RO518 CLOSED

GROUND WATER SAMPLING & MONITORING WELL DESTRUCTION

22008 MEEKLAND AVENUE
HAYWARD
CALIFORNIA

FOR

WACHOVIA SMALL BUSINESS CAPITAL
c/o RAINBOW AUTO BODY
HAYWARD
CALIFORNIA

basics
ENVIRONMENTAL

AUGUST 4, 2003
01-ENV307Q

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August 4, 2003
01-ENV307Q

Wachovia Small Business Capital
c/o Rainbow Auto Body
387 A Street
Hayward, California 94541

Attention: Mr. Phillip Choi

Subject: Ground Water Monitoring Sampling & Well Destruction
22008 Meekland Avenue
Hayward, California

Dear Mr. Choi:

This report describes the Ground Water Monitoring Sampling & Well Destruction conducted on July 1, 2003 and July 28, 2003 at the site located at 22008 Meekland Avenue in Hayward, California.

Should you have any questions regarding this report, please contact the undersigned.

Sincerely,

Basics Environmental

Donavan G. Tom, M.B.A., R.E.A. II
Principal Consultant

GW.LTR

cc: Ms. Donna Dorgos, Alameda County Health Services Agency

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PROFESSIONAL CERTIFICATION

REPORT
GROUND WATER SAMPLING & MONITORING WELL DESTRUCTION
22008 MEEKLAND AVENUE
HAYWARD, CALIFORNIA
01-ENV307Q
AUGUST 4, 2003

This report has been prepared by the staff of Basics Environmental (Basics) under the professional supervision of the Principal Consultant whose seal and signature appears hereon. The findings, interpretations of data, recommendations, specifications or professional opinions are presented within the limits prescribed by available information at the time the report was prepared, in accordance with generally accepted professional environmental practice and within the requirements by the client. There is no other warranty, either expressed or implied.

The data and findings of this report are based on the data and information obtained from the agreed upon scope of work between Basics and the client. Because contamination is not necessarily evenly distributed across the property's soils and ground water, it can easily remain undetected. Additional scope of services (at greater cost) may or may not disclose information which may significantly modify the findings of this report. We accept no liability on completeness or accuracy of the information presented and or provided to us, or any conclusions and decisions which may be made by the client or others regarding the subject site.

This report was prepared solely for the benefit of Basic's client. Basics consents to the release of this report to third parties involved in the evaluation of the property for which the report was prepared, including without limitation, lenders, title companies, public institutions, attorneys, and other consultants. However, any use of or reliance upon this report shall be solely at the risk of such party and without legal recourse against Basics, or its subcontractors, affiliates, or their respective employees, officers, or directors, regardless of whether the action in which recovery of damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of Basics), statute or otherwise. This report shall not be used or relied upon by a party that does not agree to be bound by the above statements.

Donavan G. Tom, M.B.A., R.E.A. II
Principal Consultant

1.0 INTRODUCTION

1.1 Purpose of Investigation

Basics Environmental (Basics) has performed this Ground Water Monitoring Well Sampling and Destruction Report for Wachovia Small Business Capital c/o Rainbow Auto Body pursuant to our letter of engagement signed June 24, 2003 and July 8, 2003. The "subject site" is at 22008 Meekland Avenue, Hayward, California (See Drawing 1).

1.2 Background

On November 12, 1994, two 550-gallon gasoline underground storage tanks (Tank A & B) were removed from the central parking lot of the subject site. No holes were observed in either of the tanks. One soil sample was collected from beneath each of the tanks at approximately 8.5 feet below ground surface and analyzed for Total Petroleum Hydrocarbons as gasoline (TPH-g) and its constituents (BTEX). Analytical results indicated elevated levels of TPH-g (130 mg/kg) below Tank A. It appears that further excavation was conducted and one additional soil sample was collected from beneath Tank A at approximately 13.5 feet below ground surface. This soil sample identified 1,300 mg/kg TPH-g and 0.24 mg/kg benzene. The stockpiled soil was backfilled into the tank pits, however no environmental samples appear to have been taken from the stockpiled soil.

Subsequently, three ground water monitoring wells were installed around the former location of the underground storage tanks. The wells were screened properly at 29 to 49 feet below ground surface. Soil samples were collected at five foot intervals down to the water table, located at approximately 38 feet below ground surface. Eight soil samples from each of the well locations were analyzed for TPH-g and BTEX. No contaminants were identified above detection limits. Site soil types consisted of primarily stiff clay down to the water table with stringers of sandy clay. Four quarters of ground water monitoring was conducted at the three monitoring wells. No contaminates were identified above detection limits throughout the four quarters of monitoring.

Although a small amount of residual contamination remains as shallow as 13.5 feet below ground surface, it appeared that the ground water had not been impacted. In addition, significant amount of clay was noted to exists between the residual soil contamination and the moderate water depth of 38 feet below ground surface to possibly prevent future impacts to the ground water.

On January 11, 1995, based on the decision by the Regional Water Quality Control Board, Tumac Lumber Company. Inc. no further remedial action was required in regards to the former underground storage tanks. Subsequently, Ms. Juliet Shin, Hazardous Materials Specialists with the Alameda County Environmental Health Services Agency granted permission to close and decommission three onsite ground water monitoring wells in accordance with local enforcing agency protocols.

In June 2003, a Limited Phase I Environmental Assessment was conducted for the subject site by Environmental Investigations, Inc. for Wachovia Small Business Capital. Findings of this report indicated the three ground water monitoring wells had not been properly abandoned as part of closure requirements. One of the wells was observed to have been covered with a cement patch due to damage of the head, however, this well had not been properly abandoned either. No other recognized environmental conditions appear to have been noted at that time.

On June 24, 2003, Basics was contracted by Wachovia Small Business Capital c/o Rainbow Auto Body to decommission the three onsite ground water monitoring wells.

1.3 Permits and Regulatory Compliance

Several regulatory agencies were contacted prior to the beginning of this work and the permits necessary to proceed were obtained, if required.:

- Alameda County Environmental Health Services Agency (Ms. Donna Dorgos, Hazardous Materials Specialists); and
- Alameda County Public Works Agency - Water Resources Section (Mr. James Yoo); and
- Underground Services Alert.

2.0 FIELD ACTIVITIES

2.1 Field Activities

2.1.1 Ground Water Monitoring Well Sampling

On June 24, 2003, contacted Ms. Donna Dorgos, Hazardous Materials Specialists with the Alameda County Environmental Health Services Agency in regards to the lapse period of time since the ground water monitoring wells had been sampled and allowed to be decommissioned. Based on our conversation, one additional round of sampling was suggested prior to decommissioning the wells.

On June 30, 2003, Basics performed a site visit of the subject site for feasibility of the sampling and destruction the ground water monitoring wells. Upon arrival to the subject site, one of the wells was observed to have been covered with a cement patch with no access. The remaining two outside ground water monitoring wells were located within central parking lot. Subsequently, the client arranged for the one ground water monitoring well to be uncovered prior to sampling.

On July 3, 2003, the following scope of work was completed.

- The ground water in wells MW-1, MW-2 and MW-3 were monitored for the depth to water in the well was measured with an optical interface probe and recorded on well gauging data sheets, which are included in Appendix A. All well sampling activities were performed by Blaine-Tech Services, Inc. (Blaine-Tech; San Jose, California), a ground water sampling contractor.

- Prior to sampling, the wells were purged using disposable bailers with check valves. At least three casing volumes were extracted from each well. Temperature, pH, conductivity, and visual observations of the ground water for the well was recorded on a well monitoring data sheet, which is included in Appendix A.

- A ground water sample was collected from each of the wells and submitted to McCampbell Analytical, a California-certified laboratory, for Total Petroleum Hydrocarbon as gasoline, MTBE and BTEX analysis.

The ground water samples were collected using disposable bailers. The water samples were transferred from the bailers into appropriate pre-preserved containers supplied by the analytical laboratory. The samples were labeled to include the job number, sample identification, collection date and time, analysis, preservation (if any), and the sample collector's initials. The water samples were then placed in a cooler, maintained at 4° C for transport to the laboratory. Once collected in the field, the samples were maintained under chain of custody until delivered to the laboratory.

The chain of custody document includes the job number, type of preservation, if any, analysis requested, sample identification, date and time collected, and sample collector's name. The chain of custody was signed and dated (including time of transfer) by each person who received or surrendered the sample, beginning with the field personnel and ending with the laboratory personnel.

2.1.2 Ground Water Monitoring Well Destruction

Based on the analytical results of the ground water sampling, the following scope of work was completed on July 28, 2003.

- The ground water in wells MW-1, MW-2 and MW-3 were decommissioned in accordance with Alameda County Public Works Agency protocols.
- Prior to decommissioning, permits were obtained for all well decommissioning. All well decommissioning activities were performed by Vironex, Inc. (Vironex; San Leandro, California), a drilling contractor with a current California C-57 contractor's license.
- Prior to decommissioning, all monitoring equipment was removed from the wells prior to the sealing procedure.

All ground water monitoring well locations were marked at the site in white paint. Underground Service Alert was contacted prior to drilling. In addition, a site health and safety plan was prepared.

Vironex utilized pressure grout drilling methods under the protocols set forth by the Alameda County Public Works Agency. Each well was drilled out with a to approximately three to five feet below the surface. All well construction materials were removed and then backfilled from the bottom of the borehole (well) to the surface with approved sealing material. The wells were pressure grouted in place. During the sealing procedure, a minimum of 25 pounds per square inch was maintained for 5 minutes or until pumping refusal was achieved. Each well was pressure grouted to the total depth of the well.

Either 27 sack neat cement (four 94-pound bags/55-gallon drum), 10 sack cement sand grout, or hydrated high solids 20 percent bentonite slurry were utilized in the sealing. The surface was tremied with "like kind" materials to match the pavement surface.

3.0 CHEMICAL ANALYSES AND RESULTS

3.1 Chemical Analyses

The ground water sample taken from the monitoring wells (MW-1, MW-2 and MW-3) were analyzed for the following:

- Total Petroleum Hydrocarbons as gasoline, Methyl-tert-Butyl Ether, Benzene, Toluene, Ethylbenzene, and Total Xylenes (TPH-g, MTBE and BTEX) (California EPA Method 8015C).

3.2 Analytical Results

Results of chemical analyses on the ground water samples collected on July 3, 2003 are presented in Table 1. Certified laboratory reports are presented in Appendix B, including chain-of-custody record data.

Table 1. Ground Water Analytical Results - Organic Constituents

Sample ID	Depth Feet	Matrix	TPH-g µg/L	MTBE µg/L	BTEX µg/L
MW-1	48.93	Water	ND	ND	ND
MW-2	48.20	Water	ND	ND	ND
MW-3	47.64	Water	ND	ND	ND

ND means not detected above the reporting limit.

4.0 FINDINGS

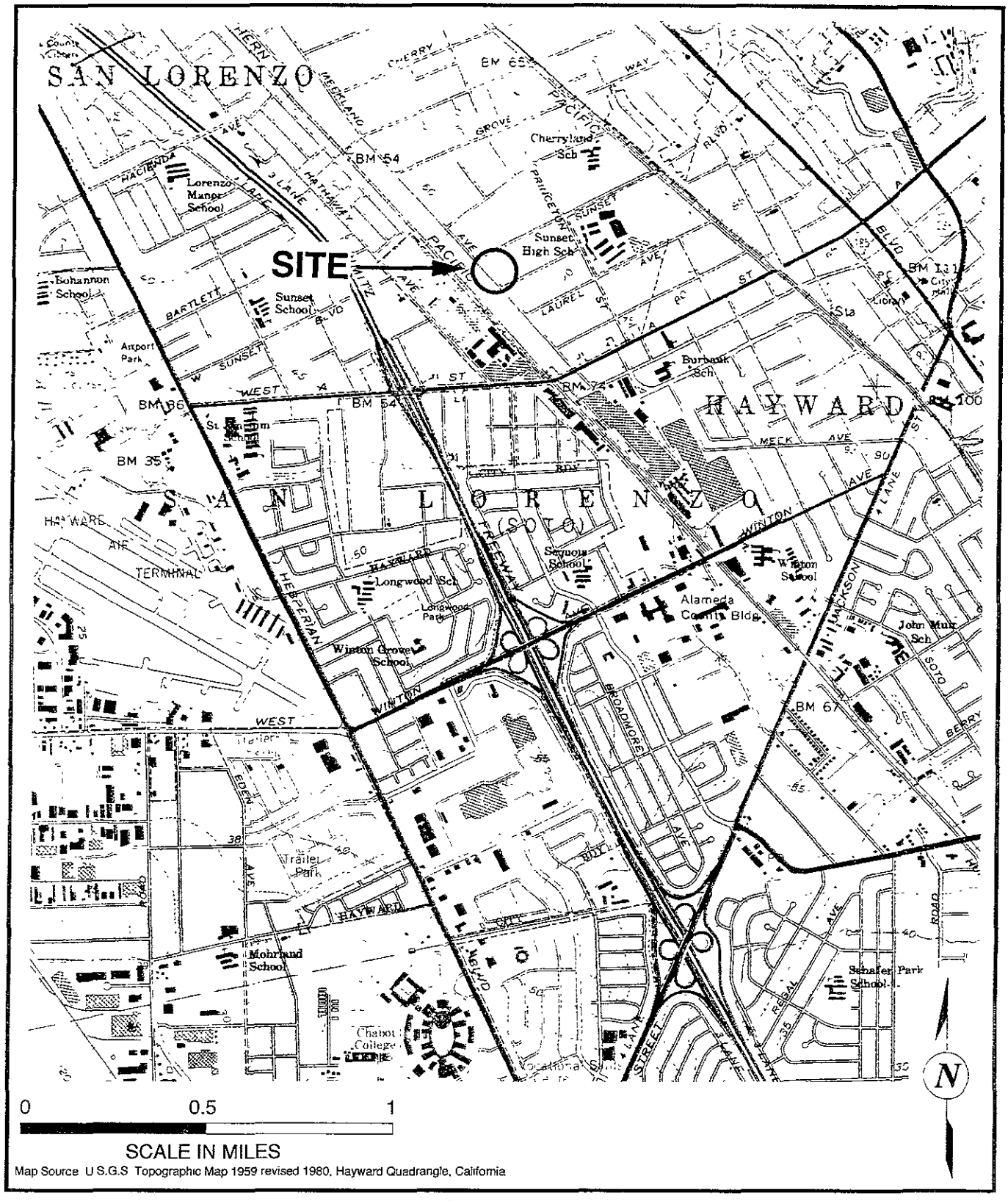
4.1 Discussion

Ground water data collected (July 3, 2003) indicated non detectable levels of TPH-g, MTBE or BTEX within the ground water samples collected from the three onsite ground water monitoring wells (MW-1, MW-2 and MW-3).

Subsequently, based on the original decision by the Regional Water Quality Control Board and recent discussions with Ms. Donna Dorgos, Hazardous Materials Specialists with the Alameda County Environmental Health Services Agency, the three onsite ground water monitoring wells were closed and decommissioned in accordance with local enforcing agency protocols.

Based on the information reviewed, it is our opinion that there are no apparent recognized environmental concerns on the site that warrant further investigation or documentation at the subject site at this time.

Note: The client should be aware that the residual soil contamination with TPH-g at approximately 13.5 feet below ground surface and potential fill material above in the location of the former underground storage tanks does not appear to pose a significant health risk and currently does not require remedial action by the local enforcing agency. However, any change in land use and/or redevelopment which disturb the soil within this area may or may not restrict future redevelopment of the subject site. In addition, further investigation and/or remedial action may be warranted at that time.



Map Source U S.G.S Topographic Map 1959 revised 1980, Hayward Quadrangle, California

Site Location

PREPARED BY DGT REVIEWED BY DATE 8/4/03

TBLCK (5/28/92)

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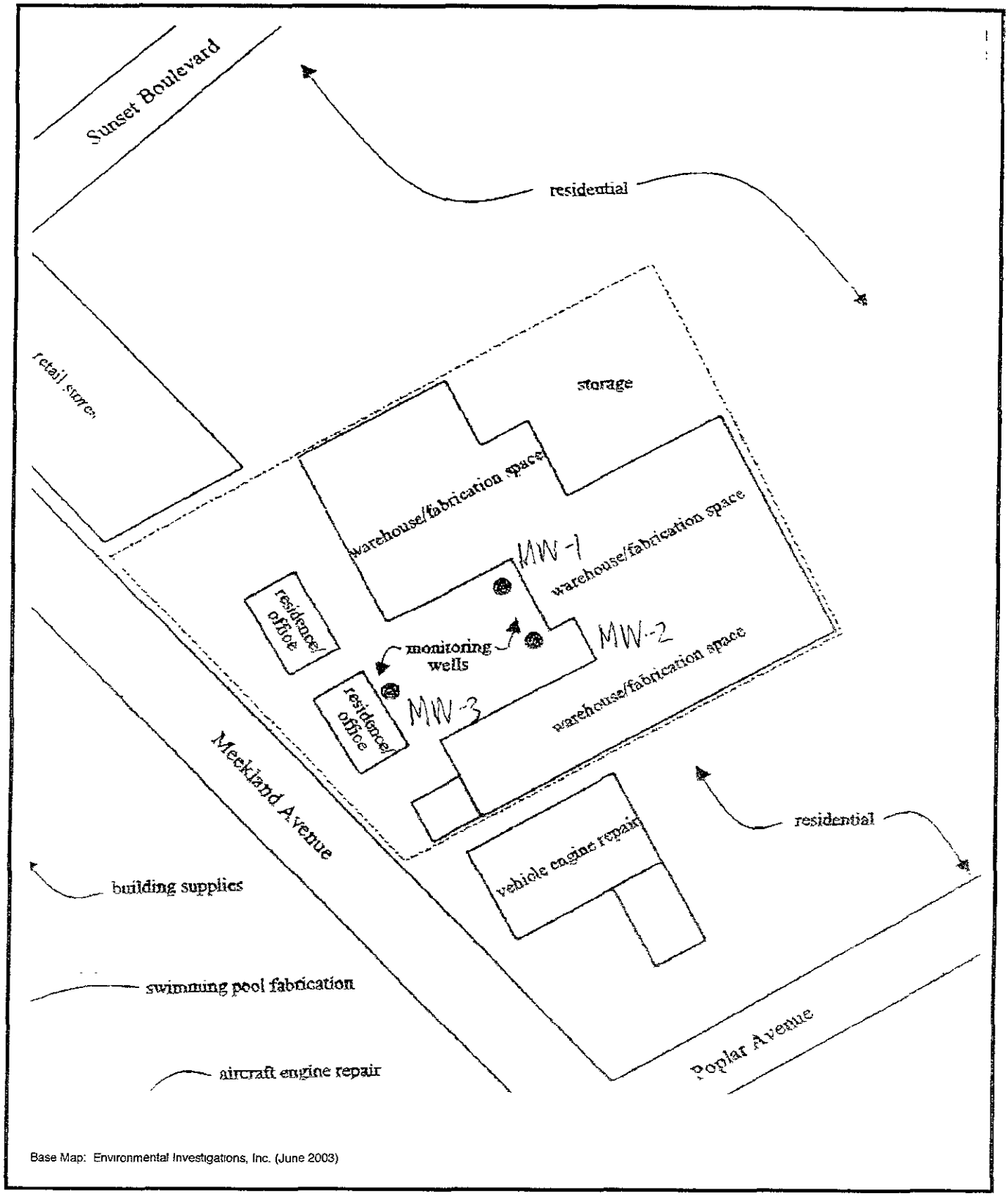
Ground Water Sampling & Monitoring Well Destruction
22008 Meekland Avenue
Hayward, California

PROJECT NO
01-ENV307Q

DRAWING NO
1



Base Map: Environmental Investigations, Inc. (June 2003)

Ground Water Monitoring Well Locations

PREPARED BY DGT REVIEWED BY DATE 8/4/03

TBLCK (5/28/92)

basics ENVIRONMENTAL

Ground Water Sampling & Monitoring Well Destruction
22008 Meekland Avenue
Hayward, California

PROJECT NO
01-ENV307Q

DRAWING NO
2

APPENDIX A

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WELL GAUGING DATA

Project # 030701-ACl Date 7/1/03 Client Basics Environmental

Site 22008 Meekland Ave Hayward

Well ID	Well Size (in.)	Sheen / Odor	Depth to Immiscible Liquid (ft.)	Thickness of Immiscible Liquid (ft.)	Volume of Immiscibles Removed (ml)	Depth to water (ft.)	Depth to well bottom (ft.)	Survey Point: TOB or TOC	
MW-1	2					28.95	48.93	TOC	
MW-2	2					29.05	48.20	↓	
MW-3	2					28.98	47.64	↓	

WELL MONITORING DATA SHEET

Project#: 030701-AC1	Client: Basics Environmental
Sampler: AC	Start Date: 7/1/03
Well I.D.: MW-1	Well Diameter: (2) 3 4 6 8 ___
Total Well Depth: 48.93	Depth to Water: 28.95
Before: After:	Before: After:
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): YSI HACH

Purge Method:

- Bailer
- Disposable Bailer
- X Positive Air Displacement
- Electric Submersible
- Waterra
- Peristaltic
- Extraction Pump
- Other_____

Sampling Method:

- Bailer
- X Disposable Bailer
- Extraction Port
- Dedicated Tubing
- Other:_____

3.2 (Gals.) X 3 = 9.6 Gals.
1 Case Volume | Specified Volumes | Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius² * 0.163

Time	Temp. (°F or °C)	pH	Conductivity (mS or (µS))	Turbidity (NTU)	Gals. Removed	Observations
1220	68.1	6.9	808	>1000	3.5	brown, silty
~~1225~~	67.6	6.9	802	>1000	7	" "
1228	67.4	6.9	802	864	10.5	Cloudy

Did well dewater? Yes (No) Gallons actually evacuated: 10.5

Sampling Time: 1235 Sampling Date: 7/1/03

Sample I.D.: MW-1 Laboratory: ~~STL~~ (McCampbell)

Analyzed for: (TPH-G) (BTEX) (MTBE) TPH-D Other:

Equipment Blank I.D.: @ Time Duplicate I.D.:

Analyzed for: TPH-G BTEX MTBE TPH-D Other:

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
ORP (if req'd):	Pre-purge:	mV	Post-purge:	mV

WELL MONITORING DATA SHEET

Project #: 030701-AC1	Client: Basics Environmental
Sampler: AC	Start Date: 7/1/03
Well I.D.: MW-2	Well Diameter: (2) 3 4 6 8 ___
Total Well Depth: 48.20	Depth to Water: 29.05
Before: After:	Before: After:
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): YSI HACH

Purge Method:

- Bailer
- Disposable Bailer
- X Positive Air Displacement
- Electric Submersible
- Waterra
- Peristaltic
- Extraction Pump
- Other_____

Sampling Method:

- Bailer
- X Disposable Bailer
- Extraction Port
- Dedicated Tubing
- Other:_____

3 (Gals.) X 3 = 9 Gals.
1 Case Volume | Specified Volumes | Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius^2 * 0.163

Time	Temp. (°F or °C)	pH	Conductivity (mS or (µS))	Turbidity (NTU)	Gals. Removed	Observations
0827	64.5	6.8	840	>1000	3	cloudy, brown
0831	63.5	6.8	811	912	6	" "
0835	63.5	6.9	802	474	9	cloudy

Did well dewater? Yes (No)		Gallons actually evacuated: 9	
Sampling Time: 0840		Sampling Date: 7/1/03	
Sample I.D.: MW-2		Laboratory: ~~STL~~ (McCampbell)	
Analyzed for: (TPH-G) (BTEX) (MTBE) TPH-D		Other:	
Equipment Blank I.D.:	@ Time	Duplicate I.D.:	
Analyzed for: TPH-G BTEX MTBE TPH-D		Other:	
D.O. (if req'd):	Pre-purge: mg/L	Post-purge:	mg/L
ORP (if req'd):	Pre-purge: mV	Post-purge:	mV

WELL MONITORING DATA SHEET

Project #: 030701-AC1	Client: Basics Environmental
Sampler: AC	Start Date: 7/1/03
Well I.D.: MW-3	Well Diameter: (2) 3 4 6 8 ____
Total Well Depth: 47.64	Depth to Water: 28.98
Before: After:	Before: After:
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): YSI HACH

Purge Method:

- Bailer
- Disposable Bailer
- X Positive Air Displacement
- Electric Submersible
- Waterra
- Peristaltic
- Extraction Pump
- Other_____

Sampling Method:

- Bailer
- X Disposable Bailer
- Extraction Port
- Dedicated Tubing
- Other:_____

3 (Gals.) X 3 = 9 Gals.
1 Case Volume | Specified Volumes | Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius^2 * 0.163

Time	Temp. (°F or °C)	pH	Conductivity (mS or (µS))	Turbidity (NTU)	Gals. Removed	Observations
1152	67.8	6.8	811	>1000	3	brown, turbid
1157	66.9	6.9	816	>1000	6	brown, cloudy
1202	66.7	6.9	816	984	9	" "

Did well dewater? Yes (No) Gallons actually evacuated: 9

Sampling Time: 1210 Sampling Date: 7/1/03

Sample I.D.: MW-3 Laboratory: ~~STL~~ (McCampbell)

Analyzed for: (TPH-G) (BTEX) (MTBE) TPH-D Other:

Equipment Blank I.D.: @ Time Duplicate I.D.:

Analyzed for: TPH-G BTEX MTBE TPH-D Other:

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
ORP (if req'd):	Pre-purge:	mV	Post-purge:	mV

APPENDIX B

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McCampbell Analytical Inc.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone 925-798-1620 Fax . 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

Basics Environmental 116 Glorietta Blvd. Orinda, CA 94563	Client Project ID: #030701-Acl	Date Sampled: 07/01/03
		Date Received: 07/03/03
	Client Contact: Donavan Tom	Date Reported: 07/03/03
	Client P.O.:	Date Completed: 07/03/03

WorkOrder: 0307084

July 03, 2003

Dear Donavan:

Enclosed are:

1). the results of **3** analyzed samples from your **#030701-Acl project,**

2). a QC report for the above samples

3). a copy of the chain of custody, and

4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits. If you have any questions please contact me. McCampbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Yours truly,

DP

Angela Rydelius, Lab Manager

McCampbell Analytical Inc.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

Basics Environmental	Client Project ID: #030701-Acl	Date Sampled: 07/01/03
116 Glorietta Blvd.		Date Received: 07/03/03
Orinda, CA 94563	Client Contact: Donavan Tom	Date Extracted: 07/03/03
	Client P.O.:	Date Analyzed: 07/03/03

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline with BTEX and MTBE*

Extraction method SW5030B Analytical methods: SW8021B/8015Cm Work Order: 0307084

Lab ID	Client ID	Matrix	TPH(g)	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	DF	% SS
001A	MW-1	W	ND	ND	ND	ND	ND	ND	1	103
002A	MW-2	W	ND	ND	ND	ND	ND	ND	1	100
003A	MW-3	W	ND	ND	ND	ND	ND	ND	1	99.2
Reporting Limit for DF =1; ND means not detected at or above the reporting limit		W	50	5.0	0.5	0.5	0.5	0.5	1	µg/L
		S	NA	NA	NA	NA	NA	NA	1	mg/Kg

* water and vapor samples and all TCLP & SPLP extracts are reported in µg/L, soil/sludge/solid samples in µg/kg, wipe samples in µg/wipe, product/oil/non-aqueous liquid samples in mg/L.

cluttered chromatogram, sample peak coelutes with surrogate peak.

+The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (stoddard solvent / mineral spirit?); f) one to a few isolated non-target peaks present, g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~2 vol % sediment; j) reporting limit raised due to high MTBE content; k) TPH pattern that does not appear to be derived from gasoline (aviation gas) m) no recognizable pattern.

DHS Certification No. 1644

Angela Rydelius, Lab Manager

McCampbell Analytical Inc.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

QC SUMMARY REPORT FOR SW8021B/8015Cm

Matrix: W WorkOrder: 0307084

EPA Method: SW8021B/8015Cm Extraction: SW5030B BatchID: 7686 Spiked Sample ID 0307090-003A

	Sample	Spiked	MS*	MSD*	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec	% RPD	Low	High
TPH(btex)£	ND	60	100	99.4	0.583	98.2	93.3	5 15	70	130
MTBE	ND	10	109	111	1.50	105	106	1 24	70	130
Benzene	ND	10	97.7	98.1	0.453	97.4	99.3	1.90	70	130
Toluene	ND	10	96.2	99.1	2.99	97.1	99 2	2.17	70	130
Ethylbenzene	ND	10	100	101	0.451	99.8	101	1.22	70	130
Xylenes	ND	30	100	103	3.28	100	100	0	70	130
%SS.	99 9	100	98.1	99.4	1 27	98 5	101	2 67	70	130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:

NONE

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate, RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked), RPD = 100 * (MS – MSD) / (MS + MSD) * 2.

* MS and / or MSD spike recoveries may not be near 100% or the RPDs near 0% if: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) if that specific sample matrix interferes with spike recovery

£ TPH(btex) = sum of BTEX areas from the FID.

cluttered chromatogram; sample peak coelutes with surrogate peak.

N/A = not enough sample to perform matrix spike and matrix spike duplicate
NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content

BLAINE
TECH SERVICES, INC

1680 ROGERS AVENUE
SAN JOSE, CALIFORNIA 95112-1105
FAX (408) 573-7771
PHONE (408) 573-0555

CHAIN OF CUSTODY BTS # 030701-ACl

CLIENT: Basics Environmental

SITE: 22008 Meekland Ave.
Hayward, CA

CONDUCT ANALYSIS TO DETECT

LAB: McCampbell | DHS #

ALL ANALYSES MUST MEET SPECIFICATIONS AND DETECTION LIMITS SET BY CALIFORNIA DHS AND
- ☐ EPA
- ☐ LIA
- ☐ OTHER
- ☐ RWQCB REGION

030704084

SPECIAL INSTRUCTIONS

Invoice and Report to : Basics Environmental

Attn: Donovan Tom

24 Hr. Turn Around Time

SAMPLE I.D.	DATE	TIME	MATRIX S= SOIL W=H_2O	CONTAINERS TOTAL		C = COMPOSITE ALL CONTAINERS	TPH-G	BTEX	MTBE	ADD'L. INFORMATION	STATUS	CONDITION	LAB SAMPLE #
MW-1	7/1	1235	W	3	HCl		X	X	X				
MW-2	7/1	0840		3	HCl		X	X	X				
MW-3	7/1	1210		3	HCl		X	X	X				

ICE/t° ✓
GOOD CONDITION ✓
HEAD SPACE ABSENT ✓
DECHLORINATED IN LAB ____
PRESERVATION APPROPRIATE ✓
CONTAINERS PRESERVED IN LAB ____

	VOAs	O&G	METALS	OTHER
PRESERVATION	✓			

SAMPLING COMPLETED	DATE	TIME
	7/1/03	

SAMPLING PERFORMED BY: Aaron Costa

RESULTS NEEDED NO LATER THAN [redacted]

RELEASED BY	DATE	TIME	RECEIVED BY	DATE	TIME
Aaron Costa	7/3/03	9:10	Andre' #185	070303	0910
	7/3/03			7-3-03	5:30

SHIPPED VIA	DATE SENT	TIME SENT	COOLER #	

McCampbell Analytical Inc.
110 Second Avenue South, #D7
Pacheco, CA 94553-5560
(925) 798-1620

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0307084

Client:

Basics Environmental
116 Glorietta Blvd.
Orinda, CA 94563

TEL: (925) 258-9099
FAX: (925) 258-9098
ProjectNo: #030701-Acl
PO:

Date Received: 7/3/03
Date Printed: 7/3/03

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests
					M8021B/8015C
0307084-001	MW-1	Water	7/1/03 12:35:00 PM	☐	A
0307084-002	MW-2	Water	7/1/03 8:40:00 AM	☐	A
0307084-003	MW-3	Water	7/1/03 12:10:00 PM	☐	A

Prepared by: Michelle Miller

Comments: rush

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made Hazardous samples will be returned to client or disposed of at client expense.

APPENDIX C

116 GLORIETTA BLVD • ORINDA, CA • 94563 • TEL / FAX 925-258-9099 / 9098

ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA. 94544-1395
PHONE (510) 670-6633 James You
FAX (510) 782-1939

APPLICANTS: PLEASE ATTACH A SITE MAP FOR ALL DRILLING PERMIT APPLICATIONS
DESTRUCTION OF WELLS OVER 45 FEET REQUIRES A SEPARATE PERMIT APPLICATION

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

LOCATION OF PROJECT 22008 MEEKLAND AVE.
HAYWARD, CA 94541

CLIENT
Name M.P. PHILLIP (Jio)
Address 357 A ST Phone 510-581-7511
City HAYWARD, CA Zip 94541

APPLICANT
Name BASICS ENVIRONMENTAL
Address 116 Lawrence Blvd Fax 925-258-9098
City ORINDA, CA Zip 94563 Phone 258-9097

TYPE OF PROJECT

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

PROPOSED WATER SUPPLY WELL USE

New Domestic		Replacement Domestic	
Municipal		Irrigation	
Industrial		Other	

DRILLING METHOD:

Mud Rotary		Air Rotary		Auger	
Cable		Other	X		

DRILLER'S NAME VIRONEX, INC.
DRILLER'S LICENSE NO. CA# 705927 C-57

WELL PROJECTS
Drill Hole Diameter ____ in. Maximum
Casing Diameter 2" in. Depth 49' ft.
Surface Seal Depth ____ ft. Owner's Well Number MW#1

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

STARTING DATE 7-28-03
COMPLETION DATE 7-28-03

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

APPLICANT'S SIGNATURE [signature] DATE 7-12-03
PLEASE PRINT NAME DUNAWAY TOM

Rev.9-18-02

FOR OFFICE USE

PERMIT NUMBER W03-0632
WELL NUMBER
APN

PERMIT CONDITIONS
Circled Permit Requirements Apply

A. GENERAL
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources-Well Completion Report.
3. Permit is void if project not begun within 90 days of approval date

B. WATER SUPPLY WELLS
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.

C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

D. GEOTECHNICAL
Backfill bore hole by tremie with neat cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.

E. CATHODIC
Fill hole above zone with concrete placed by tremie.

F. WELL DESTRUCTION
Send a map of work site. A separate permit is required for wells deeper than 45 feet.

G. SPECIAL CONDITIONS 0041

NOTE: One application must be submitted for each well or well destruction. Multiple borings on one application are acceptable for geotechnical and contamination investigations.

APPROVED [signature] DATE 7-14-03

ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA. 94544-1395
PHONE (510) 670-6633 James Yoo
FAX (510) 782-1939

APPLICANTS: PLEASE ATTACH A SITE MAP FOR ALL DRILLING PERMIT APPLICATIONS
DESTRUCTION OF WELLS OVER 45 FEET REQUIRES A SEPARATE PERMIT APPLICATION

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

LOCATION OF PROJECT 27008 MEEKLAND AVE.
HAYWARD, CA 94541

CLIENT
Name MR. PHILLIP CHEI
Address 3967 A ST Phone 510-581-7511
City HAYWARD, CA Zip 94541

APPLICANT
Name BASICS ENVIRONMENTAL
Address 1168 CASTRO VALLEY BLVD Phone 925-358-9098
City CASTRO VALLEY, CA Zip 94546 925-252-9099

TYPE OF PROJECT

Well Construction		Geotechnical Investigation	
Cathodic Protection	☐	General	☐
Water Supply	☐	Contamination	☐
Monitoring	☐	Well Destruction	X

PROPOSED WATER SUPPLY WELL USE

New Domestic	☐	Replacement Domestic	☐
Municipal	☐	Irrigation	☐
Industrial	☐	Other	☐

DRILLING METHOD:

Mud Rotary	☐	Air Rotary	☐	Auger	☐
Cable	☐	Other	X		

DRILLER'S NAME VITONEX, INC.

DRILLER'S LICENSE NO. CA# 705927 C-57

WELL PROJECTS
Drill Hole Diameter ____ in. Maximum Depth 49' ft.
Casing Diameter 2" in. Owner's Well Number MW#-2
Surface Seal Depth ____ ft.

GEOTECHNICAL PROJECTS
Number of Borings ____ Maximum
Hole Diameter ____ In. Depth ____ ft.

STARTING DATE 7-28-03

COMPLETION DATE 7-28-03

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

APPLICANT'S SIGNATURE [signature] DATE 7-12-03

PLEASE PRINT NAME DONAVAN TOLL

Rev.9-18-02

FOR OFFICE USE

PERMIT NUMBER W03-0633
WELL NUMBER
APN

PERMIT CONDITIONS
Circled Permit Requirements Apply

A. GENERAL
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources-Well Completion Report.
3. Permit is void if project not begun within 90 days of approval date

B. WATER SUPPLY WELLS
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.

C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

D. GEOTECHNICAL
Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.

E. CATHODIC
Fill hole above zone with concrete placed by tremie.

(F.) WELL DESTRUCTION
Send a map of work site. A separate permit is required for wells deeper than 45 feet.

(G.) SPECIAL CONDITIONS GD-1

NOTE: One application must be submitted for each well or well destruction. Multiple borings on one application are acceptable for geotechnical and contamination investigations.

APPROVED [signature] DATE 7-14-03

ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA 94544-1395
PHONE (510) 670-6633 James Yoo
FAX (510) 782-1939

APPLICANTS: PLEASE ATTACH A SITE MAP FOR ALL DRILLING PERMIT APPLICATIONS
DESTRUCTION OF WELLS OVER 45 FEET REQUIRES A SEPARATE PERMIT APPLICATION

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

LOCATION OF PROJECT 22008 MISSION BLVD.
HAYWARD, CA 94541

CLIENT
Name MR. PHILIP (HIO)
Address 30th A ST. Phone 510-581-7511
City HAYWARD, CA Zip 94541

APPLICANT
Name BASICS ENVIRONMENTAL
Address 116 LINCOLN BLVD Fax 925-258-9098
City PITTSBURG, CA Phone 252-9047
Zip 94565

TYPE OF PROJECT

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

PROPOSED WATER SUPPLY WELL USE

New Domestic		Replacement Domestic	
Municipal		Irrigation	
Industrial		Other	

DRILLING METHOD:

Mud Rotary		Air Rotary		Auger	
Cable		Other	X		

DRILLER'S NAME VIRONEX, INC.
DRILLER'S LICENSE NO. CA# 705927 C-57

WELL PROJECTS
Drill Hole Diameter ____ in. Maximum
Casing Diameter 2" in. Depth 19 ft.
Surface Seal Depth ____ ft. Owner's Well Number MW#3

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

STARTING DATE 7-28-03
COMPLETION DATE 7-28-03

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

APPLICANT'S SIGNATURE [signature] DATE 7-12-03
PLEASE PRINT NAME DONAVAN TOM

Rev.9-15-02

FOR OFFICE USE
PERMIT NUMBER W03-0634
WELL NUMBER
APN

PERMIT CONDITIONS
Circled Permit Requirements Apply

A. GENERAL
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources Well Completion Report.
3. Permit is void if project not begun within 90 days of approval date.

B. WATER SUPPLY WELLS
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.

C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

D. GEOTECHNICAL
Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.

E. CATHODIC
Fill hole above zone with concrete placed by tremie.

F. WELL DESTRUCTION
Send a map of work site. A separate permit is required for wells deeper than 45 feet.

G. SPECIAL CONDITIONS 007#1

NOTE: One application must be submitted for each well or well destruction. Multiple borings on one application are acceptable for geotechnical and contamination investigations.

APPROVED [signature] DATE 7-14-03

ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD, CA. 94544-1395
PHONE (510) 670-6633 James Yoo FAX (510) 782-1939

PERMIT NO. W03-0632-0634

WATER RESOURCES SECTION
GROUNDWATER PROTECTION ORDINANCE
OD #1 - Destruction of Monitoring Wells (Less than 45 feet in depth)

Destruction Requirements: **Overdrill #1**

1) Overdrill or clean out to original depth.

2) Remove any casing(s) and annular seal to 3-5 feet below finished grade of original ground, whichever is the lower elevation.

3) Destroy well by grouting neat cement with a tremie pipe to the bottom of the well and by filling with neat cement to three to five (3-5) feet below surface grade. Allow the sealing material to spill over the top of the casing to fill any annular space between casing and soil.

4) After the seal has set, backfill the remaining hole with concrete or compacted material to match existing conditions.

5) Drilling permits are valid from the start date to the completion date. Permits can be extended by a phone call, but drilling permit applications will not be extended beyond 90 days from the approved start date. **Permit is valid July 28, 2003 only.**

6) Permitte, permittee's, contractors, consultants or agents shall be responsible to assure that all material or waters generated during drilling, boring destruction, and/or other activities associated with this Permit will be safely handled, properly managed, and disposed of according to all applicable federal, state, and local statues regulating such. In no case shall these materials and/or waters be allowed to enter, or potentially enter, on-or off site storm sewers, dry wells, or waterways or be allowed to move off the property where wok is being completed.

7) Permit is valid only for the purpose specified herein. No changes in construction procedures, as described on this permit application

8) Compliance with the above well-sealing specifications shall not exempt the well-sealing contractor from complying with appropriate State reporting-requirements related to well destruction (Sections 13750 through 13755 (Division 7, Chapter 10, Article 3) of the California Water Code). **Contractor must complete State DWR Form 188 and mail original to the Alameda County Public Works Agency, Water Resources Section, within 60 days. Including a site map showing all the borehole locations.**

9) Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the Alameda County Public Works Agency, its officers, agents, and employees free and harmless from any and all expense, cost, liability in connection with or resulting from the exercise of this Permit including, but not limited to, property damage, personal injury and wrongful death.

10) This permit may be voided if it contains incorrect information.

APPENDIX D

116 GLORIETTA BLVD • ORINDA, CA • 94563 • TEL/FAX 925-258-9099/9098

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR
DEPARTMENT OF ENVIRONMENTAL HEALTH
ALAMEDA COUNTY-ENV. HEALTH
ENVIRONMENTAL PROTECTION D
1131 HARBOR BAY PKWY., #25
ALAMEDA CA 94502-6577
(510)567-6700

January 11, 1995
STID 3606

REMEDIAL ACTION COMPLETION CERTIFICATION

Tumac Lumber Co. Inc.
Contact: Andy Macko
22008 Meekland Ave.
Hayward, CA 94541

Re: KD Cedar Supply, 22008 Meekland Ave., Hayward, CA 94541

Dear Mr. Andy Macko:

This letter confirms the completion of site investigation and remedial action for the two 550-gallon gasoline underground storage tanks at the above described location.

Based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations.

Please contact Juliet Shin at (510) 567-6763 if you have any questions regarding this matter.

Sincerely,

Rafat A. Shahid, Director

c: Edgar B. Howell, Chief, Hazardous Materials Division - files
Kevin Graves, RWQCB
Mike Harper, SWRCB
Juliet Shin, ACDEH

LOP\Completion

665
6025
420

Post-it™ brand fax transmittal memo 7671 | # of pages ▸ 2

To Chris Benigno	From Juliet Shin
Co. JMK Environ. Soln	Co. Alameda. City
Dept.	Phone # 510-567-6763
Fax # 213-389-5871	Fax # 510-337-9335

Leaking Underground Fuel

Does corrective action protect public health for current land use? YES

Site management requirements: NA

Should corrective action be reviewed if land use changes? NO

Monitoring wells Decommisioned: NO Will be decommisioned upon receipt of case closure.

Number Decommisioned: Number Retained:

List enforcement actions taken: None

List enforcement actions rescinded:

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Juliet Shin Title: Senior HMS
Signature: Juliet Shin Date: 12/07/94

Reviewed by
Name: Eva Chu Title: Hazardous Materials Specialist
Signature: Eva Chu Date: 12/07/94

Name: Madhulla Logan Title: Hazardous Materials Specialist
Signature: Madhulla Logan Date: 12/07/94

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Approved
RWQCB Staff Name: Kevin Graves Title: Sanitary Engineering Asso. Date: 1/9/95

VII. ADDITIONAL COMMENTS, DATA, ETC.

Two 550-gallon gasoline underground storage tanks (Tanks A and B) were removed from the above site on November 20, 1994. No holes were observed in either of the tanks. One soil sample was collected from beneath each of the tanks at approximately 8.5 feet below ground surface. The soil sample collected from beneath Tank A identified 130 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg). It appears that further excavation was conducted and one additional soil sample was collected from beneath Tank A at approximately 13.5 feet below ground surface. This soil sample identified 1,300 ppm TPHg and 0.24 ppm benzene.

Per my conversation with Mr. Bob Womack on November 22, 1994, the stockpiled soil was backfilled into the tank pits. There is no information to indicate that samples were collected from the stockpiled soil. The fate of the stockpiled soil is also unknown.

Leaking Underground Fuel Storage Tank Program

Three monitoring wells were installed at the site on July 10, 11, 1991. Soil samples were collected at 5-feet intervals down to the water table, located at approximately 38 feet below ground surface. Eight soil samples from each of the well locations were analyzed at a certified laboratory for TPHg and BTEX, and no contaminants were identified above detection limits. Site soil types consist primarily of stiff clay down to the water table with stringers of sandy clay.

Ground water samples collected from the three monitoring wells have never identified contaminants above detection limits, throughout the four quarters of monitoring. Although the wells were not located downgradient of the tank pit for the majority of the monthly and quarterly water level measurements, the water table is relatively flat at the site and Well MW-1, located within 10 feet of the former tank pit, should have identified any residual contaminants existing at the site. Additionally, two of the water level measurements did estimate the gradient to be flowing towards the existing wells.

The wells are screened properly at 29 feet to 49 feet below ground surface.

Although a small amount of residual contamination remains as shallow as 13.5 feet below ground surface, it appears that the ground water has not been impacted. There is a significant amount of clay existing between the residual soil contamination and the moderate water depth of 38 feet below ground surface to possibly prevent future impacts to the ground water.