



KENT & KENT, INC.

GEOLOGISTS - ENGINEERS

Post Office Box 30664
Walnut Creek, California 94598
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July 23, 1990

Project No. C9021A

Mr. F. Rob Robles
Venture Properties
9920-A Palm Court
Morgan Hill, California 95037

Dear Mr. Robles:

Enclosed please find one (1) original and one (1) copy of our final report on groundwater and soil sampling, and remediation by removal of contaminated soil, for property located at 23724 Saklan Avenue, Hayward, California ("Trident Trucking").

94545

A copy of this report has been sent to the following lead regulatory agency for their review.

Ms. Pamela Evans ✓
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, California 94621

Should you have any questions, or need further information, please do not hesitate to call upon me.

Very truly yours,

COPY

Kent & Kent, Inc.
Richard C. Kent, Registered Geologist



KENT & KENT, INC.

GEOLOGISTS - ENGINEERS

RECEIVED BY
HAZARDOUS MATERIALS OFFICE

JUL 30 1990

HAYWARD FIRE DEPARTMENT

Post Office Box 30664
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(415) 934-5902

SOIL - GROUNDWATER SAMPLING
SOIL REMEDIATION
Trident Trucking Property

Prepared For

VENTURE PROPERTIES
9920-A Palm Court
Morgan Hill, California 95037

Site Location:
Trident Trucking
23724 Saklan Avenue
Hayward, California

Project Number C9021A

July 20, 1990

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1. SUMMARY

This summary is not presented in lieu of the following report. Summary statements may not be considered to mean the same as findings and opinions stated in the report. This summary is presented as an overview of the report for the convenience of the reader.

- 1.1. This report is prepared in response to an action letter ("Letter") submitted to Venture Properties ("Venture") on June 18, 1990 from the Alameda County Health Care Services Agency ("Agency") who requested that further soil and groundwater sampling be completed at the Site.
- 1.2. Eight (8) soil grab samples were collected in retainers and submitted for chemical analysis of petroleum hydrocarbon constituents. Two (2) of these samples were collected during drilling of Monitor Well MW-1.
- 1.3. One (1) monitor well was installed for the purpose of collecting a water sample. The sample was submitted for analysis of petroleum hydrocarbon constituents.
- 1.4. Remediation of a previously unknown area of contaminated soil was completed by excavation with a backhoe. Approximately thirty-five cubic yards (35-yd³) of soil were removed from the area beneath the previous dispensers along the northern portion of the existing excavation. All soil analyses resulted in less than the Agency action level of 100 ppm. It is recommended that the Agency be requested to allow proper backfilling and compaction of the excavation(s).
- 1.5. Groundwater sample MW-1 collected and analyzed for this report resulted in detectable levels of BTEX below the State Department of Health Services ("DHS") action levels. Also detected were total petroleum hydrocarbons as gasoline at 0.06 milligrams per liter ("mg/L"), which is above the 0.05 mg/L action level set by the Agency Letter of June 18, 1990. Because the detectable hydrocarbons are essentially at the action level of the Agency, and the contaminated soil beneath the prior dispenser area - as the apparent source of groundwater contamination - has been removed by excavation, we recommend that you request the Agency consider limiting further groundwater assessments to periodic sampling of Monitor Well MW-1. We do not recommend additional monitor well installations at this time.

2. INTRODUCTION

2.1. PURPOSE AND SCOPE OF WORK

The purpose of this report is to summarize an environmental assessment undertaken in response to soil and groundwater contamination found during closure of underground storage tanks ("UST") by excavation and removal. The assessment includes sampling of UST excavations to collect soil samples,

installation of a monitor well, and analyzing soil and groundwater samples. Kent & Kent, Inc. was authorized by Venture Properties to begin work on June 19, 1990.

Preparation of this report has been made with primary reference to "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks, Tri-Regional Recommendations" by the North Coast, San Francisco Bay, and Central Valley California Regional Water Quality Control Boards (latest edition) as supported by the Leaking Underground Fuel Tank ("LUFT") Field Manual by the state Water Resources Control Board.

This report has been prepared in partial response to an action letter ("Letter") submitted to Venture Properties ("Venture") on June 18, 1990 from Edgar B. Howell, Chief, Hazardous Materials Division, Alameda County Health Care Services Agency ("Agency") (see Appendix I - "Agency Letter of Required Action"). The Agency letter requested that further soil and groundwater sampling be completed in proximity to existing underground storage tank ("UST") excavations at Trident Trucking property, 23724 Saklan Avenue, Hayward, California ("Site"). The Letter essentially indicated that Venture:

1. would not be required to excavate additional soil from the former 1,000-gallon UST excavation;
2. would be required to sample the sidewall and bottom of excavation(s) from which high levels of contaminated soil were excavated to determine the full lateral and vertical extent of contamination; and,
3. would be required to collect an additional groundwater sample because a previous water sample analysis resulted in 120 ppb of total petroleum hydrocarbons ("TPH").

The field scope of work for this report included collecting soil samples from the excavations by backhoe; drilling, installing, and developing a four (4)-inch cased monitor well; and, analyzing all samples on a rush basis.

2.2. LOCATION AND PROJECT SITE HISTORY

The project Site is located at 23724 Saklan Avenue, Hayward, California (see Figure - "Site Map"). The Site is currently utilized as a truck maintenance and repair facility and is surrounded primarily by residential structures.

The Site is elongated rectangular, approximately one (1)-acre in size, and located about one-half (1/2)-mile south of the Hayward Airport (see Figure - "Site Map"). The Site is within the U.S. Geological Survey Hayward quadrangle

topographic map (1:24000 scale) and shown at approximately thirty-three (33)-feet in elevation MSL.

The Site consists of cement-paved parking areas, mechanic maintenance building, paint shop, below ground-level, sloped wash bay, and open storage areas. High, barbed fencing surrounds the Site.

Three (3) previous UST's with a nominal capacity of 1,000-gallons, and 5,000-gallons/10,000-gallons, stored gasoline and diesel, respectively. Product was piped to dispensers previously located approximately 4-feet from the nearest UST. The UST products were used as truck fuel.

An unknown quantity of petroleum hydrocarbons was discharged over a period of time into the soil surrounding the former underground storage tanks. It is assumed that discharge to the soil was through overspill during filling operations or a lack of integrity in tank(s) and pipelines.

2.3. SITE CONTACTS

The following can be contacted for further information regarding this report:

Client requesting report:: Venture Properties
9920-A Palm Court
Morgan Hill, California 95037

Site Owner: Robert Seena
Company: Trident Trucking
Address: 23724 Saklan Avenue, Hayward CA
Telephone: [415] 783-2881

Consultant: Richard C. Kent, Registered Geologist
Company: Kent & Kent, Inc.
Address: Post Office Box 30664, Walnut Creek, CA 94598
Telephone: [415] 934-5902

2.4. PREVIOUS WORK

The UST's were removed from the Site on May 24, 1990 at which time soil samples were collected from the bottom of the excavations below the previous UST locations by chemical laboratory personnel.

Three reports on previous work by others were submitted for our review. These reports included an environmental assessment (September 1989), a preliminary [geotechnical] soil investigation (October 16, 1989), and a laboratory results report [during UST removal] (June 4, 1989). The analysis of a groundwater sample collected from an apparent probe hole on January 29, 1990 adjacent to the previous dispensers resulted in 120 $\mu\text{g/L}$ high B.P. hydrocarbons, as total petroleum fuel hydrocarbons (EPA 8015).

Six (6) borings were previously drilled on the Site to collect soil samples for physical properties to depths ranging from 15-feet to 20-feet. Groundwater was encountered in the borings ranging from 13.5-feet to 14.5-feet. No apparent hydrocarbon contamination was encountered during the drilling, which occurred September 13 and 27, 1989.

It has been reported that petroleum hydrocarbon and waste oil surface stains on the surface of the Site are not expected to impact soil or groundwater quality under the Site, or portions thereof.

Two (2) composite soil samples were previously collected and analyzed from existing aeration piles "A" and "B" adjacent to the excavations and resulted in contaminant levels of 24 and 250 $\mu\text{g}/\text{kg}$ total petroleum hydrocarbons as diesel ("DHS method").

Existing water wells on-Site and in the immediate vicinity have been reported in the September 22, 1989 environmental assessment report mentioned above. A historical aerial photograph assessment and an agency file review have also been completed and discussed in the environmental assessment report. The report further concluded that it is unlikely that groundwater contamination known to exist beneath property in the general area has reached the Site.

3. FIELD INVESTIGATIONS

Field investigations are summarized in Appendix G - "Daily Field Summaries". The Summaries outline daily work performed, problems encountered, equipment on-site, and samples collected.

3.1. SOIL SAMPLING

Soil sample logs are included in Appendix E - "Soil Sample Field Logs". The logs summarize the sample location, collection method, physical characteristics, analysis requested, and comments. All soil grab samples were collected on July 3, 1990, except sample EX-6, which was collected on July 10, 1990.

Eight (8) soil grab samples were collected in brass retainers and submitted for chemical analysis of petroleum hydrocarbon constituents. Two (2) of these samples were collected during drilling of the monitor well at depths of nine (9)- and fifteen and one-half (15.5)-feet. The remaining samples were collected from the existing excavation as grab samples from a backhoe bucket at depths ranging from six (6)- to sixteen (16)-feet. Samples from the gasoline and diesel UST excavations were analyzed for respective constituents, while samples from the dispenser area were analyzed for gasoline and diesel constituents.

The excavation soil grab samples were collected at the interface of the bottom and sidewalls to sample soil within potential contaminant migration pathways away from the UST's.

As previously discussed, the Agency requested that further soil samples be collected and analyzed from the excavation(s). They noted that the source of the highly contaminated soil in waste "PileB" should be identified by collecting additional samples within the excavation(s).

Based on a sketch map of the excavation area provided for our review, it was concluded that the most probable source of contaminated soil (250 ppm TPH) represented by samples '10', '11', and '12' from "PileB", was the 5,000-gallon diesel UST excavation. "PileA" is depicted on the map as immediately adjacent to the 10,000-gallon UST excavation, which was assumed to be the source for pileA.

The following outlines the general location of soil samples:

TABLE 1 - SAMPLE LOCATIONS

<u>Sample Number</u>	<u>Depth (feet)</u>	<u>Location</u>	<u>Purpose</u>
EX-1	9 - 10	5K diesel west side	PileB identify source
EX-2	9 - 10	5K diesel east side	PileB identify source
EX-3	11 - 12	10K diesel south side	PileB identify source
EX-4	9 - 10	dispenser north side	contamination extent
EX-5	9 - 10	1K gas NW side	contamination extent
EX-6	6 - 7	dispenser NE side	contamination extent
S-1	9.0 - 9.5	Monitor Well MW-1	contamination extent
S-2	15.5 - 16.0	Monitor Well MW-1	contamination extent

Soil samples EX-4, EX-5, EX-6, S-1, and S-2 were collected and analyzed because high levels of hydrocarbon contamination were observed along the northern wall of the excavation, immediately beneath the area of the prior dispensers. Sample EX-4 was collected from an area that was subsequently excavated. Sample EX-5 was collected from the area immediately west of the contaminated zone to determine the extent of contamination. Sample EX-6 was collected following apparent removal of all observable contamination from beneath the dispenser area to define the extent of contamination. Samples S-1 and S-2 from Monitor Well MW-1 were collected to determine the extent of contamination and to possibly correlate with contamination if found in the groundwater.

3.1.1. Sampling Methods and Procedures

Soil from the excavations was collected from a backhoe in thin-walled brass retainers six (6)-inches long by two (2)-inches in diameter. About one (1)-

inch of soil was removed from the immediate surface area where the sample was taken and the retainer was then pushed into the soil. No headspace was present in the retainer once the sample was collected.

After the sample was collected, each end of the retainer was covered with aluminum foil, capped with a polyethylene lid, taped and labeled. The retainer was then placed in an ice chest containing 'blu-ice' for delivery to Med-Tox Associates laboratory, DHS Certificate Number 199.

Relatively undisturbed soil samples from Monitor Well MW-1 were collected per ASTM D-1586 by a clean drive sampler with three inside 2.5-inch by 6-inch brass sample retainers. The sampler was driven 18-inches with a 140-pound hammer falling about 30-inches. The hammer blows for each 6-inches of driven material were recorded and used as general consistency or density parameters when describing the soil. Soil within the middle retainer was examined and classified in accordance with ASTM 2488 and the Unified Soil Classification System. The lower retainer was covered with aluminum foil, capped with a polyethylene lid, taped, labeled, and placed in an ice chest as described above.

3.2. GROUNDWATER MONITOR WELL

One (1) monitor well ("MW-1") was installed on July 6, 1990 for the purpose of collecting a groundwater sample under Alameda County Flood Control and Water Conservation District Zone 7 Permit Number 90400 issued on July 2, 1990. The well was drilled by Bay Land Drilling, California water well driller's license C57-374152 with a CME model 45 rig using nominal 10-inch outside diameter, 4.25-inch inside diameter clean hollow stem augers. The well is located approximately sixteen (16)-feet west of the gasoline UST excavation which is in the assumed downgradient direction.

Geologic units encountered during drilling of Well MW-1 are generally silty to clayey fine sands to sandy clay and clay (see Appendix A - "Geologic Log"). Petroleum hydrocarbons were not observed in soil or water during the drilling of the well.

3.2.1. Well Construction

Monitor Well MW-1 was completed by screening ten (1)-feet below the first encounter of groundwater which occurred at approximately fourteen and one-half (14.5)-feet (see Appendix B - "As-Built Well Sketch"). The screen casing is four (4)-inch PVC with 0.020-inch machine slots. The filter pack is clean graded 2-12 sand. The total depth of the well is twenty-four (24)-feet.

The well was developed with a submersible pump on July 6, 1990 until clear water returned and test parameters (pH, conductivity, temperature) stabilized. Hydrocarbon odors or sheen were not observed during development. Approximately 165-gallons were discharged from the well at a nominal rate of 3-5 gallons per minute.

3.2.2. Groundwater Sampling Methods and Procedures

Groundwater sample MW-1 was collected on July 6, 1990 from Monitor Well MW-1 (see Appendix F - "Groundwater Sample Field Log"). Prior to collecting the sample, the static water level was recorded and then the well was purged with a submersible pump of at least four (4) bore volumes. Prior to sampling, the water level was allowed to rise to static.

Sample MW-1 was collected with a triple-rinsed clean PVC bailer after the water level had risen to the static water level of 14.0-feet below the top of the casing. The well elevation or location have not been surveyed.

Water sample MW-1 was collected in two (2) clear glass vials with teflon septums and one (1) amber liter bottle with a screw cap. Sample containers were provided by the laboratory performing the analysis. No headspace was present in the vials once they were capped, which was checked by inverting the vials and looking for bubbles. The vials and bottle were then placed in an ice chest containing 'blu-ice' for delivery to Med-Tox Associates laboratory, DHS Certificate Number 199.

4. LABORATORY TESTING

Chain-of-Custody procedures maintained sample integrity during delivery of soil and groundwater samples to the laboratory. Chain-of-Custody and Request For Analysis Report Numbers 90217390 and 9021790 are included as Appendix D. Laboratory reports are included in Appendix C - "Chemical Laboratory Reports".

4.1. SOIL SAMPLES

4.1.1. Methods of Analysis

Soil samples were analyzed according to analytical procedures outlined in the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks, Tri-Regional Recommendations" by the North Coast, San Francisco Bay, and Central Valley California Regional Water Quality Control Boards (November 9, 1989 edition) as supported by the Leaking Underground Fuel Tank ("LUFT") Field Manual by the state Water Resources Control Board

Gasoline (unleaded)

TPHg - Total Petroleum Hydrocarbons as gasoline including total aliphatic and aromatic hydrocarbons with low boiling points.

Reported also as volatile or purgeable hydrocarbons.

Sample prepared using EPA Method 5030 - Purge & Trap.

Sample analyzed using a GC-FID (gas chromatograph with a flame ionization detector) according to DHS-LUFT recommended procedures which are similar to EPA Method 8020 (Aromatic Volatile Organics) or EPA Method 8015 (Purgeable Non-Halogenated Volatile Organics). Sample may also be analyzed according to EPA Method 8240 (Volatile Organics) using a GC-MS (gas chromatograph/mass spectrometer).

Chromatograph compared to type chromatograph for gasoline.
Required practical detection limit - 1.0 parts per million (ppm).

Diesel

TPHd - Total Petroleum Hydrocarbons as diesel including total aliphatic and aromatic hydrocarbons with high boiling points.

Reported also as semivolatile or extractable hydrocarbons.

Sample prepared using EPA Method 3550 - Sonification.

Sample analyzed using a GC-FID (gas chromatograph with a flame ionization detector) according to DHS-LUFT recommended procedures which are similar to EPA Method 8020 (Aromatic Volatile Organics) or EPA Method 8015 (Purgeable Non-Halogenated Volatile Organics). Sample may also be analyzed according to EPA Method 8240 (Volatile Organics) using a GC-MS (gas chromatograph/mass spectrometer) or EPA Method 418.1 using an infrared spectropy technique.

Chromatograph compared to type chromatograph for diesel.
Required practical detection limit - 1.0 ppm.

BTXE

Benzene, toluene, total xylenes and ethylbenzene (highly mobile, typical gasoline compounds), with 6, 7, 8, and 9 carbons respectively.

Sample prepared using EPA Method 5030 - Purge & Trap.

Sample analyzed using a GC-FID (gas chromatograph with a flame ionization detector) according to EPA Method 8020 (Aromatic Volatile Organics) or EPA Method 8015 (Purgeable Non-Halogenated Volatile Organics). Sample may also be analyzed according to EPA Method 8240 (Volatile Organics) using a GC-MS (gas chromatograph/mass spectrometer).

Required practical detection limit - 5.0 parts per billion (ppb).

4.1.2. Summary of Results

TABLE 2 - SUMMARY OF SOIL ANALYSES

Sample No.	Location	Depth (feet)	Constituent	Unit mg/kg = ppm µg/kg = ppb	Result ND=Not Detected	Detection Limit
EX-1	5K diesel west	9-10	TPHd	mg/kg	ND	10
EX-2	5K diesel east	9-10	TPHd	mg/kg	20	10
EX-3	10K diesel south	11-12	TPHd	mg/kg	ND	10
EX-4	dispenser north (during excavation)	9-10	TPHd	mg/kg	50	10
			TPHg	mg/kg	ND	0.3
			B	µg/kg	ND	5
			T	µg/kg	ND	5
			X	µg/kg	ND	5
			E	µg/kg	ND	20
EX-5	1K gas north	9-10	TPHg	mg/kg	ND	0.2
			B	µg/kg	ND	1
			T	µg/kg	ND	1
			X	µg/kg	ND	1
			E	µg/kg	ND	3
				µg/kg		
EX-6	dispenser north (after excavation)	6-7	TPHd	mg/kg	ND	10
			TPHg	mg/kg	ND	0.2
			B	µg/kg	ND	1
			T	µg/kg	ND	1
			X	µg/kg	ND	1
			E	µg/kg	ND	3
S-1	MW-1	9-9.5	TPHd	mg/kg	ND	10
S-2	MW-1	15.5-16	TPHd	mg/kg	ND	10

None of the TPH results exceed the action level of 100 ppm set by the Agency. BTXE was not detected.

4.2. GROUNDWATER SAMPLE

4.2.1. Methods of Analysis

Groundwater samples were analyzed according to analytical procedures outlined in the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks, Tri-Regional Recommendations" by the North Coast, San Francisco Bay, and Central Valley California Regional Water Quality Control Boards (November 9, 1989 edition) as supported by the Leaking Underground Fuel Tank ("LUFT") Field Manual by the state Water Resources Control Board

Gasoline (unleaded)

TPHg - Total Petroleum Hydrocarbons as gasoline including total aliphatic and aromatic hydrocarbons with low boiling points.
Reported also as volatile or purgeable hydrocarbons.
Sample prepared using EPA Method 5030 - Purge & Trap.

Sample analyzed using a GC-MS (gas chromatograph/mass spectrometer) according to DHS-LUFT recommended procedures which are similar to EPA Method 624 - Purgables or GC-PID (gas chromatograph with a photoionization detector) according to EPA Method 602 - Purgable Aromatics.

Chromatograph compared to type chromatograph for gasoline.
Required practical detection limit - 50.0 parts per billion (ppb).

Diesel

TPHd - Total Petroleum Hydrocarbons as diesel including total aliphatic and aromatic hydrocarbons with high boiling points.

Reported also as semivolatile or extractable hydrocarbons.

Sample prepared using EPA Method 3510 - Sonification.

Sample analyzed using a GC-MS (gas chromatograph/mass spectrometer) according to DHS-LUFT recommended procedures which are similar to EPA Method 624 - Purgables or GC-PID (gas chromatograph with a photoionization detector) according to EPA Method 602 - Purgable Aromatics.

Chromatograph compared to type chromatograph for diesel.
Required practical detection limit - 50.0 ppb

BTXE

Benzene, toluene, total xylenes and ethylbenzene (highly mobile, typical gasoline compounds), with 6, 7, 8, and 9 carbons respectively.

Sample prepared using EPA Method 5030 - Purge & Trap.

Sample analyzed using a GC-MS (gas chromatograph/mass spectrometer) according to EPA Method 624 - Purgables or GC-PID (gas chromatograph with a photoionization detector) according to EPA Method 602 - Purgable Aromatics.

Required practical detection limit - 0.5 parts per billion (ppb).

4.2.2. Summary of Results

TABLE 3 - SUMMARY OF GROUNDWATER ANALYSES

Sample No.	Location	Static Level	Constituent	Unit mg/L=ppm µg/L=ppb	Result ND=Not Detected	Detection Limit
MW-1	Monitor Well MW-1	14.0	TPHd	mg/L	ND	0.05
			TPHg	mg/L	0.06	0.05
			B	µg/L	ND	0.3
			T	µg/L	2	0.3
			X	µg/L	6	0.3
			E	µg/L	0.9	1
Trip Blank	Monitor Well MW-1	na	TPHd	mg/L	ND	10
			TPHg	mg/L	ND	0.2
			B	µg/L	ND	1
			T	µg/L	ND	1
			X	µg/L	ND	1
			E	µg/L	ND	3

TPHg exceeds the action level of 0.05 ppm set by the Agency.

TPHd was not detected. BTXE do not exceed the DHS action levels of 0.7, 100, 620, and 680 ppb, respectively.

5. EXTENT OF CONTAMINATION

5.1. SOIL CONTAMINATION

Remediation of a previously unknown area of contaminated soil was completed by excavation with a backhoe on July 3, 1990. Approximately thirty-five cubic yards (35-yd³) of soil were removed from the area beneath the previous dispensers along the northern portion of the existing excavation. The contaminated soil was placed on-Site in an existing aeration pile. Soil samples "EX-4", "EX-5", and "EX-6" were collected and analyzed for petroleum constituents to define the vertical and lateral extent of soil contamination during remedial excavation (refer Figure "Site Map"). Sample "EX-4" was taken during excavation and represents an area of soil that was subsequently removed. The analysis of sample EX-5 and EX-6 resulted in non-detectable levels of diesel and gasoline constituents.

5.2. GROUNDWATER CONTAMINATION

The groundwater sample collected and analyzed for this report resulted in detectable levels of BTEX below the State Department of Health Services ("DHS") action levels. TPH as gasoline was detected at 0.06 milligrams per liter ("mg/L"), which is above the 0.05 mg/L action level set by the Agency Letter of June 18, 1990.

5.3. HYDROGEOLOGIC SUMMARY

A hydrogeologic summary has not been required by the Agency for this investigation because the purpose was to collect a groundwater sample for chemical analysis. The static groundwater levels recorded during the sampling of Monitor Well MW-1 appear to be consistent with the first encounter of groundwater, therefore, the aquifer appears to be unconfined. The water level in MW-1 also approximates those recorded in previous geotechnical investigations of the Site. Based on our experience in the area, the general groundwater gradient direction is west, southwest.

6. CONCLUSIONS

Excavation soil samples, EX-1, EX-2 and EX-3 were collected in response to the Agency's request to sample the excavation(s) from which excavated soil with 'high' levels (250 ppm) had been removed. Excavation samples EX-4, EX-5, and EX-6 were collected in response to defining the extent of contamination beneath the prior dispensers. Drilling samples S-1 and S-2 were collected from

Monitor Well MW-1. Extractable hydrocarbons as diesel and oil were respectively detected at 20 and 90 mg/kg (ppm) in soil sample EX-2, collected from the east side/bottom interface of the 1,000-gallon diesel UST excavation. The analysis of samples EX-1, EX-3, EX-5, EX-6, S-1, and S-2 resulted in non-detectable levels of diesel or gasoline constituents.

It is concluded that soil with total petroleum hydrocarbons above the contaminant levels set by the Agency has been excavated from around the previous UST's and beneath the prior dispensers. The source of contamination was probably overspill, and/or leaking pipes and UST's. A soil remediation program is apparently being undertaken by the land owner with on-Site aeration.

A previous analysis of a groundwater sample collected through a probe hole, apparently located near the prior dispensers area, resulted in detecting 120 parts per billion ("ppb") of high boiling point hydrocarbons and 30 ppb of low to medium boiling point hydrocarbons in January 1990. Based on these results, the Agency requested additional groundwater sampling. Groundwater sample MW-1 collected and analyzed on July 6, 1990 resulted in detectable levels of apparent gasoline constituents: toluene at 2 $\mu\text{g/L}$, ethylbenzene at 0.9 $\mu\text{g/L}$, and total xylenes at 6 $\mu\text{g/L}$. Also detected were purgable hydrocarbons as gasoline at 0.06 mg/L, which is above the 0.05 mg/L action limit set by the Agency letter of June 18, 1990.

It is concluded that total petroleum hydrocarbons as gasoline apparently leached from the soil to the groundwater. The results of analysis indicate that the level of TPH as gasoline exceed the action level of the Agency by 10 ppb. TXE were also detected in sample MW-1, but were below the action levels of the DHS.

7. RECOMMENDATIONS

7.1. SOIL

Soil sample analyses indicate that petroleum hydrocarbon constituents are below the Agency action level of 100 ppm. Therefore, no further excavation should be necessary and we recommend that you request the Agency allow proper backfilling and compaction of the excavation(s).

7.2. WATER

Total petroleum hydrocarbons as gasoline were essentially at the action level set by the Agency in Monitor Well MW-1. Contaminated soil beneath the prior dispenser area, as the apparent source of groundwater contamination, has been removed by excavation. We recommend that the you request the Agency consider limiting further groundwater assessments to periodic sampling of Monitor Well MW-1. We do not recommend additional monitor well installations at this time.

7.3. LIMITATIONS

It is possible that the investigation reported herein has failed to reveal the presence of all hazardous materials, contamination, and pollution on or under the Site. The Site may become contaminated in the future due to natural causes or human intervention. If during construction or excavation of soil or other subsurface materials, the presence of possible contamination or hazardous materials are observed, we should be advised immediately so that we can review the conditions and make appropriate recommendations for further action.

This report should not be construed as presenting a value to the Site nor the condition as to construction or contamination remediation. The recommendations and opinions expressed herein and findings obtained, were prepared in a manner generally exercised by members of the profession under similar conditions at the time services were rendered. This warranty is in lieu of all other warranties, either expressed or implied.

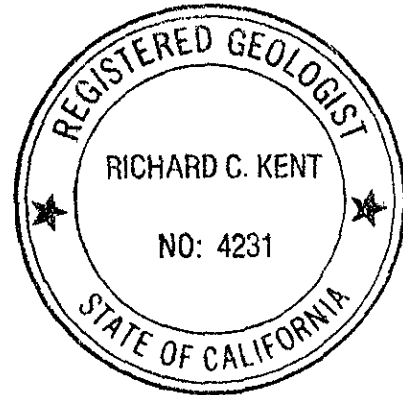
In the event of changes in future development plans as we understand them at the time of this report, the conclusions and recommendations made herein shall be invalid until we have been given the opportunity to review and modify this report in writing

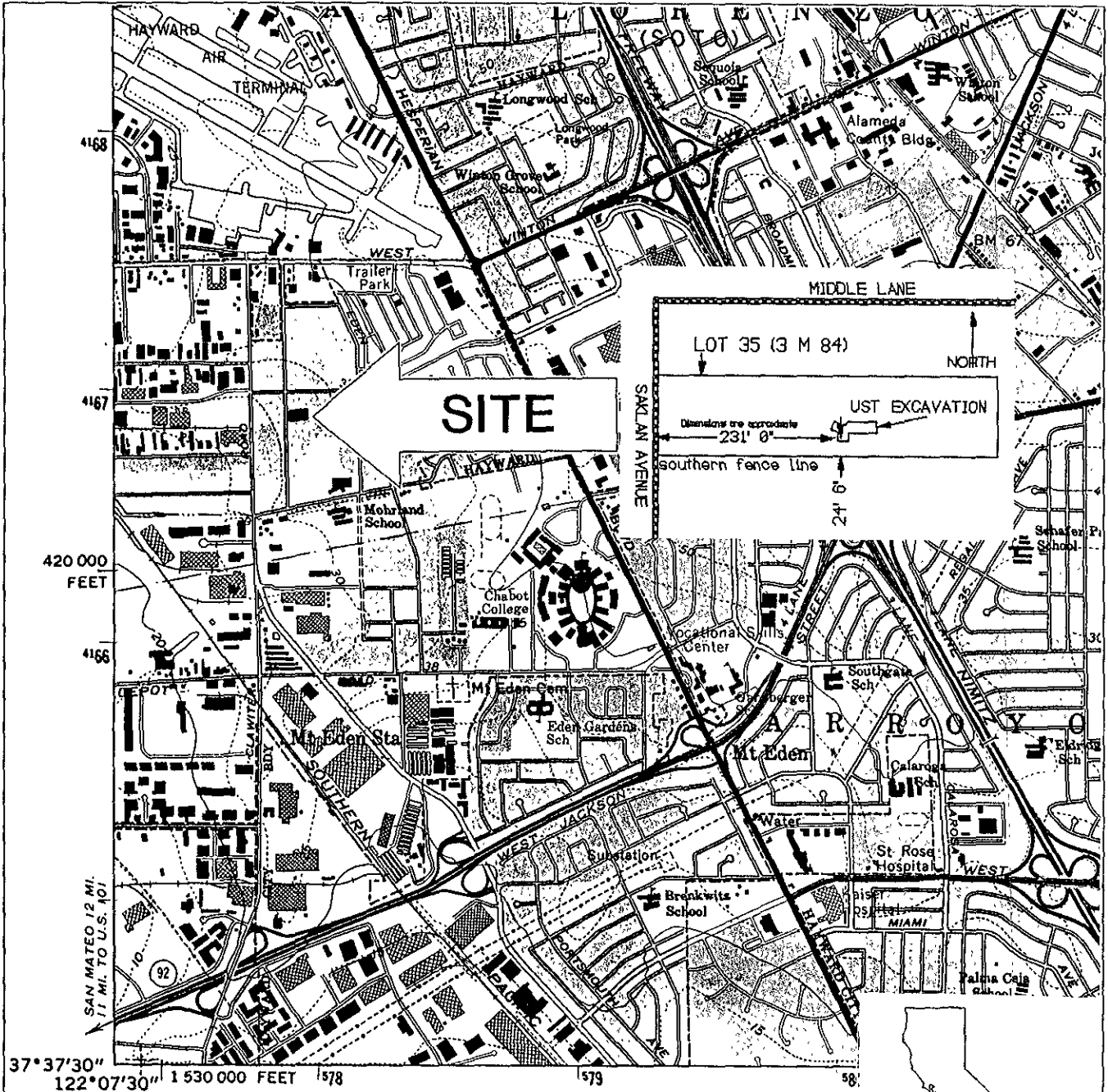
Respectfully submitted,



Kent & Kent, Inc.

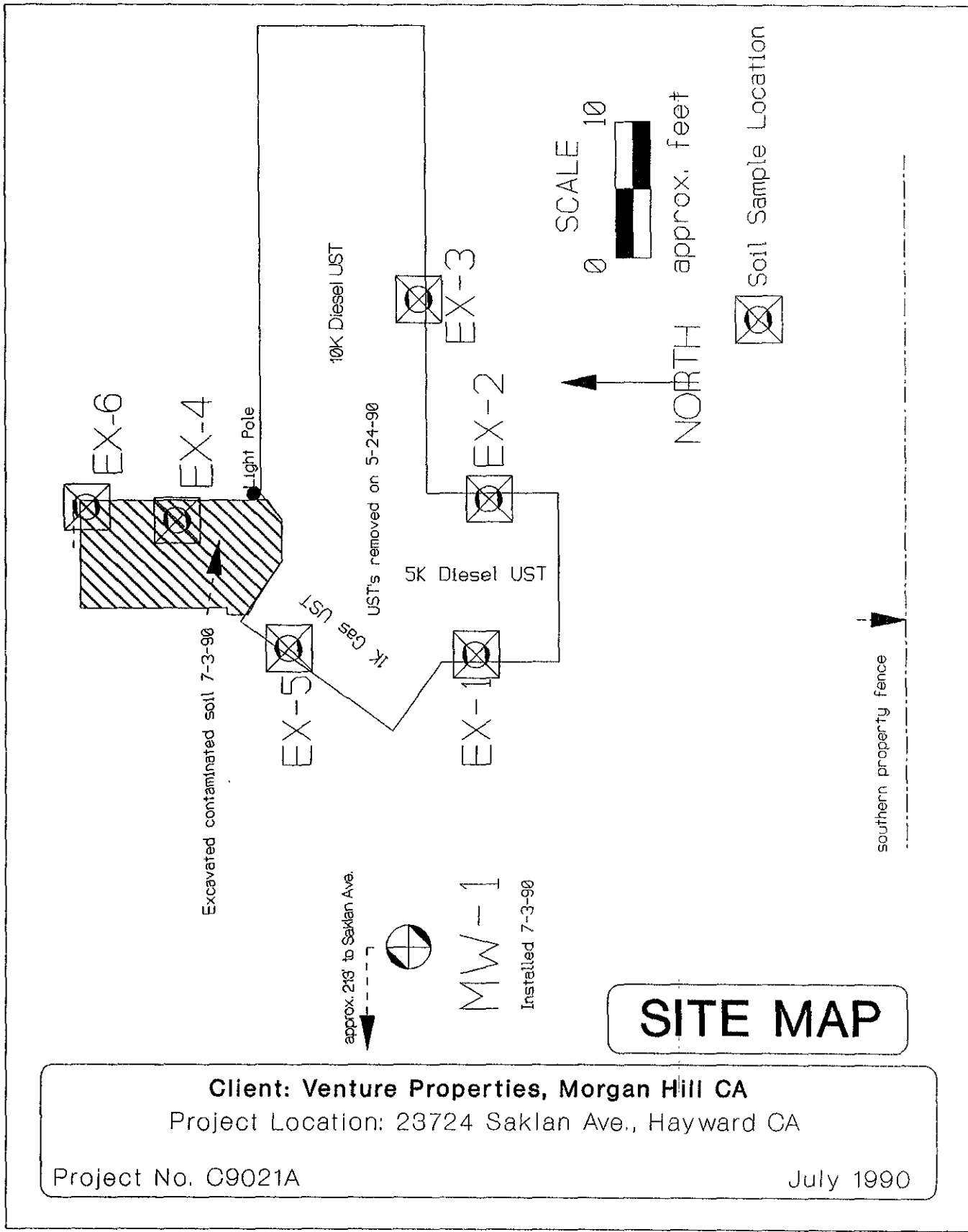
Richard C. Kent, California Registered Geologist 4231





AREA MAP

Client: Venture Properties, Morgan Hill CA
 Project Location: 23724 Saklan Ave., Hayward CA
 Source: USGS Hayward Quad, 1980, 1:24000
 July 1990
 Project No. C9021A



Client: Venture Properties, Morgan Hill CA
Project Location: 23724 Saklan Ave., Hayward CA
Project No. C9021A
July 1990

APPENDIX A

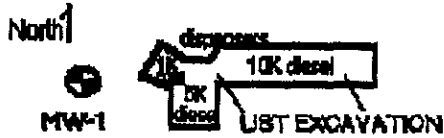
**GEOLOGIC LOG
MONITOR WELL MW-1**

KENT & KENT, INC.

KENT & KENT, INC.
Walnut Creek, California

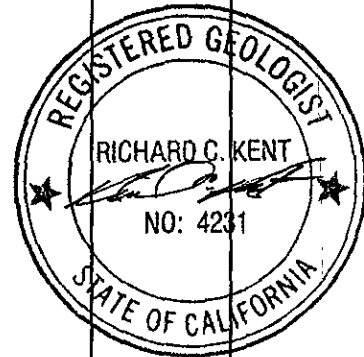
GEOLOGIC LOG SHEET 2 of 2

LOCATION SKETCH MAP:



Project No./Name: C9021A/Venture-Trident	Client: Venture Properties
Project Location: 23724 Saklan Ave, Hayward CA	Drill Hole No.: MW-1
Drilling Co./Foreman: Bay Land/Bob Rogers	Geologist: R. Kent
Drilling Method/C57/Rig: 10" OD HSA/374152/CME 45	Sampling Method(s): 2" SPT Brass Retainer

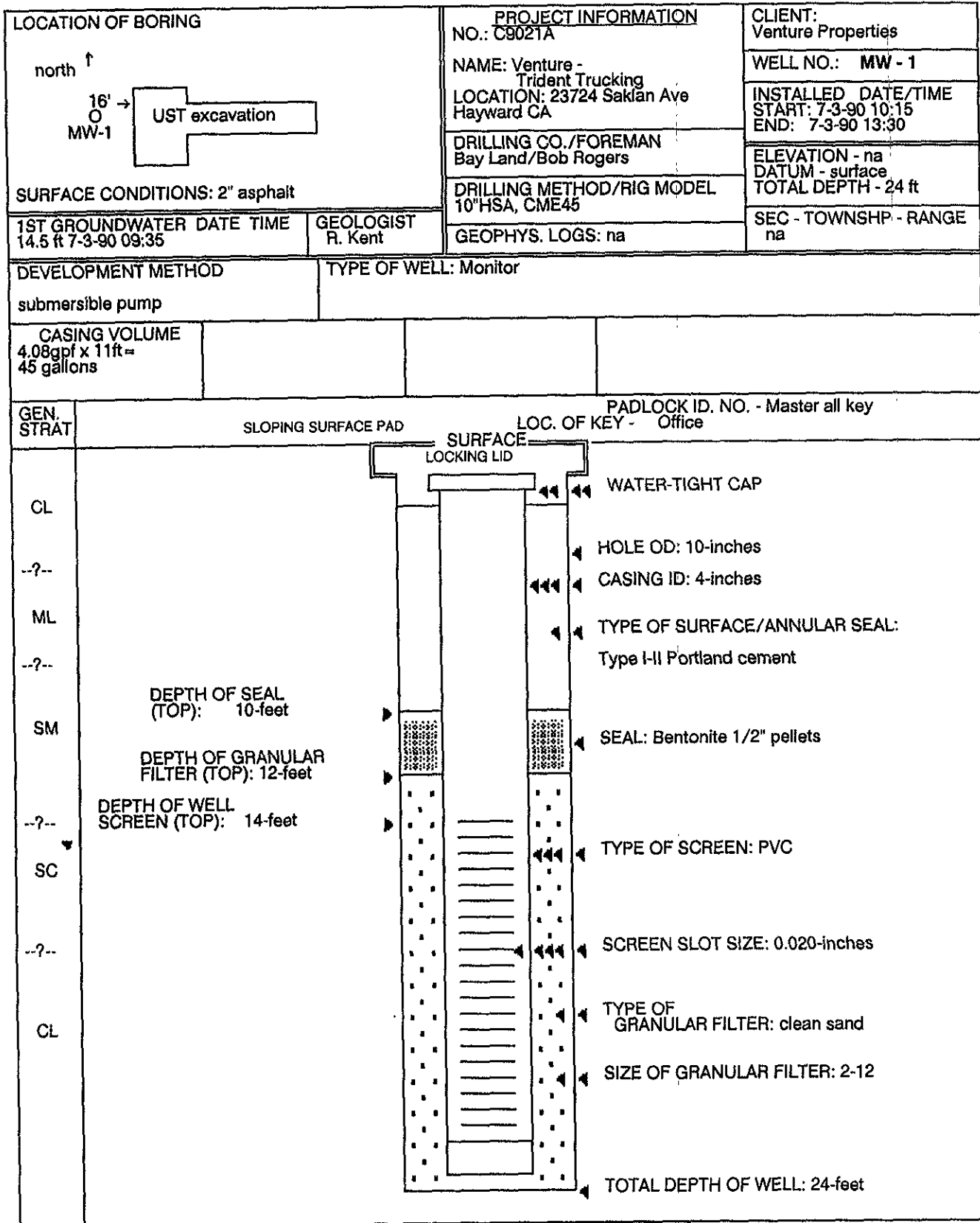
Drilling Start Date/Time:		Drilling End Date/Time:		Elevation:		Total Depth:		Surface Conditions:		Samples:	
7/3/90 09:00		7/3/90 10:15		NA		25.0 feet		2" asphalt		2' soil	
Depth 1st Water Date/Time:		Geophys. Logs:		Sec-Tws-Rng		Laboratory:		C-O-C Number:			
14.5 feet, 7/3/90 09:35		NA		NA		MTA DHS 199		90217390			
DEPTH (feet)	SAMPLE NO.	SPT	Time	HC Odor	USCS CLASS	NAME	DENSITY	COLOR	MOISTURE	REMARKS	
21					—?—	—?—	—?—				
22											
23					CL	CLAY	very stiff?	yellow brown	moist	moderate plasticity	
24											
25										backfilled 25 to 24 feet,	
26						Total Depth	= 25 feet			install well	
27											
28											
29											
30											
31											
32											
33											
34											
35											
36											
37											
38											
39											
40											




APPENDIX B

**AS-BUILT SKETCH
MONITOR WELL MW-1**

AS-BUILT WELL SKETCH





APPENDIX C

CHEMICAL LABORATORY

REPORTS

ENVIRONMENTAL & OCCUPATIONAL HEALTH SERVICES

3440 Vincent Road Pleasant Hill, CA 94523 • (415) 930-9090 • FAX# (415) 930-0256

LABORATORY ANALYSIS REPORT

KENT & KENT, INC.
P.O. BOX 30664
WALNUT CREEK, CA 94598

REPORT DATE: 07/17/90

DATE SAMPLED: 07/03-10/90
DATE RECEIVED: 07/06,10/90

ATTN: RICHARD KENT

DATE EXTRACTED: 07/06/90
DATE ANALYZED: 07/09/90

CLIENT ID NO: C9021A

MED-TOX JOB NO: 9007025

ANALYSIS OF: WATER AND SOIL SAMPLES

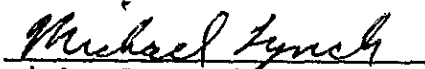
Sample Identification		Extractable Hydrocarbons as Diesel (mg/kg)	Extractable Hydrocarbons as Oil (mg/kg)
Client Id.	Lab No.		
S-1	03A	ND	ND
S-2	04A	ND	ND
EX-1	05A	ND	ND
EX-2	06A	20	90
EX-3	07A	ND	ND

Detection Limit 10 20

Method: 8015

ND = Not Detected

Instrument: 3


Michael Lynch, Manager
Organic Laboratory

Results FAXed to Richard Kent 07/11/90

KENT & KENT, INC.

CLIENT ID: MW-1
 CLIENT JOB NO: C9021A
 DATE SAMPLED: 07/06/90
 DATE RECEIVED: 07/06/90

MED-TOX LAB NO: 9007025-01A
 MED-TOX JOB NO: 9007025
 DATE EXTRACTED: 07/09/90

REPORT DATE: 07/17/90

DATE ANALYZED: 07/09/90
 INSTRUMENT: 3, 9

BTXE AND HYDROCARBONS

METHOD: EPA 8020, 8015 (PURGE & TRAP AND EXTRACTION)

	CONCENTRATION (ug/L)	DETECTION LIMIT (ug/L)
Benzene	ND	0.3
Toluene	2	0.3
Ethylbenzene.	0.9	0.3
Total Xylenes	6	1

PURGEABLE HYDROCARBONS AS:

Gasoline	0.06 mg/L	0.05 mg/L
----------	-----------	-----------

EXTRACTABLE HYDROCARBONS AS:

Lab No: 01D

Diesel	ND mg/L	0.05 mg/L
Oil	ND mg/L	0.2 mg/L

ND = Not Detected

KENT & KENT, INC.

CLIENT ID: TRIP BLANK
 CLIENT JOB NO: C9021A
 DATE SAMPLED: 07/06/90
 DATE RECEIVED: 07/06/90
 REPORT DATE: 07/17/90

MED-TOX LAB NO: 9007025-02A
 MED-TOX JOB NO: 9007025
 DATE ANALYZED: 07/09/90
 INSTRUMENT: 9

BTXE AND HYDROCARBONS

METHOD: EPA 8020, 8015 (PURGE & TRAP)

	CONCENTRATION (ug/L)	DETECTION LIMIT (ug/L)
Benzene	ND	0.3
Toluene	ND	0.3
Ethylbenzene.	ND	0.3
Total Xylenes	ND	1

PURGEABLE HYDROCARBONS AS:

Gasoline ND mg/L 0.05 mg/L

ND = Not Detected

KENT & KENT, INC.

CLIENT ID: EX-4
 CLIENT JOB NO: C9021A
 DATE SAMPLED: 07/03/90
 DATE RECEIVED: 07/06/90

MED-TOX LAB NO: 9007025-08A
 MED-TOX JOB NO: 9007025
 DATE EXTRACTED: 07/05/90
 DATE ANALYZED: 07/06-09/90
 INSTRUMENT: 3, 9

REPORT DATE: 07/17/90

BTXE AND HYDROCARBONS

METHOD: EPA 8020, 8015 (PURGE & TRAP AND EXTRACTION)

	CONCENTRATION (ug/kg)	DETECTION LIMIT (ug/kg)
Benzene	ND	5
Toluene	ND	5
Ethylbenzene	ND	5
Total Xylenes	ND	20

PURGEABLE HYDROCARBONS AS:

Gasoline ND mg/kg 0.3 mg/kg

EXTRACTABLE HYDROCARBONS AS:

Diesel 50 mg/kg 10 mg/kg

Oil ND mg/kg 20 mg/kg

ND = Not Detected

Note: Sample was diluted 5x due to significant diesel content.
 Detection limits have been adjusted accordingly.

KENT & KENT, INC.

CLIENT ID: EX-5
CLIENT JOB NO: C9021A
DATE SAMPLED: 07/03/90
DATE RECEIVED: 07/06/90
REPORT DATE: 07/17/90

MED-TOX LAB NO: 9007025-09A
MED-TOX JOB NO: 9007025
DATE ANALYZED: 07/06/90
INSTRUMENT: 9

BTXE AND HYDROCARBONS

METHOD: EPA 8020, 8015 (PURGE & TRAP)

	CONCENTRATION (ug/kg)	DETECTION LIMIT (ug/kg)
Benzene	ND	1
Toluene	ND	1
Ethylbenzene.	ND	1
Total Xylenes	ND	3

PURGEABLE HYDROCARBONS AS:

Gasoline ND mg/kg 0.2 mg/kg

ND = Not Detected

KENT & KENT, INC.

CLIENT ID: EX-6
 CLIENT JOB NO: C9021A
 DATE SAMPLED: 07/10/90
 DATE RECEIVED: 07/10/90

MED-TOX LAB NO: 9007025-10A
 MED-TOX JOB NO: 9007025
 DATE EXTRACTED: 07/10/90
 DATE ANALYZED: 07/10/90
 INSTRUMENT: 3, 9

REPORT DATE: 07/17/90

BTXE AND HYDROCARBONS

METHOD: EPA 8020, 8015 (PURGE & TRAP AND EXTRACTION)

	CONCENTRATION (ug/kg)	DETECTION LIMIT (ug/kg)
Benzene	ND	1
Toluene	ND	1
Ethylbenzene.	ND	1
Total Xylenes	ND	3

PURGEABLE HYDROCARBONS AS:

Gasoline ND mg/kg 0.2 mg/kg

EXTRACTABLE HYDROCARBONS AS:

Diesel ND mg/kg 10 mg/kg

Oil ND mg/kg 20 mg/kg

ND = Not Detected

APPENDIX D

**CHAIN OF CUSTODY
AND
REQUEST FOR ANALYSIS
REPORTS**

Send Report and Invoice To:

CHAIN-OF-CUSTODY RECORD

KENT & KENT, INC.
 Post Office Box 30664
 Walnut Creek, California 94598
 telephone: [415] 934-5902

Sheet 2 of 2

C-O-C Control No.: 90217390
 Project Name: Venture-Trident
 Project No.: C9021A
 Samplers: Kent
 Carrier/Airbill No.: na

LABORATORY NAME: Med-Tox Associates, Inc.
 Contact: Robin Byars

Address: 3440 Vincent Road, Pleasant Hill, CA 94523
 Telephone: 415/930-9090 Cert. No.: 199
 FAX: 415/930-0256

SIGNATURES (Name, Company, Date and Time)

Relinquished By: [Signature] 7/6/90 1400

Received By: Denise Harrington 7/6/90 1400

REQUEST FOR ANALYSIS

Sample No.	Sample Location	Date Collected	Time	Sample Type	Container Type/Size	Preserv.	Requested Analysis	Detect Limit	Comment
EX-3	10K Diesel	7/03/90	1034	soil	brass ret.	none			use Tri-
	south side				2x6 inches		TPHd by GCFID(3550)	10.0ppm	Regional
	11-12'								LUFT
EX-4	Dispenser	7/03/90	1415	soil	brass ret.	none	TPHg by GCFID(5030)	1.0ppm	use Tri-
	north side				2x6 inches		TPHd by GCFID(3550)	10.0ppm	Regional
	9-10'						BTX&E by EPA 8020	5.0ppb	LUFT
EX-5	1K Gas	7/03/90	1125	soil	brass ret.	none	TPHg by GCFID(5030)	1.0ppm	use Tri-
	NW side				2x6 inches				Regional
	9-10'						BTX&E by EPA 8020	5.0ppb	LUFT
W-1	MW-1	7/06/90	1136	WATER	40m Vial	none	TPHg by GCFID (5030)	50.0ppb	use Tri-
				WATER	Liter (2)	none	TPHd by GCFID(3510)	50.0ppb	Regional
				WATER	40m Vial	none	BTX&E by EPA 602	0.5ppb	LUFT

APPENDIX E

SOIL SAMPLE FIELD LOGS

SOIL SAMPLE FIELD LOG

Kent & Kent, Inc.
Walnut Creek, California

Page 1 of 1

Project Number: C9021A

Project Name: Venture-Trident

Project Location: 23724 Saklan Ave., Hayward CA

Client: Venture Properties, Morgan Hill CA

DATE: 7-3-90	SAMPLE NUMBER: S - 1
Time Sample Collected: 0914	
COC and RFA Number: 90217390	

Describe Sample Location:

Drill Hole MW-1 (Monitor Well) at depths of 9.5- to 10.0-feet located approximately sixteen (16)-feet west of UST excavation.

Sample Collection Method:

The relatively undisturbed sample was collected with a California modified split-spoon sampler containing three (3) - two (2)-inch diameter by six (6)-inch long brass retainers. The sampler was driven with a 140-pound hammer on the drill rig and blow counts per foot depth were recorded for evaluating soil density and consistency. The upper retainer was discarded because it frequently contains slough material; the middle retainer was used for geologic descriptions; and the lower retainer ends were immediately covered with aluminum foil, plastic end caps, labeled, and placed in an ice chest with blue-ice for transport to the laboratory. The sample was entered into the Kent & Kent, Inc. chain-of-custody procedures to ensure sample integrity until delivery to the laboratory.

Physical Characteristics:

USCS Classification: SM - Silty fine SAND

Description: yellow-brown, moist

Analysis Requested:

Total Petroleum Hydrocarbons as diesel ("TPHd") by California Department of Health Services ("DHS") GC-FID using EPA sonification extraction method 3550.

Comments:

No hydrocarbon odor or staining observed in sample.

SOIL SAMPLE FIELD LOG

Kent & Kent, Inc.
Walnut Creek, California

Page 1 of 1

Project Number: C9021A

Project Name: Venture-Trident

Project Location: 23724 Saklan Ave., Hayward CA

Client: Venture Properties, Morgan Hill CA

DATE: 7-3-90	SAMPLE NUMBER: S - 2
Time Sample Collected: 0937	
COC and RFA Number: 90217390	

Describe Sample Location:

Drill Hole MW-1 (Monitor Well) at depths of 15.5- to 16.0-feet located approximately sixteen (16)-feet west of UST excavation.

Sample Collection Method:

The relatively undisturbed sample was collected with a California modified split-spoon sampler containing three (3) - two (2)-inch diameter by six (6)-inch long brass retainers. The sampler was driven with a 140-pound hammer on the drill rig and blow counts per foot depth were recorded for evaluating soil density and consistency. The upper retainer was discarded because it frequently contains slough material; the middle retainer was used for geologic descriptions; and the lower retainer ends were immediately covered with aluminum foil, plastic end caps, labeled, and placed in an ice chest with blu-ice for transport to the laboratory. The sample was entered into the Kent & Kent, Inc. chain-of-custody procedures to ensure sample integrity until delivery to the laboratory.

Physical Characteristics:

USCS Classification: SC - Clayey fine SAND

Description: yellow-brown, saturated

Analysis Requested:

Total Petroleum Hydrocarbons as diesel ("TPHd") by California Department of Health Services ("DHS") GC-FID using EPA sonification extraction method 3550.

Comments:

No hydrocarbon odor or staining observed in sample.

SOIL SAMPLE FIELD LOG

Kent & Kent, Inc.
Walnut Creek, California

Page 1 of 1

Project Number: C9021A

Project Name: Venture-Trident

Project Location: 23724 Saklan Ave., Hayward CA

Client: Venture Properties, Morgan Hill CA

<u>DATE:</u> 7-3-90	<u>SAMPLE NUMBER:</u> EX - 1
<u>Time Sample Collected:</u> 1015	
<u>COC and RFA Number:</u> 90217390	

Describe Sample Location:

West sidewall and bottom intersection of 5,000-gallon diesel UST excavation at approximately nine (9)- to ten (10)- feet depth.

Sample Collection Method:

Sample was collected from a backhoe bucket by driving a brass two (2)-inch retainer into the soil until no headspace was present. The retainer ends were immediately covered with aluminum foil, plastic end caps, labeled, and placed in an ice chest with blue ice for transport to the laboratory.

Physical Characteristics:

USCS Classification: SM - Silty fine SAND

Description: medium yellow-brown, moist

Analysis Requested:

Total Petroleum Hydrocarbons as diesel ("TPHd") by California Department of Health Services ("DHS") GC-FID using EPA sonification extraction method 3550.

Comments:

No hydrocarbon odor or staining observed in sample.

SOIL SAMPLE FIELD LOG

Kent & Kent, Inc.
Walnut Creek, California

Page 1 of 1

Project Number: C9021A

Project Name: Venture-Trident

Project Location: 23724 Saklan Ave., Hayward CA

Client: Venture Properties, Morgan Hill CA

DATE: 7-3-90	SAMPLE NUMBER: EX - 2
Time Sample Collected: 1021	
COC and RFA Number: 90217390	

Describe Sample Location:

East sidewall and bottom intersection of 5,000-gallon diesel UST excavation at approximately nine (9)- to ten (10)- feet depth.

Sample Collection Method:

Sample was collected from a backhoe bucket by driving a brass two (2)-inch retainer into the soil until no headspace was present. The retainer ends were immediately covered with aluminum foil, plastic end caps, labeled, and placed in an ice chest with blue ice for transport to the laboratory.

Physical Characteristics:

USCS Classification: SM - Silty fine SAND

Description: medium yellow-brown, moist

Analysis Requested:

Total Petroleum Hydrocarbons as diesel ("TPHd") by California Department of Health Services ("DHS") GC-FID using EPA sonification extraction method 3550.

Comments:

No hydrocarbon odor or staining observed in sample.

SOIL SAMPLE FIELD LOG

Kent & Kent, Inc.
Walnut Creek, California

Page 1 of 1

Project Number: C9021A

Project Name: Venture-Trident

Project Location: 23724 Saklan Ave., Hayward CA

Client: Venture Properties, Morgan Hill CA

DATE: 7-3-90	SAMPLE NUMBER: EX - 3
Time Sample Collected: 1034	
COC and RFA Number: 90217390	

Describe Sample Location:

South sidewall and bottom intersection of 10,000-gallon diesel UST excavation at approximately eleven (11)- to twelve (12)- feet depth.

Sample Collection Method:

Sample was collected from a backhoe bucket by driving a brass two (2)-inch retainer into the soil until no headspace was present. The retainer ends were immediately covered with aluminum foil, plastic end caps, labeled, and placed in an ice chest with blue ice for transport to the laboratory.

Physical Characteristics:

USCS Classification: SM - Silty fine SAND

Description: medium yellow-brown, moist

Analysis Requested:

Total Petroleum Hydrocarbons as diesel ("TPHd") by California Department of Health Services ("DHS") GC-FID using EPA sonification extraction method 3550.

Comments:

No hydrocarbon odor or staining observed in sample.

SOIL SAMPLE FIELD LOG

Kent & Kent, Inc.
Walnut Creek, California

Page 1 of 1

Project Number: C9021A

Project Name: Venture-Trident

Project Location: 23724 Saklan Ave., Hayward CA

Client: Venture Properties, Morgan Hill CA

DATE: 7-3-90	SAMPLE NUMBER: EX - 4
Time Sample Collected: 1415	
COC and RFA Number: 90217390	

Describe Sample Location:

North sidewall and bottom intersection of UST excavation beneath former dispensers at approximately nine (9)- to ten (10)- feet depth.

Sample Collection Method:

Sample was collected from a backhoe bucket by driving a brass two (2)-inch retainer into the soil until no headspace was present. The retainer ends were immediately covered with aluminum foil, plastic end caps, labeled, and placed in an ice chest with blue ice for transport to the laboratory.

Physical Characteristics:

USCS Classification: SC - Clayey fine SAND

Description: medium greenish brown, moist

Analysis Requested:

Total Petroleum Hydrocarbons as diesel ("TPHd") by California Department of Health Services ("DHS") GC-FID using EPA sonification extraction method 3550.

Total Petroleum Hydrocarbons as gasoline ("TPHg") by DHS GC-FID using EPA purge and trap method 5030.

Aromatic volatile organics of benzene, toluene, ethylbenzene, and total xylenes by EPA purgable aromatics method 8020.

Comments:

Hydrocarbon odor and staining were observed in sample.

SOIL SAMPLE FIELD LOG

Kent & Kent, Inc.
Walnut Creek, California

Page 1 of 1

Project Number: C9021A

Project Name: Venture-Trident

Project Location: 23724 Saklan Ave., Hayward CA

Client: Venture Properties, Morgan Hill CA

DATE: 7-3-90	SAMPLE NUMBER: EX - 5
Time Sample Collected: 1125	
COC and RFA Number: 90217390	

Describe Sample Location:

Northwest sidewall and bottom intersection of 1,000-gallon gasoline UST excavation at approximately nine (9)- to ten (10)- feet depth.

Sample Collection Method:

Sample was collected from a backhoe bucket by driving a brass two (2)-inch retainer into the soil until no headspace was present. The retainer ends were immediately covered with aluminum foil, plastic end caps, labeled, and placed in an ice chest with blue ice for transport to the laboratory.

Physical Characteristics:

USCS Classification: SC - Clayey fine SAND

Description: medium yellow brown, moist

Analysis Requested:

Total Petroleum Hydrocarbons as gasoline ("TPHg") by DHS GC-FID using EPA purge and trap method 5030.

Aromatic volatile organics of benzene, toluene, ethylbenzene, and total xylenes by EPA purgable aromatics method 8020.

Comments:

No hydrocarbon odor or staining were observed in sample.

SOIL SAMPLE FIELD LOG

Kent & Kent, Inc.
Walnut Creek, California

Page 1 of 1

Project Number: C9021/A

Project Name: Venture-Trident

Project Location: 23724 Saklan Avenue, Hayward, CA

Client: Venture Properties, Morgan Hill, CA

DATE:	SAMPLE NUMBER: EX - 6
Time Sample Collected:	
COC and RFA Number: 9021790	

Sample Location:

North sidewall and bottom intersection of UST excavation beneath former dispensers at approximately six (6) - to seven (7)- feet depth.

Sample Collection Method:

Sample was collected from a backhoe bucket by driving a brass two (2)-inch retainer into the soil until no headspace was present. The retainer ends were immediately covered with aluminum foil, plastic end caps, labeled, and placed in an ice chest with blue ice for transport to the laboratory.

Physical Characteristics:

USCS Classification: ML - Silty fine SAND

Description: very light brown, moist

Analysis Requested:

Total Petroleum Hydrocarbons as diesel ("TPHd") by California Department of Health Services ("DHS") GC-FID using EPA sonification extraction method 3550.

Total Petroleum Hydrocarbons as gasoline ("TPHg") by DHS GC-FID using EPA purge and trap method 5030.

Aromatic volatile organics of benzene, toluene, ethylbenzene, and total xylenes by EPA purgable aromatics method 8020.

Comments:

Hydrocarbon odor and staining was not observed in sample.

APPENDIX F
GROUNDWATER SAMPLE
FIELD LOG

GROUNDWATER SAMPLE FIELD LOG

Kent & Kent, Inc.
Walnut Creek, California

Page 1 of 1
Project Number: C9021A
Project Name: Venture-Trident
Project Location: 23724 Saklan Ave., Hayward CA
Client: Venture Properties, Morgan Hill CA

DATE: July 6, 1990	SAMPLE NUMBER: MW - 1
Time Sample Collected: 1136	
COC and RFA Number: 90217390	

Sample Location:

Monitor Well MW-1

Sample Collection Method:

The monitor well was purged of stagnant water in the casing and filter by setting a submersible pump within one (1)-foot of total well depth until the temperature, conductivity and PH stabilized. The sample was collected with a triple-rinsed (TSP) PVC bailer lowered below the water level which had reached at least 80% of the static level as recorded prior to purging. Water samples were placed in 40-milliliter and 1 liter glass containers. The 40-milliliter vials (volatile organic analysis-VOA) containers were filled to prevent air-entrapment, sealed with a Teflon septum, labeled, and placed in an ice chest with blu-ice for transport to the laboratory.

Well Characteristics:

Static Water Level (depth/time): 14.0 feet/0945
Casing Diameter: four inches
Well Depth: 24-feet
Amount Purged: 165 gallons

Sample Characteristics:

Odor: none
Color: clear
Temperature: 64.5 °F
Conductance: 6,545 µmhos
PH: 7.50

Analysis Requested:

Total Petroleum Hydrocarbons as diesel ("TPHd") by California Department of Health Services ("DHS") GC-FID using EPA separatory funnel extraction method 3510.

Total Petroleum Hydrocarbons as gasoline ("TPHg") by DHS GC-FID using EPA purge and trap method 5030.

Aromatic volatile organics of benzene, toluene, ethylbenzene, and total xylenes by EPA purgable aromatics method 602.

Comments:

No hydrocarbon odors observed during purging or sampling.

APPENDIX G

DAILY FIELD SUMMARIES

DAILY FIELD SUMMARY

<p><u>DATE:</u> July 3, 1990 <u>Project No.:</u> C9021A <u>Client:</u> Venture Properties <u>Site Location:</u> Trident Trucking, 23724 Saklan Road, Hayward, California</p>
--

WORK PERFORMED

Drilled and installed groundwater Monitor Well MW-1 to a total depth of twenty-four (24)-feet with four (4)-inch PVC casing approximately sixteen (16)-feet west of the 5,000-gallon diesel UST excavation. Water was first encountered at approximately 14.5-feet depth. Hydrocarbon odors were not observed during the drilling or installation of the monitor well.

Collected soil grab samples from the 1,000-gallon gasoline UST, and the 5,000-gallon and 10,000-gallon diesel UST excavations. Hydrocarbon contamination was observed in the sidewalls beneath the previous location of the dispensers, located approximately between the 1,000-gallon gasoline and 10,000-gallon diesel UST excavations. Hydrocarbon contamination was not observed in other areas of the excavations (soil samples collected to verify). Observed and directed backhoe excavation of the contaminated soil (about twenty [20]- cubic yards) which was placed on the existing aeration pile adjacent to the excavations. Left site with contaminated area remaining in sidewall approximately three (3)-feet in diameter, at about seven (7)-feet deep beneath the previous dispensers.

PROBLEMS ENCOUNTERED

Excavation was enlarged to remove contaminated soil observed in existing excavation beneath the previous location of the dispensers. Excavation was performed by landowner representative.

EQUIPMENT ON-SITE

Bay Land Drilling Company CME 45 drill rig with nominal ten (10)-inch OD hollow-stem augers. Bob Rogers, driller. Rick Cardoza, Case backhoe operator.

SAMPLES COLLECTED

Soil samples were collected during the drilling of groundwater Monitor Well MW-1 with a standard penetration test split-spoon sampler with nominal two (2)-inch diameter

July 3, 1990

Venture Properties-Trident Trucking

Daily Field Summary

brass retainers at depths of 9.0-9.5-feet and 15.5-16.0-feet. The retainers were capped, labeled, and placed in an ice chest with 'blu-ice' for shipment to laboratory for analysis.

Collected five (5) soil grab samples, numbered EX-1 through EX-5, from existing UST excavations at the intersection of the sidewalls and bottoms. Samples were collected from a backhoe bucket with two (2)-inch brass retainers that were pushed into soil, then capped, labeled, and placed in an ice chest with 'blu-ice' for shipment to laboratory for analysis. Sample depths varied from nine (9)- to twelve (12)-feet depth.

Samples were entered into Chain-of-Custody Number 90217390.

eor

DAILY FIELD SUMMARY

DATE: July 6, 1990
Project No.: C9021A
Client: Venture Properties
Site Location: Trident Trucking, 23724 Saklan Road, Hayward, California

WORK PERFORMED

Developed Monitor Well MW-1 with nominal four (4)-inch submersible pump until yellowish turbid water cleared when approximately 50-gallons had been evacuated. Continued to purge well at an average rate of 3-5 gpm until approximately 165-gallons had been discharged prior to allowing recharge and sample collection. Hydrocarbon odors or sheen were not observed during development, purging or sample collection. Initial static water level was 14.0-feet, which was the level at the time of sample collection.

Collected one (1) groundwater sample for analysis with bailer and placed in VOA's and liter containers. Purged water placed in three (3) 55-gallon barrels which are labeled and on-site adjacent to the well.

PROBLEMS ENCOUNTERED

Pump outlet fitting needed adjustment.

EQUIPMENT ON-SITE

Grundfoss nominal four (4)-inch, 110-volt, submersible pump with Teflon hose; PVC bailer-sampler; Hydac Temp-Ph-Cond meter; TSP rinsate and potable water.

SAMPLES COLLECTED

Groundwater sample MW-1 was collected and placed in two (2) clear glass vials (VOA's) with Teflon septums, and two (2) amber liter containers with screw caps. The containers were labeled and placed in an ice chest with 'blu-ice' for shipment to the laboratory for analysis.

The water sample was entered into Chain-of-Custody Number 90217390.

DAILY FIELD SUMMARY

DATE: July 10, 1990
Project No.: C9021A
Client: Venture Properties
Site Location: Trident Trucking, 23724 Saklan Road, Hayward, California

WORK PERFORMED

Collected one (1) soil grab sample for chemical analysis from the excavation beneath the former dispensers. Hydrocarbon contamination was not observed in the excavated area beneath the previous dispensers, located approximately between the 1,000-gallon gasoline and 10,000-gallon diesel UST excavations. Area of contaminated soil had been excavated on July 3, 1990 and no observable soil contamination is present along the sidewall beneath the previous dispensers. This is the second soil sample to be collected from this area of the excavation and represents post-remedial excavation activities.

PROBLEMS ENCOUNTERED

None.

EQUIPMENT ON-SITE

Case backhoe; Rick Cardoza, operator.

SAMPLES COLLECTED

Collected one (1) soil grab sample, numbered EX-6, from the extended UST excavation near the intersection of the sidewall and bottom. Sample was collected from a backhoe bucket with a two (2)-inch brass retainer pushed into the soil, then capped, labeled, and placed in an ice chest with 'blu-ice' for shipment to laboratory for analysis. Sample depth was from six (6)- to seven (7)-feet.

The sample was entered into Chain-of-Custody Number 9021790.

APPENDIX H
PERMIT TO DRILL
MONITOR WELL MW-1



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE PLEASANTON, CALIFORNIA 94566 (415) 484-2600

GROUNDWATER PROTECTION ORDINANCE PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT 23724 Saklan Ave. Hayward

PERMIT NUMBER 90400 LOCATION NUMBER

CLIENT Name Venture Properties Address 9970-A Palm Court Phone 408-463-0852 City Morgan Hill Zip 95037

PERMIT CONDITIONS:

Circled Permit Requirements Apply

APPLICANT Name Kent & Kent, Inc. Attn: RICHARD KENT, P.E. Address P.O. Box 30664 Phone 415-934-5902 City Walnut Creek Zip 94598

A. GENERAL

- 1. A permit application should be submitted so as to arrive at the Zone 7 office five days prior to proposed starting date.
2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or drilling logs and location sketch for geotechnical projects.
3. Permit is void if project not begun within 90 days of approval date.

B. WATER WELLS, INCLUDING PIEZOMETERS

- 1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

C. GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

D. CATHODIC. Fill hole above anode zone with concrete placed by tremie.

E. WELL DESTRUCTION. See attached.

TYPE OF PROJECT Well Construction Geotechnical Investigation Cathodic Protection General Water Supply Contamination Monitoring X Well Destruction

PROPOSED WATER SUPPLY WELL USE Domestic Industrial Other Municipal Irrigation

DRILLING METHOD: Mud Rotary Air Rotary Auger X Cable Other

DRILLER'S LICENSE NO. C57-374152

WELL PROJECTS Drill Hole Diameter 10 in. Maximum Casing Diameter 4 in. Depth 25 ft. Surface Seal Depth 8 ft. Number MW-1

GEOTECHNICAL PROJECTS Number of Borings Maximum Hole Diameter in. Depth ft.

ESTIMATED STARTING DATE 7-3-90 ESTIMATED COMPLETION DATE 7-3-90

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE [Signature] Date 6/29/90

Approved [Signature] Date 2 Jul 90 Wyman Hong

APPENDIX I
REQUIRED ACTION LETTER
FROM AGENCY

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

June 18, 1990

F. Rob Robles
Venture Properties
9970-A Palm Court
Morgan Hill CA 95037

RE: Soil and Groundwater Contamination at 23724 Saklan Av., Hayward

Dear Mr. Robles:

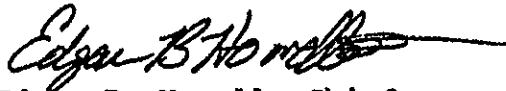
My staff has reviewed the soil sampling results connected with the tank removal at the Trident Truck Lines property as well as your work plan prepared June 4, 1990 for soil remediation and removal. As well, we have looked over the laboratory results from the Phase I study conducted in January, 1990. I have the following comments and concerns regarding the sample results and your work plan:

1. At this time, the Regional Water Quality Control Board (RWQCB) is not necessarily requiring removal of undisturbed soils containing below 100 ppm TPH. Therefore, this agency does not require that you excavate additional soil from the former 1000 gallon gasoline tank pit, where TPH levels were found to be 16 ppm.
2. One of the soil piles from the 10,000 gallon diesel tank pit contained TPH levels as high as 250 ppm. These levels were not matched either in the soil samples taken from beneath the tank or in soil piles from other parts of the pit. At this time, you must sample the portion of the tank pit from which these high levels of contaminated soil were excavated to determine the full lateral and vertical extent of the contamination. Both sidewall and bottom samples from this area of the excavation would be called for. If contamination levels are found above 100 ppm, further excavation and sampling will be necessary.
3. It has come to my attention that a subsurface investigation took place on the property prior to the tank removal. A ground water sample (#TC-1) taken from a soil boring during the Phase I study was analyzed as containing 120 ppb of total petroleum hydrocarbons. This level is well above RWQCB's remediation target level of 50 ppb. The area from which this "grab" sample was taken must be investigated further. At a minimum, an additional groundwater sample from this same area must be taken. If sampling results show levels greater than 50 ppb, a monitoring well should be installed and a regular sampling schedule followed. Please submit a copy of your workplan to this office by July 31, 1990.

June 18, 1990
F. Rob Robles
Venture Properties
RE: 23724 Saklan Av., Hayward
Page 2 of 2

In addition, this office requires a \$500 deposit in order to cover the costs of overseeing remaining tank removal and remediation activities at the site. You may contact Hazardous Materials Specialist Pamela Evans with any questions at (415) 271-4320.

Sincerely,



Edgar B. Howell, Chief
Hazardous Materials Division

c: Lester Feldman, RWQCB
Steve Faelz, City of Hayward Fire Department
Bob Senna, Trident Truckline, Inc.