictions, Blymer soil "[b]ore B5 was placed adjacent to a thick milky gray fluid, which was flowing across the surface from a washing unit to the adjacent wetlands." The so called "adjacent wetlands" are not wetlands, but are the eastern part of the KFAX transmitter property, more than 1,200 feet east of the Bay margin wetlands.

The results from Blymer's soil bore B5 was your justification for our borehole B-8 that you requested in your letter dated January 15, 1997. The probable sources of heavy petroleum hydrocarbons will be investigated as part of Task 2, however, for the present we will assume that the source was the "washing unit."

Since groundwater is shallow in the borehole B-8 area (1.5 feet in Blymer soil bore B5 and 9.1 feet in borehole B-8) this investigation will proceed using a hand operated Iwan Auger. Additionally, since the horizontal extent of contamination is not known, the precise number of augerholes cannot be determined at this time. The exact sequencing and locations will depend on what is discovered in the process. Exploration efforts probably won't occur more than 50 to 75 feet from the fenceline.

As borehole B-8 was within inches of the fenceline between the Runnels and the KFAX property, the owners of the KFAX transmitter facility, Salem Communications Corporation of Camarillo, California were contacted on April 09, 1998 to arrange for written access to their property. When this access is granted you will be informed as to a possible schedule.

Please do not hesitate to call me at 925-373-9211 should you have any questions.

Sincerely,

Gary D. Lowe, R.G., C.E.G., C.HG.
Principal, Hydrogeologist

xc: Mr. Al Gant

H2OGEOL
A GROUNDWATER CONSULTANCY

Ms. Madhulla Logan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
Environmental Protection (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

August 12, 1997

RE: Schedule for August 13, 1997: Implementation of workplan for Runnels Industries, Inc., 3590 Enterprise Avenue, Hayward, CA

Dear Ms. Logan;

Fieldwork toward implementation of the June 23, 1997 workplan for Runnels Industries, Inc., 3590 Enterprise Avenue, Hayward, CA will commence on the morning of August 13, 1997. This was discussed in out telephone conversation of Friday August 08, 1997.

H_2OGEOL plans that on Wednesday August 13, 1997 hand augered holes will be augered through the shallow site fill for monitoring wells referred to as Bullet 1 Monitoring Wells (MW-2, MW-3, MW-4, and MW-5). We also plan on collecting the Bullet 2 and Bullet 4 soil and groundwater grab samples. These latter items will occur if time permits from the first planned item. If all of the work shallow auger work is completed for the monitoring wells and the two soil and grab groundwater sample holes are completed we will also purge and sample MW-1 per Bullet 5.

While in the field, I can be reached via my pager 510-888-5454 should you have any questions.

Sincerely,

Gary D. Lowe, R.G., C.E.G., C.HG.
Principal, Hydrogeologist

H₂OGEOL
A GROUNDWATER CONSULTANCY

97 JUL 18 PM 2:49
ENVIRONMENTAL PROTECTION

July 16, 1997

Ms. Madhulla Logan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
Environmental Protection (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RE: Comment regarding June 23, 1997 Workplan for Runnels Industries, Inc., 3590 Enterprise Avenue, Hayward, CA

Dear Ms. Logan;

Mr. Al Gant of Runnels Industries, Inc. has obtained for H₂OGEOL a copy of Blymyer Engineers, Inc.'s November 26, 1996 letter with the Subject: "Recommendations for Additional Work" referred to in your January 15, 1997 letter. Based on your letter I believe that this is the workplan referred to in the last sentence of your letter, wherein it is stated: "Please provide an addendum to the work plan within 30 days, ..."

H₂OGEOL's review of the November 26, 1996 Blymyer letter indicates that the June 23, 1997 H₂OGEOL workplan letter addresses your concerns and is not an "addendum" to an existing workplan (one doesn't appear to exist), but is rather a workplan that addresses the County's January 15, 1997 letter request.

The major difference is that H₂OGEOL disagrees with Blymyer's recommendation to collect soil/aquifer physical parameter data at this time. Consequently samples will not be analyzed for total organic carbon, grain-size distribution, permeability, porosity, and moisture content and also aquifer hydraulic properties as determined through slug tests will not be performed at this time.

Well installation permits have already be obtained from ZONE 7 and Runnels is anxiously waiting this effort to be completed. Please provide any comments you may have on the workplan at your earliest opportunity and do not hesitate to call me at 510-373-9211 should you have any questions.

Sincerely,

Gary D. Lowe, R.G., C.E.G., C.HG.
Principal, Hydrogeologist

Verbally Approved 8/8/97 M. Logan

xc: Al Gant, Runnels Industries, Inc.

H2OGEOL
A GROUNDWATER CONSULTANCY

Ms. Madhulla Logan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
Environmental Protection (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

June 23, 1997

RE: Workplan for Additional Site Investigations at Runnels Industries, Inc., 3590 Enterprise Avenue, Hayward, CA.

Dear Ms. Logan;

Mr. Al Gant of Runnels Industries, Inc. has selected H_2OGEOL A GroundWater Consultancy to perform additional site investigations at their property located at 3590 Enterprise Avenue in Hayward, California. The sit location is shown in Figure 1.

H_2OGEOL has reviewed the January 15, 1997 letter from your office and the Phase I Assessment, dated April 26, 1996, and the Phase II Assessment dated July 11, 1996 prepared by Blymyer Engineers, Inc. A copy of a Blymyer site drawing dated January 28, 1997 showing proposed well locations was also provided. This figure cannot be included herewith to document proposed activity locations due to use restriction placed on the drawing by Blymyer Engineers, Inc. as part of their copyright restrictions, ignoring the fact that Runnels paid for, and consequently owns Blymyer's work product. Approximate proposed activity locations are shown in Figure 2 which should be considered a preliminary drawing.

This workplan is organized around the bullated items in your January 15, 1997 letter.

Bullet 1

Installation of four 15 to 18 foot deep monitoring wells at the approximate locations shown on the attached Figure 2.

Collection of groundwater samples from each of the four monitoring wells and analysis of halogenated volatile halocarbon compounds by U.S. EPA Method 8010 from each. Analysis of a groundwater sample from the monitoring well near B-4 for dissolved chromium, lead, and zinc.

Verbal approval 7/8/97 M. Logan

P.O.Box 2165 ▪ Livermore, California 94551 ▪ 510-373-9211

Bullet 2

A borehole will be installed near Phase II location B-5 to determine the vertical extent of chromium, lead, zinc, and halogenated volatile halocarbon compound contamination. Three soil samples and one groundwater sample will be analyzed for chromium, lead, and zinc by U.S. EPA Method 3050A or 3005A (as appropriate)/6010A and for halogenated volatile halocarbon compounds by U.S. EPA Method 8010. The approximate location is shown on attached Figure 2.

Bullet 3

You requested analysis of a sample of the Kleen Blast material present in the open blasting structure. A copy of the analysis provided by the manufacturer is enclosed. Please note that the material originates in Hayward at 30100 Mission Boulevard. The Alameda County Health Care Services Agency should, therefore, already have a file on the Kleen Blast material if their is a potential problem with the use of this material.

Bullet 4

A soil and groundwater sample will be collected in the area behind Open Paint Building B, between the building and the fence and analyzed for halogenated volatile halocarbon compounds by U.S. EPA Method 8010. The approximate location is shown on attached Figure 2.

Bullet 5

A groundwater sample will be collected from the existing well onsite (henceforth MW-1) and analyzed for Methyl Ethyl Ketone by U.S. EPA Method 8260. The approximate location of MW-1 is shown on attached Figure 2.

Please do not hesitate to call me at 510-737-9211 should you have any questions.

Sincerely,

Gary D. Lowe, R.G., C.E.G., C.HG.
Principal, Hydrogeologist

REGISTERED GEOLOGIST
GARY D. LOWE
No. 1553
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

INTRODUCING

KLEEN BLAST

DUSTLESS
A "NEW" ALL-PURPOSE ABRASIVE
CUTS THE TOUGHEST FINISHES
PROVEN BY ACTUAL WORKING TESTS

- KLEENER
- SAFER
- FASTER
- RE-USABLE

More and more companies today are becoming aware that to clean surfaces by sandblasting means running a dangerous health hazard because of the dust conditions involved. KLEEN BLAST solves this problem with a clean, sharp, hard material, containing no free silica and that is dustless. Result: Faster working, lower production costs, greater safety.

KLEEN BLAST ABRASIVE CHEMICAL ANALYSIS*

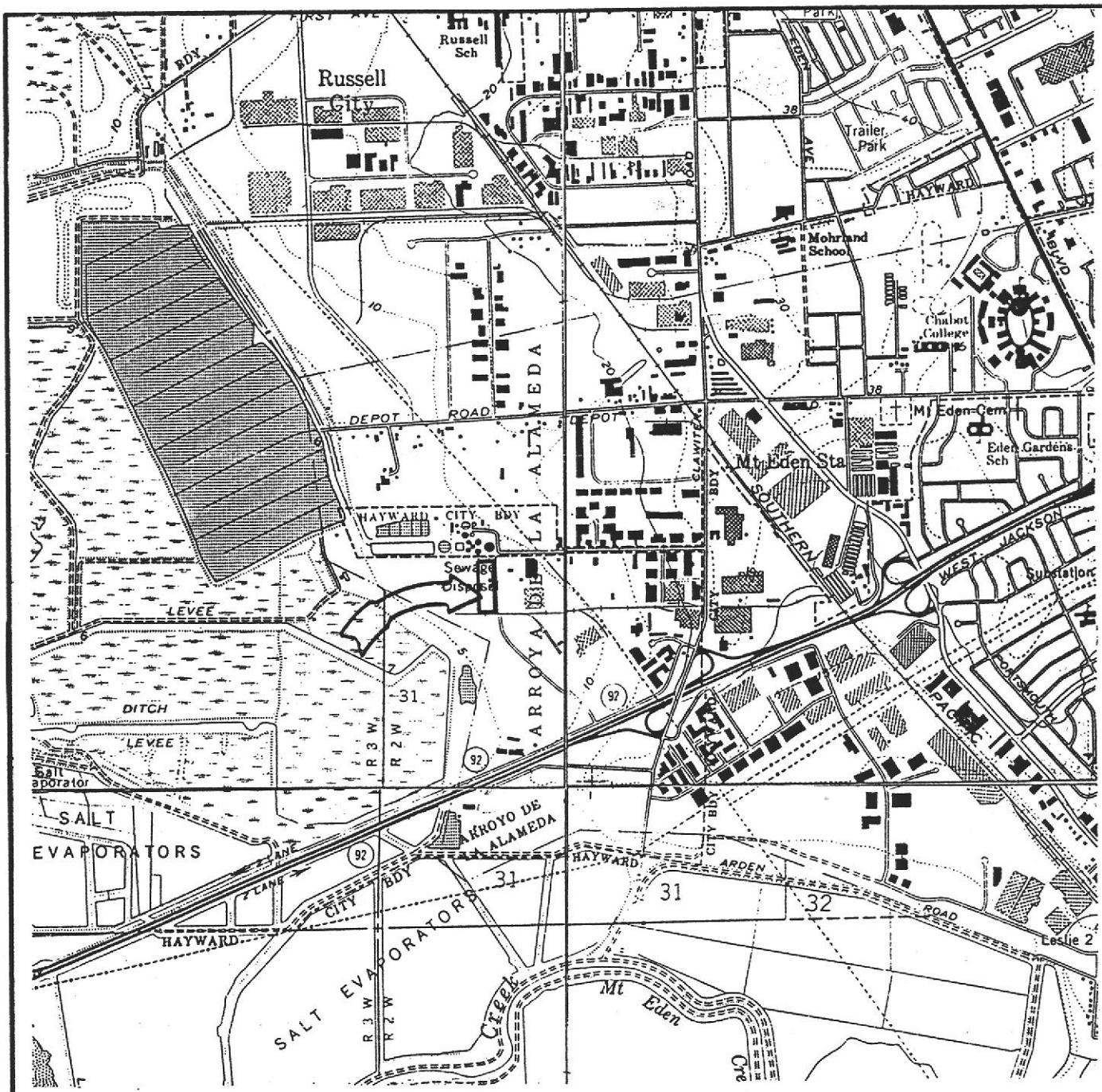
Tests performed and results Sample:	KLEEN BLAST Grit
Silicon Dioxide (SiO^2)	48.24%
Iron Oxide (Fe^2O^3)	.97%
Iron Oxide (FeO)	18.10%
Aluminum Oxide ($Al\ O^3$)	9.05%
Calcium Oxide (CaO)	18.48%
Magnesium Oxide (MgO)	2.90%
Copper (Cu)	.10%
Manganese (Mn)	.22%
FREE SILICA	NONE
Arsenic	NONE

*Chemical analysis performed by Pittsburg Testing Laboratories, Inc., Spokane, Wash.

LESS
HEALTH HAZARD
TO WORKERS
MEETS MIL. SPEC.
22262

KLEEN BLAST

KLEEN BLAST DIVISION
LEISURE INVESTMENT CO.
30300 MISSION BLVD.
HAYWARD, CAL.
TELEPHONE



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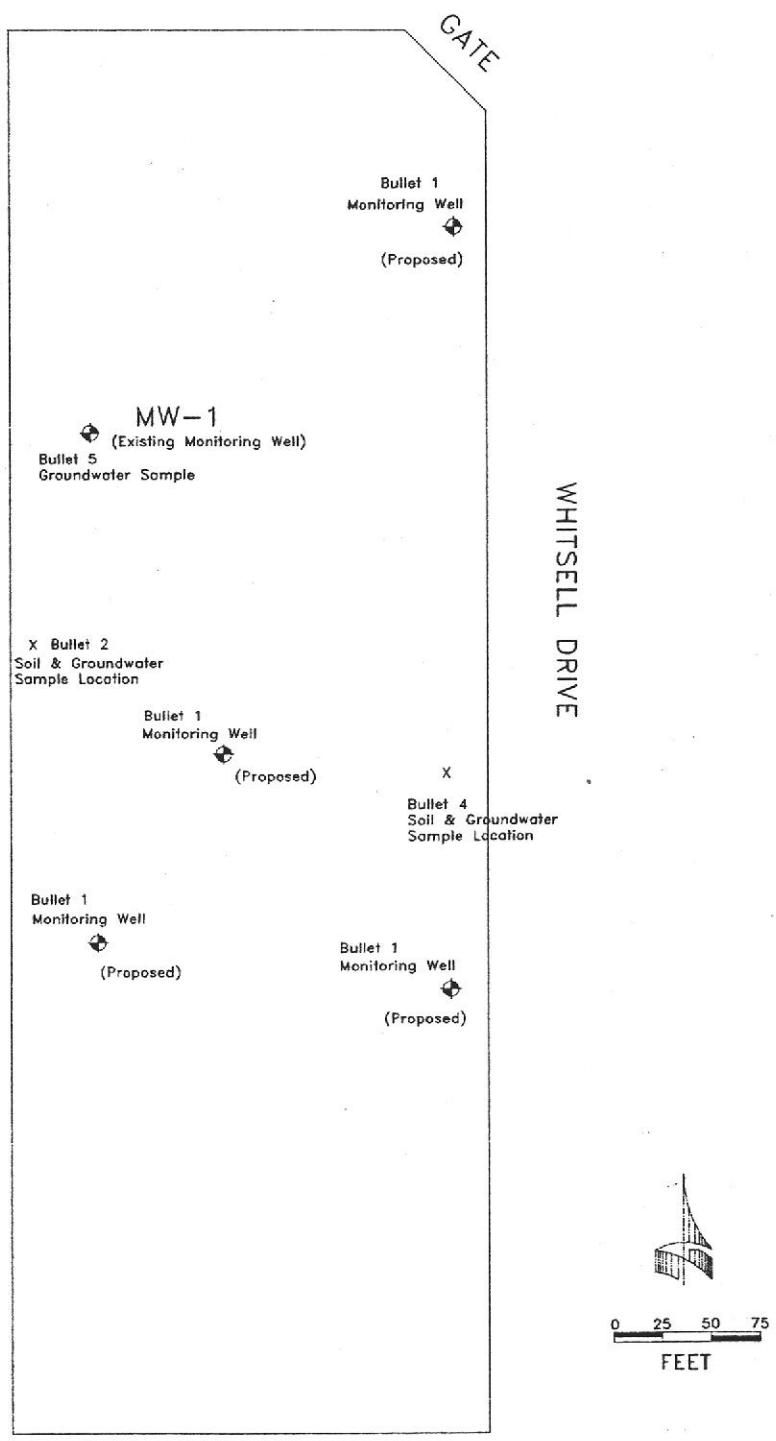
SITE LOCATION MAP
RUNNELS INDUSTRIES, INC.
3590 ENTERPRISE AVENUE
HAYWARD, CALIFORNIA

FIGURE
1



PRELIMINARY

H_2OGEOL

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APPROXIMATE LOCATIONS OF MONITORING WELLS AND SAMPLING BOREHOLES
RUNNELS INDUSTRIES, INC.
3590 ENTERPRISE AVENUE
HAYWARD, CALIFORNIA

FIGURE 2