

# ensco environmental services, inc.

## **ENVIRONMENTAL ASSESSMENT**

OF

23718-23942 SAKLAN AVENUE HAYWARD, CALIFORNIA

PERFORMED FOR

VENTURE PROPERTIES
P. O. BOX 710277
SAN JOSE, California 95171

PROJECT NO. 9330A SEPTEMBER, 1989

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# OF 23718 - 23942 SAKLAN AVENUE HAYWARD, CALIFORNIA

#### 1.0 INTRODUCTION

Ensco Environmental Services, Inc. (EES) was contracted by Venture Properties to conduct a Phase I environmental assessment of five one-acre parcels of land located at 23718 through 23942 Saklan Avenue, Hayward, California. The assessment was conducted to evaluate potential environmental liabilities associated with these sites (cited below as Property).

The assessment included a Physical Inspection of the Property (Section 3.0), a Review of Historical Aerial Photographs (Section 4.0), and an Agency Public Records File Review (Section 5.0). Information from each of these activities was used as a basis for making Conclusions and Recommendations (Section 6.0). Limitations are presented in Section 7.0.

A Site Location Map, General Vicinity Site Map, Tables of Reported Toxic Spills and Fuel Leaks, an explanation of Regional Water Quality Control Board Severity Ratings, and a copy of underground storage tank test results are attached.

#### 2.0 SITE DESCRIPTION

The Property consists of five one-acre parcels located on Saklan Avenue near the intersection with Middle Lane in an unincorporated mixed residential/light industrial area of west Hayward (see Attachment A, Figure 1). Two of the parcels are currently occupied by Trident Truck Lines. Each of the three remaining one-acre parcels is occupied by a private residence. Other private residences on large, undeveloped lots are located adjacent to the Property's north, east, and south borders. Light industrial business complexes are located along the western side of Saklan Avenue near the Property (see Attachment A, Figure 2).

#### 3.0 PHYSICAL INSPECTION OF THE PROPERTY

A physical inspection was conducted on September 6, 1989 to examine the Property for evidence of hazardous materials, hazardous waste, and other items of environmental concern.

Several empty 55- gallon drums, auto batteries, 5-gallon containers filled with waste crankcase oil, and old auto parts were found along the eastern border of the two parcels occupied by Trident Truck Lines. Several small hydrocarbon stains were also observed on the ground in this area. These are minor stains that are not expected to threaten soil or groundwater quality under these parcels of the Property. A small mobile home which serves as Trident's office and several fabricated metal sheds were observed in the southeast corner of this section of the Property. One shed is used for storage of rubber tires. According to the operator of Trident, these buildings will be dismantled and removed when Trident relocates their facilities to another site. A small sump is located below a concrete pad near these buildings. The sump collects rinsewater that is generated from truck washing activities which are completed on the pad. Another small sump is located in front of a loading dock near the southern border of the Trident site. This sump collects rain water and surface runoff. Water collected in this sump is periodically pumped out onto the adjacent parcel of land which is part of the Property.

An aboveground 500 gallon waste oil storage tank was found next to a small shed in the western corner of the Trident Truck site. Several sheets of black visqueen, covered with gravel, were placed underneath the tank to prevent spillage from contacting the soil. Minor oil stains were observed on the gravel. It was not possible to determine if soil underneath the visqueen has been contaminated with waste oil spillage from this tank. Old engine parts, tires, and tire rims were stacked in two metal containers near the tank. Old auto parts and many rolls of new visqueen were found inside the shed.

A mechanics garage is located on the western side of the Trident Truck site. A 500 gallon above-ground storage tank filled with new motor oil, several 55-gallon drums of turbine oil, and several 1-gallon containers of antifreeze were found inside the garage. According to Trident personnel, waste antifreeze and used motor oil generated from repair work is dumped into the waste oil tank which is pumped out on a regular basis by an appropriate oil recycling contractor. Miscellaneous welding equipment, spent auto batteries, and other items consistent with truck and auto repair work were also observed inside the garage.

Three underground fuel storage tanks are located on the Trident Truck site. According to the owner of Trident, these tanks are integrity tested for leakage on an annual basis. A copy of the most recent testing results showing each tank to be tight is attached to this report. The tanks and pump island will also be removed when Trident relocates.

No evidence of polychlorinated biphenyls (PCBs), asbestos containing materials (ACMs), or groundwater monitoring wells was observed on the Trident Truck Line parcels.

A domestic water well was found on two of the three remaining one-acre parcels occupied by a private residence. According to each parcel owner, the water wells have not been sampled or tested for many years. No evidence of ACMs, PCBs, underground storage tanks, other hazardous waste or hazardous material was observed on any of the three one-acre parcels

#### 4.0 HISTORICAL AERIAL PHOTOGRAPH REVIEW

Historical aerial photographs of the Property and surrounding area were reviewed at Pacific Aerial Surveys in Oakland, California.

In a March, 1988 photograph (No. AV-3268-6-44), each parcel defined as the Property was observed at the current level of development. Other sites near the Property were also observed at the current level of development. The light industrial complexes and private residences located along Saklan Avenue west and south of the Property were visible in the photograph. A dark stain was visible on the ground next to the fuel pump island located at Trident Truck Lines. Many of the large lots associated with private homes along Saklan Avenue and Eden Avenue contained old cars and other items that appear to be normal debris. No evidence of hazardous waste dumping was observed on these parcels or on the parcels defined as the Property.

In a May, 1985 photograph (No. AV-2640-06-43), each parcel of the Property was observed at the current level of development. The buildings located on the parcels occupied by Trident Truck Lines were observed in their current positions as were the residences located on the adjacent one-acre parcels defined as the Property. Other residential sites bordering the Property to the east and south appeared the same as the current level of development. Many of the large lots associated

with these sites contained numerous debris items and old cars, but no evidence of hazardous waste dumping was observed on any of these sites in the photograph.

In a September, 1979 photograph (No. AV-1750-06-44), the large lot located on Saklan Avenue directly across from Trident Truck Lines was empty and appeared to be unused. The one-acre parcel located at 23836 Saklan Avenue had several large greenhouses constructed on it behind the house that is currently built on this lot. Other residential parcels located east and south of the Property appeared to be in the same condition as the current level of development. The light industrial complexes currently located along Saklan Avenue across from the Property were observed in this photograph. No evidence of hazardous waste dumping was observed on any of the parcels in the photo.

In a May, 1975 photograph (No. AV-1193-06-39), the Trident Truck Lines facility was not visible on it's current location. The parcels currently occupied by Trident were observed to be a large undeveloped lot with trees and a house located near the front of the site along Saklan Avenue. The other one-acre parcels defined as the Property and all other sites within the vicinity of the Property were observed at the same level of development as in the 1979 photograph.

In a May, 1969 photograph (No. AV-902-06-41), Middle Road had not been constructed. The site currently occupied by Trident Truck Lines was a large undeveloped lot. The two one-acre parcels adjacent to this site were both occupied by greenhouses. A private residence was located on the front of each lot along Saklan Avenue. The sites along Saklan Avenue currently occupied by manufacturing complexes were undeveloped. No evidence of hazardous waste dumping was observed on any of the parcels in the photograph.

#### 5.0 AGENCY FILE REVIEW

To identify potential exposure of the Property to hazardous materials incidents, EES reviewed available public records from local regulatory agencies. Further, because subsurface contamination is capable of migrating in groundwater from nearby sites, agency records were also reviewed to determine if toxic exposure or fuel leaks have been reported near the Property. Results of the public records review are presented below:

#### 5.1 Regional Water Quality Control Board (RWQCB)

The most recent listings (report date: September 1, 1989) of unauthorized fuel leaks and reported toxic spills (report date: August 4, 1989) were reviewed at the RWQCB offices in Oakland, California. Listings were examined for confirmed fuel leak cases within an 0.5 mile radius of the Property. Listings for toxic spills within 1.0 mile of the Property were also examined.

Ten confirmed chemical release cases within one mile of the Property have been reported to this agency. The closest sites are two cases located approximately 0.2 miles west of the Property along Clawiter Road. Files reviewed for each of these sites indicated that the groundwater gradient in this area flows towards the west and southwest. Based upon these data, it is not likely that soil or groundwater quality under the Property has been impacted by either of these spills. All other chemical release cases are located more than 0.5 miles west or south of the Property (see Attachment B, Table 1).

Eleven confirmed fuel leak cases within 0.5 miles of the Property have also been reported to the RWQCB (see Attachment B, Table 2). One of these cases, located approximately 0.5 miles east of the Property at 24688 Hesperian Boulevard may pose a potential threat to groundwater quality under the Property. This site was formerly occupied by a gas station. As part of a property transfer site assessment performed in 1988, several soil borings were drilled on this parcel and groundwater samples were collected for analyses of petroleum fuel hydrocarbons. Two samples contained 1600 parts-per-billion (ppb) Total Volatile Hydrocarbons (TVH) and 150,000 ppb TVH. Further geotechnical investigations are scheduled for this site including the installation of additional groundwater monitoring wells.

The RWQCB severity ratings for unauthorized fuel leak cases are provided as Attachment C.

#### 6.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon a review of historical aerial photographs, EES has concluded that the Property has not been subject to industrial development prior to construction of the Trident Truck Line facility. No evidence of hazardous materials, hazardous waste, underground storage tanks, PCB's, ACM's, surface stains or spills was observed on the three one-acre parcels adjacent to the Trident facility during a site walk of the Property conducted September 6, 1989.

Several small petroleum hydrocarbon surface stains were observed on the eastern edge of the Trident Truck Lines site. These stains are not expected to impact soil or groundwater quality under this portion of the Property. Several small waste oil stains were observed beneath a 500 gallon waste oil tank located near the western corner of this site. These stains are not expected to impact soil or groundwater quality under the Trident site. Several empty 55-gallon drums, 5-gallon containers of waste oil, spent batteries, welding equipment, old auto parts, an aboveground 500 gallon oil storage tank, and three underground fuel storage tanks were also found on this site. According to the current owner of Trident Truck Lines, the waste oil tank, underground fuel tanks, welding equipment, aboveground oil storage tank, automotive parts and other equipment will be removed from this site when Trident relocates to a new facility. When the underground fuel storage tanks are removed, soil samples must be collected from below the tanks and analyzed for appropriate fuel hydrocarbons according to guidelines established by the City of Hayward Fire Department and Alameda County Department of Environmental Health Hazardous Materials Division. The containers of waste oil and spent batteries must also be removed from this site for proper recycling or disposal.

Information gathered from the review of available regulatory agency public records indicates that environmental impairment of groundwater quality under the Property from an off-site source located at 24688 Hesperian Boulevard is possible. However, because of the distance of this site from Saklan Avenue, it is unlikely that groundwater contamination has reached the Property.

If additional information is required regarding current groundwater quality conditions under the Property, EES recommends subsurface drilling to obtain a representative groundwater sample for analysis of petroleum fuel hydrocarbons.

#### 7.0 LIMITATIONS

Environmental regulations, on a local, state, and federal level, can vary significantly over time. Similarly, Property conditions will inevitably change over time. Consequently, the conclusions and recommendations presented in the course of preparing this assessment are strictly applicable to the status of environmental regulations and the Property conditions existing at the time EES performed the study. EES assumes that the data obtained and the inferences made in the course of the investigation are reasonably representative of the Property.

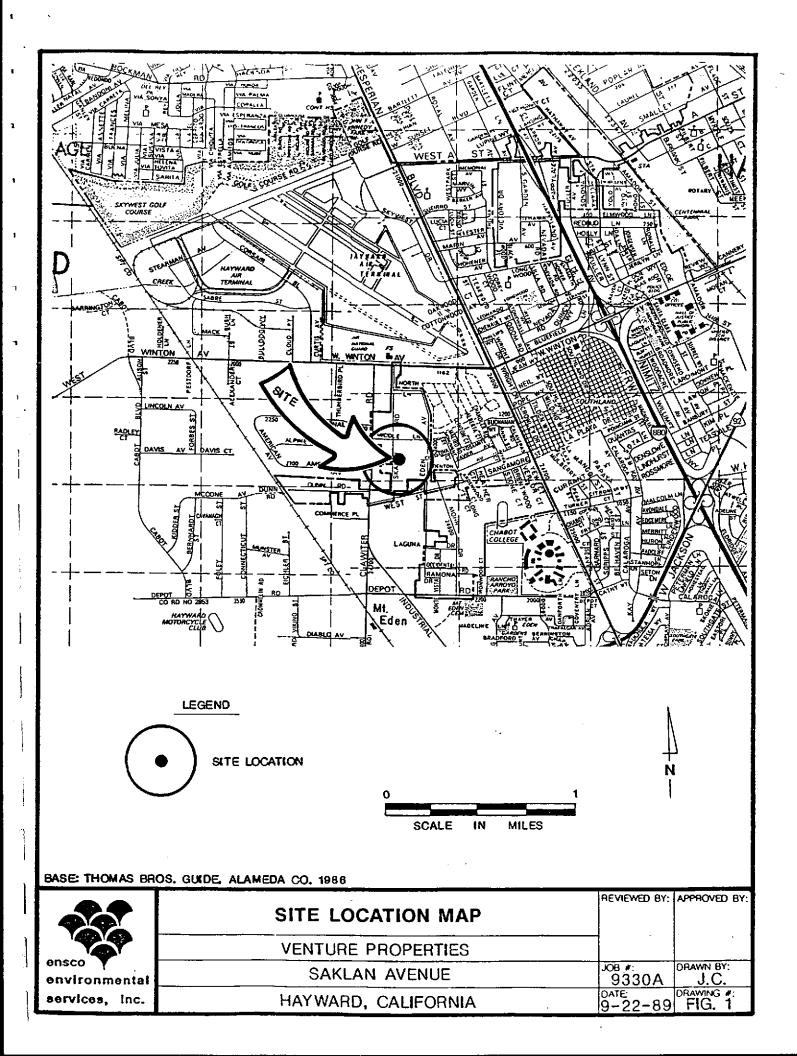
Venture Properties Project No. 9330A

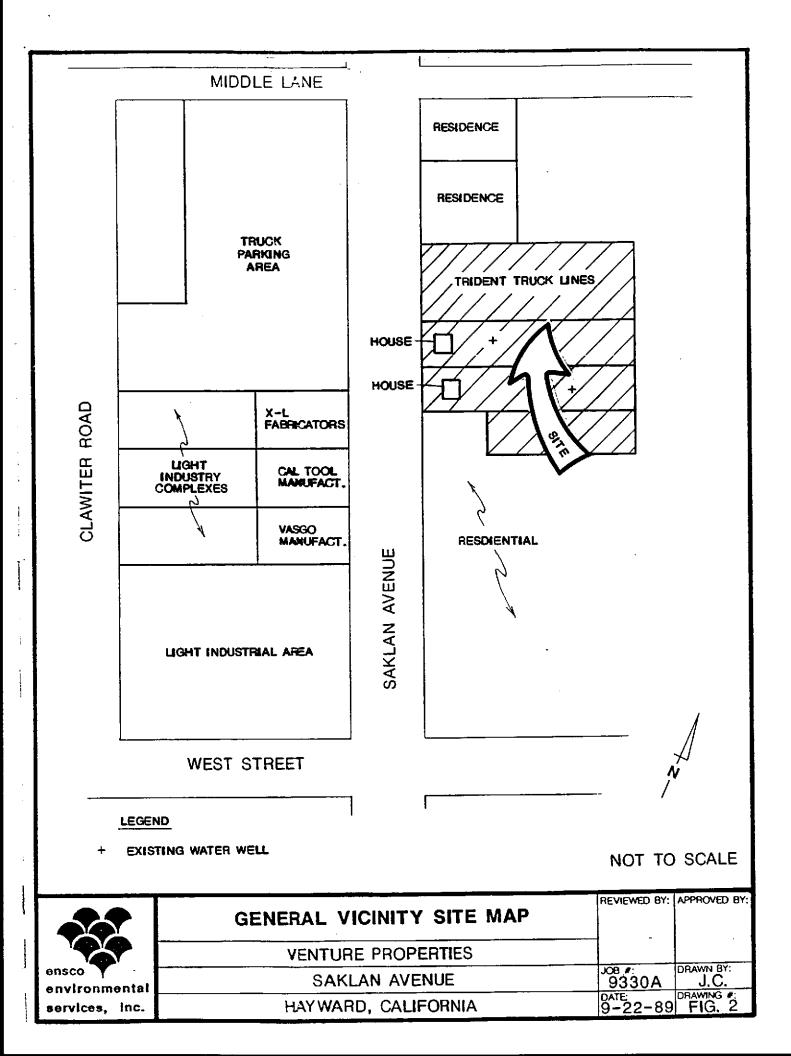
EES makes no warranty, expressed or implied, except that our services have been performed in accordance with generally accepted existing environmental engineering, health and safety principles, and applicable regulations at the time and location of the proposed study. EES has analyzed the available information using what we believe to be currently applicable engineering techniques.

## ATTACHMENT A

Figure 1 Site Location Map

Figure 2 General Vicinity Site Map





### ATTACHMENT B

- Table 1 Reported Toxic Cases Within a One-Mile Radius of Saklan Avenue Property
- Table 2 Reported Fuel Leaks Within a One-Half Mile Radius of Saklan Avenue Property

Table 1

# Reported Toxic Cases Within a One-Mile Radius of Saklan Avenue Property

	Site Name	Address
1.	21150 Cabot Boulevard	21150 Cabot Boulevard, Hayward
2.	26569-75 Corporate Avenue	26569-75 Corporate Avenue, Hayward
	AlumTreat North	26415 Corporate Avenue, Hayward
4.	Arden Road Property	Arden Road, Hayward
5.	Continental White Cap, Inc.	22493 Clawiter Road, Hayward
	G & O Manufacturing	1859 Sabre Street, Hayward
7.	Mack Trucks, Inc.	20201 Mack Street, Hayward
8.	Sunnyside Commons	24934 Mohr Drive, Hayward
9.	Xerox Corporation	245000 Industrial Boulevard, Hayward
10	Yellow Freight Lines	25555 Clawiter Road, Hayward

Table 2

Reported Fuel Leak Cases Within a One-Half Mile Radius of Saklan Avenue Property

Site Name	Address	Severity Rating*
1.0 Foodmaker, Inc.	2395 American Avenue	A3
2.0 PG&E	24300 Clawiter Road	A3
3.0 Continental Can	24493 Clawiter Road	B3
4.0 Yellow Freight System	2555 Clawiter Road	A2
5.0 Oliver DeSilva	22991 Clawiter Road	A2
6.0 Alhambra Hayward	22990 Clawiter Road	В3
7.0 Herrick Corporation	25450 Clawiter Road	A2
8.0 Equity Property & Development	24688 Hesperian Boulevard	A2
9.0 Texaco	23990 Hesperian Boulevard	A1
10.0 Redco	1975 National Avenue	A3
11.0 Citgo	660 West Winton Avenue	A1

<sup>\*</sup> Refer to Attachment C for explanation of Severity Rating

### ATTACHMENT C

Explanation of RWQCB Severity Ratings

#### REGIONAL WATER QUALITY CONTROL BOARD SAN FRANCISCO BAY REGION INTERNAL MEMO

TO: Don Dalke

Chiefy Toxics Division

FROM: Peter W. Johnson

Local Program Section

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11.44

6145 m

DATE: 2/5/87

SUBJECT: Underground Fuel Leaks - S.F. Bay Region

The purpose of this memo is to provide revised fuel leak data for the cases reported as of 12/15/86. Lists of all fuel leaks by County are attached.

All fuel leak cases have been prioritized based on the severity of the leak and/or the general sensitivity of the groundwater area in which the leak occurred. Cases are placed in one of three main categories as follows:

A = Cases where groundwater has been impacted and investigation and/or cleanup is required.

B = Cases which require additional investigation to determine if

groundwater has been affected.

C = Cases where water quality impacts, or threatened impacts due to soil contamination, are negligible or non-existent and administrative sign-off may be appropriate.

Cases in the "A" category are further prioritized into three ranks based on a combination of impact severity and groundwater area sensitivity. The S.F. Bay Region can be divided into three general types of groundwater area: groundwater recharge zones, groundwater use zones which do not have recharge areas, and limited groundwater use zones. Our definition of these zones is not intended in any way to specify the beneficial uses of groundwater in any area.

Given the limited information available, our evaluation of the boundaries between groundwater areas is crude at best. However, the following locations can be reasonable assumed to be in the appropriate categories. Recharge zones are found in south San Jose, the Niles Cone area of Fremont, Livermore, and portions of Napa and Sonoma counties. Groundwater use zones are found in the northern Santa Clara County area and portions of the north bay counties. Limited groundwater use zones make up the remainder of the Bay Area, being found in much of the central Bay Area and portions of the north Bay Area.

By combining groundwater area and impact severity the following prioritization matrix for "A" type cases was created. Note that "A" case designations use Roman numerals.

#### IMPACT SEVERITY

GROUNDWATER AREA	FREE PRODUCT	0155. CONC. > 100 PPB	01SS. CONC. < 100 PPB
RECHARGE	[	Ī	II
USE W/O RECHARGE	I	II	111
LIMITED	II	III	III

All "B" cases are prioritized based on their location relative to the groundwater areas discussed above. They are prioritized per the following: groundwater recharge area = 1, groundwater use area without recharge = 2, limited groundwater use area = 3. Note that "B" case designations use Arabic numerals. As explained above, "C" cases are those where water quality impacts, or threatened impacts, are negligible or non-existent.

The number of fuel leaks (as of 12/15/86) in each priority category (A,8.C) have been summarized in the following table.

1. 1. Sec.

191

COUNTY	ΑI	AII	AIII	B1	B2	83	С	TOTAL
ALAMEDA	31	33	57	26	8	121	26	302
CONTRA COSTA	0	10	16	0	0	70	12	108
MARIN	0	3	15	0	0	12	4	34
HAPA	0	2	3	0	· 8	5	1	19
SAN FRANCISCO	5	9	14	0	0	45	3	76
SAN MATEO	13	21	17	0	20	53	9	133
SANTA CLARA	66	58	3	163	168	G	31	489
SOLANO	0	7	10	0	3	23	2	45
SONOMA	3	8	2	2	6	16	2	39
! TOTAL	118	151	137	191	213	345	90	1245

All fuel leak cases involve the release of detectable amounts of petroleum hydrocarbons into the surrounding soils and/or groundwater. Petroleum hydrocarbons include gasoline, diesel, jet fuel and waste oil Some of the chemical constituents that can be found in these materials are benzene, toluene, xylenes, ethyl benzene, ethylene dibromide, tetraethyl lead, and short chain aliphatics.

## ATTACHMENT D

Underground Storage Tank Test Results

# EZY-CHEK REPORT AND WORK SHEET

: Testing Contractor	5.	Send Invoice and Results to
		TRIDENT TRUCK LINES
TANK TECH INC.	<del>-</del>	23724 SAKLAN ROAD
3111 Depot Road Hayward, Ca. 94545		HAYWARD, CA 94545
	<del></del> .	( 415 ) 783-2881 ATTN: BOB
(415 ) 782-2733  Operator Name	6.	Send Results to  6A Horner Creative Products fix:
BILL BERNIE	·. 	413 State Park Drive
. •		Bay City, Michigan 48706-133
Owner of Site  TRIDENT TRUCK LINES	· .	(517) 684-7130
23724 SAKALNI ROAD HAYWARD, CA 94545		6B
( 415 ) 783-2881		
Owner of Tanks		6C.
		•

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. Remarks						Submerged		. Suction	,
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6			6					•	

Date 12/03/88

Product	Capacity	High Test Result	Low Test Result	Oertily Tight				
DIESEL	8000	P <u>ASS (008</u> 9)	/	YES			•	
REGULAR	1000	PASS (0114)			•	٠.	• •	
3. DIESEL	10000	PASS (0094)	<del></del>	YES				
4					•		•	•
7. Line Test Results		4	,	···		·		
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to +0.05 gallons per								
		•	,		· .			•.
Operators Signature	Cl-Bu	neil -		•	ş.	·.		• #

irilativak iwe 15. Station Layout 23724 SUKIAN RO North HAWAND CH Tank 0 West

South

## EZY-CHEK WORK SHEET

Compnay Name TRIDENT_TRUCK_LINES	Tank Farm Location TRIDENT TRUCK LINES
Contact BOB	
Address 23724 SAKALN ROAD	Address 23724 SAKALN ROAD
City, State HAYVIARD, CAT 94545	City, State HAYWARD, CA 94545
City, State (415) 783-2881	Telephone (415) 782-2881
ContractorTANK TECH INC.	Operator BILL BERNIE
Address 3111 DEPOT ROAD	DateDECEMBER 03,1988
City, State HAYWARD, CALIFORNIA 94545	Telephone (415) 782-2733
Tank# Capacity Diameter Product	High Test Results Low Test Results Certified Tight
1 8000 95" DIESEL	0089 GL/HR YES
2 1000 50" REGULAR	=_0114 GL/HRYES
3 10000 95" DIESEL	0094 GL/HR YES
	Amongoning georgeometric to the transfer for the transf
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THE ABOVE TANKS WERE TESTED IN ACCORDANCE	E WITH THE GUIDELINES OF NFPA 329 AND THE CALIFORNIA ADMINISTRATIVE
Remarks 16 LINDERGROUND TAN	NK REGULATIONS FOR THE DETERMINATION OF THE TANKS INTEGRITY
CODE TITLE 23 WATERS SUBCHAPTER TO GOODERGROOMS WE	CY OF ±0.05 GALLONS PER HOUR. METHOD USED WAS THE HORNER
EZY-CHEK LEAK DETECTION SYSTEM, ACCURATE TO ±0.05	GUEDIO I EL TOST

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42 41 તા જેમા BB EZY-CHEK Look Diam. WORK SHEET Timer Level 36 34. 36 lest hight start Total lest hight finish Ambient temp. \_\_0007 *.*09€ \_\_Capacity 8000 Chart cal. Product Diese - 11 Bile \_Tast level\_ Temp, cal 20004468 x S. O Coefficient deasured gravity 3. final lemp. x (8) gain + tamp. result tlm temp. level result x (A) x (B) gain + loss level level end start result x (A) loss end start <u>=()(0</u>> <u>=0014</u> ... 7∞0 v × 343 -337 2110 97 81 , 000 10158/10 =,0214 ,006 x 331 <u>-,005</u>0 73 = 002711 £.0036 7001 -33O  $\varepsilon_{2}\infty$ . ±,0000)/( = .0143 \_7004.x 330-306 <u>\_</u>,0043 = (1297-= ,0071 00D, 326 -324 =,0049 =10149 +0107 324-327 603 =0042 £,0108 = , 0143 <u>-</u>,004 327 - 323 *<u>₌,0*03</u>5 l 600. \_ D.323-323 \_.OO91 1007 MESO =\_00> *\_,6*03S \_,0043\/<u>1</u> ,007/ <u>8600.=</u> 321 # 0000 U = 0036 00! = 10008 69 1800= D \_3/8 4 = 603B 64 = + (1.31/  $=\alpha s_1$ \_+001 x 1500= 104 <u>+</u> (1716 <u>- 0036</u> 001 x <u>⁼</u>ळञ् 1500] \_ OOD ±α€0 \_~\w7| 600 = 002 3/8-3/4 100/3 <u>00</u>26 4001 \_OOO = 10000 <u>-0008</u> \_ 0021 =00=1 47 40 <u>=.0036</u> = .102/-001 x -310 0 90 Average . ration location Tri Dent Kruck line Certified light 4 0109 DAON COND ROAD Leak rate per hour

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