

Paul King
8340772

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Prepared For:

Pacific Rolling Door Co.
15000 Worthley Drive
San Lorenzo, California 94580

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Date of Report:

May 1, 1995

Preliminary Subsurface Investigation
15000 Worthley Drive / San Lorenzo, California
RQA Job No. PRD 1917

A Preliminary Subsurface Investigation, consisting of near-surface soil sampling and laboratory analysis for metals and volatile organic compounds, has been completed for the referenced property. The parcel is currently occupied by a metal rolling door manufacturing facility and storage yard. Information provided to RQA Environmental, Inc. (RQA) by the client affirms that spray-painting operations have been performed for a number of years on an outdoor paint rack and in an open shed located in the storage yard to the east of the manufacturing building (Refer to Figure 1, Site Plan).

Sampling Methodology

A hand-driven impact sampler was used to obtain soil samples from five locations, plotted on the Site Plan appended to this report. Three samples were obtained from the immediate vicinity of the paint rack, one from the center of the open shed and one from the southeast corner of the storage yard. Soil was collected into 1 1/2" diameter brass sampling tubes from depths of 6-12" below ground surface at each location. After collection, the ends of the tubes were sealed with plastic caps, labeled and placed into an ice chest for transport to a State-accredited analytical laboratory. As required by EPA regulations, the samples were transported with Chain-of-Custody documentation and maintained at an approximate temperature of 4°C until analyzed.

Field activities were completed on April 19, 1995 by Mr. Cabe Silverhame, a California Registered Geologist with RQA.

Analytical Results and Discussion

None of the samples had detectible concentrations of Volatile Organic Compounds (VOC) as defined by EPA Method 8010. These compounds are found in some paints, sealers, varnishes, thinner, cleaning solvents and other products typically associated with metal component manufacture and painting. Although not definitive because of the limited number of sample locations, the lack of these compounds in the analyte soils suggest that significant quantities of VOCs have not been recently spilled, improperly disposed of, or otherwise introduced into the surficial soils adjacent to the paint rack and storage shed.

PRD7785

ENVIRONMENTAL
SAMPLE PARTS
RQA, INC.
15000 WORTHLEY DRIVE
SAN LORENZO, CALIFORNIA 94580
TEL: 518-278-3449

1500 4TH STREET
BERKELEY, CA
94702-5207
TEL: 510-847-7771
FAX: 510-847-1000
LRS: 510-847-7771
RQA, INC.

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Analysis for the 17 metals defined in Title 26 of the California Health and Safety Code indicate that elevated levels of lead, mercury and zinc are present in the near-surface soils adjacent to the outdoor paint rack. The samples from the open storage shed and the southeast corner of the storage yard indicated typical background concentrations of the analyzed metals. The following table indicates the detected concentrations (DL), and the Soluble Threshold Limit Concentration (STLC) and the Total Threshold Limit Concentration (TTLC) values from the Title 26 regulations. Under current environmental legislation, soil with detected TTLC values in excess of 10 times the STLC require additional analysis to determine the solubility of the contaminants. Complete analytical results are presented as Attachment 1 of this report.

Summary of elevated metals in sampled soils

Sample Location	Lead			Mercury			Zinc		
	DL	STLC	TTLC	DL	STLC	TTLC	DL	STLC	TTLC
TB-1	720			.20	.20		200	200	
TB-2	990			.31	.31		500	500	6,000
TB-3	110		1,000	.20	86.20	80	200	200	
TB-4	62			.23	.25		200	200	
TB-5	150			.31	.31		340	340	

NOTE: Shaded cells indicate detected concentrations greater than 10 times the STLC

With the exception of the zinc concentration in TB-2, the detected concentrations of the analyzed metals are below the TTLC values. However, the detected lead concentration at all test sites, the detected mercury concentration at TB-3 (borderline) and the detected zinc concentration in TB-1 and TB-2 are all greater than 10 times the respective STLC values. Soil from these locations may therefore fail the solubility standard, resulting in classification as a hazardous waste. The detected zinc concentration at TB-2 exceeds the TTLC value and the soil at this location is considered a hazardous waste under the Title 26 regulations. TB-2 is situated at the center of the outdoor paint rack assembly.

Recommendations:

- Samples shall be reanalyzed by the California Waste Extraction Test to determine the solubility values, according to the following schedule:
 Lead TB-1, TB-3, TB-4, and TB-6
 Mercury TB-3
 Zinc TB-1 *should be TB-2*
 Results of the solubility analysis shall be used to determine the extent of surface contamination and remediation, if required by regulatory agencies.

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Pacific Rolling Door Company / San Lorenzo, CA**

- The property owner shall notify the Alameda County Environmental Health Department that concentrations of zinc which exceed the Title 26 hazardous waste standard have been detected on the property. The EHD may be contacted as follows:

Mr. Don Atkinson-Adams
Alameda County Environmental Health Department
Hazardous Waste Unit
1131 Harbor Bay Parkway, Ste. 250
Alameda, CA 94502

Limitations

The findings presented herein are based upon subsurface sample locations and analysis methodology judged appropriate from the known application of paint at specific locations, namely the outdoor paint rack and storage shed. This report shall not be construed to imply that all non-investigated areas of the subject property are free from contamination.

RGA Environmental, Inc. affirms that this assessment was performed in accordance with the accepted standards and procedures of the Environmental Consulting profession. In any case our liability cannot exceed our fee for this project.

Thank you for using the environmental consulting services of RGA. Please contact us at 510-547-7771 with any questions regarding this report or for additional services.

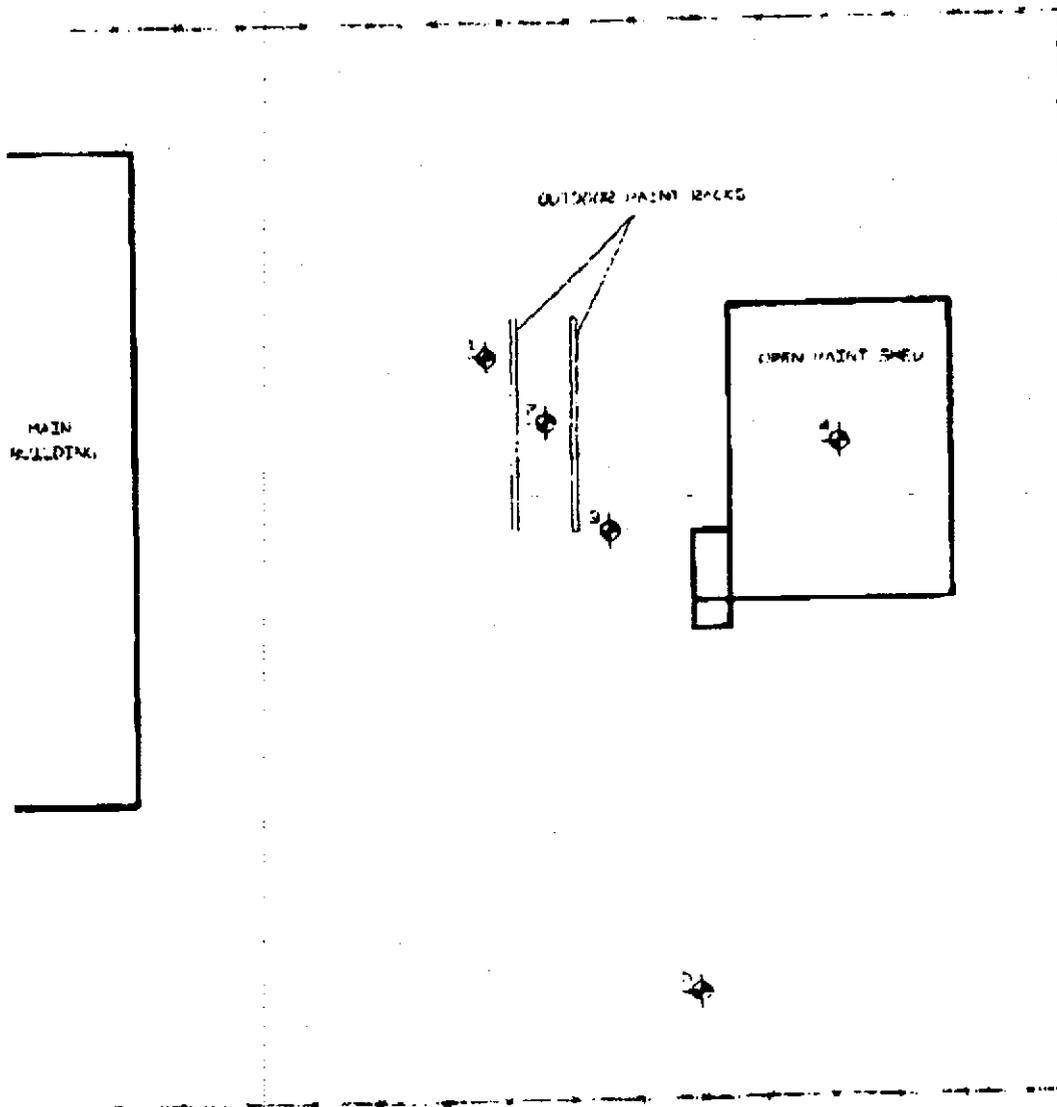
Cabe C. Silverman
Cabe C. Silverman
Registered Geologist 6201
Registered Environmental Assessor 03113



May 1, 1996

SUBSURFACE INVESTIGATION SITE PLAN

Pacific Rolling Door Company
15000 Worthley Drive
San Lorenzo, CA



RGA Environmental, Inc. / Emeryville, California	Figure 1
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Sent By: RGA ENVIRONMENTAL;

510 547 1983;

Jun-13-02 15:28;

Page 6

06/12/2002 13:13 510-278-3449
06/05/2002 14:34 19250310739

PACIFIC ROLLING DOOR
ROBERT A MILLER

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PAGE 07

ATTACHMENT 1

LABORATORY ANALYSIS RESULTS

McCAMPBELL ANALYTICAL INC	110 2nd Avenue South, #E7, Pasadena, CA 94553 Tel: 510-798-1630 Fax: 510-798-1622
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RGA Environmental 1260 43rd Street Emeryville, CA 94608	Client Project ID: FRD1917	Date Sampled: 04/19/95
		Date Received: 04/19/95
	Client Contact: Cobe Silverman	Date Reported: 04/24/95
	Client P.O.:	Date Analyzed: 04/24/95

Volatile Halocarbons

Lab ID	51807	51808	51809	51810
Client ID	1	1	1	1
Matrix	3	1	5	5
Compound	Concentration			
Bromodichloromethane	ND	ND	ND	ND
Bromochloroethane ⁽⁵⁾	ND	ND	ND	ND
Bromomethane	ND	ND	ND	ND
Carbon Tetrachloride ⁽⁶⁾	ND	ND	ND	ND
Chloroacetylene	ND	ND	ND	ND
Chloroethane	ND	ND	ND	ND
1-Chloroethane Vinyl Ether ⁽⁴⁾	ND	ND	ND	ND
Chloroform ⁽⁷⁾	ND	ND	ND	ND
Chloromethane	ND	ND	ND	ND
Dibromochloromethane	ND	ND	ND	ND
1,2-Dibromomethane	ND	ND	ND	ND
1,1-Dibromomethane	ND	ND	ND	ND
1,4-Dibromomethane	ND	ND	ND	ND
Dibromodichloromethane	ND	ND	ND	ND
1,1-Dibromomethane	ND	ND	ND	ND
1,2-Dibromomethane	ND	ND	ND	ND
1,1-Dibromomethane	ND	ND	ND	ND
trans 1,2-Dibromomethane	ND	ND	ND	ND
cis 1,2-Dibromomethane	ND	ND	ND	ND
trans 1,3-Dibromomethane	ND	ND	ND	ND
cis 1,3-Dibromomethane	ND	ND	ND	ND
trans 1,3-Dibromomethane	ND	ND	ND	ND
1,1,2-Trichloromethane	ND	ND	ND	ND
Tetrachloroethane	ND	ND	ND	ND
1,1,1-Trichloroethane	ND	ND	ND	ND
1,1,2-Trichloroethane	ND	ND	ND	ND
Trichloroethane	ND	ND	ND	ND
Trichloroethylene	ND	ND	ND	ND
Vinyl Chloride ⁽⁸⁾	ND	ND	ND	ND
% Recovery Summary	81	77	74	62

* water and vapor samples are reported in ug/L, soil samples in ug/kg and all TCLP extracts in ug/L.
 Reporting limit values otherwise noted: water/TCLP extracts, ND< 5 ug/L; soil, ND< 10 ug/kg
 ND means not detected above the reporting limit; N/A means sample not applicable to this method
 (4) 1,1-dichloroethane; (5) 1,2-dichloroethane; (6) 1,1,1-trichloroethane; (7) 1,1,2-trichloroethane; (8) chloroethane.
 (9) 1,1-dichloroethane. (10) 1,2-dichloroethane. (11) 1,1,1-trichloroethane. (12) 1,1,2-trichloroethane.
 DHE Certification No. 1444 Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.	110 2nd Avenue South, #07, Pacheco, CA 94553 Tel: 510-790-1620 Fax: 510-790-1622
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RGA Environmental 1260 45th Street Emeryville, CA 94608	Client Project ID: PRD1917	Date Sampled: 04/19/95
		Date Received: 04/19/95
	Client Contact: Cabo Silveriano	Date Extracted: 04/24/95
	Client P.O.:	Date Analyzed: 04/24/95

Volatile Hydrocarbons		
EPA method 821 or 820		
Lab ID	21811	
Client ID		
Matrix		
Compound	Concentration	
Bromochloromethane	ND	
Bromoform (b)	ND	
Bromomethane	ND	
Carbon Tetrachloride (c)	ND	
Chloroethane	ND	
Chloroethane	ND	
2-Chloroethyl Vinyl Ether (d)	ND	
Chloroform (e)	ND	
Chloromethane	ND	
Dibromochloromethane	ND	
1,2-Dichloroethane	ND	
1,2-Dichloroethane	ND	
1,4-Dichlorobenzene	ND	
Dibromodifluoroethane	ND	
1,1-Dichloroethane	ND	
1,2-Dichloroethane	ND	
1,1-Dichloroethane	ND	
cis 1,2-Dichloroethane	ND	
trans 1,2-Dichloroethane	ND	
1,2-Dichloroethane	ND	
cis 1,1-Dichloroethane	ND	
trans 1,1-Dichloroethane	ND	
Methylene Chloride (f)	ND	
1,1,2,2-Tetrachloroethane	ND	
Tetrachloroethane	ND	
1,1,1-Trichloroethane	ND	
1,1,2-Trichloroethane	ND	
Trichloroethane	ND	
Trichlorofluoroethane	ND	
Vinyl Chloride (g)	ND	
% Recovery Surrogate	ND	

Comments:
 * water and vapor samples are reported in ug/L, soil samples in ug/kg and all TCLP extracts in ug/L.
 Reporting limit unless otherwise noted: water/TCLP extracts: ND < 0.5ug/L; soil: ND < 5ug/kg
 ND means not detected above the reporting limit; N/A means analysis not applicable to this sample
 (b) trichloroethane; (c) tetrachloroethane; (d) (2-chloroethyl) ether; (e) trichloroethane; (f) dichloroethane; (g) chloroethane;
 (H) All HPLC runs were examined above 40 degrees; (I) Some samples that contain greater than 5 vol % water.

DHS Certification No. 1644 Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.	110 2nd Avenue South, #D7, Pacheco, CA 94553 Tele 510-798-2620 Fax 510-798-1622
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RGA Environmental 1260 65th Street Emeryville, CA 94608	Client Project ID: PRD1917	Date Sampled: 04/19/95
		Date Received: 04/19/95
	Client Contact: Cobe Silverhans	Date Extracted: 04/19/95
	Client P.O.:	Date Analyzed: 04/20-04/27/95

CAM / CCR 17 Metals

EPA method: 8210 (Cd), 8211 (Cr), 8212 (Cu), 8213 (Pb), 8214 (Mn), 8215 (Ni), 8216 (Zn), 8217 (As), 8218 (Se), 8219 (V), 8220 (Mn), 8221 (Sb), 8222 (Ba), 8223 (Be), 8224 (Bi), 8225 (Co), 8226 (Mg), 8227 (Mo), 8228 (Ni), 8229 (Pb), 8230 (Se), 8231 (V), 8232 (Zn), 8233 (As), 8234 (Sb), 8235 (Ba), 8236 (Be), 8237 (Bi), 8238 (Co), 8239 (Mg), 8240 (Mo), 8241 (Ni), 8242 (Pb), 8243 (Se), 8244 (V), 8245 (Zn), 8246 (As), 8247 (Sb), 8248 (Ba), 8249 (Be), 8250 (Bi), 8251 (Co), 8252 (Mg), 8253 (Mo), 8254 (Ni), 8255 (Pb), 8256 (Se), 8257 (V), 8258 (Zn), 8259 (As), 8260 (Sb), 8261 (Ba), 8262 (Be), 8263 (Bi), 8264 (Co), 8265 (Mg), 8266 (Mo), 8267 (Ni), 8268 (Pb), 8269 (Se), 8270 (V), 8271 (Zn), 8272 (As), 8273 (Sb), 8274 (Ba), 8275 (Be), 8276 (Bi), 8277 (Co), 8278 (Mg), 8279 (Mo), 8280 (Ni), 8281 (Pb), 8282 (Se), 8283 (V), 8284 (Zn), 8285 (As), 8286 (Sb), 8287 (Ba), 8288 (Be), 8289 (Bi), 8290 (Co), 8291 (Mg), 8292 (Mo), 8293 (Ni), 8294 (Pb), 8295 (Se), 8296 (V), 8297 (Zn), 8298 (As), 8299 (Sb), 8300 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McCAMPBELL ANALYTICAL INC.	110 2nd Avenue South, #107, Pacheco, CA 94553 Tel: 510-790-1620 Fax 510-790-1622
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RGA Environmental 1260 40th Street Emeryville, CA 94608	Client Project ID: PRD1917		Date Sampled: 04/19/95		
	Client Contact: Ciba Silverhase		Date Received: 04/19/95		
	Client P.O.:		Date Extracted: 04/19/95		
			Date Analyzed: 04/20-04/27/95		
CAM / CCR 17 Metals					
EPA method 8220A, 7071A, 8210, 8220B, 8230, 8240, 8260, 8270, 8280, 8290, 8310, 8330, 8461, 8462, 8463, 8464, 8465, 8466, 8467, 8468, 8469, 8470, 8471, 8472, 8473, 8474, 8475, 8476, 8477, 8478, 8479, 8480, 8481, 8482, 8483, 8484, 8485, 8486, 8487, 8488, 8489, 8490, 8491, 8492, 8493, 8494, 8495, 8496, 8497, 8498, 8499, 8500, 8501, 8502, 8503, 8504, 8505, 8506, 8507, 8508, 8509, 8510, 8511, 8512, 8513, 8514, 8515, 8516, 8517, 8518, 8519, 8520, 8521, 8522, 8523, 8524, 8525, 8526, 8527, 8528, 8529, 8530, 8531, 8532, 8533, 8534, 8535, 8536, 8537, 8538, 8539, 8540, 8541, 8542, 8543, 8544, 8545, 8546, 8547, 8548, 8549, 8550, 8551, 8552, 8553, 8554, 8555, 8556, 8557, 8558, 8559, 8560, 8561, 8562, 8563, 8564, 8565, 8566, 8567, 8568, 8569, 8570, 8571, 8572, 8573, 8574, 8575, 8576, 8577, 8578, 8579, 8580, 8581, 8582, 8583, 8584, 8585, 8586, 8587, 8588, 8589, 8590, 8591, 8592, 8593, 8594, 8595, 8596, 8597, 8598, 8599, 8600, 8601, 8602, 8603, 8604, 8605, 8606, 8607, 8608, 8609, 8610, 8611, 8612, 8613, 8614, 8615, 8616, 8617, 8618, 8619, 8620, 8621, 8622, 8623, 8624, 8625, 8626, 8627, 8628, 8629, 8630, 8631, 8632, 8633, 8634, 8635, 8636, 8637, 8638, 8639, 8640, 8641, 8642, 8643, 8644, 8645, 8646, 8647, 8648, 8649, 8650, 8651, 8652, 8653, 8654, 8655, 8656, 8657, 8658, 8659, 8660, 8661, 8662, 8663, 8664, 8665, 8666, 8667, 8668, 8669, 8670, 8671, 8672, 8673, 8674, 8675, 8676, 8677, 8678, 8679, 8680, 8681, 8682, 8683, 8684, 8685, 8686, 8687, 8688, 8689, 8690, 8691, 8692, 8693, 8694, 8695, 8696, 8697, 8698, 8699, 8700, 8701, 8702, 8703, 8704, 8705, 8706, 8707, 8708, 8709, 8710, 8711, 8712, 8713, 8714, 8715, 8716, 8717, 8718, 8719, 8720, 8721, 8722, 8723, 8724, 8725, 8726, 8727, 8728, 8729, 8730, 8731, 8732, 8733, 8734, 8735, 8736, 8737, 8738, 8739, 8740, 8741, 8742, 8743, 8744, 8745, 8746, 8747, 8748, 8749, 8750, 8751, 8752, 8753, 8754, 8755, 8756, 8757, 8758, 8759, 8760, 8761, 8762, 8763, 8764, 8765, 8766, 8767, 8768, 8769, 8770, 8771, 8772, 8773, 8774, 8775, 8776, 8777, 8778, 8779, 8780, 8781, 8782, 8783, 8784, 8785, 8786, 8787, 8788, 8789, 8790, 8791, 8792, 8793, 8794, 8795, 8796, 8797, 8798, 8799, 8800, 8801, 8802, 8803, 8804, 8805, 8806, 8807, 8808, 8809, 8810, 8811, 8812, 8813, 8814, 8815, 8816, 8817, 8818, 8819, 8820, 8821, 8822, 8823, 8824, 8825, 8826, 8827, 8828, 8829, 8830, 8831, 8832, 8833, 8834, 8835, 8836, 8837, 8838, 8839, 8840, 8841, 8842, 8843, 8844, 8845, 8846, 8847, 8848, 8849, 8850, 8851, 8852, 8853, 8854, 8855, 8856, 8857, 8858, 8859, 8860, 8861, 8862, 8863, 8864, 8865, 8866, 8867, 8868, 8869, 8870, 8871, 8872, 8873, 8874, 8875, 8876, 8877, 8878, 8879, 8880, 8881, 8882, 8883, 8884, 8885, 8886, 8887, 8888, 8889, 8890, 8891, 8892, 8893, 8894, 8895, 8896, 8897, 8898, 8899, 8900, 8901, 8902, 8903, 8904, 8905, 8906, 8907, 8908, 8909, 8910, 8911, 8912, 8913, 8914, 8915, 8916, 8917, 8918, 8919, 8920, 8921, 8922, 8923, 8924, 8925, 8926, 8927, 8928, 8929, 8930, 8931, 8932, 8933, 8934, 8935, 8936, 8937, 8938, 8939, 8940, 8941, 8942, 8943, 8944, 8945, 8946, 8947, 8948, 8949, 8950, 8951, 8952, 8953, 8954, 8955, 8956, 8957, 8958, 8959, 8960, 8961, 8962, 8963, 8964, 8965, 8966, 8967, 8968, 8969, 8970, 8971, 8972, 8973, 8974, 8975, 8976, 8977, 8978, 8979, 8980, 8981, 8982, 8983, 8984, 8985, 8986, 8987, 8988, 8989, 8990, 8991, 8992, 8993, 8994, 8995, 8996, 8997, 8998, 8999, 9000					
Lab ID	91811				Reporting Limit
Client ID	J				P W STLC / TCLF
Matrix	J				TTCG TTLC mg/L mg/L mg/L
Extraction ^a	TTLC				
Compound		Concentration ^b			
Arsenic (As)	2.7				2.5 0.05 0.05
Arsenic (As)	10				2.5 0.005 0.25
Barium (Ba)	240				1.0 0.05 0.05
Beryllium (Be)	ND				0.5 0.01 0.01
Cadmium (Cd)	0.65				0.5 0.01 0.01
Chromium (Cr)	40				0.5 0.005 0.05
Cobalt (Co)	19				2.0 0.05 0.05
Copper (Cu)	90				2.0 0.05 0.05
Lead (Pb)	100				2.0 0.005 0.2
Mercury (Hg)	0.31				0.05 0.0005 0.0005
Molybdenum (Mo)	ND				2.0 0.05 0.05
Nickel (Ni)	30				2.0 0.05 0.05
Selenium (Se)	ND				2.5 0.005 0.25
Silver (Ag)	ND				1.0 0.01 0.05
Thallium (Tl)	ND				0.5 0.005 0.05
Vanadium (V)	70				2.0 0.05 0.05
Zinc (Zn)	340				1.0 0.05 0.05
% Recovery Surrogate	90				
Comments					
^a water samples are reported in mg/L, soil samples in mg/kg and all TCLF & STLC extracts in mg/L ^b ND means not detected above the reporting limit ^c EPA extraction methods: 131(TCLF), 8160/8210(water, TTLC), 8210(organic extracts, TTLC), 3050/8460, TTLC; STLC Dem CA Title 22 ^d surrogate diluted out of range; N/A means surrogate not applicable to this analysis ^e field sample that contains greater than ~ 1 vol. % sediment; this sediment is extracted with the liquid, in accordance with EPA methods/limits and not substituted with reported metal concentrations.					

DNS Certification No. 1644

EH Edward Hamilton, Lab Director

