Index of Reports
Rassier Project
1/19/93

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RASSIER PROJECT

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Essenes Environmental, Inc.

December 9, 1992

Mr. John Rassier
125 Railroad Avenue, Suite 202
Danville, California 94526

Re: Status Report
Industrial Parkway West/Stratford Road Property
Hayward, California

Dear Mr. Rassier,

This letter is intended to provide a status update of activities that have occurred on the neighboring Hohener Property since the October 23, 1991 report prepared for you by Essenes Environmental, Inc. (Essenes). In that report Essenes stated the following:

> " The City of Hayward had questions regarding the potential for public health and environmental impacts resulting from the adjoining parcel to the east of the subject property. This adjoining parcel had been used for storage of miscellaneous items, and trash. Based on the types of materials that were visible on the adjoining parcel, it appeared unlikely that significant amounts of potential contamination which may have resulted from these materials, could migrate through soil or down to ground water and significantly impact the subject property. Essenes reviewed TRC's field notes of organic vapor analysis (OVA) air readings which were conducted on the adjoining property. The OVA did not detect airborne organic vapors. Consequently, it appears very unlikely that the adjoining parcel could significantly impact public health or the environment on the subject property. Furthermore, Essenes understands that the subject materials are scheduled to be removed, and this would further reduce the potential for any adverse impacts."

Erickson, Inc. was subsequently contracted to identify and remove hazardous waste from the Hohener Property. On May 8, 1992 Erickson, Inc. wrote a letter to Mr. Sherman Balch of Balch Enterprises providing a breakdown of hazardous materials hauled off site (Hohener Property). Copies of the letter and the hazardous waste manifests are attached to this letter.

On November 13, 1992 a City of Hayward Agenda Report to the Mayor and City Council was prepared by the Environmental Manager. The report which addressed conditions on the Hohener Property located at 1384 Ruus Lane included the following pertaining to Hazardous Wastes;

" Hazardous Wastes:
When the hazardous wastes were discovered, staff immediately contacted the City's Hazardous Materials Division to evaluate whether the condition of the property posed an immediate health or fire hazard. The Hazardous Material Inspector determined that there was no risk of immediate exposure since the hazardous wastes were in non-leaking drums and consisted primarily of waste oils and roofing tars. There was no evidence of explosive materials on the site. Since the City has no authority to enforce the State's Hazardous Waste Control laws, the City's Hazardous Materials Division advised that the matter be referred to the County's Hazardous Materials Unit as prescribed by State law."

"In July 1992, the hazardous wastes were removed from the property to the satisfaction of the County Hazardous Materials Division."

Based on the above information, the possibility of hazardous materials which may still be located on the Hohener property or the Tallyn property which is adjacent (east) to the Hohener property impacting your proposed residential development appears very remote. Furthermore, there were no findings identified in the above information that would indicate the presence of hazardous materials on the Hohener property that would pose an environmental risk to surrounding residents or the proposed park.

We trust that this is the information you need at this time. If Essenes can be of any further assistance to you on this or any other projects, please do not hesitate to contact us.

Yours Very Truly,

Dennis L. Judd, REHS, REA
President

cc: Mr. Sherman Balch
Balch Enterprises

CITY OF HAYWARD AGENDA REPORT

AGENDA DATE 11/17/92
AGENDA ITEM _____
WORKSESSION ITEM _____

Date: November 13, 1992
To: Mayor and City Council
From: Environmental Manager

APPROPRIATION OF $30,000 AND AUTHORIZATION TO ENTER INTO A CONTRACT TO ABATE PUBLIC NUISANCES ON PROPERTY LOCATED AT 1384 RUUS LANE

Recommendation:

It is recommended that the City Council appropriate $30,000 and authorize the Interim City Manager to execute a contract for the abatement of public nuisances located at 1384 Ruus Lane.

Background:

The property subject to abatement is owned by Jack Hohener and is a 2.26 acre vacant lot located in an industrial zone. The property is bordered to the north by Ruus Lane, to the east by a portable sanitary service business; to the south by a vacant lot fronting on Industrial Boulevard; and to the west by a vacant lot fronting on Stratford Road. The closest residential development is the Georgian Manor Mobilehome Park located to the north on the other side of Ruus Lane.

In November of 1989, Community Preservation Inspectors identified the property at 1384 Ruus Lane to be in violation of the newly adopted Community Preservation ordinance. Staff was aware that this property had been a source of concern for citizens in the past. Staff pursued this matter proactively since there had been no current complaints from citizens.

It was apparent from the condition of the property, past use permits, and the owner's occupation, that the site had been used as a storage yard for demolition materials, such as old vehicles, scrap metals, scrap lumber, tires, and other miscellaneous items. These items were grossly intermingled, giving the appearance of a dump.

Aerial photographs showed that in 1976, approximately one-third of the property was covered with cars, truck/trailers, structures and debris. The 1985 photographs showed that approximately one-half of the lot was covered. By 1991, the lot was almost completely covered with materials.

Research revealed that a 1975 use permit allowed the property to be used for a contractor's storage yard and a night watchman's office. A dwelling had been moved to the property for the night watchman's office. The conditions of the use permit were never completed.

Because of the complexity of violations and intermingling of junk, vehicles and buildings, Community Preservation organized a joint inspection with other departments to determine violations and to establish a process and strategies for abatement. Community Preservation took the lead and commenced the abatement process under the ordinance. The abatement process begins with efforts to obtain voluntary compliance and concludes with City abatement, if necessary.

The required Notice to Abate was sent to the property owner on March 5, 1990. After the owner failed to comply, Community Preservation sent the required Notice of Administrative Hearing to the owner, which was held on May 2, 1990. The owner and his attorney were present at the hearing. At the hearing, the City declared the property to be a public nuisance and ordered that the owner abate the nuisances by September 17, 1990, or the City would cause the nuisance to be abated and bill the owner for costs.

During that four month compliance period, the owner through his attorney, provided a plan and produced contracts to abate the nuisances. As the deadline approached, the owner changed attorneys and the new attorney requested an extension of time, again producing documents and contracts to demonstrate good faith.

Based on the owner's failure to follow through and voluntarily abate the nuisances on the property, Community Preservation gave notice to the owner that the City would begin abatement in January 1991, pursuant to the abatement orders given at the administrative hearing. Staff met with contractors at the site to obtain estimates for the abatement. During this process, the City learned that hazardous wastes were discovered intermingled among the junk and debris.

The estimates for abatement received from contractors ranged between $131,000 and $191,000. The City received separate proposals from two contractors to abate the hazardous wastes ($51,000) and to abate the debris ($80,000), for a combined total of $131,000. The City also received a proposal from one contractor to abate both the hazardous wastes and debris for $191,000. These proposals reflected the labor-intensive work needed to sort the intermingled hazardous wastes and debris.

Hazardous Wastes:

When the hazardous wastes were discovered, staff immediately contacted the City's Hazardous Materials Division to evaluate whether the condition of the property posed an immediate health or fire hazard. The Hazardous Materials Inspector determined that there was no risk of immediate exposure since the hazardous wastes were in non-leaking drums and consisted primarily of waste oils and roofing tars. There was no evidence of explosive materials on the site. Since the City has no authority to enforce the State's Hazardous Waste Control laws, the City's Hazardous Materials Division advised that the matter be referred to the County's Hazardous Materials Unit as prescribed by State law.

The City inspected the property jointly with the County to provide background information, ensure a smooth transition and expedite the County's role in resolving the hazardous waste issues. The contractor proposals' categorizing the types and amounts of debris and hazardous wastes were given to the County to assist them.

The County then turned the matter over to the District Attorney. A meeting held with the District Attorney's Office resulted in an order that the owner clean up the property within 90 days. Thus, the owner submitted a plan and began abating the hazardous wastes.

City Abatement:

In July 1992, the hazardous wastes were removed from the property to the satisfaction of the County Hazardous Materials Division. The matter was then returned to the City's Community Preservation Division to resume abatement of the non-hazardous wastes.

Community Preservation solicited contractors for vehicle and nuisance abatement by contacting neighboring cities to expand the potential list of abatement contractors. The City's weed abatement contractors are not presently capable of handling such an extensive abatement.

Community Preservation obtained a proposal from Campanella Construction Company to abate the remaining nuisances on the property in the amount of $24,500. This cost is considerably lower than the initial estimates because the hazardous wastes have been removed from the property. The firm of Campanella, Inc., is used by neighboring cities and has been in the demolition and abatement business for many years. They have proposed to remove the junk, debris and vehicles from the property for the sum of $24,500. This abatement would take approximately fifteen working days to complete and would include recycling.

New items have continuously been dumped at the property since the administrative hearing, and as recently as October 1992. The attached photographs of this dumping are submitted for Council's reference. Consequently, staff is requesting authority to execute a contract in an amount not to exceed $30,000 in order to assure that there will be sufficient funds if significant additional dumping has occurred since the bid was made.

The abatement proposal does not include removal or demolition of the illegal dwelling located on the front of the property. The building is secured and does not currently present an immediate hazard to the community. The Police Department will continue to address the occasional problems of transients on the site as they occur.

Community Preservation is recommending that the City proceed with abatement even though acquisition of the property is currently being considered in connection with a development proposal (Rassier/Balch Tract 6472). The repeated promises made by the owner and his several attorneys did not result in abatement of the nuisances.

Staff cannot assure that there will not be dumping by the owner or other persons in the future on the property. However, by removing all debris from the vacant lot, there will be a baseline from which to measure subsequent violations that will improve staff's ability to monitor the property, and take action while any new dumping is at a minimum. In this way the City will not be faced again with such an overwhelming task and cost.

Cost Recovery:

Under the Community Preservation ordinance, the City will bill the owner for the actual costs of abatement as well as administrative fees that will reflect the time spent by staff in inspecting, monitoring and abating nuisances on the property since 1989. If the property owner refuses to voluntarily pay the cost of abatement, the ordinance provides that the abatement costs will be recorded as a lien against his property, and appear on his property tax bill.

1a

The property owner recently filed for bankruptcy protection under Chapter 11 (reorganization). While the pending bankruptcy proceedings do not prohibit the City from exercising its police power to abate the public nuisances on the property, the bankruptcy provisions do preclude the City from collecting or enforcing a money judgment. The collection of abatement costs through imposition of a lien on the property could be construed to be analogous to the collecting of a money judgment. A definitive statement on this issue is not possible at this time because there is no case law that directly addresses this issue.

In summary, there is a chance that the City will never be able to recover the costs associated with this abatement proceeding. Staff is unable to even provide the Council with an estimate of the chances of recovery because of the absence of any applicable case law. Consequently, recovery of costs in this matter may need to be pursued by means of litigation. Such litigation would be undertaken in the absence of any clear sense of whether the City would in fact prevail in such a case.

Nevertheless, staff is recommending an appropriation of an amount not to exceed $30,000 from the Reserve for Economic Uncertainty for the sole purpose of funding this abatement contract.

Conclusion:

Staff recommends that City Council award a contract to Campanella Construction Company in an amount not to exceed $30,000 for the abatement of public nuisances at 1384 Ruus Lane. Staff brings this item to Council for consideration because it requires a commitment of substantial City funds, it is the first Community Preservation abatement, it was not previously budgeted, and the costs may not be recoverable. The cost of abatement has been significantly reduced (from $191,000 to $24,500) due to the removal of the hazardous wastes and some debris. Based on the history of this case, the degree of community concern it has generated and the non-performance of the owner in resolving the problems, staff recommends that the City complete the abatement action without further delay.

Submitted by:

Cynthia Palacio

Cynthia Palacio, Manager
Environmental Management
Division

Sylvia Ehrenthal

Sylvia Ehrenthal, Director
Community and Economic
Development Department

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

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

June 26, 1992

Mr. Jack Hohener
3686 Beard Rd.
Fremont, Ca 94538

RE: Jack Hohener Property, 1384 Ruus Lane, Hayward, California

Dear Mr. Hohener,

On June 18, 1992, the Alameda County Department of Environmental Health and the Hayward Fire Department conducted an inspection of the above referenced site. The purpose of the inspection was to verify removal of both hazardous and non-hazardous materials in accordance with your proposal of March 3, 1992. Based on that inspection, we have made the following determinations:

1) Approximately 1/3 of the previously encompassed area has been cleared of all debris and a chain-linked fence installed along the western edge of your property. It is our understanding that this fence was installed by Mr. John Rossier, owner of the adjoining lot, after you removed materials that had migrated onto his property.

2) Although a majority of the hazardous materials and wastes have been removed from your property, we observed one 5-gallon container without a label, a one gallon labeled primer, and several open-top pails with smaller quantity pint and quart containers inside. Some were identifiable as paints and household cleaners, but most of their contents remained unknown. These materials should be placed in a designated area and considered hazardous until confirmation of the contents has been obtained. As the segregation and removal of debris continues, incidental materials will undoubtedly be uncovered and should be handled in a similar manner.

Since the readily identifiable hazardous materials and wastes have been removed, presumably by Erickson Inc., there remains the issue of documentation. Your proposal indicated you would retain all manifests, weigh bills, and receipts for disposed materials and our 60-day follow-up inspection requested that you begin preparing a summary report of your disposal practices. In order to close the reporting loop, please submit copies of these documents to both agencies within the next 10 days of receipt of this letter.

Failure to produce the required documentation will result in our reopening our initial complaint with the Alameda County District Attorney.

3) Your property continues to be used for the storage of tires, vehicles, scrap steel and metal products, wood and other debris. Progress has been made in segregating these materials to allow for their eventual removal and disposal, but the property is far from being completely cleared, as was specified in your proposal.

Therefore, due to the incidental nature of any remaining materials that might be considered hazardous, we do not intent to impede the City of Hayward from implementing abatement procedures to remove the remaining debris from your property. Should you have any questions regarding this summary, please contact either of our offices.

Sincerely,

CR. Arulanantham

Ravi Arulanantham
Senior Hazardous Materials Specialist
Alameda County Dept. of Environmental Health
(510) 271-4320

Jay Swardenski

Jay Swardenski
Hazardous Materials Investigator
Hayward Fire Department
(510) 293-8695

c: Gil Jensen, Alameda County District Attorney
Debra Margolis, Deputy City Attorney, City of Hayward
Rafat Shahid, Ass't Agency Director, Alameda County Health
John Boykin, Hayward Fire Department
Cynthia Palacio, Community Preservation, City of Hayward
Thomas Camp, Law offices of Thomas Camp

Essenes Environmental, Inc.

June 1, 1992

Mr. Sherman Balch
Balch Enterprises Inc.
30960 Huntwood Avenue
Hayward, California 94544

Status Report
Soil Sampling
Tallyn Property
1362 Ruus Lane, Hayward, California
Essenes Job # 920505.B

Dear Mr. Balch,

On May 5, 1992 Essenes Environmental, Inc. (Essenes) conducted surface soil sampling at the Tallyn property located at 1362 Ruus Lane in Hayward, California. At the time of the sampling the property was being used for chemical toilet storage and operations by A-1 Sanitation.

A total of two surface soil samples were collected from the Tallyn property (See Figure 1). Sample S-1T was collected in the chemical toilet storage area where the soil had been stained a green color. Sample S-2T was collected at the chemical toilet wash out area.

The samples were placed in an ice box and transported, using proper Chain of Custody (attached) to Chromalab, Inc., a State Certified Analytical Laboratory. The samples were analyzed for the following constituents:

- Total Petroleum Hydrocarbons (TPH) - Gasoline /B4LUFT
- TPH - Diesel / B1LUFT
- Purgeable Halocarbons / EPA Method 8010
- Chlorinated Pesticide and PCBs / EPA Method 8080
- Title 22 (CAM 17 Metals) / EPA-CO7000

The results of the analyses (See Attached Laboratory Results), are summarized as follows:

Sample #	Gasoline	Diesel	8010	8080	chlordane ug/kg
S-1T	nd	nd	nd	nd	88
S-2T	nd	nd	nd	nd	nd

Sample #	Sb	As	Ba	Be	Cd	Co	Cr	Cu	Pb	Hg	Mo	Ni
	mg/kg---->											
S-1T	1.6	3.4	86	nd	5.2	17	44	51	36	.17	nd	30
S-2T	nd	15	84	nd	3.5	9.2	33	40	27	.18	nd	20

Sample #	Se	Ag	Tl	V	Zn
	mg/kg ----->				
S-1T	nd	nd	nd	56	380
S-2T	nd	nd	nd	41	160

These results revealed an area of concern at Sample location S-1T for Chlordane.

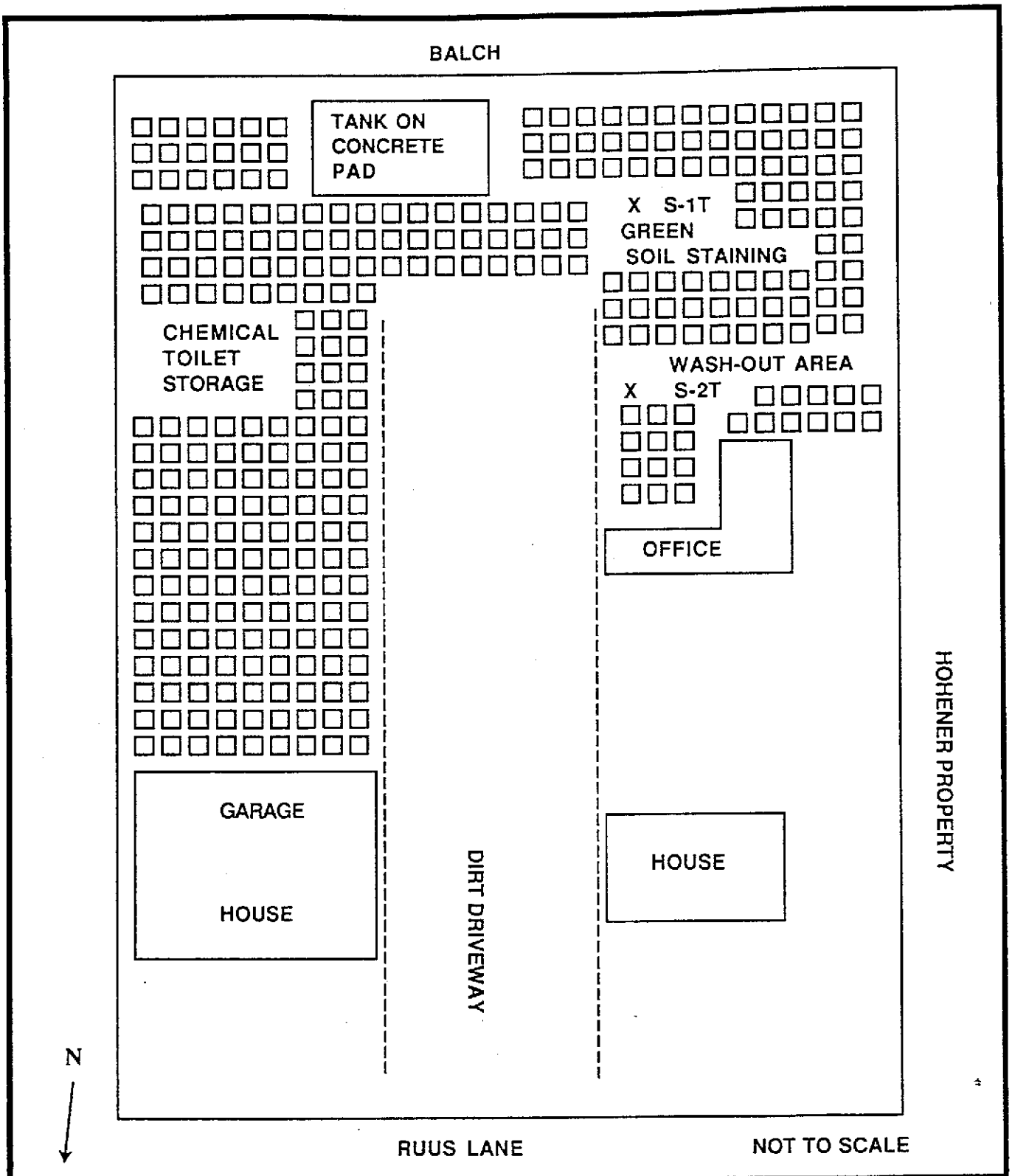
If you have any questions, please contact me at my office.

Very truly yours,

Dennis L. Judd, REHS, REA
President

Attachments

9205058.02



KEY	ESSENES ENVIRONMENTAL, INC.	BALCH ENTERPRISES
X SAMPLE LOCATION ☐ TOILET	5500 Burnside Road Sebastopol, CA 95472 707-829-9331	Tallyn Property 1362 Ruus Lane Hayward, California

Project No. 920505.B	Date: 6/1/92	Drawn by: OJ	Figure 1

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 27, 1992 ChromaLab File No.: 0592038

ESSENES ENVIRONMENTAL

Attn: Dennis Judd

RE: Two soil samples for Gas/BTEX and Diesel analyses

Project Name: TALLYN
Project Number: 920505.B
Date Sampled: May 5, 1992 Date Submitted: May 5, 1992
Date Extracted: May 20, 1992 Date Analyzed: May 26, 1992

RESULTS:

Sample I.D.	Gasoline (mg/Kg)	Diesel (mg/Kg)	Benzene (µg/Kg)	Toluene (µg/Kg)	Ethyl Benzene (µg/Kg)	Total Xylenes (µg/Kg)
S-1T	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
S-2T	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
BLANK	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
SPIKE REC.	106%	88%	92%	94%	92%	93%
DUP SPIKE REC	----	100%	104%	105%	104%	104%
DET. LIMIT	1.0	1.0	5.0	5.0	5.0	5.0
METHOD OF ANALYSIS	5030/ 8015	3550/ 8015	8020	8020	8020	8020

ChromaLab, Inc.

Mary Cappelli
Analytical Chemist

Eric Tam
Laboratory Director

2239 Omega Road, #1 • San Ramon, California 94583
510/831-1788 • Facsimile 510/831-8798
Federal ID #68-0140157

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 27, 1992

ChromaLab File No.: 592038B

Essenes Environmental

Attn: Dennis Judd

RE: Two soil samples for 8080 analysis

Project Name: Tallyn
Project Number: 920505.B
Date Sampled: May 5, 1992
Date Submitted: May 5, 1992
Date Analyzed: May 26, 1992

RESULTS: S-1T

CHLORINATED PESTICIDE ANALYSIS

Compounds	Concentration (µg/kg)	Detection Limit (µg/kg)
ALDRIN	N.D.	10
DIELDRIN	N.D.	10
ENDRIN ALDEHYDE	N.D.	50
ENDRIN	N.D.	10
HEPTACHLOR	N.D.	10
HEPTACHLOR EPOXIDE	N.D.	10
p,p' - DDT	N.D.	50
p,p' - DDE	N.D.	10
p,p' - DDD	N.D.	50
ENDOSULFAN I	N.D.	50
ENDOSULFAN II	N.D.	50
α - BHC	N.D.	10
β - BHC	N.D.	10
γ - BHC (LINDANE)	N.D.	10
δ - BHC	N.D.	10
ENDOSULFAN SULFATE	N.D.	50
p,p' - METHOXYCHLOR	N.D.	50
TOXAPHENE	N.D.	50
PCB'S	N.D.	50
CHLORDANE	88	50

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CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 27, 1992

ChromaLab File # 0592038 A

Client: ESSENES ENVIRONMENTAL
Attn: Dennis Judd
Date Sampled: May 05, 1992
Date Submitted: May 05, 1992
Date of Analysis: May 26, 1992

Project Name: TALLYN
Sample I.D.: S-1T
Method of Analysis: EPA 8010
Detection Limit: 5.0 µg/kg

COMPOUND NAME	µg/kg	Spike Recovery
CHLOROMETHANE	N.D.	---
VINYL CHLORIDE	N.D.	---
BROMOMETHANE	N.D.	---
CHLOROETHANE	N.D.	---
TRICHLOROFLUOROMETHANE	N.D.	---
1,1-DICHLOROETHENE	N.D.	92% 89%
METHYLENE CHLORIDE	N.D.	---
1,2-DICHLOROETHENE (TOTAL)	N.D.	---
1,1-DICHLOROETHANE	N.D.	---
CHLOROFORM	N.D.	---
1,1,1-TRICHLOROETHANE	N.D.	---
CARBON TETRACHLORIDE	N.D.	---
1,2-DICHLOROETHANE	N.D.	---
TRICHLOROETHENE	N.D.	107% 108%
1,2-DICHLOROPROPANE	N.D.	---
BROMODICHLOROMETHANE	N.D.	---
2-CHLOROETHYLVINYLETHER	N.D.	---
TRANS-1,3-DICHLOROPROPENE	N.D.	---
CIS-1,3-DICHLOROPROPENE	N.D.	---
1,1,2-TRICHLOROETHANE	N.D.	---
TETRACHLOROETHENE	N.D.	109% 112%
DIBROMOCHLOROMETHANE	N.D.	---
CHLOROBENZENE	N.D.	---
BROMOFORM	N.D.	---
1,1,2,2-TETRACHLOROETHANE	N.D.	87% 102%
1,3-DICHLOROBENZENE	N.D.	---
1,4-DICHLOROBENZENE	N.D.	---
1,2-DICHLOROBENZENE	N.D.	---

ChromaLab, Inc.

Yiu Tam
Analytical Chemist

Eric Tam
Lab Director

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 27, 1992

ChromaLab File # 0592038 B

Client: ESSENES ENVIRONMENTAL
Date Sampled: May 05, 1992
Date of Analysis: May 26, 1992

Attn: Dennis Judd
Date Submitted: May 05, 1992

Project Name: TALLYN
Sample I.D.: S-2T
Method of Analysis: EPA 8010

Detection Limit: 5.0 µg/kg

COMPOUND NAME	µg/kg	Spike Recovery
CHLOROMETHANE	N.D.	---
VINYL CHLORIDE	N.D.	---
BROMOMETHANE	N.D.	---
CHLOROETHANE	N.D.	---
TRICHLOROFLUOROMETHANE	N.D.	---
1,1-DICHLOROETHENE	N.D.	92% 89%
METHYLENE CHLORIDE	N.D.	---
1,2-DICHLOROETHENE (TOTAL)	N.D.	---
1,1-DICHLOROETHANE	N.D.	---
CHLOROFORM	N.D.	---
1,1,1-TRICHLOROETHANE	N.D.	---
CARBON TETRACHLORIDE	N.D.	---
1,2-DICHLOROETHANE	N.D.	---
TRICHLOROETHENE	N.D.	107% 108%
1,2-DICHLOROPROPANE	N.D.	---
BROMODICHLOROMETHANE	N.D.	---
2-CHLOROETHYLVINYLETHER	N.D.	---
TRANS-1,3-DICHLOROPROPENE	N.D.	---
CIS-1,3-DICHLOROPROPENE	N.D.	---
1,1,2-TRICHLOROETHANE	N.D.	---
TETRACHLOROETHENE	N.D.	109% 112%
DIBROMOCHLOROMETHANE	N.D.	---
CHLOROBENZENE	N.D.	---
BROMOFORM	N.D.	---
1,1,2,2-TETRACHLOROETHANE	N.D.	87% 102%
1,3-DICHLOROBENZENE	N.D.	---
1,4-DICHLOROBENZENE	N.D.	---
1,2-DICHLOROBENZENE	N.D.	---

ChromaLab, Inc.

Yiu Tam
Analytical Chemist

Eric Tam
Lab Director

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Federal ID #68-0140157

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 27, 1992

ChromaLab File No.: 592038A

Essenes Environmental

Attn: Dennis Judd

RE: Two soil samples for 8080 analysis

Project Name: Tallyn
Project Number: 920505.B
Date Sampled: May 5, 1992
Date Submitted: May 5, 1992
Date Analyzed: May 26, 1992

RESULTS: S-2T

CHLORINATED PESTICIDE ANALYSIS

Compounds	Concentration (µg/kg)	Detection Limit (µg/kg)
ALDRIN	N.D.	10
DIELDRIN	N.D.	10
ENDRIN ALDEHYDE	N.D.	50
ENDRIN	N.D.	10
HEPTACHLOR	N.D.	10
HEPTACHLOR EPOXIDE	N.D.	10
p,p' - DDT	N.D.	50
p,p' - DDE	N.D.	10
p,p' - DDD	N.D.	50
ENDOSULFAN I	N.D.	50
ENDOSULFAN II	N.D.	50
α - BHC	N.D.	10
β - BHC	N.D.	10
γ - BHC (LINDANE)	N.D.	10
δ - BHC	N.D.	10
ENDOSULFAN SULFATE	N.D.	50
p,p' - METHOXYCHLOR	N.D.	50
TOXAPHENE	N.D.	50
PCB'S	N.D.	50
CHLORDANE	N.D.	50

ChromaLab, Inc.

Mary Cappelli
Analytical Chemist

Eric Tam
Laboratory Director

2239 Omega Road, #1 • San Ramon, California 94583
510/831-1788 • Facsimile 510/831-8798
Federal ID #68-0140157

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 28, 1992

ChromaLab File No.: 0592038

ESSENES ENVIRONMENTAL

Attn: Dennis Judd

RE: One soil sample for Title 22 CAM Metals (17) analysis

Project Name: TALLYN
Project Number: 920505.B
Date Sampled: May 5, 1992
Date Analyzed: May 27, 1992

Date Submitted: May 5, 1992

RESULTS: Sample I.D.: S-2T

Metals	Concentration (mg/Kg)	Detection Limit (mg/Kg)
Antimony (Sb)	N.D.	1.00
Arsenic (As)	15	0.25
Barium (Ba)	84	0.25
Beryllium (Be)	N.D.	0.05
Cadmium (Cd)	3.5	0.05
Cobalt (Co)	9.2	0.50
Chromium (Cr)	33	0.50
Copper (Cu)	40	0.25
Lead (Pb)	27	0.50
Mercury (Hg)	0.18	0.05
Molybdenum (Mo)	N.D.	0.25
Nickel (Ni)	20	0.50
Selenium (Se)	N.D.	0.50
Silver (Ag)	N.D.	0.25
Thallium (Tl)	N.D.	2.00
Vanadium (V)	41	0.50
Zinc (Zn)	160	0.25

Method of Analysis: 3050/6010/7000

ChromaLab, Inc.

Refaat A. Mankarious
Inorganics Supervisor

Eric Tam
Laboratory Director

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 28, 1992 ChromaLab File No.: 0592038

ESSENES ENVIRONMENTAL

Attn: Dennis Judd

RE: One soil sample for Title 22 CAM Metals (17) analysis

Project Name: TALLYN
Project Number: 920505.B
Date Sampled: May 5, 1992 Date Submitted: May 5, 1992
Date Analyzed: May 27, 1992

RESULTS: Sample I.D.: S-1T

Metals	Concentration (mg/Kg)	Detection Limit (mg/Kg)
Antimony (Sb)	1.6	1.00
Arsenic (As)	3.4	0.25
Barium (Ba)	86	0.25
Beryllium (Be)	N.D.	0.05
Cadmium (Cd)	5.2	0.05
Cobalt (Co)	17	0.50
Chromium (Cr)	44	0.50
Copper (Cu)	51	0.25
Lead (Pb)	36	0.50
Mercury (Hg)	0.17	0.05
Molybdenum (Mo)	N.D.	0.25
Nickel (Ni)	30	0.50
Selenium (Se)	N.D.	0.50
Silver (Ag)	N.D.	0.25
Thallium (Tl)	N.D.	2.00
Vanadium (V)	56	0.50
Zinc (Zn)	380	0.25

Method of Analysis: 3050/6010/7000

ChromaLab, Inc.

Refaat A. Mankarious
Inorganics Supervisor

Eric Tam
Laboratory Director

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Federal ID #68-0140157

Essenes Environmental, Inc.

June 1, 1992

Mr. Sherman Balch
Balch Enterprises Inc.
30960 Huntwood Avenue
Hayward, California 94544

Status Report
Soil Sampling
Hohener Property
1384 Ruus Lane, Hayward, California
Essenes Job # 920504.B

Dear Mr. Balch,

On May 5, 1992 Essenes Environmental, Inc. (Essenes) conducted surface soil sampling at the Hohener property located at 1384 Ruus Lane in Hayward, California. At the time of the sampling numerous piles of miscellaneous debris were observed throughout the property.

A total of four surface soil samples were collected from the Hohener property (See Figure 1). Sample S-1H was collected along the south east portion of the property near one of the numerous piles of debris. Samples S-2H and S-3H were sampled in low lying portions of the property where water had probably ponded in the past. Sample S-4H was collected in front of the garage in an area were heavy equipment was stored.

The samples were placed in an ice box and transported, using proper Chain of Custody (attached) to Chromalab, Inc., a State Certified Analytical Laboratory. The samples were analyzed for the following constituents:

- Total Petroleum Hydrocarbons (TPH) - Gasoline /B4LUFT
- TPH - Diesel / B1LUFT
- Purgeable Halocarbons / EPA Method 8010
- Chlorinated Pesticide and PCBs / EPA Method 8080
- Title 22 (CAM 17 Metals) / EPA-CO7000

The results of the analyses (See Attached Laboratory Results), are summarized as follows:

Sample #	Gasoline	Diesel	8010	8080	chlordane	aldrin	DDE
		mg/kg			ug/kg	ug/kg	ug/kg
S-1H	nd	5.6	nd	nd	nd	nd	nd
S-2H	nd	7.1	nd	nd	nd	nd	.69
S-3H	nd	3.6	nd	nd	**150**	.61	nd
S-4H	nd	7.4	nd	nd	**64**	nd	nd

Sample #	Sb	As	Ba	Be	Cd	Co	Cr	Cu	Pb	Hg	Mo	Ni
	mg/kg---->											
S-1H	nd	4.9	45	.07	2.1	4.9	14	560	**330**	.52	nd	14
S-2H	nd	3.8	43	nd	1.1	3.0	12	16	8.7	.2	nd	11
S-3H	nd	6.6	61	nd	2.1	5.2	15	22	19	.30	nd	16
S-4H	nd	2.2	44	nd	1.5	4.3	13	29	4.9	.15	nd	12

Sample #	Se	Ag	Tl	V	Zn
	mg/kg ----->				
S-1H	nd	nd	nd	23	98
S-2H	nd	nd	nd	15	19
S-3H	nd	nd	nd	25	65
S-4H	nd	nd	nd	19	27

These results revealed areas of concern at Sample location S-1H for lead (Pb) and at sample locations S-3H and possibly S-4H for Chlordane. These locations will have to be further evaluated to assess the lateral and vertical area of soil that may be impacted by these components. Additionally, due to the amount of debris still located on the property, Essenes suggests further sampling on the property after the debris has been removed.

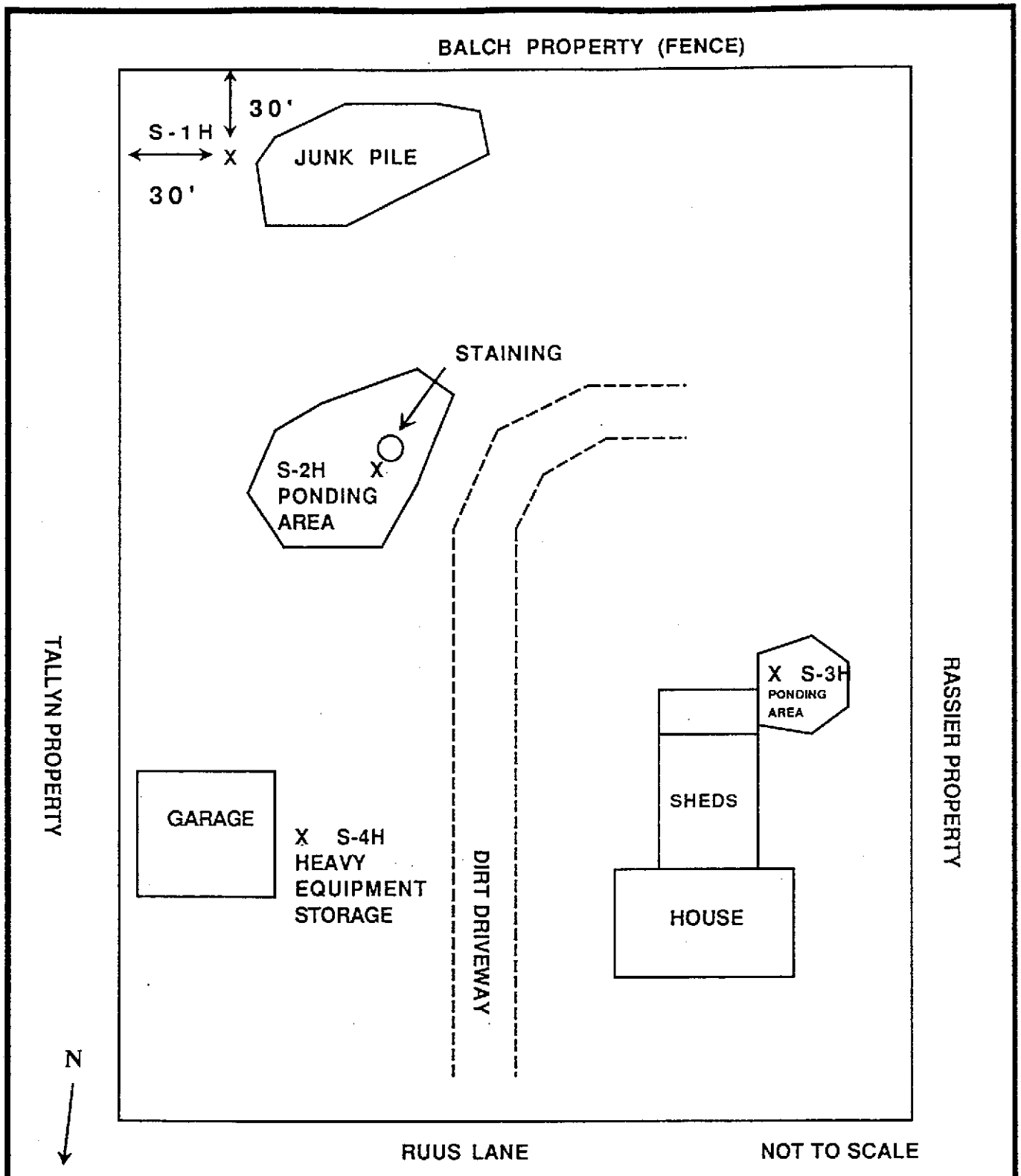
If you have any questions, please contact me at my office.

Very truly yours,

Dennis L. Judd, REHS, REA
President

Attachments

9205048.02



KEY X Sample Location	ESSENES ENVIRONMENTAL, INC. 5500 Burnside Road Sebastopol, CA 95472 707-829-9331	BALCH ENTERPRISES, INC. Hohener Property 1384 Ruus Lane Hayward, California	
Project No. 920504.B	Date: 6/1/92	Drawn by: OJ	Figure 1

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 12, 1992 ChromaLab File No.: 0592039

ESSENES ENVIRONMENTAL

Attn: Dennis Judd

RE: Four soil samples for Gasoline and Diesel analysis

Project Name: HOHNER
Project Number: 920504.B
Date Sampled: May 5, 1992 Date Submitted: May 5, 1992
Date Extracted: May 11, 1992 Date Analyzed: May 11, 1992

RESULTS:

Sample I.D.	Gasoline (mg/Kg)	Diesel* (mg/Kg)
S-1H	N.D.	5.6
S-2H	N.D.	7.1
S-3H	N.D.	3.6
S-4H	N.D.	7.4
BLANK	N.D.	N.D.
SPIKE REC.	95%	111%
DUP SPIKE REC	97%	113%
DET. LIMIT	1.0	1.0
METHOD OF ANALYSIS	5030/ 8015	3550/ 8015

* Unknown hydrocarbons in diesel range quantified as diesel.

ChromaLab, Inc.

Yiu Tam
Analytical Chemist

Eric Tam
Laboratory Director

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Federal ID #68-0140157

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 12, 1992

ChromaLab File # 0592039 A

Client: Essenes Environmental
Attn: Dennis Judd
Date Sampled: May. 05, 1992 Date Submitted: May. 05, 1992
Date of Analysis: May. 11, 1992

Project Name: Hohner
Project Number: 920504.B
Sample I.D.: S-1H
Method of Analysis: EPA 8010 Detection Limit: 5.0 µg/kg

COMPOUND NAME	µg/kg	Spike Recovery
CHLOROMETHANE	N.D.	---
VINYL CHLORIDE	N.D.	---
BROMOMETHANE	N.D.	---
CHLOROETHANE	N.D.	---
TRICHLOROFLUOROMETHANE	N.D.	---
1,1-DICHLOROETHENE	N.D.	91% 93%
METHYLENE CHLORIDE	N.D.	---
1,2-DICHLOROETHENE (TOTAL)	N.D.	---
1,1-DICHLOROETHANE	N.D.	---
CHLOROFORM	N.D.	---
1,1,1-TRICHLOROETHANE	N.D.	---
CARBON TETRACHLORIDE	N.D.	---
1,2-DICHLOROETHANE	N.D.	---
TRICHLOROETHENE	N.D.	86% 100%
1,2-DICHLOROPROPANE	N.D.	---
BROMODICHLOROMETHANE	N.D.	---
2-CHLOROETHYLVINYLETHER	N.D.	---
TRANS-1,3-DICHLOROPROPENE	N.D.	---
CIS-1,3-DICHLOROPROPENE	N.D.	---
1,1,2-TRICHLOROETHANE	N.D.	---
TETRACHLOROETHENE	N.D.	100% 110%
DIBROMOCHLOROMETHANE	N.D.	---
CHLOROBENZENE	N.D.	---
BROMOFORM	N.D.	---
1,1,2,2-TETRACHLOROETHANE	N.D.	86% 91%
1,3-DICHLOROBENZENE	N.D.	---
1,4-DICHLOROBENZENE	N.D.	---
1,2-DICHLOROBENZENE	N.D.	---

ChromaLab, Inc.

Charles Woolley
Analytical Chemist

Eric Tam
Lab Director

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CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 12, 1992 ChromaLab File # 0592039 B

Client: Essenes Environmental
Attn: Dennis Judd
Date Sampled: May. 05, 1992 Date Submitted: May. 05, 1992
Date of Analysis: May. 11, 1992

Project Name: Hohner
Project Number: 920504.B
Sample I.D.: S-2H
Method of Analysis: EPA 8010 Detection Limit: 5.0 µg/kg

COMPOUND NAME	µg/kg	Spike Recovery
CHLOROMETHANE	N.D.	---
VINYL CHLORIDE	N.D.	---
BROMOMETHANE	N.D.	---
CHLOROETHANE	N.D.	---
TRICHLOROFLUOROMETHANE	N.D.	---
1,1-DICHLOROETHENE	N.D.	91% 93%
METHYLENE CHLORIDE	N.D.	---
1,2-DICHLOROETHENE (TOTAL)	N.D.	---
1,1-DICHLOROETHANE	N.D.	---
CHLOROFORM	N.D.	---
1,1,1-TRICHLOROETHANE	N.D.	---
CARBON TETRACHLORIDE	N.D.	---
1,2-DICHLOROETHANE	N.D.	---
TRICHLOROETHENE	N.D.	86% 100%
1,2-DICHLOROPROPANE	N.D.	---
BROMODICHLOROMETHANE	N.D.	---
2-CHLOROETHYLVINYLETHER	N.D.	---
TRANS-1,3-DICHLOROPROPENE	N.D.	---
CIS-1,3-DICHLOROPROPENE	N.D.	---
1,1,2-TRICHLOROETHANE	N.D.	---
TETRACHLOROETHENE	N.D.	100% 110%
DIBROMOCHLOROMETHANE	N.D.	---
CHLOROBENZENE	N.D.	---
BROMOFORM	N.D.	---
1,1,2,2-TETRACHLOROETHANE	N.D.	86% 91%
1,3-DICHLOROBENZENE	N.D.	---
1,4-DICHLOROBENZENE	N.D.	---
1,2-DICHLOROBENZENE	N.D.	---

ChromaLab, Inc.

Charles Woolley
Analytical Chemist

Eric Tam
Lab Director

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CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 12, 1992 ChromaLab File # 0592039 C

Client: Essenes Environmental
Attn: Dennis Judd
Date Sampled: May. 05, 1992 Date Submitted: May. 05, 1992
Date of Analysis: May. 11, 1992

Project Name: Hohner
Project Number: 920504.B
Sample I.D.: S-3H
Method of Analysis: EPA 8010 Detection Limit: 5.0 µg/kg

COMPOUND NAME	µg/kg	Spike Recovery
CHLOROMETHANE	N.D.	---
VINYL CHLORIDE	N.D.	---
BROMOMETHANE	N.D.	---
CHLOROETHANE	N.D.	---
TRICHLOROFLUOROMETHANE	N.D.	---
1,1-DICHLOROETHENE	N.D.	91% 93%
METHYLENE CHLORIDE	N.D.	---
1,2-DICHLOROETHENE (TOTAL)	N.D.	---
1,1-DICHLOROETHANE	N.D.	---
CHLOROFORM	N.D.	---
1,1,1-TRICHLOROETHANE	N.D.	---
CARBON TETRACHLORIDE	N.D.	---
1,2-DICHLOROETHANE	N.D.	---
TRICHLOROETHENE	N.D.	86% 100%
1,2-DICHLOROPROPANE	N.D.	---
BROMODICHLOROMETHANE	N.D.	---
2-CHLOROETHYLVINYLETHER	N.D.	---
TRANS-1,3-DICHLOROPROPENE	N.D.	---
CIS-1,3-DICHLOROPROPENE	N.D.	---
1,1,2-TRICHLOROETHANE	N.D.	---
TETRACHLOROETHENE	N.D.	100% 110%
DIBROMOCHLOROMETHANE	N.D.	---
CHLOROBENZENE	N.D.	---
BROMOFORM	N.D.	---
1,1,2,2-TETRACHLOROETHANE	N.D.	86% 91%
1,3-DICHLOROBENZENE	N.D.	---
1,4-DICHLOROBENZENE	N.D.	---
1,2-DICHLOROBENZENE	N.D.	---

ChromaLab, Inc.

Charles Woolley
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CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 12, 1992 ChromaLab File # 0592039 D

Client: Essenes Environmental
Attn: Dennis Judd
Date Sampled: May. 05, 1992 Date Submitted: May. 05, 1992
Date of Analysis: May. 11, 1992

Project Name: Hohner
Project Number: 920504.B
Sample I.D.: S-4H
Method of Analysis: EPA 8010 Detection Limit: 5.0 µg/kg

COMPOUND NAME	µg/kg	Spike Recovery
CHLOROMETHANE	N.D.	---
VINYL CHLORIDE	N.D.	---
BROMOMETHANE	N.D.	---
CHLOROETHANE	N.D.	---
TRICHLOROFLUOROMETHANE	N.D.	---
1,1-DICHLOROETHENE	N.D.	91% 93%
METHYLENE CHLORIDE	N.D.	---
1,2-DICHLOROETHENE (TOTAL)	N.D.	---
1,1-DICHLOROETHANE	N.D.	---
CHLOROFORM	N.D.	---
1,1,1-TRICHLOROETHANE	N.D.	---
CARBON TETRACHLORIDE	N.D.	---
1,2-DICHLOROETHANE	N.D.	---
TRICHLOROETHENE	N.D.	86% 100%
1,2-DICHLOROPROPANE	N.D.	---
BROMODICHLOROMETHANE	N.D.	---
2-CHLOROETHYLVINYLETHER	N.D.	---
TRANS-1,3-DICHLOROPROPENE	N.D.	---
CIS-1,3-DICHLOROPROPENE	N.D.	---
1,1,2-TRICHLOROETHANE	N.D.	---
TETRACHLOROETHENE	N.D.	100% 110%
DIBROMOCHLOROMETHANE	N.D.	---
CHLOROBENZENE	N.D.	---
BROMOFORM	N.D.	---
1,1,2,2-TETRACHLOROETHANE	N.D.	86% 91%
1,3-DICHLOROBENZENE	N.D.	---
1,4-DICHLOROBENZENE	N.D.	---
1,2-DICHLOROBENZENE	N.D.	---

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CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 13, 1992 ChromaLab File No.: 592039A

Essenes Environmental

Attn: Dennis Judd

RE: Four soil samples for 8080 analysis

Project Name: Hohner
Project Number: 920504.B
Date Sampled: May 5, 1992 Date Submitted: May 5, 1992
Date Analyzed: May 13, 1992

RESULTS: S-1-H

CHLORINATED PESTICIDE ANALYSIS

Compounds	Concentration (µg/kg)	Detection Limit (µg/kg)
ALDRIN	N.D.	.10
DIELDRIN	N.D.	.10
ENDRIN ALDEHYDE	N.D.	.50
ENDRIN	N.D.	.10
HEPTACHLOR	N.D.	.10
HEPTACHLOR EPOXIDE	N.D.	.10
p,p' - DDT	N.D.	.50
p,p' - DDE	N.D.	.10
p,p' - DDD	N.D.	.50
ENDOSULFAN I	N.D.	.50
ENDOSULFAN II	N.D.	.50
α - BHC	N.D.	.10
β - BHC	N.D.	.10
γ - BHC (LINDANE)	N.D.	.10
δ - BHC	N.D.	.10
ENDOSULFAN SULFATE	N.D.	.50
p,p' - METHOXYCHLOR	N.D.	.50
TOXAPHENE	N.D.	.50
PCB'S	N.D.	.50
CHLORDANE	N.D.	.50

ChromaLab, Inc.

Mary Cappelli
Analytical Chemist

Eric Tam
Laboratory Director

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CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 13, 1992 ChromaLab File No.: 592039B

Essenes Environmental

Attn: Dennis Judd

RE: Four soil samples for 8080 analysis

Project Name: Hohner
Project Number: 920504.B
Date Sampled: May 5, 1992 Date Submitted: May 5, 1992
Date Analyzed: May 13, 1992

RESULTS: S-2-H

CHLORINATED PESTICIDE ANALYSIS

Compounds	Concentration (µg/kg)	Detection Limit (µg/kg)
ALDRIN	N.D.	.10
DIELDRIN	N.D.	.10
ENDRIN ALDEHYDE	N.D.	.50
ENDRIN	N.D.	.10
HEPTACHLOR	N.D.	.10
HEPTACHLOR EPOXIDE	N.D.	.10
p,p' - DDT	N.D.	.50
p,p' - DDE	0.69	.10
p,p' - DDD	N.D.	.50
ENDOSULFAN I	N.D.	.50
ENDOSULFAN II	N.D.	.50
α - BHC	N.D.	.10
β - BHC	N.D.	.10
γ - BHC (LINDANE)	N.D.	.10
δ - BHC	N.D.	.10
ENDOSULFAN SULFATE	N.D.	.50
p,p' - METHOXYCHLOR	N.D.	.50
TOXAPHENE	N.D.	.50
PCB'S	N.D.	.50
CHLORDANE	N.D.	.50

ChromaLab, Inc.

Mary Cappelli
Analytical Chemist

Eric Tam
Laboratory Director

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Federal ID #68-0140157

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 13, 1992

ChromaLab File No.: 592039C

Essenes Environmental

Attn: Dennis Judd

RE: Four soil samples for 8080 analysis

Project Name: Hohner
Project Number: 920504.B
Date Sampled: May 5, 1992
Date Submitted: May 5, 1992
Date Analyzed: May 13, 1992

RESULTS: S-3-H

CHLORINATED PESTICIDE ANALYSIS

Compounds	Concentration (µg/kg)	Detection Limit (µg/kg)
ALDRIN	0.61	.10
DIELDRIN	N.D.	.10
ENDRIN ALDEHYDE	N.D.	.50
ENDRIN	N.D.	.10
HEPTACHLOR	N.D.	.10
HEPTACHLOR EPOXIDE	N.D.	.10
p,p' - DDT	N.D.	.50
p,p' - DDE	N.D.	.10
p,p' - DDD	N.D.	.50
ENDOSULFAN I	N.D.	.50
ENDOSULFAN II	N.D.	.50
α - BHC	N.D.	.10
β - BHC	N.D.	.10
γ - BHC (LINDANE)	N.D.	.10
δ - BHC	N.D.	.10
ENDOSULFAN SULFATE	N.D.	.50
p,p' - METHOXYCHLOR	N.D.	.50
TOXAPHENE	N.D.	.50
PCB'S	N.D.	.50
CHLORDANE	150	.50

ChromaLab, Inc.

Mary Cappelli
Analytical Chemist

Eric Tam
Laboratory Director

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CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 13, 1992 ChromaLab File No.: 592039D

Essenes Environmental

Attn: Dennis Judd

RE: Four soil samples for 8080 analysis

Project Name: Hohner
Project Number: 920504.B
Date Sampled: May 5, 1992 Date Submitted: May 5, 1992
Date Analyzed: May 13, 1992

RESULTS: S-4-H

CHLORINATED PESTICIDE ANALYSIS

Compounds	Concentration (µg/kg)	Detection Limit (µg/kg)
ALDRIN	N.D.	.10
DIELDRIN	N.D.	.10
ENDRIN ALDEHYDE	N.D.	.50
ENDRIN	N.D.	.10
HEPTACHLOR	N.D.	.10
HEPTACHLOR EPOXIDE	N.D.	.10
p,p' - DDT	N.D.	.50
p,p' - DDE	N.D.	.10
p,p' - DDD	N.D.	.50
ENDOSULFAN I	N.D.	.50
ENDOSULFAN II	N.D.	.50
α - BHC	N.D.	.10
β - BHC	N.D.	.10
γ - BHC (LINDANE)	N.D.	.10
δ - BHC	N.D.	.10
ENDOSULFAN SULFATE	N.D.	.50
p,p' - METHOXYCHLOR	N.D.	.50
TOXAPHENE	N.D.	.50
PCB'S	N.D.	.50
CHLORDANE	64	.50

ChromaLab, Inc.

Mary Cappelli
Analytical Chemist

Eric Tam
Laboratory Director

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CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 13, 1992 ChromaLab File No.: 0592039

ESSENES ENVIRONMENTAL

Attn: Dennis Judd

RE: One soil sample for Title 22 CAM Metals (17) analysis

Project Name: HOHNER
Project Number: 920504.B
Date Sampled: May 5, 1992 Date Submitted: May 5, 1992
Date Analyzed: May 12, 1992

RESULTS: Sample I.D.: S-1-H

Metals	Concentration (mg/Kg)	Detection Limit (mg/Kg)
Antimony (Sb)	N.D.	1.00
Arsenic (As)	2.2	0.25
Barium (Ba)	44	0.25
Beryllium (Be)	N.D.	0.05
Cadmium (Cd)	1.5	0.05
Cobalt (Co)	4.3	0.50
Chromium (Cr)	13	0.50
Copper (Cu)	29	0.25
Lead (Pb)	4.9	0.50
Mercury (Hg)	0.15	0.05
Molybdenum (Mo)	N.D.	0.25
Nickel (Ni)	12	0.50
Selenium (Se)	N.D.	0.50
Silver (Ag)	N.D.	0.25
Thallium (Tl)	N.D.	2.00
Vanadium (V)	19	0.50
Zinc (Zn)	27	0.25

Method of Analysis: 3050/6010/7000

ChromaLab, Inc.

Refaat A Mankarious
Refaat A. Mankarious
Inorganics Supervisor

Eric Tam
Laboratory Director

2239 Omega Road, #1 • San Ramon, California 94583
510/831-1788 • Facsimile 510/831-8798
Federal ID #68-0140157

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 13, 1992 ChromaLab File No.: 0592039

ESSENES ENVIRONMENTAL

Attn: Dennis Judd

RE: One soil sample for Title 22 CAM Metals (17) analysis

Project Name: HOHNER
Project Number: 920504.B
Date Sampled: May 5, 1992 Date Submitted: May 5, 1992
Date Analyzed: May 12, 1992

RESULTS: Sample I.D.: S-2-H

Metals	Concentration (mg/Kg)	Detection Limit (mg/Kg)
Antimony (Sb)	N.D.	1.00
Arsenic (As)	3.8	0.25
Barium (Ba)	43	0.25
Beryllium (Be)	N.D.	0.05
Cadmium (Cd)	1.1	0.05
Cobalt (Co)	3.0	0.50
Chromium (Cr)	12	0.50
Copper (Cu)	16	0.25
Lead (Pb)	8.7	0.50
Mercury (Hg)	0.2	0.05
Molybdenum (Mo)	N.D.	0.25
Nickel (Ni)	11	0.50
Selenium (Se)	N.D.	0.50
Silver (Ag)	N.D.	0.25
Thallium (Tl)	N.D.	2.00
Vanadium (V)	15	0.50
Zinc (Zn)	19	0.25

Method of Analysis: 3050/6010/7000

ChromaLab, Inc.

Refaat A. Mankarious
Inorganics Supervisor

Eric Tam
Laboratory Director

2239 Omega Road, #1 • San Ramon, California 94583
510/831-1788 • Facsimile 510/831-8798
Federal ID #68-0140157

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 13, 1992 ChromaLab File No.: 0592039

ESSENES ENVIRONMENTAL

Attn: Dennis Judd

RE: One soil sample for Title 22 CAM Metals (17) analysis

Project Name: HOHNER
Project Number: 920504.B
Date Sampled: May 5, 1992 Date Submitted: May 5, 1992
Date Analyzed: May 12, 1992

RESULTS: Sample I.D.: S-3-H

Metals	Concentration (mg/Kg)	Detection Limit (mg/Kg)
Antimony (Sb)	N.D.	1.00
Arsenic (As)	6.6	0.25
Barium (Ba)	61	0.25
Beryllium (Be)	N.D.	0.05
Cadmium (Cd)	2.1	0.05
Cobalt (Co)	5.2	0.50
Chromium (Cr)	15	0.50
Copper (Cu)	22	0.25
Lead (Pb)	19	0.50
Mercury (Hg)	0.30	0.05
Molybdenum (Mo)	N.D.	0.25
Nickel (Ni)	16	0.50
Selenium (Se)	N.D.	0.50
Silver (Ag)	N.D.	0.25
Thallium (Tl)	N.D.	2.00
Vanadium (V)	25	0.50
Zinc (Zn)	65	0.25

Method of Analysis: 3050/6010/7000

ChromaLab, Inc.

Refaat A. Mankarious
Inorganics Supervisor

Eric Tam
Laboratory Director

2239 Omega Road, #1 • San Ramon, California 94583
510/831-1788 • Facsimile 510/831-8798
Federal ID #68-0140157

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

May 13, 1992 ChromaLab File No.: 0592039

ESSENES ENVIRONMENTAL

Attn: Dennis Judd

RE: One soil sample for Title 22 CAM Metals (17) analysis

Project Name: HOHNER
Project Number: 920504.B
Date Sampled: May 5, 1992 Date Submitted: May 5, 1992
Date Analyzed: May 12, 1992

RESULTS: Sample I.D.: S-4-H

Metals	Concentration (mg/Kg)	Detection Limit (mg/Kg)
Antimony (Sb)	N.D.	1.00
Arsenic (As)	4.9	0.25
Barium (Ba)	45	0.25
Beryllium (Be)	0.07	0.05
Cadmium (Cd)	2.1	0.05
Cobalt (Co)	4.9	0.50
Chromium (Cr)	14	0.50
Copper (Cu)	560	0.25
Lead (Pb)	330	0.50
Mercury (Hg)	0.52	0.05
Molybdenum (Mo)	N.D.	0.25
Nickel (Ni)	14	0.50
Selenium (Se)	N.D.	0.50
Silver (Ag)	N.D.	0.25
Thallium (Tl)	N.D.	2.00
Vanadium (V)	23	0.50
Zinc (Zn)	98	0.25

Method of Analysis: 3050/6010/7000

ChromaLab, Inc.

Refaat A. Mankarious
Inorganics Supervisor

Eric Tam
Laboratory Director

2239 Omega Road, #1 • San Ramon, California 94583
510/831-1788 • Facsimile 510/831-8798
Federal ID #68-0140157

CHROMALAB FILE # 592039
ORDER # 6327

CHROMALAB, INC.

2239 Omega Road, #1 • San Ramon, California 94583
510/831-1788 • Facsimile 510/831-8798

DATE 5/5/92 PAGE 1 OF 1

PROJ. MGR. JUDD
COMPANY ESSENES ENVIRONMENTAL
ADDRESS 5500 BURNSIDE AV.
SEBASTOPOL CA 95472
SAMPLERS (SIGNATURE) Dennis J Judd
(PHONE NO.) 707 829-9331

ANALYSIS REPORT

SAMPLE ID.	DATE	TIME	MATRIX	LAB ID.	TPH - Gasoline (EPA 5030, 8015)	TPH - Gasoline (5030, 8015) w/BTeX (EPA 602,8020)	TPH - Diesel (EPA 3510/3550, 8015)	PURGEABLE AROMATICS BTEX (EPA 602, 8020)	PURGEABLE HALOCARBONS (EPA 601, 8010)	VOLATILE ORGANICS (EPA 624, 8240, 524.2)	BASE/NEUTRALS, ACIDS (EPA 625/627, 8270, 525)	TOTAL OIL & GREASE (EPA 5520 E&F)	PESTICIDES/PCB (EPA 608, 8080)	PHENOLS (EPA 604, 8040)	TOTAL RECOVERABLE HYDROCARBONS (EPA 418.1)		METALS: Cd, Cr, Pb, Zn, Ni	CAM METALS (17)	PRIORITY POLLUTANT METALS (13)	EXTRACTION (TCLP, STLC)					NUMBER OF CONTAINERS
S-1H	5/5	10:35	Soil		✓		✓		✓				✓					✓							
S-2H	5/5	10:45	"		✓		✓		✓				✓					✓							
S-3H	5/5	10:55	"		✓		✓		✓				✓					✓							
S-4H	5/5	11:05	"		✓		✓		✓				✓					✓							

PROJECT INFORMATION

PROJECT NAME: HOHNER
PROJECT NUMBER: 920504.13
SHIPPING ID. NO.
VIA:

SAMPLE RECEIPT

TOTAL NO. OF CONTAINERS	4
CHAIN OF CUSTODY SEALS	
REC'D GOOD CONDITION/COLD	
CONFORMS TO RECORD	
LAB NO.	

SPECIAL INSTRUCTIONS/COMMENTS:

RELINQUISHED BY 1.	RELINQUISHED BY 2.	RELINQUISHED BY 3.
(SIGNATURE) (TIME)	(SIGNATURE) (TIME)	(SIGNATURE) (TIME)
DENNIS JUDD		
(PRINTED NAME) (DATE)	(PRINTED NAME) (DATE)	(PRINTED NAME) (DATE)
ESSENES ENV. 5/5/92		
(COMPANY)	(COMPANY)	(COMPANY)
RECEIVED BY 1.	**RECEIVED BY 2.**	**RECEIVED BY (LABORATORY) 3.**
(SIGNATURE) (TIME)	(SIGNATURE) (TIME)	(SIGNATURE) (TIME)
		SEAN HALSET 16:15
(PRINTED NAME) (DATE)	(PRINTED NAME) (DATE)	(PRINTED NAME) (DATE)
		CHROMALAB 5/5
(COMPANY)	(COMPANY)	(LAB)

ERICKSON
955 Parr Boulevard, Richmond, California 94801
(510) 235-1393 • FAX (510) 235-3709

ERICKSON, Inc.

May 8, 1992

Balch Enterprises
30960 Huntwood Ave.
Hayward, CA 94544

Attn: Sherman Balch, Sr.

The following is a breakdown of the waste material hauled off site (Hohner Property).

The liquids on site were collected and profiled using the following two categories:

1. Waste oil and related combustible liquids (ie. diesel, mineral oil, kerosene).

2. Paint related materials-Consisting of enamel paint, latex paint, paint pigments, shellac, thinners and strippers.

The material in category #1 was generated form approximately 23 partial drums.

The material in category #2 was generated from approximately 400 containers of various sizes.

The containers and drums from both categories were rinsed or scraped clean and crushed. These containers along with 80 plus empty drums resulted in approximately 10 yards of material shipped to Kettleman.

If you have any questions please contact me at (510) 235-1393.

Thank you,

Morgan Olk
Manager Lab Pack Services

MO/cj

RECEIVED MAY 1 4 1992

Form Approved OMB No. 2050—0039 (Expires 9-30-91)
Please print or type. Form designed for use on elite (12-pitch typewriter).

and Front of Page 7

Toxic Substances Control Division
Sacramento, California

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7550

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.	CAD000656304
Manifest Document No.	92-D-1
2. Page 1 of 1	
Information in the shaded areas is not required by Federal law.	
3. Generator's Name and Mailing Address	JACK HOHENER PROPERTY 1384 RUUS LANE, HAYWARD, CA. 94545
4. Generator's Phone	(415)-429-9400(BALCH ENTERPRISE)
A. State Manifest Document Number	90648003
B. State Generator's ID	HAHQ36042262
5. Transporter 1 Company Name	ERICKSON, INC.
6. US EPA ID Number	CAD009466392
C. State Transporter's ID	2037 Ø6
D. Transporter's Phone	510-235-1393
7. Transporter 2 Company Name	
8. US EPA ID Number	
E. State Transporter's ID	
F. Transporter's Phone	
9. Designated Facility Name and Site Address	CHEMICAL WASTE MANAGEMENT 35251 OLD SKYLINE RD. KETTLEMAN CITY, CA. 93239
10. US EPA ID Number	CAT000646117
G. State Facility's ID	
H. Facility's Phone	209-386-9711

GENERATOR

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste No.
a. NON RCRA HAZARDOUS WASTE SOLID (EMPTY CONTAINERS)	001	CM	005	Y	State 513,512 EPA/Other NON RCRA
b.					State EPA/Other
c.					State EPA/Other
d.					State EPA/Other

J. Additional Descriptions for Materials Listed Above

PROFILE# SFO K85629-016

K. Handling Codes for Wastes Listed Above
a. b. c. d.

15. Special Handling Instructions and Additional Information

GLOVES, SAFETY GLASSES

24 HR EMERGENCY CONTACT:
NAME: Jack Hohener
PHONE: 510-727-7720

16. **GENERATOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name	Signature	Month Day Year
JACK HOHENER	Jack Hohener	01 30 92

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month Day Year
Robert A. Dart	Robert A Dart	01 30 92

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month Day Year

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.

Printed/Typed Name	Signature	Month Day Year

Do Not Write Below This Line

YELLOW: GENERATOR RETAINS

Please print or type. Form designed for use on elite (12-pitch typewriter). and front of page 1 Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. CAC000656004 Manifest Document No. 77106
2. Page 1 of — Information in the shaded areas is not required by Federal law

3. Generator's Name and Mailing Address
JACK HOHENER PROPERTY
1384 RUUS LANE
4. Generator's Phone (415)-429-9400 (BALCH ENTERPRISES)

A. State Manifest Document Number 90792123
B. State Generator's ID HAHQ36-042262
C. State Transporter's ID 215690
D. Transporter's Phone 510-235-1393
E. State Transporter's ID
F. Transporter's Phone
G. State Facility's ID
H. Facility's Phone 415-234-1658

5. Transporter 1 Company Name: ERICKSON, INC.
6. US EPA ID Number: CAD009466392
7. Transporter 2 Company Name:
8. US EPA ID Number:
9. Designated Facility Name and Site Address: ROMIC CHEMICAL INC.
2081 BAY ROAD, E. PALO ALTO, CA. 94303
10. US EPA ID Number: CAD009452657

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	12. Containers Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste No.
a. WASTE OIL, NOS, COMBUSTIBLE LIQUID, NA1270	006	DM T	010210	G	State 223 / EPA/Other NONE 0001
b. WASTE PAINT RELATED MATERIAL, FLAMMABLE LIQUID, NA1263	0015	DM T	010210	G	State 331223 / EPA/Other D001
c.					State / EPA/Other
d.					State / EPA/Other

J. Additional Descriptions for Materials Listed Above
A) PROFILE# 205402
B) PROFILE# 205403

K. Handling Codes for Wastes Listed Above
a. b. c. d.

15. Special Handling Instructions and Additional Information
GLOVES, SAFETY GLASSES
24HR EMERGENCY CONTACT:
NAME: Jack Hohener
PHONE: 510-794-6150

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name	Signature	Month	Day	Year
JACK HOHENER	Jack Hohener	10	21	92

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
Robert Noia	Robt Noia	10	21	92

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.

Printed/Typed Name	Signature	Month	Day	Year

GENERATOR — TRANSPORTER — FACILITY

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550

DHS 8022 A
ERA 8700—22
(Rev. 6-88) Previous editions are obsolete.

Do Not Write Below This Line

Rule: GENERATOR SENDS THIS COPY TO DOHS WITHIN 30 DAYS
To: P.O. Box 400, Sacramento, CA 95812-0400

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)

Certified Mail #: P 367604340

December 2, 1991

RECEIVED
DEC 19 1991
PLANNING DEPT.

Mr. Jack Hohener
3686 Beard Road
Fremont, CA 94538

RE: Jack Hohener Property
1384 Ruus Lane, Hayward, California

NOTICE OF VIOLATION

Dear Mr. Hohener:

I visited your property at 1384 Ruus Lane, Hayward on 10/25/91. Mr. Jay Swardenski of the Hayward Fire Department was also present at the time of the visit (please refer to the Hayward Fire Department's letter dated 10/08/91). Walking through your property I noticed that there were several damaged drums, most of them without any labels, scattered all over the property (we counted more than fifty drums during our visit). In several areas the soil appears to be contaminated with petroleum products. This property is clearly a public health hazard for residents living nearby

Several agencies have repeatedly requested that you take steps to mitigate the potentially dangerous situation that exists at your property. The City of Hayward has given you ample time and also provided the necessary resources that you would need to resolve this problem. However, very little progress has been made so far and the property still remains a potential health hazard to the nearby communities. I strongly urge you, therefore, to immediately address the concerns we have regarding the condition of your property (communicated to you and your attorney in several letters by the Hayward Fire Dept.). Pursuant to the California Code of Regulations (CCR), Title 22, section 66272.1., please submit a written plan of correction to this office, to reach me before December 15, 1991.

On receipt of your letter I will schedule a meeting with you and all other regulatory agencies to arrange for a suitable time table that you will follow, until the property is cleaned and

does not pose any more threat to the public. If the time table agreed upon is not reached, this case then will be refered to the District Attorney for legal actions.

Mr. Hohener, I would like to reiterate that this office, as the lead Agency for the management of hazardous materials and wastes, in Alameda County, is willing to cooperate with you to resolve this problem in a timely manner. If you have any questions regarding this letter, please contact me at 271-4320.

Sincerely,

R. Arulanantham

Ravi Arulanantham
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney, Consumer and Environmental Protection Division
Howard Hatayama, Regional Administrator, Region II, California Environmental Protection Agency
Rafat Shahid, Director, Alameda County Department of Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Hugh Murphy, Environmental Specialist, City of Hayward Fire Department
Jay Swardenski, Hazardous Materials Investigator, City of Hayward Fire Department
Debra Margolis, Deputy City Attorney, City of Hayward
John Boykin, Hazardous Materials Coordinator, City of Hayward Fire Department.
Cynthia Palacio, Community Preservation , City of Hayward
Thomas Camp, Law offices of Thomas Camp

ESSENES ENVIRONMENTAL, INC

5500 Burnside Road
Sebastopol, CA 95472
(707) 823-2372

November 7, 1991

Mr. John Rassier
125 Railroad Avenue, Suite 202
Danville, California 94526

Dear John:

I have enclosed copies of the laboratory analysis which were referenced in Essenes Environmental, Inc.'s (Essenes) letter to you dated October 23, 1991. The copies of the laboratory analysis, which was conducted by Curtis & Tompkins, Ltd., includes reports prepared for TRC Environmental Consultants, Inc. (10/04/91), the chromatogram printouts, and the reports prepared for Essenes.

If you have any additional questions, please contact me at your convenience.

Very truly yours,

Dennis L. Judd, R.E.A., R.E.H.S.
President

attachments

1100102.R

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 105502
CLIENT: ESSENES ENVIRONMENTAL
PROJECT ID: ROSSIER-01
LOCATION: ROSSIER-HAYWARD

DATE RECEIVED: 10/16/91
DATE EXTRACTED: 10/16/91
DATE ANALYZED: 10/18/91
DATE REPORTED: 10/18/91
DATE REVISED: 10/18/91

Extractable Petroleum Hydrocarbons in Soils & Wastes
California DOHS Method
LUFT Manual October 1989

LAB ID	SAMPLE ID	KEROSENE RANGE (mg/Kg)	DIESEL RANGE (mg/Kg)	MOTOR OIL RANGE (mg/Kg)
105502-1	01	ND(10)	ND(10)	490
105502-2	02	ND(10)	ND(10)	2,700

ND = Not Detected at or above reporting limit. Reporting limit indicated in parentheses.

QA/QC SUMMARY

RPD, %	<1
RECOVERY, %	111

Chain of Custody Form

Curtis & Tompkins, Ltd
2323 Fifth Street
Berkeley, California 94710
(415) 486-0900

Samplers: R. Boggs

Job Description: Rossier → Hayward

Job Number: Rossier - 01

Client Contact: R. Boggs / D. Judd

Recorder: R. Boggs

Matrix: Water	Soil	Waste	Oil			#Containers	Method Preserved: H_2SO_4	HNO_3	Ice	None	Other	Sample Number	Sampling Date: Yr	Mo	Dy	Time	SAMPLE NOTES
	X					1			✓			01	9	1	0	1	6	2:25	Soil Grab Sample
	X					1			✓			02	9	1	0	1	6	2:33	High Asphalt Content

ANALYSIS REQUESTED: TEH

TEH
X
X

-1
-2

Laboratory Notes :

48-hr TAT

Chain of Custody Record

Relinquished by: (signature) Date/Hr	Received by (signature)
Relinquished by: (signature) Date/Hr	Received by (signature)
Relinquished by: (signature) Date/Hr	Received by (signature)
Relinquished by: (signature) Date/Hr	Received by (signature)
Dispatched by: (signature) Date/Hr	Received for Lab by (signature)

10/14/91 3:30

10-11-91 15:30

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 105367-1
CLIENT: TRC ENVIRONMENTAL
PROJECT ID: 10355-N210
LOCATION: BASSIER-HAYWARD
SAMPLE ID: 10355-S1

DATE RECEIVED: 10/04/91
DATE ANALYZED: 10/08/91
DATE REPORTED: 10/09/91

Title 26 Metals in Soils & Wastes
Digestion Method: EPA 3050

METAL	RESULT mg/Kg	REPORTING LIMIT mg/Kg	METHOD
Antimony	3.3	3.0	EPA 6010
Arsenic	4.3	2.5	EPA 7060
Barium	205	0.25	EPA 6010
Beryllium	0.34	0.10	EPA 6010
Cadmium	0.51	0.25	EPA 6010
Chromium (total)	38.8	0.50	EPA 6010
Cobalt	13.4	0.90	EPA 6010
Copper	34.8	0.50	EPA 6010
Lead	18	3.0	EPA 7420
Mercury	ND	0.10	EPA 7471
Molybdenum	ND	0.70	EPA 6010
Nickel	42.6	1.6	EPA 6010
Selenium	ND	2.5	EPA 7740
Silver	ND	0.50	EPA 6010
Thallium	ND	2.5	EPA 7841
Vanadium	52.2	0.50	EPA 6010
Zinc	67.9	1.0	EPA 6010

ND = Not detected at or above reporting limit.

QA/QC SUMMARY

	RPD,%	RECOVERY,%		RPD,%	RECOVERY,%
Antimony	<1	89	Mercury	3	101
Arsenic	10	100	Molybdenum	<1	95
Barium	2	95	Nickel	3	91
Beryllium	1	94	Selenium	16	101
Cadmium	2	87	Silver	1	990
Chromium	4	93	Thallium	2	116
Cobalt	5	91	Vanadium	1	90
Copper	2	92	Zinc	4	89
Lead	6	85			

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 105367-2
CLIENT: TRC ENVIRONMENTAL
PROJECT ID: 10355-N210
LOCATION: BASSIER-HAYWARD
SAMPLE ID: 10355-S2

DATE RECEIVED: 10/04/91
DATE ANALYZED: 10/08/91
DATE REPORTED: 10/09/91

Title 26 Metals in Soils & Wastes
Digestion Method: EPA 3050

METAL	RESULT mg/Kg	REPORTING LIMIT mg/Kg	METHOD
Antimony	4.6	3.0	EPA 6010
Arsenic	4.3	2.5	EPA 7060
Barium	200	0.25	EPA 6010
Beryllium	0.42	0.10	EPA 6010
Cadmium	ND	0.25	EPA 6010
Chromium (total)	38.0	0.50	EPA 6010
Cobalt	13.5	0.90	EPA 6010
Copper	39.2	0.50	EPA 6010
Lead	28	3.0	EPA 7420
Mercury	ND	0.10	EPA 7471
Molybdenum	ND	0.70	EPA 6010
Nickel	39.3	1.6	EPA 6010
Selenium	ND	2.5	EPA 7740
Silver	ND	0.50	EPA 6010
Thallium	ND	2.5	EPA 7841
Vanadium	45.1	0.50	EPA 6010
Zinc	72.2	1.0	EPA 6010

ND = Not detected at or above reporting limit.

QA/QC SUMMARY

	RPD,%	RECOVERY,%		RPD,%	RECOVERY,%
Antimony	<1	89	Mercury	3	101
Arsenic	10	100	Molybdenum	<1	95
Barium	2	95	Nickel	3	91
Beryllium	1	94	Selenium	16	101
Cadmium	2	87	Silver	1	990
Chromium	4	93	Thallium	2	116
Cobalt	5	91	Vanadium	1	90
Copper	2	92	Zinc	4	89
Lead	6	85			

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 105367-3
CLIENT: TRC ENVIRONMENTAL
PROJECT ID: 10355-N210
LOCATION: BASSIER-HAYWARD
SAMPLE ID: 10355-S3

DATE RECEIVED: 10/04/91
DATE ANALYZED: 10/08/91
DATE REPORTED: 10/09/91

Title 26 Metals In Soils & Wastes
Digestion Method: EPA 3050

METAL	RESULT mg/Kg	REPORTING LIMIT mg/Kg	METHOD
Antimony	4.4	3.0	EPA 6010
Arsenic	10	2.5	EPA 7060
Barium	2,730	0.25	EPA 6010
Beryllium	0.21	0.10	EPA 6010
Cadmium	0.59	0.25	EPA 6010
Chromium (total)	36.2	0.50	EPA 6010
Cobalt	21.4	0.90	EPA 6010
Copper	44.3	0.50	EPA 6010
Lead	13	3.0	EPA 7420
Mercury	ND	0.10	EPA 7471
Molybdenum	ND	0.70	EPA 6010
Nickel	36.7	1.6	EPA 6010
Selenium	ND	2.5	EPA 7740
Silver	ND	0.50	EPA 6010
Thallium	ND	2.5	EPA 7841
Vanadium	81.5	0.50	EPA 6010
Zinc	85.1	1.0	EPA 6010

ND = Not detected at or above reporting limit.

QA/QC SUMMARY

	RPD,%	RECOVERY,%
Antimony	<1	89
Arsenic	10	100
Barium	2	95
Beryllium	1	94
Cadmium	2	87
Chromium	4	93
Cobalt	5	91
Copper	2	92
Lead	6	85
Mercury	3	101
Molybdenum	<1	95
Nickel	3	91
Selenium	16	101
Silver	1	990
Thallium	2	116
Vanadium	1	90
Zinc	4	89

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 105367-4
CLIENT: TRC ENVIRONMENTAL
PROJECT ID: 10355-N210
LOCATION: RASSIER-HAYWARD
SAMPLE ID: 10355-S4

DATE RECEIVED: 10/04/91
DATE EXTRACTED: 10/07/91
DATE ANALYZED: 10/08/91
DATE REPORTED: 10/10/91

EPA 8080: Organochlorine Pesticides and PCBs in Soils & Wastes
Extraction Method: EPA 3550

COMPOUND	RESULT ug/Kg	REPORTING LIMIT ug/Kg
alpha-BHC	ND	3.0
beta-BHC	ND	3.0
gamma-BHC (Lindane)	ND	3.0
delta-BHC	ND	3.0
Heptachlor	ND	3.0
Aldrin	ND	3.0
Heptachlor Epoxide	ND	3.0
Endosulfan I	ND	3.0
Dieldrin	ND	3.0
4,4'-DDE	ND	3.0
Endrin	ND	3.0
Endosulfan II	ND	3.0
Endosulfan Sulfate	ND	3.0
4,4'-DDD	ND	3.0
Endrin Aldehyde	ND	3.0
4,4'-DDT	ND	3.0
Chlordane	ND	3.0
Methoxychlor	ND	30
Toxaphene	ND	6.0
	ND	60
PCBs:		
Aroclor 1016	ND	12
Aroclor 1221	ND	12
Aroclor 1232	ND	12
Aroclor 1242	ND	12
Aroclor 1248	ND	12
Aroclor 1254	ND	12
Aroclor 1260	ND	12

ND = Not detected at or above reporting limit.

QA/QC SUMMARY

RPD, %	10
RECOVERY, %	104

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 105367-5
CLIENT: TRC ENVIRONMENTAL
PROJECT ID: 10355-N210
LOCATION: RASSIER-HAYWARD
SAMPLE ID: 10355-S5

DATE RECEIVED: 10/04/91
DATE EXTRACTED: 10/07/91
DATE ANALYZED: 10/08/91
DATE REPORTED: 10/10/91

EPA 8080: Organochlorine Pesticides and PCBs in Soils & Wastes
Extraction Method: EPA 3550

COMPOUND	RESULT ug/Kg	REPORTING LIMIT ug/Kg
alpha-BHC	ND	3.0
beta-BHC	ND	3.0
gamma-BHC (Lindane)	ND	3.0
delta-BHC	ND	3.0
Heptachlor	ND	3.0
Aldrin	ND	3.0
Heptachlor Epoxide	ND	3.0
Endosulfan I	ND	3.0
Dieldrin	ND	3.0
4,4'-DDE	ND	3.0
Endrin	ND	3.0
Endosulfan II	ND	3.0
Endosulfan Sulfate	ND	3.0
4,4'-DDD	ND	3.0
Endrin Aldehyde	ND	3.0
4,4'-DDT	ND	3.0
Chlordane	5.5	3.0
Methoxychlor	ND	30
Toxaphene	ND	6.0
	ND	60
PCBs:		
Aroclor 1016	ND	12
Aroclor 1221	ND	12
Aroclor 1232	ND	12
Aroclor 1242	ND	12
Aroclor 1248	ND	12
Aroclor 1254	ND	12
Aroclor 1260	ND	12

ND = Not detected at or above reporting limit.

QA/QC SUMMARY

RPD, %	10
RECOVERY, %	104

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 105367-1
CLIENT: TRC ENVIRONMENTAL
PROJECT ID: 10355-N210
LOCATION: RASSIER-HAYWARD
SAMPLE ID: 10355-S1

DATE RECEIVED: 10/04/91
DATE EXTRACTED: 10/07/91
DATE ANALYZED: 10/08/91
DATE REPORTED: 10/10/91

EPA 8080: Organochlorine Pesticides and PCBs in Soils & Wastes
Extraction Method: EPA 3550

COMPOUND	RESULT ug/Kg	REPORTING LIMIT ug/Kg
alpha-BHC	ND	3.0
beta-BHC	ND	3.0
gamma-BHC (Lindane)	ND	3.0
delta-BHC	ND	3.0
Heptachlor	ND	3.0
Aldrin	ND	3.0
Heptachlor Epoxide	ND	3.0
Endosulfan I	ND	3.0
Dieldrin	ND	3.0
4,4'-DDE	ND	3.0
Endrin	ND	3.0
Endosulfan II	ND	3.0
Endosulfan Sulfate	ND	3.0
4,4'-DDD	ND	3.0
Endrin Aldehyde	ND	3.0
4,4'-DDT	ND	3.0
Chlordane	7.3	3.0
Methoxychlor	ND	30
Toxaphene	ND	6.0
	ND	60
PCBs:		
Aroclor 1016	ND	12
Aroclor 1221	ND	12
Aroclor 1232	ND	12
Aroclor 1242	ND	12
Aroclor 1248	ND	12
Aroclor 1254	ND	12
Aroclor 1260	ND	12

ND = Not detected at or above reporting limit.

QA/QC SUMMARY

RPD, %	10
RECOVERY, %	104

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 105367-2
CLIENT: TRC ENVIRONMENTAL
PROJECT ID: 10355-N210
LOCATION: RASSIER-HAYWARD
SAMPLE ID: 10355-S2

DATE RECEIVED: 10/04/91
DATE EXTRACTED: 10/07/91
DATE ANALYZED: 10/08/91
DATE REPORTED: 10/10/91

EPA 8080: Organochlorine Pesticides and PCBs in Soils & Wastes
Extraction Method: EPA 3550

COMPOUND	RESULT ug/Kg	REPORTING LIMIT ug/Kg
alpha-BHC	ND	3.0
beta-BHC	ND	3.0
gamma-BHC (Lindane)	ND	3.0
delta-BHC	ND	3.0
Heptachlor	ND	3.0
Aldrin	ND	3.0
Heptachlor Epoxide	ND	3.0
Endosulfan I	ND	3.0
Dieldrin	ND	3.0
4,4'-DDE	5.0	3.0
Endrin	ND	3.0
Endosulfan II	ND	3.0
Endosulfan Sulfate	ND	3.0
4,4'-DDD	4.6	3.0
Endrin Aldehyde	ND	3.0
4,4'-DDT	4.1	3.0
Chlordane	ND	30
Methoxychlor	ND	6.0
Toxaphene	ND	60
PCBs:		
Aroclor 1016	ND	12
Aroclor 1221	ND	12
Aroclor 1232	ND	12
Aroclor 1242	ND	12
Aroclor 1248	ND	12
Aroclor 1254	ND	12
Aroclor 1260	ND	12

ND = Not detected at or above reporting limit.

QA/QC SUMMARY

RPD, %	10
RECOVERY, %	104

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 105367-3
CLIENT: TRC ENVIRONMENTAL
PROJECT ID: 10355-N210
LOCATION: RASSIER-HAYWARD
SAMPLE ID: 10355-S3

DATE RECEIVED: 10/04/91
DATE EXTRACTED: 10/07/91
DATE ANALYZED: 10/08/91
DATE REPORTED: 10/10/91

EPA 8080: Organochlorine Pesticides and PCBs in Soils & Wastes
Extraction Method: EPA 3550

COMPOUND	RESULT ug/Kg	REPORTING LIMIT ug/Kg
alpha-BHC	ND	3.0
beta-BHC	ND	3.0
gamma-BHC (Lindane)	ND	3.0
delta-BHC	ND	3.0
Heptachlor	ND	3.0
Aldrin	ND	3.0
Heptachlor Epoxide	ND	3.0
Endosulfan I	ND	3.0
Dieldrin	ND	3.0
4,4'-DDE	ND	3.0
Endrin	ND	3.0
Endosulfan II	ND	3.0
Endosulfan Sulfate	ND	3.0
4,4'-DDD	ND	3.0
Endrin Aldehyde	ND	3.0
4,4'-DDT	ND	3.0
Chlordane	ND	3.0
Methoxychlor	ND	30
Toxaphene	ND	6.0
	ND	60
PCBs:		
Aroclor 1016	ND	12
Aroclor 1221	ND	12
Aroclor 1232	ND	12
Aroclor 1242	ND	12
Aroclor 1248	ND	12
Aroclor 1254	ND	12
Aroclor 1260	ND	12

ND = Not detected at or above reporting limit.

QA/QC SUMMARY

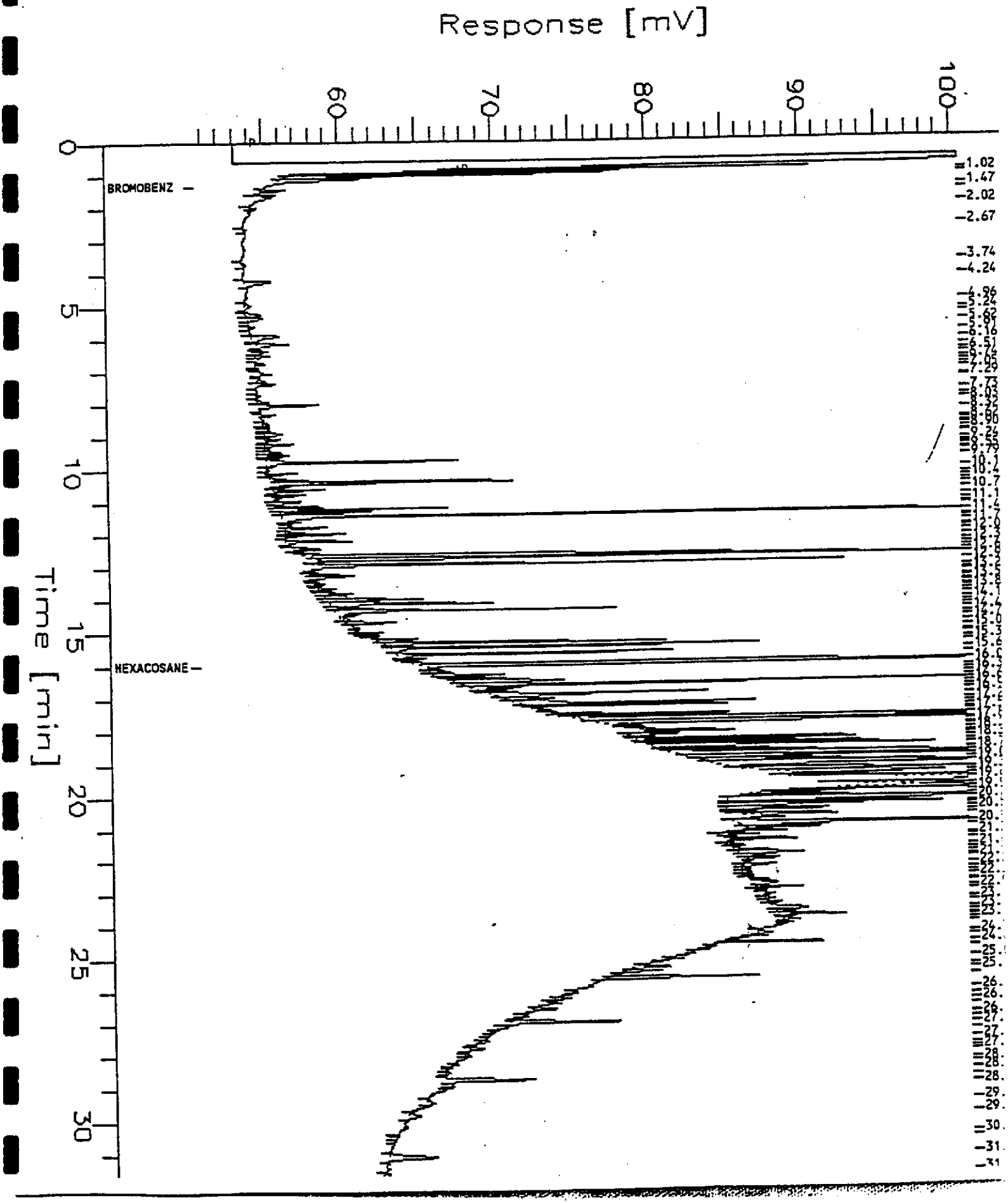
PD, %	10
ECOVERY, %	104

TEH Chromatogram GC11 CH A

Sample Name : 105367-2 50:5
FileName : c:\tc3beta\gc11\cha\280a026.raw
Start Time : 0.00 min End Time : 31.92 min
Scale Factor: -1 Plot Offset: 51 mV

Sample #:
Date : 10/8/91 12:19 PM
Low Point : 50.60 mV
Plot Scale: 50 mV

High Point : 100.60 mV

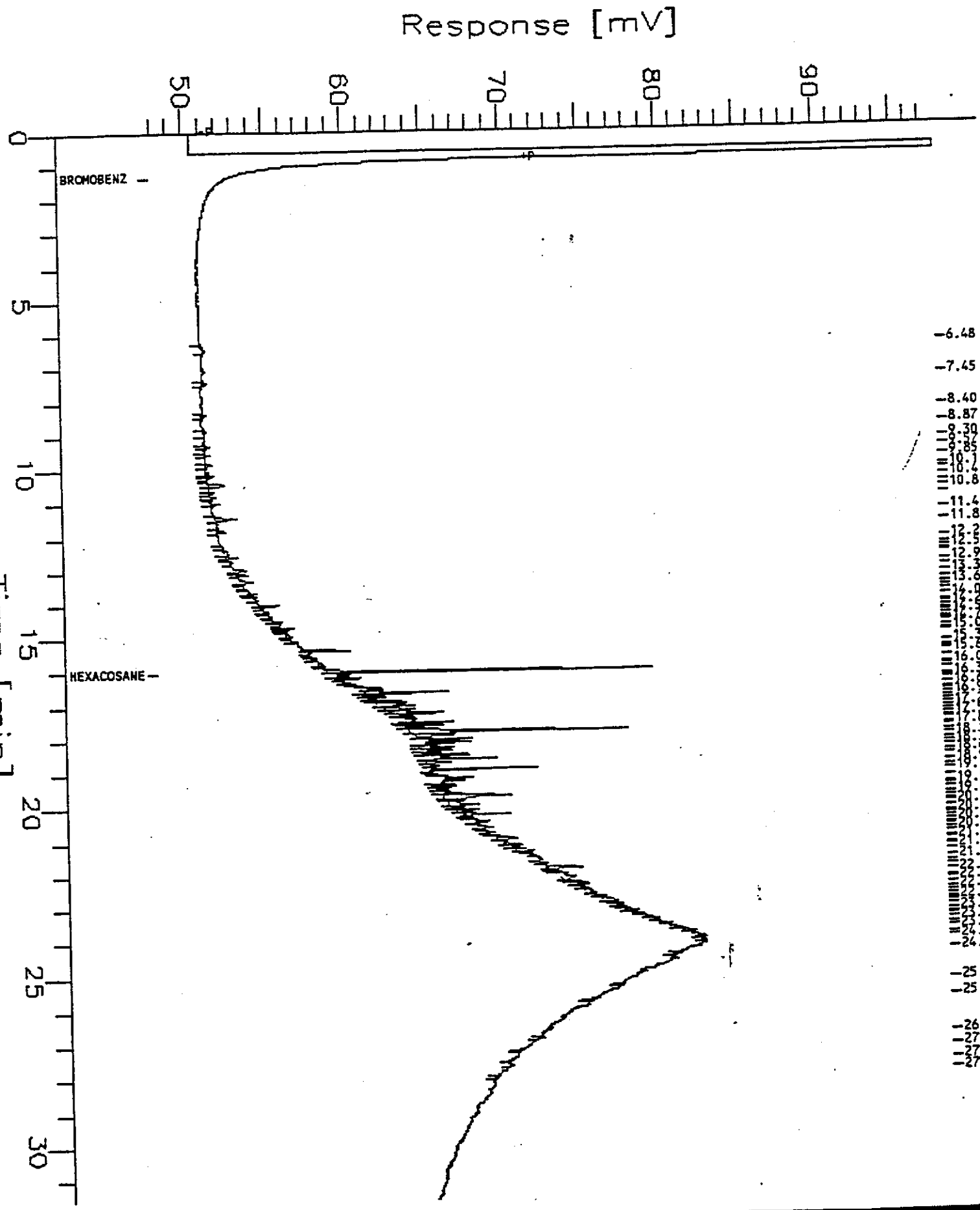


TEH Chromatogram GC11 CH A

Sample Name : 105367-1 50:50
FileName : c:\tc3beta\gc11\cha\280a034.raw
Start Time : 0.00 min End Time : 31.92 min
Scale Factor: -1 Plot Offset: 48 mV

Sample #:
Date : 10/8/91 4:32 PM
Low Point : 47.95 mV
Plot Scale: 50 mV

High Point : 97.95 mV



Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 105367-4
CLIENT: TRC ENVIRONMENTAL
PROJECT ID: 10355-N210
LOCATION: BASSIER-HAYWARD
SAMPLE ID: 10355-S4

DATE RECEIVED: 10/04/91
DATE ANALYZED: 10/08/91
DATE REPORTED: 10/09/91

Title 26 Metals In Soils & Wastes
Digestion Method: EPA 3050

METAL	RESULT mg/Kg	REPORTING LIMIT mg/Kg	METHOD
Antimony	3.3	3.0	EPA 6010
Arsenic	3.3	2.5	EPA 7060
Barium	210	0.25	EPA 6010
Beryllium	0.45	0.10	EPA 6010
Cadmium	0.38	0.25	EPA 6010
Chromium (total)	54.6	0.50	EPA 6010
Cobalt	11.0	0.90	EPA 6010
Copper	55.0	0.50	EPA 6010
Lead	25	3.0	EPA 7420
Mercury	ND	0.10	EPA 7471
Molybdenum	0.96	0.70	EPA 6010
Nickel	41.8	1.6	EPA 6010
Selenium	ND	2.5	EPA 7740
Silver	ND	0.50	EPA 6010
Thallium	ND	2.5	EPA 7841
Vanadium	31.6	0.50	EPA 6010
Zinc	56.9	1.0	EPA 6010

ND = Not detected at or above reporting limit.

QA/QC SUMMARY

	RPD,%	RECOVERY,%		RPD,%	RECOVERY,%
Antimony	<1	89	Mercury	3	101
Arsenic	10	100	Molybdenum	<1	95
Barium	2	95	Nickel	3	91
Beryllium	1	94	Selenium	16	101
Cadmium	2	87	Silver	1	990
Chromium	4	93	Thallium	2	116
Cobalt	5	91	Vanadium	1	90
Copper	2	92	Zinc	4	89
Lead	6	85			

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 105367-5
CLIENT: TRC ENVIRONMENTAL
PROJECT ID: 10355-N210
LOCATION: BASSIER-HAYWARD
SAMPLE ID: 10355-S5

DATE RECEIVED: 10/04/91
DATE ANALYZED: 10/08/91
DATE REPORTED: 10/09/91

Title 26 Metals in Soils & Wastes
Digestion Method: EPA 3050

METAL	RESULT mg/Kg	REPORTING LIMIT mg/Kg	METHOD
Antimony	ND	3.0	EPA 6010
Arsenic	2.5	2.5	EPA 7060
Barium	124	0.25	EPA 6010
Beryllium	0.33	0.10	EPA 6010
Cadmium	0.25	0.25	EPA 6010
Chromium (total)	34.2	0.50	EPA 6010
Cobalt	12.4	0.90	EPA 6010
Copper	36.5	0.50	EPA 6010
Lead	38	3.0	EPA 7420
Mercury	ND	0.10	EPA 7471
Molybdenum	ND	0.70	EPA 6010
Nickel	35.3	1.6	EPA 6010
Selenium	ND	2.5	EPA 7740
Silver	ND	0.50	EPA 6010
Thallium	ND	2.5	EPA 7841
Vanadium	35.9	0.50	EPA 6010
Zinc	75.5	1.0	EPA 6010

ND = Not detected at or above reporting limit.

QA/QC SUMMARY

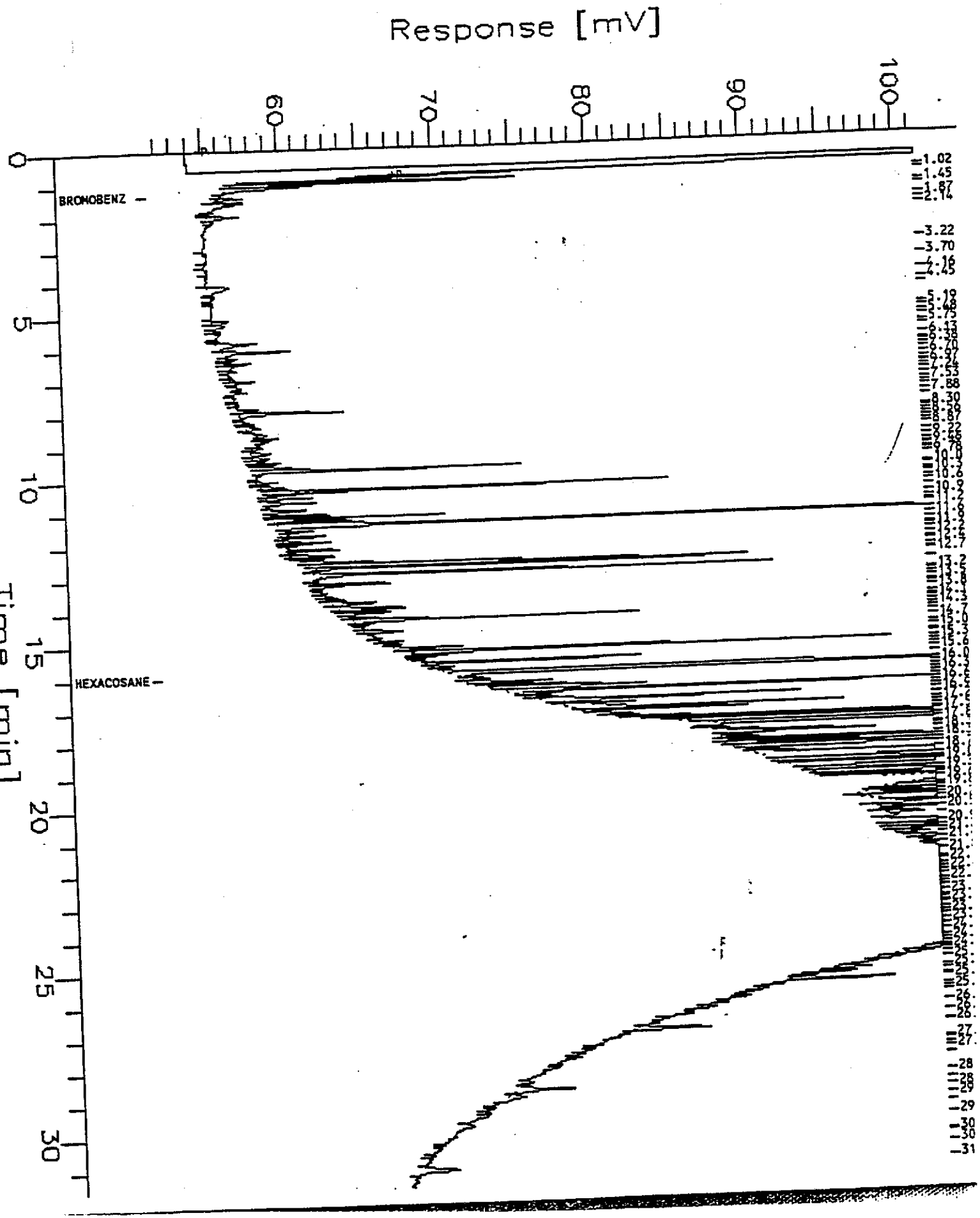
	RPD,%	RECOVERY,%		RPD,%	RECOVERY,%
Antimony	<1	89	Mercury	3	101
Arsenic	10	100	Molybdenum	<1	95
Barium	2	95	Nickel	3	91
Beryllium	1	94	Selenium	16	101
Cadmium	2	87	Silver	1	990
Chromium	4	93	Thallium	2	116
Cobalt	5	91	Vanadium	1	90
Copper	2	92	Zinc	4	89
Lead	6	85			

TEH Chromatogram GC11 Ch A

Sample Name : 105367-3 50;5
FileName : c:\tc3beta\gc11\cha\280a028.raw
Start Time : 0.00 min
End Time : 31.92 min
Scale Factor: -1
Plot Offset: 52 mV

Sample #:
Date : 10/b/.1 12:31 PM
Low Point : 51.49 mV
Plot Scale: 50 mV

High Point : 101.49 mV



LABORATORY NUMBER: 105367
CLIENT: TRC ENVIRONMENTAL
PROJECT ID: 10355-N210
LOCATION: BASSIER-HAYWARD

DATE RECEIVED: 10/04/91
DATE EXTRACTED: 10/07/91
DATE ANALYZED: 10/08/91
DATE REPORTED: 10/09/91

Extractable Petroleum Hydrocarbons in Soils & Wastes
California DOHS Method
LUFT Manual October 1989

LAB ID	SAMPLE ID	KEROSENE RANGE (mg/Kg)	DIESEL RANGE (mg/Kg)	MOTOR OIL RANGE (mg/Kg)
105367-1	10355-S1	ND(10)	25	1,300*
105367-2	10355-S2	ND(1.0)	13	260*
105367-3	10355-S3	ND(1.0)	13	370*
105367-4	10355-S4	ND(1.0)	4.3	130*
105367-5	10355-S5	ND(1.0)	4.9	240*

* Sample chromatographic pattern does not match standard.

ND = Not Detected at or above reporting limit. Reporting limit indicated in parentheses

QA/QC SUMMARY

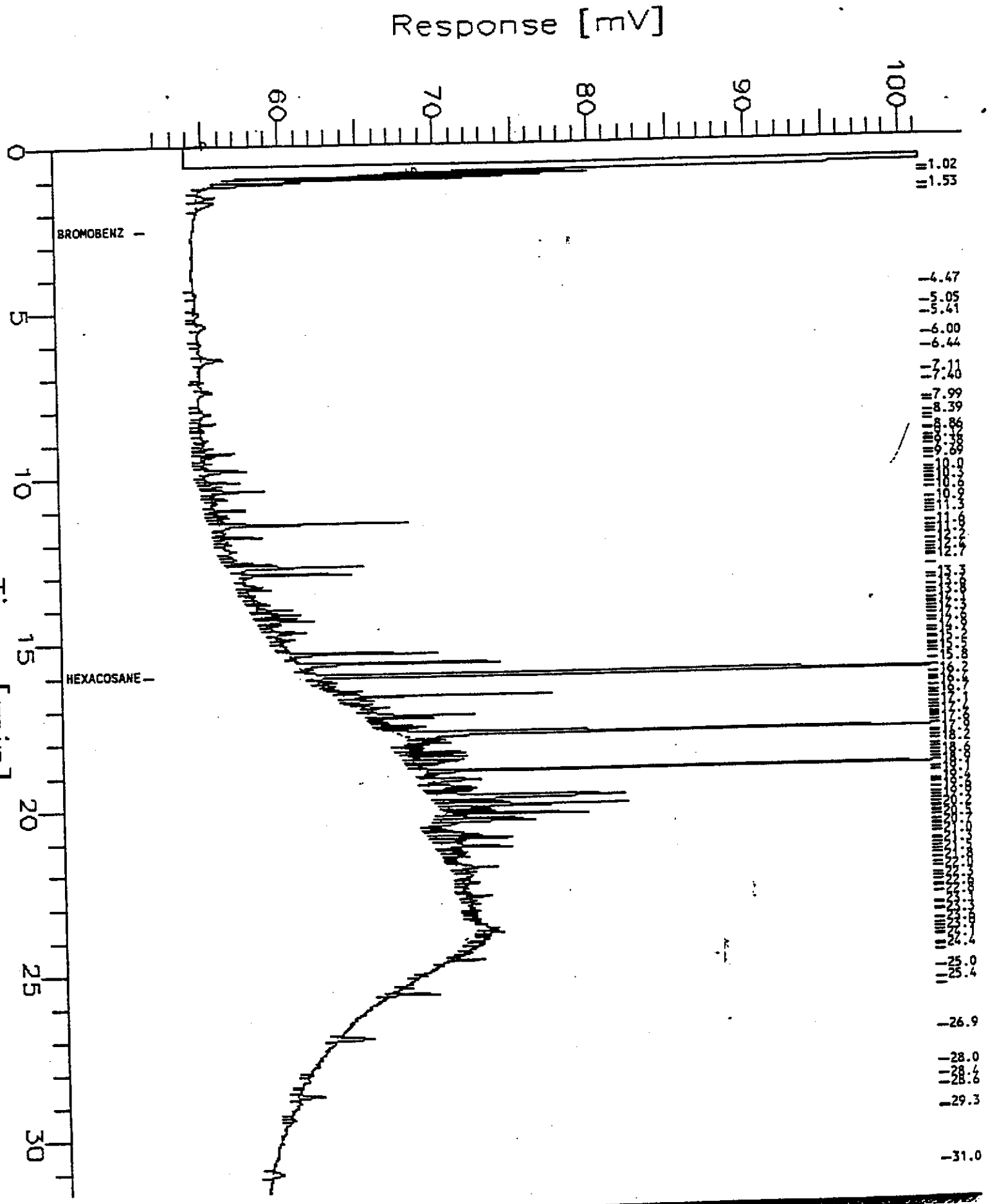
RPD, %	5
RECOVERY, %	87

TEH Chromatogram GC11 CH A

Sample Name : 105367-4 50:5
FileName : c:\tc3beta\gc11\ch\280a025.raw
Start Time : 0.00 min End Time : 31.92 min
Scale Factor: -1 Plot Offset: 51 mV

Sample #:
Date : 10/8/9[illegible] 9:42 AM
Low Point : 51.35 mV
Plot Scale: 50 mV

High Point : 101.35 mV

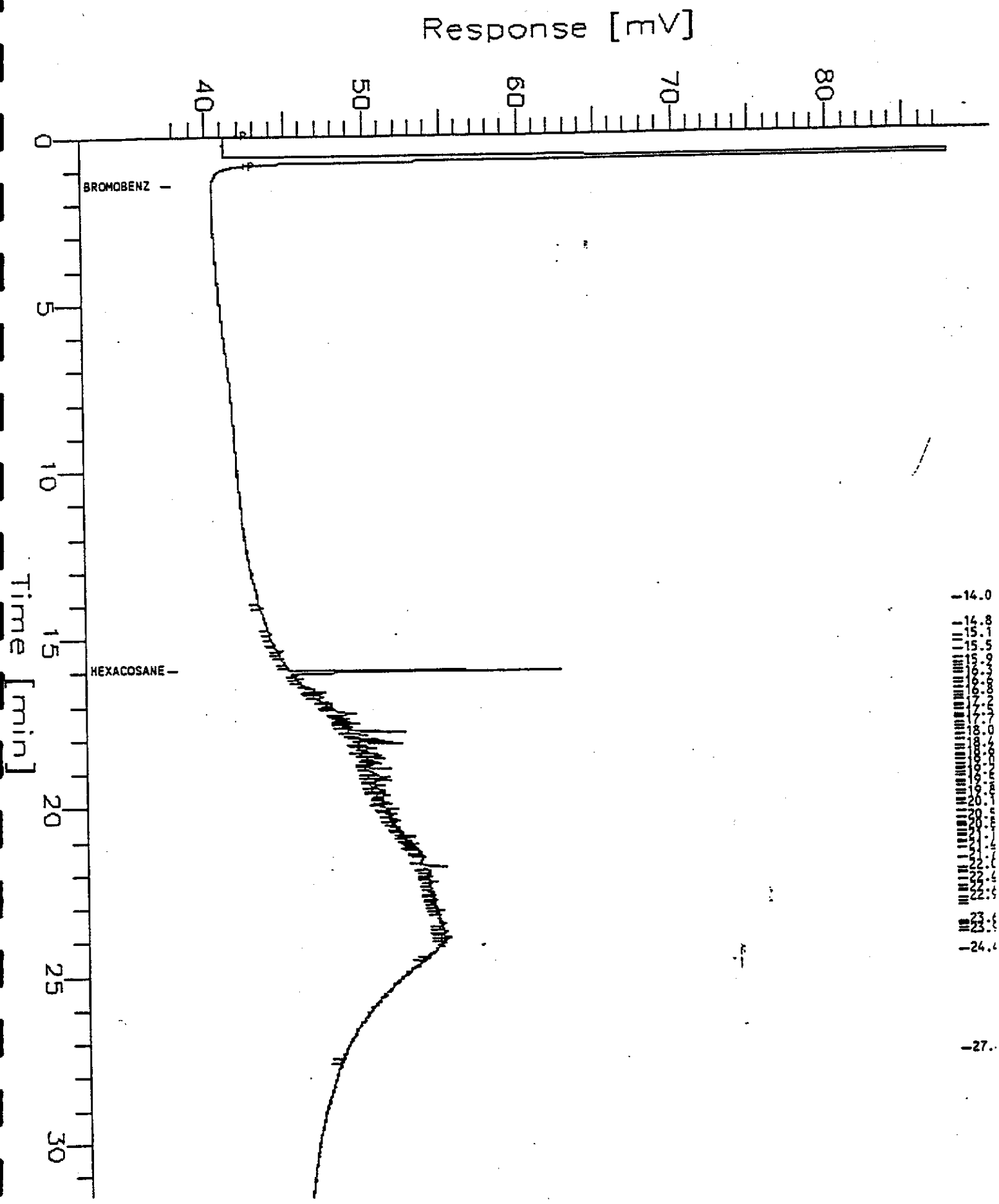


TEH Chromatogram GC11 CH B

Sample Name : 105502-1 50:50
FileName : c:\tc3beta\gc11\chb\290b022.raw
Start Time : 0.00 min
End Time : 31.92 min
Scale Factor: -1
Plot Offset: 38 mV

Sample #:
Date : 10/1 1 5:35 AM
Low Point : 37.88 mV
Plot Scale: 50 mV

High Point : 87.88 mV

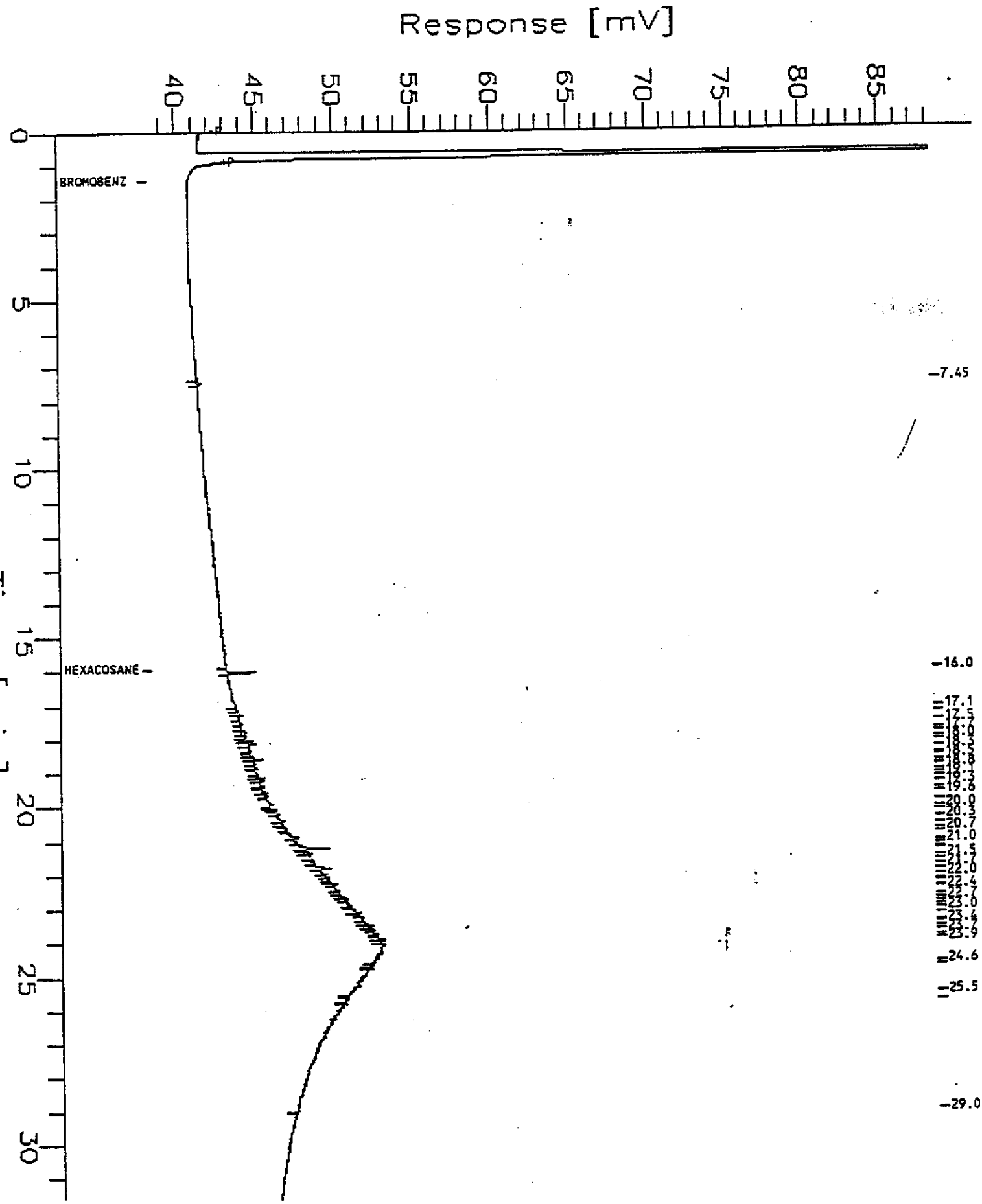


TEH Chromatogram GC11 CH B

Sample Name : 105502-2 50:500
FileName : c:\tc3beta\gc11\chb\290b023.raw
Start Time : 0.00 min End Time : 31.92 min
Scale Factor: -1 Plot Offset: 38 mV

Sample #:
Date : 10/18/91 6:18 AM
Low Point : 38.30 mV
Plot Scale: 50 mV

High Point : 88.30 mV



ESSENES ENVIRONMENTAL, INC.

5500 Burnside Road
Sebastopol, CA 95472
(707) 823-2372

October 23, 1991

Mr. John Rassier
125 Railroad Avenue, Suite 202
Danville, California 94526

Dear John:

The following letter report is a follow-up investigation to the preliminary site assessment completed by TRC Environmental Inc. (TRC) on June 14, 1991, for your property located at the northeast corner of Industrial Parkway West and Stratford Road in Hayward, California. To complete this investigation, Essenes Environmental, Inc. (Essenes) reviewed information obtained during the preliminary investigation conducted by TRC, and conducted follow-up soil sampling.

The TRC report expressed the need for further investigation regarding the imported fill which had been placed on the subject property, and specifically, the area beneath the portion of the property which had been used by the neighbor for storage of debris and trash. To assess this, TRC collected five surface soil samples to a depth of approximately six inches. Two of the samples were collected in the area where the neighbors materials were located, and the other three were collected from other areas of the prcperty. The samples were analyzed by Curtis & Thompkins, Ltd., a State Certified Analytical Laboratory, for Title 26 metals (EPA method 3050), organo-chlorine pesticides and PCBs (EPA method 3550) and extractable petroleum hydrocarbons (California DOHS method LUFT Manual, October 1989).

The results of the analyses indicated that none of the Title 26 metals appeared to be present in concentrations above commonly encountered background levels, and that no detectable concentrations of PCBs or organo-chlorine pesticides were present in any of the samples. Analyses performed for extractable petroleum hydrocarbons indicated elevated levels of hydrocarbons within the motor oil range; however, sample chromatograph patterns did not match the standard for motor oil.

To further investigate the extractable petroleum hydrocarbons detected in soil samples, Essenes proposed collecting additional samples to evaluate whether the pieces of asphalt which have been observed in the fill soil could be the source of hydrocarbons detected in soil samples throughout the site. Two samples were collected on October 16, 1991. The first sample consisted of a surface soil grab sample collected near the center of the site, and the second sample consisted of pieces of asphalt picked out of the soil adjacent to the first sample location. These samples were analyzed for extractable petroleum hydrocarbons by Curtis &

Thompkins, Ltd. The results of this supplemental investigation indicate that both samples contained elevated concentrations of hydrocarbons within the motor oil range (490 mg/K in sample 1, and 2,700 mg/K in sample 2). Evaluation of the chromatographs from both analyses indicate that they are very similar (except for magnitude, i.e. concentration), and that the asphalt is most likely the major source of extractable petroleum hydrocarbons in both samples. Similarly, the five chromatographs from the previous round of sampling were obtained for evaluation and comparison. The chromatographs all had very similar patterns with few or no anomalies, which would also tend to indicate that the asphalt is most likely the major source of hydrocarbons in all samples.

The City of Hayward had questions regarding the potential for public health and environmental impacts resulting from the adjoining parcel to the east of the subject property. This adjoining parcel had been used for storage of miscellaneous items, and trash. Based on the types of materials that were visible on the adjoining parcel, it appeared unlikely that significant amounts of potential contamination which may have resulted from these materials, could migrate through soil or down to ground water and significantly impact the subject property. Essenes reviewed TRC's field notes of organic vapor analysis (OVA) air readings which were conducted on the adjoining property. The OVA did not detect airborne organic vapors. Consequently, it appears very unlikely that the adjoining parcel could significantly impact public health or the environment on the subject property. Furthermore, Essenes understands that the subject materials are scheduled to be removed, and this would further reduce the potential for any adverse impacts.

We trust that this is the information you need at this time. If Essenes can be of any further assistance to you on this or any other projects, please do not hesitate to contact us.

Yours Very Truly,

Robert M. Boggs, Jr., P.E.
Senior Chemical Engineer

Dennis Judd
President

TRC Environmental Consultants, Inc.

1201 North McDowell Blvd., Petaluma, CA 94954
(707) 769-5250

PRELIMINARY PHASE I SITE ASSESSMENT NORTHEAST CORNER OF INDUSTRIAL PARKWAY WEST AND STRATFORD ROAD HAYWARD, CALIFORNIA

Prepared For:
Rassier Properties
201 N. Hartz Avenue, Suite O
Danville, California 94526

June 4, 1991
TRC Project Number 8565-P710-00

Prepared By: William R. Shofner
Project Hydrogeologist

Dennis L. Judd, R.E.A., R.E.H.S.
Principal Project Manager

TABLE OF CONTENTS

TRC

1.0 SCOPE OF WORK

This report presents the results of a Phase I Preliminary Hazardous Materials Site Assessment (PSA) which was prepared by TRC Environmental Consultants, Inc. (TRC) for a 19.84 acre property located on the northeast corner of Industrial Parkway West and Stratford Road, in Hayward, California (Plate 1). This assessment was authorized by Mr. John Rassier, with Rassier Properties, under TRC's standard service agreement dated September 27, 1990. Rassier Properties plans to develop the subject property.

The purpose of this PSA was to provide information on the possible presence of hazardous material contamination at the subject property. This assessment is based on information gathered from government agencies; interviews with personnel familiar with the property; a site visit; and off-site reconnaissance conducted by TRC personnel.

To evaluate the potential impact of hazardous materials on the subject property, TRC conducted the PSA, which consisted of the following scope of work:

o Task 1 - Site History Review

Review of existing historical information on former uses of the subject property to evaluate the potential for on-site and off-site hazardous material contamination.

o Task 2 - Records Review

Review of agency lists to verify the environmental status of the subject property, and to help identify potential off-site Hazardous Material Sites within the one mile-radius study area surrounding the property.

o Task 3 - Site Visit and Off-Site Reconnaissance

Conduct a site visit of the subject property and off-site reconnaissance within the 1 mile study area to visually observe possible hazardous material contamination uncovered during the site history review, and records review.

o Task 4 - Report Preparation

Preparation of this written report.

2.0 LIMITATIONS

The findings of this PSA are based largely on information collected from interviews, during visual observations, and from reviewing existing reports. In accordance with the previously described scope of work, the PSA does not include soil and/or groundwater sampling. Consequently, TRC can not guarantee the presence or absence of hazardous material contamination at or near the subject property. TRC has utilized its professional judgement, in accordance with practices and procedures generally accepted in the environmental consulting and engineering fields, to evaluate the status of possible hazardous material issues associated with the subject property that may be facing Rassier Properties. No other warranty is given or implied by this report. A more extensive assessment that would include a surface and/or subsurface investigation and chemical analyses of soil and/or groundwater samples may provide more definitive information concerning site-specific conditions.

3.0 SITE DESCRIPTION

The subject property, which is currently owned by Rassier Properties, consists of 19.84 undeveloped acres. It is located on the northeast corner of Industrial Parkway West and Stratford Road. It is just east of the Nimitz Freeway. According to Mr. Thane Sendejaz, Planning Technician with the City of Hayward Planning Department, the site and the surrounding area to the east and south is zoned Industrial. The area to the north and west is zoned for mobile home parks (Plate 1).

The subject property is bordered to the north by the Georgian Manor - A Mobile Home Community. Vacant undeveloped property, owned by Balch Enterprises, Inc., is located to the adjacent southeast of the subject property, and also to the west of the property, across Stratford Road. Numerous pieces of junkyard type material is located to the adjacent east of the subject property, and also on a portion of the subject property itself. An automobile parking area, and leased office and small warehouse buildings are located to the south across Industrial Parkway West. A small fenced area, located to the adjacent southwest of the subject property, across Stratford Road, is the location of the Valle Vista Pump Station for the City of Hayward Wastewater Treatment Plant sewer line.

4.0 PHYSICAL SETTING

4.1 Topography

The topography of the subject property along Stratford Road is approximately 1 to 3 feet lower in elevation in the northern area of the property than in the southern area of the property. This is apparently due to the rest of the property having been raised in elevation by the importation of fill. The surface soil on the property contains small pieces of broken concrete and asphalt intermixed. Both levels of the property are relatively flat and appear to have been graded in the past. Based on the United States Geological Service (USGS) Map of the area, the elevation is approximately 7 to 13 feet above Mean Sea Level.

4.2 Geology

The geology of the area is characterized by interbedded layers of clay, sandy clay, and silt deposits. Near surface geology is primarily a soft brown clayey sand or soft brown sandy clay (IT 1986).

According to a report by Harding Lawson Associates (HLA 1987) the relatively flat Hayward topography is made up of unconsolidated alluvium of Quaternary age material. This was deposited by Alameda Creek and its tributaries in fan like deposits. This is characterized in the subsurface as sand lenses interfingered with silts and clay.

4.3 Hydrology

Topographic maps of the area show that the closest surface water is a flood drain located on the vacant undeveloped land to the adjacent west of the subject property. The drain, which is managed by the Alameda County Flood Control Water Conservation District flows southeast into the Alameda Creek which is located approximately one half mile south of the site. According to Mr. Andreas Godfrey, Assistant Geologist with the Water Resources Section of the Public Works Agency of Alameda County, the Alameda Creek is not used as a source of drinking water, but is used for recreational purposes.

Mr. Godfrey also provided the following information on groundwater that was based on his review of existing investigative reports on record within his office. Groundwater in the subject property vicinity reportedly occurs at depths ranging from nine to twenty feet below ground surface. Additional investigative reports in the area (Hart 1989) (IT 1986) show the groundwater flow direction toward the west and southwest respectively.

According to Mr. Godfrey, and Mr. Kelvin Hickenbottom, Civil Engineer II with the Alameda County Flood Control District, Zone

7, and Mr. Jim Lundgrin, Deputy Director of Public Works for the City of Hayward Water Department, there are four aquifers in the area, each approximately one hundred feet beneath the other. The lower aquifers are of potable quality. However, they are only used as emergency stand-by. The shallow groundwater is probably non potable due to its high salinity content. Drinking water in the area is provided by the City of Hayward Water Department which obtains the water from the Hetch Hetchy Reservoir System. The closest municipal stand-by wells are located approximately one mile to the west at Industrial Boulevard and Hesparian Road.

Discussions with Mr. Rich Rohrer, Permit Engineer with the City of Hayward, Department of Streets and Sewers, revealed that the subject property is within the area serviced by the City's sanitary sewer.

5.0 SITE HISTORY

The subject property was purchased by Louis T. Rassier and Rose Marie Rassier, Joint Tenants, who acquired the property from Clarence Hesse and Cecil B. Hesse in 1951. The property is currently owned by John T. Rassier and family. The records of Ownership transfers were compiled from the Alameda County Tax Assessors office by Chicago Title back to 1951.

6.0 SITE INVESTIGATION

6.1 Aerial Photograph Review

Historical and current uses of the subject property and surrounding areas were also evaluated by examining available aerial photographs at the Pacific Aerial Surveys library in Oakland, California. Aerial photographs of the site taken in 1947, 1957, 1959, 1969, 1971, 1975, 1981, and 1988 were available for examination.

In the March 24, 1947 photograph, the subject property and surrounding areas are undeveloped. Some grading seems to have been done in the general area which would indicate the possibility of agricultural use. Industrial Parkway West appears as a small unpaved, dirt farm road.

The subject property and surrounding area is still predominantly undeveloped in the May 3, 1957 photograph, however Interstate 880 is under construction to the west of the subject property. Additionally, a major outdoor storage area approximately 30 acres in size is located across Industrial Parkway West to the southwest of the subject property (this area was later identified as being the Ameron Pipe Division cement pipe manufacturing facility). The type of materials stored could not be identified from the aerial photograph. Industrial Parkway West still appears to be unpaved.

Interstate 880 is completed in the July 7, 1959 photograph. All else appears the same as the 1957 photograph.

The Ameron facility southwest of the subject property has expanded eastward along Industrial Parkway West in the May 2, 1969 photograph. Large residential developments are in place within a quarter of a mile to the north of the subject property. The subject property is still undeveloped.

In the May 19, 1971 photograph, Industrial Parkway West now appears as a paved thoroughfare. The subject property is still undeveloped.

Pacheco Way and Stratford Road are completed in the May 19, 1975 photograph. The Ameron facility to the south of the subject property appears to have less material storage.

In the June 22, 1981 photograph, The Georgian Manor - A Mobile Home Community, is complete to the north of the subject property. Simms Court is completed to the northeast of the subject property, and miscellaneous debris appearing like a junkyard is present to the west of Simms Court, directly east of the subject property. The subject property is still undeveloped. The Ameron facility to the south has even less material storage on the premises then was shown on the 1975 photograph.

The Ameron facility to the south is gone in the March 30, 1988 photograph. It is now paved and used for parking automobiles. Additionally, Addison Way is now paved and there are several buildings along it. More debris appears to be stored on the property along Simms Court. The subject property is still undeveloped.

6.2 Site Visit

A site visit was conducted by TRC personnel on September 28, 1990. The purpose of the visit was to assess areas of potential environmental concern related to the use of hazardous materials at the subject property. The weather on that day was partly cloudy and warm.

The subject property is an undeveloped vacant parcel that is fenced along the northern, southern, southeastern and western sides. Small pieces of broken asphalt and concrete were observed scattered throughout the property. The majority of the asphalt and concrete, however, was piled in several mound areas on the property. The surface of the ground appeared to have been recently earth raked, and only small amounts of dried vegetation was present.

A portion of the subject property, along the eastern property boundary, is covered with numerous pieces of junk yard type material, which has overlapped onto the subject property from the

adjacent site. The type of material generally found overlapping onto the property includes:

* Automobiles and automobile parts
* Various small containers of paint, lubricants and waste oil
* Approximately fifty 55-gallon unlabeled drums, some of which were empty, half-full or full
* Used automobile batteries
* Various types of old appliances
* Scrap metal

During the site visit, TRC personnel conducted an interview with Mr. Nick Tesse, a friend of the owners of the adjacent property, who were storing the junkyard type material on a portion of the subject property. Mr. Tesse stated that the debris has been stored on the subject property for approximately three months and that he and the owners of the property were in the process of removing the debris off of the subject property. He stated that some of the debris will be sold as scrap metal. During the site visit, some of the debris was in the process of being moved off the subject property. Mr. Tesse stated that their facility was once the location of Able Construction, which was mostly involved in roofing construction. Mr. Tesse stated that the 55-gallon drums at their site contained roof tar. Mr. Tesse further stated that a gravity fed above ground storage tank, being stored just to the east of the subject property boundary, has been on the adjacent property for approximately 3-4 years, and remains empty.

Most of the materials which were stored on the portion of the subject property did not appear to pose a serious environmental concern to the subject property. However, four small areas of surface staining, covering an area of approximately 25 square feet were observed on the subject property. The surface staining appeared as a direct result of minor spilling or leaking of motor oil. Mr. Tesse stated that the minor staining observed was as a result of leaking of oil from company vehicles. The stains appeared to be at least a few inches below the ground surface. Other areas of potential environmental concern were not observed, because of the large amounts of junk yard material overlapping onto the subject property. As this material is removed, any ground surface spill areas may then be observed.

During the on-site visit, TRC personnel looked for, but did not find, evidence of the following:

-Surface impoundments,
-Water or monitoring wells,
-Visual evidence of surface-water run-on or runoff,
-Underground storage tanks and their associated piping,
-Treatment or disposal operations of hazardous materials and/or wastes,

-Odors, and
-Transformers.

6.3 Study Area Reconnaissance

Reconnaissance of the study area (i.e., the off-site area within a one mile radius of the subject property) was performed on September 28, 1990, by TRC personnel. Observations were made while walking and driving by on public streets.

The area within a one mile radius, as shown in Plate 1, is characterized by industrial or light commercial activities to the east and south, mobile home parks to the north, and vacant property to the west. Beyond the vacant property (approximately one half mile) are industrial complexes beginning with 1581 Industrial Parkway West. This complex consists of a building and an uncovered fenced storage area. The complex has several tenants including; G & C Truck Repairs, Smith & Denison, Middleton Welders Supply, California Brake and Clutch, and R & R Oil. Further east is the Bay Area Petroleum Company which sells Shell Oil Products. Bay Area Petroleum has drum storage facilities and several fuel islands indicating the presence of underground tanks.

Industrial storage areas are located about one half mile to the east-northeast of the subject property. One is operated by Silva's Pipeline, Inc. for the storage of cement pipes and construction vehicles. Another is operated by A-1 Sanitation Company, and is used to store portable chemical toilets, some cars, and an unburied underground tank.

The Valle Vista Pump Station for the City of Hayward Wastewater Treatment Plant sewer line was observed to the southwest of the subject property, across Stratford Road. The station was completely fenced, and TRC did not observe any visual indications of hazardous material storage or mismanagement. TRC spoke with Mr. Bill Algire, City Engineer with the City of Hayward Engineering Department. Mr. Algire stated that none of the sewer lines which feed into the pump station are located on the subject property.

Small leased offices/warehouses are located to the south of the subject property, across Industrial Parkway West.

The Georgian Manor - A Mobile Home Community, is located to the north of the subject property. An unlined storm drain with water and flourishing vegetation was observed to the west of the vacant undeveloped land, owned by Balch Enterprises, Inc., across Stratford Road. The drain which is under the authority of the Alameda County Flood Control Water Conservation District, empties into Alameda Creek about one half mile south of the subject property.

6.4 Review of Records

The discussion presented in this section is based on available information provided by government agencies. Occasionally, this information is limited or incomplete and may not accurately reflect the status of properties within the study area. Because of this, in addition to reviewing agency lists of sites that have had reported problems with hazardous materials, TRC personnel followed up with a review of agency files for further information on these sites. TRC also contacted agency personnel for information on additional sites that have been identified, but have not yet been placed on these lists, and for information on areas of potential environmental concern that may not be covered by the available lists. A list of the agency representatives who were contacted is presented in Appendix A; files and documents that were examined are referenced in Section 9.0 Bibliography.

6.4.1 Agency List Review

TRC reviewed and evaluated the following regulatory agency lists to ascertain if the subject property is listed as having environmental concerns and to assess if off-site facilities within the study area may have the potential to impact the site.

A. U.S. Environmental Protection Agency (USEPA) National Priorities List (NPL) for Uncontrolled Hazardous Waste Sites, March, 1989

The NPL provides a list of Federal Superfund Sites that are primarily ranked based on a numerical assessment of the site's risk to human health or the environment using the Hazard Ranking System.

No properties were listed within the one mile study area.

B. USEPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), May 10. 1989

CERCLIS provides information on businesses or properties that are in the Federal Superfund Program. Under this program, a business or property is identified and a preliminary assessment is performed to assess whether the site will be ranked for inclusion on the Federal Superfund list.

No properties were listed within the one mile study area.

C. USEPA, List of All Enforcement Actions Taken Against Class I Violations in Alameda County, December 28, 1989

The List of Enforcement Actions Taken Against Class I Violations addresses hazardous waste management sites that have been investigated and found to be in violation of groundwater

monitoring, closure/post-closure, financial responsibility, Part B, compliance schedule, manifest, land ban, and other requirements.

No properties were listed within the one mile study area.

D. Expenditure Plan for the Hazardous Substance Cleanup Bond Act of 1984 (State Bond Expenditure Plan), January 1989

The Expenditure Plan contains a list of identified hazardous waste sites located throughout the State of California that have been targeted for cleanup by responsible parties, the California Department of Health Services (DOHS), or the USEPA. The plan was developed and is updated annually by the DOHS.

No properties were listed within the one mile study area.

E. Hazardous Waste and Substances Site List (Cortese List), June, 1989

The Hazardous Waste and Substances Site List is consolidated by the California State Office of Planning and Research. It provides information concerning identified hazardous waste/substance sites within the State of California, from data supplied by the State Water Resources Control Board, The California Waste Management Board and the DOHS.

Twenty-one properties were identified within the one mile study area. These properties are listed in Table 1. None of the properties are within a quarter mile of the subject property.

F. DOHS Abandoned Sites Lists, October 1988

The DOHS Abandoned Sites List provides information concerning past and present potential hazardous waste sites that could be considered potential State Bond Expenditure Plan sites. This list was generated in the early and mid 1980's by conducting very general overviews of sources which included telephone books. Consequently, this list is not considered as an accurate final source of information, but as a preliminary first review.

Twelve properties were identified within the one mile study area. These properties are identified within Table 1.

G. RWQCB Fuel Leaks List for Alameda County, November 3, 1989

The RWQCB Fuel Leaks List for Alameda County provides a list of site names, addresses and types of reported fuel leaks from underground storage tanks.

Twenty properties were identified within the one mile study area. These properties are identified within Table 1.

H. RWQCB North Bay Toxics Cases, January 23, 1990

The RWQCB North Bay Toxics List provides a list of cases included in the RWQCB Site Management System for Alameda County.

Two properties were identified within the one mile study area. These properties are identified within Table 1. Both of these properties are not within a quarter mile radius of the subject property.

I. State Water Resources Control Board, Leaking Underground Storage Tank Information System (LUSTIS), January 1988

LUSTIS consists of reported underground storage tank releases within California, that required any emergency response. These types of releases account for less than two percent of all reported releases.

Fifteen properties were identified within the one mile study area. These properties are identified in Table 1. None of them are within a quarter mile radius of the subject property.

7.0 DISCUSSION

7.1 On-site Status

TRC reviewed a Preliminary Soil Investigation report (Terrasearch 1984) conducted in June 1984, for the subject property. The report stated that an unknown amount of fill material was dumped on the property, resulting in an uneven ground surface, in an otherwise flat-lying region. The majority of the fill is located along the western and southern property boundaries. The fill material was measured at a maximum of 7 feet below the ground surface during exploratory drilling of 6 boreholes on the property. The natural subsurface soils encountered during the exploratory drilling are generally uniform, consisting of brown silty clay, overlying fine clayey sand and sandy, gravelly clay. During exploratory drilling of the 6 boreholes, groundwater was encountered from 6-16 feet below the ground surface on the property.

From TRC's site visit it appeared that there was imported soil material on much of the subject property. The soil material, which contained debris which included small pieces of broken concrete and asphalt, had been somewhat leveled. In an effort to obtain more information on the source of the soil material and debris, TRC contacted Mr. Pat Perreira, General Manager of Double D Transportation. Mr. Perreira stated that in 1984, Double D Transportation was contracted by Mr. John Rassier to level the soil and debris material on the subject property. The work also involved separating the larger chunks (greater than 12 inches) of

Table 1

Listed Properties Within a One Mile Radius of the Subject Property

	Site name	Address	Dir.	Lists E	F	G	H	I
1.	ADN Corp.	29001 Hopkins	SW	X		X		X
2.	Valley Pet Supply	30845 Huntwood	SE	X		X		
3.	Redgwick Const Co.	25599 Huntwood	SE		X			
4.	Smiser Freight	2340 Industrial Pk	SW	X		X		
5.	American Pipe Proc.	29901 Industrial Pk	S	X		X		X
6.	Bay Ford Tractors	975 Industrial Pk	E	X		X		
7.	B.A.R.T.	500 Industrial Pk	E		X			
8.	Alpha Termite Control	727 Industrial Pk	E		X			
9.	Ameron Inc.	29901 Indust. Pk SW	SW		X			
10.	Holdener Petroleum	1565 Indust. Pk SW	SE		X			
11.	C.R. Sheldrake Co.	749 Indust. Pk West	E		X			
12.	Bay City Auto Auct.	Industrial Way	S	X		X		X
13.	Rotten Robbie	720 W. Tennyson	N	X		X		X
14.	Kayo(Jet Gasoline)	438 W. Tennyson	NE	X		X		X
15.	Shell	1097 W. Tennyson	NW	X		X		
16.	Mobile	1109 W. Tennyson	NW	X		X		
17.	Reynolds Aluminum	2425 Whipple	S	X			X	X
18.	Crescent Truck Lines	2480 Whipple	S	X		X		X
19.	Mobile	2492 Whipple	S	X		X		
20.	J & R Warehouse	31281 Wiegmann	SE	X	X	X		X
21.	FGP Laundry (formerly Wiegmann Farms)	31177 Wiegmann	SE		X		X	
22.	Lews Diesel Repair	29318 Pacific	NE	X		X		X
23.	Duncan & Sons Petro.	29303 Pacific	NE	X	X	X		X
24.	G.N.B. Corp.	29393 Pacific	NE		X			
25.	Hayward Pallet Co.	29270 Pacific	NE		X			
26.	Intern'l Window	30526 San Antonio	E	X		X		X
27.	GI Trucking	30542 San Antonio	E	X		X		X
28.	A&J Elect. Cable	30608 San Antonio	E	X		X		X
29.	Hormel Co.	30611 San Antonio	E	X		X		X
30.	Valley Pet Supply	1209 Zepher	SE	X		X		X
31.	J.T. Baker Chemical	1995 Zepher	SE		X			

- All sites are within the City of Hayward
- Lists letter codes correspond to text
- Site number codes corresponds to Plate 3

TRC

debris into piles on the property. Mr. Perreira stated that the subject property obtained the soil and debris material from numerous construction sites in the area, and the site was known to be a dumping area for these types of materials. Mr. Perreira further stated that he is not aware of the exact origin of the soil and debris material.

TRC reviewed regulatory agency lists, and interviewed regulatory agency personnel, but did not obtain information that would indicate that the subject property has known (reported) levels of contamination.

Review of the aerial photographs revealed what may have been some type of soil disturbance during the 1940's to 1960's which may have been the result of agricultural activities. Conversations with Mr. Jim Newey, Deputy Agricultural Commissioner with the Alameda County Agricultural Commissioners Office revealed that the area may have been used for growing grain crops. If this were the case, Mr. Newey did not think that pesticides would generally have been used, due to the poor economics of the crop.

7.2 Off-site Status

Discussions with regulatory agency personnel along with the review of listed sites did not identify regional environmental contamination problems. Because of the industrial zoning and usage of the area, and associated use of hazardous materials, there have been documented localized contamination problems, generally associated with tank leaks. The primary concern in assessing potential groundwater contamination at the subject property from leaking underground storage tanks (USTs) in the vicinity, is the location of the UST in respect to the direction of groundwater flow. The regional groundwater flow direction is primarily to the west-southwest, towards San Francisco Bay. Therefore, leaks that could occur from USTs at facilities located hydrologically downgradient or crossgradient of the subject property should be less likely to impact the subject property than leaks that might occur from USTs at facilities located directly hydrologically upgradient. It is possible, however, for local anomalies, such as the presence of creeks, wells, or variations in geologic conditions, to affect the regional groundwater flow direction.

TRC identified 31 sites within the one mile radius of the subject property. Nineteen of these sites appear to be located downgradient or crossgradient with respect to groundwater flow direction, at distances that probably result in no or a minimal risk to the subject property. This opinion is based on our judgement that if groundwater is contaminated from activity on these sites, the contaminated groundwater would not be expected to flow under the subject property. These sites are identified in Table 1 as sites 1,2,3,4,5,9,10,12,13,14,15,16,17,18,19,20,21,30, and 31.

The remaining twelve sites appear to be located hydrologically upgradient of the subject property. These sites are identified as 6,7,8,11,22,23,24,25,26,27,28, and 29, and are listed in Table 1. Six of the sites, which appear to be hydrologically upgradient sites (7,8,11,23,24, and 25), only appeared on the DOHS Abandoned Sites List and were categorized as "no further action". This status means that the DOHS preliminary assessment investigation found no information indicating that hazardous substances/wastes contaminated the environment. The remaining six sites (6,22,26,27,28, and 29) are discussed in the following paragraphs.

6. Bay Ford Tractors, 975 Industrial Parkway

A waste oil leak was discovered in June 1987 while removing a 300 gallon waste oil tank. Approximately ten 55-gallon drums of contaminated soil was also removed from the site at that time (Blymer 1988). The most recent round of groundwater sampling data available in RWQCB files were conducted on November 11, 1989. Samples collected from two on-site monitoring wells revealed an absence of benzene, toluene, ethylbenzene, and xylenes (BTEX), total petroleum hydrocarbons (TPH), and oil and grease. California Assessment Manual metals were either absent or at levels indicative of background levels (Delta 1989). Based upon this information, TRC believes that there is a low potential for contamination from the Bay Ford Tractors site to reach the subject property.

The remaining five sites are discussed briefly in the following paragraphs. TRC did not find information indicating that contamination from these sites is likely to impact the subject property.

22. Lews Diesel Repair, 29318 Pacific

Two 1,000 gallon steel USTs used for storing diesel fuel, were removed in June of 1985. The excavation backfill was noted as being very odorous and both water and soil samples were collected. No further information on this site was readily available in the fuel leaks files at the RWQCB.

26. International Window, 30526 San Antonio

In 1986 Exceltech installed groundwater monitoring wells in the vicinity of two 10 to 14 year old 7,500 gallon fiberglass USTs. A sheen of fuel was detected on the groundwater at a depth of 15 feet. Fuel product was also observed on the soil. Sample analysis resulted in the detection of Hydrocarbons at 840 parts per million (ppm). In an April 1988 letter, Ms. Danielle Ruchonnet of the City of Hayward Fire Department, required that a closure plan and permit application for tank removal be obtained. The tanks were subsequently pumped out. No further information of remediation or tank removal was available in the RWQCB fuel leak files.

27. GI Trucking, 30542 San Antonio

The files were missing at the RWQCB.

28. A & J Electric Cable, 30608 San Antonio

The files were missing at the RWQCB.

29. Hormel Co., 30611 San Antonio

On February 19, 1988 a 10,000 gallon fiberglass UST used for storing diesel fuel was removed by Environmental Technology. A subsurface investigation and laboratory analysis was completed in May of 1988 in which Environmental Technology concluded that "No detectable levels of total petroleum hydrocarbons (TPH) - diesel were in groundwater, and that no significant levels of TPH - diesel were found in soil.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Off-Site:

Although there are many sites within a one mile radius that appear on various government hazardous materials or toxics lists, none seem to directly threaten the subject property. Several of the listed sites were investigated and found not to be a threat to the environment. Several of the sites are not located hydrologically upgradient of the subject property (contamination of the project site via groundwater transport of chemicals is thought to be the most probable means of environmental contamination). The few sites, which appear to be located hydrologically upgradient of the subject property, are a significant distance (1/2-1 mile) away, and the degree to which they pose a threat to groundwater at the subject property is small.

Imported Fill:

There is no known source of the imported fill material located on the subject property. The site visit revealed that numerous chunks of concrete and asphalt (construction debris) have been dumped on the property in the past. This type of debris suggests that the material may have been dumped on the property from construction site areas. Should the property be developed industrially, the unknown source of the imported fill material is not as much of an exposure issue, versus if it is developed residentially. Industrial development would tend to cover the areas around the buildings in asphalt and minimize human exposure versus residential where contact with the soil in yards would be probable. If residential use is intended, TRC recommends that shallow soil

samples be collected and analyzed for petroleum hydrocarbons, organic chlorine pesticides, PCBs, and priority pollutant metals to determine the presence or absence of hazardous materials on the property.

Junkyard Debris:

During the site visit, four small areas of surface staining were observed on a portion of the subject property, which appeared as a direct result of minor spilling or leaking of motor oil. Although the staining in these areas appear superficial, other areas of potential staining could not be observed due to the junkyard debris covering the ground surface on that portion of the property. TRC recommends that after the junkyard material is removed from the property, that another site visit be scheduled to observe any additional environmental concerns for the property.

9.0 BIBLIOGRAPHY

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RWQCB - see Regional Water Quality Control Board

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SWRCB - see State Water Resources Control Board

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USEPA - see U.S. Environmental Protection Agency
U.S. Environmental Protection Agency, National Priorities List for Uncontrolled Hazardous Waste Sites; March 1989.

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_____, Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), May 10, 1989.

_____, List of All Enforcement Actions Taken Against Class I Violations in Alameda County, December 28, 1989.

United States Geological Survey, 7.5 Minute Topographic Maps, Newark and Hayward Quadrangles, Photo Revised 1980.

Appendix A
Personnel Contacted

Name, Title/Position: Thane Sendejaz, Planning Technician
Agency: City of Hayward Planning Department
Phone: 415-581-2345 **Date:** 10/2/90

Name, Title/Position: Rich Rohrer, Permit Engineer
Agency: City of Hayward Department of Streets and Sewers
Phone: 415-581-2345 **Date:** 1/30/90

Name, Title/Position: Kelvin Hickenbottom, Civil Engineer
Andreas Godfrey, Assistant Geologist
Agency: Public Works Agency of Alameda County
Phone: 415-670-5575 **Date:** 1-31-90, 2-1-90

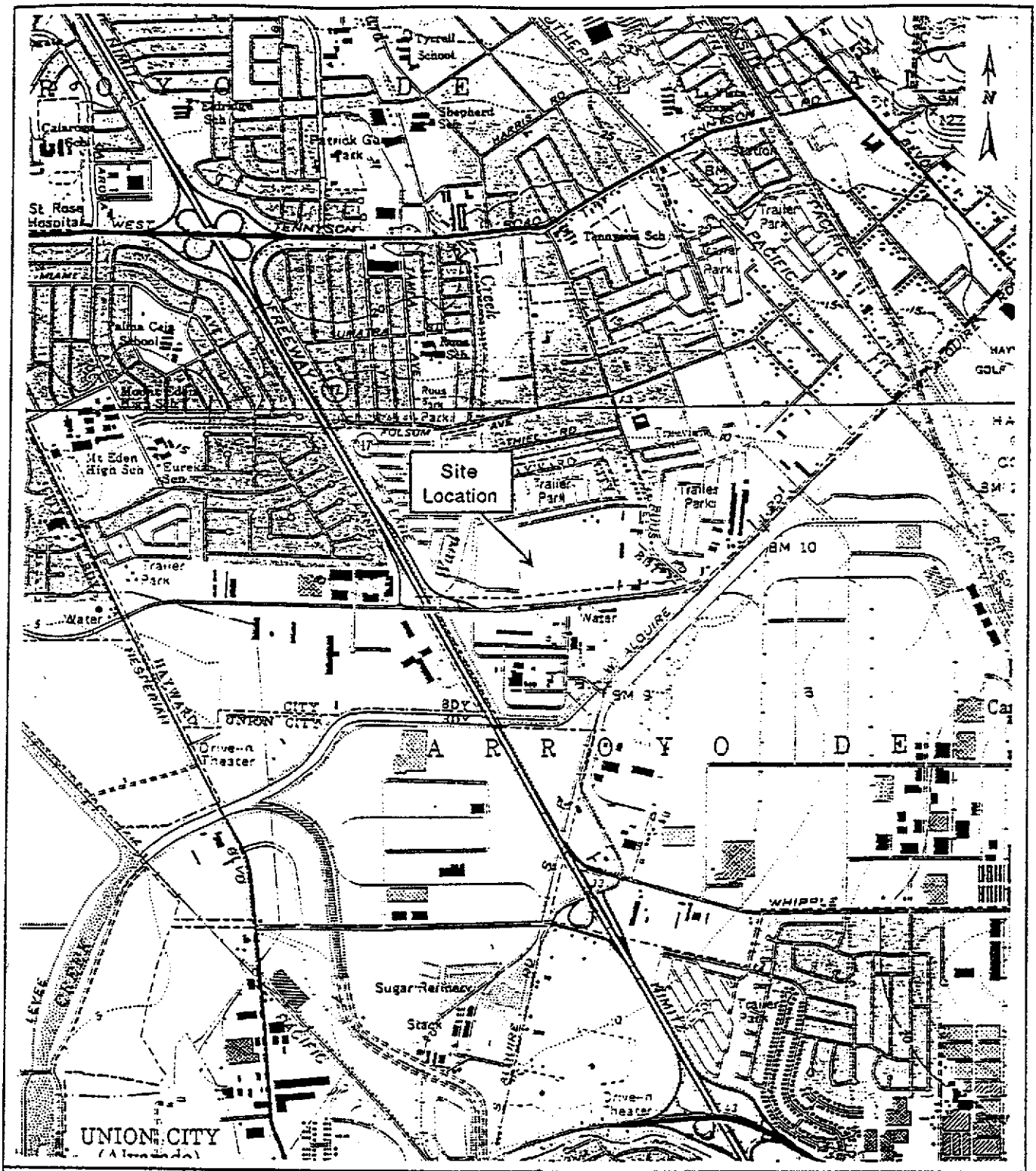
Name, Title/Position: Jim Lundgrin, Deputy Director of Public Works
Agency: City of Hayward - Water Department
Phone: 415-784-8650 **Date:** 1-30-90

Name, Title/Position: Nick Tesse
Agency:
Phone: 415-794-6150 **Date:** 9/28/90

Name, Title/Position: Bill Algire, City Engineer
Agency: City of Hayward, Engineering Department
Phone: 415-782-8218 **Date:** 9/28/90

Name, Title/Position: Pat Perreira, General Manager
Agency: Double D Transportation
Phone: 415-783-2334 **Date:** 10/2/90

Name, Title/Position: Jim Newey, Deputy Agricultural Commissioner
Agency: Alameda County Agricultural Commissioner
Phone: 415-670-5232 **Date:** 2-1-90



USGS 1: 24,000 SCALE
HAYWARD, NEWARK
QUADRANGLE TOPOGRAPHIC MAPS

VICINITY MAP

NORTHEAST CORNER OF INDUSTRIAL PARKWAY WEST AND STRATFORD ROAD
HAYWARD, CALIFORNIA

8565-P710-00

PLATE 1

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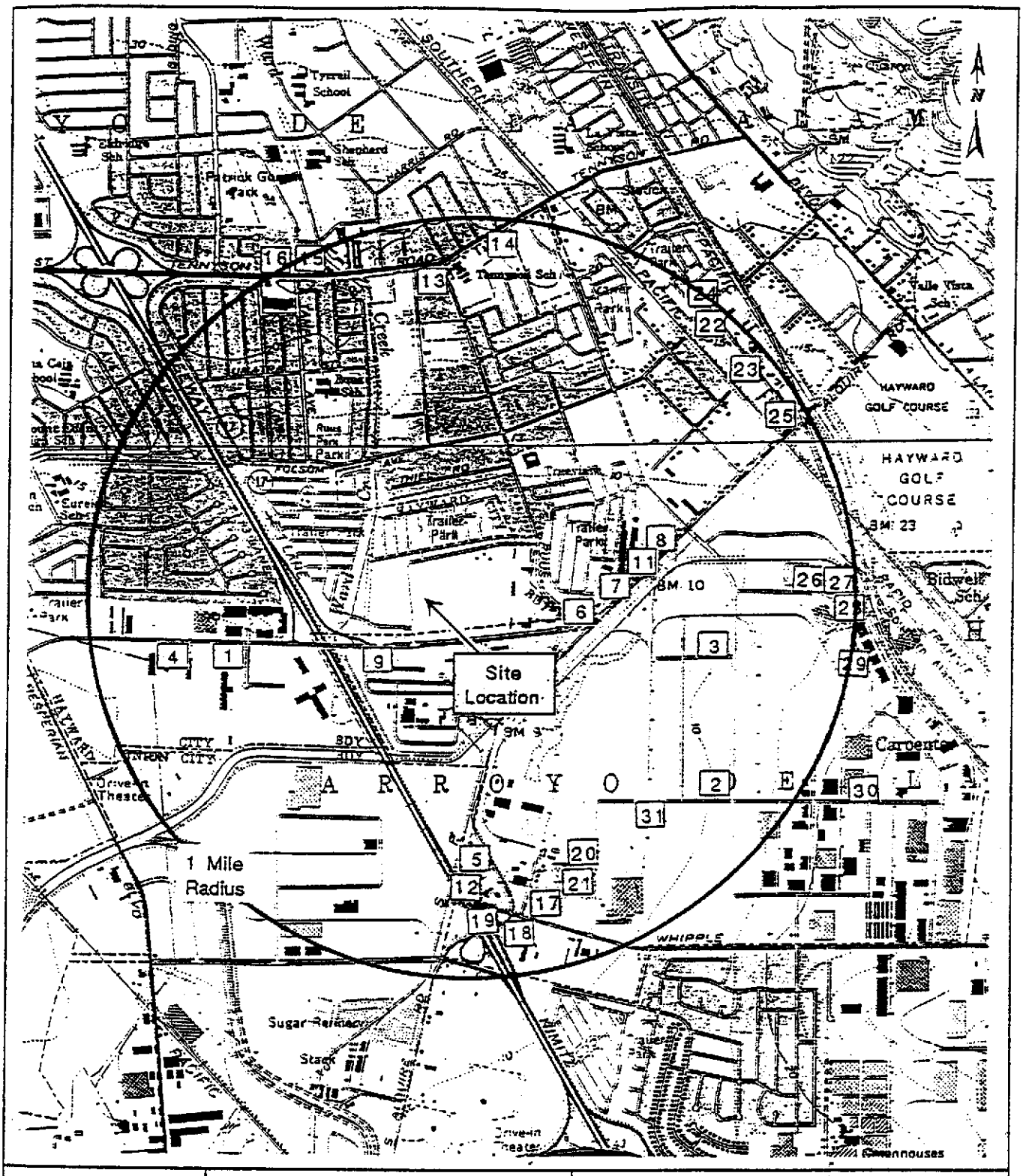

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Statute Miles

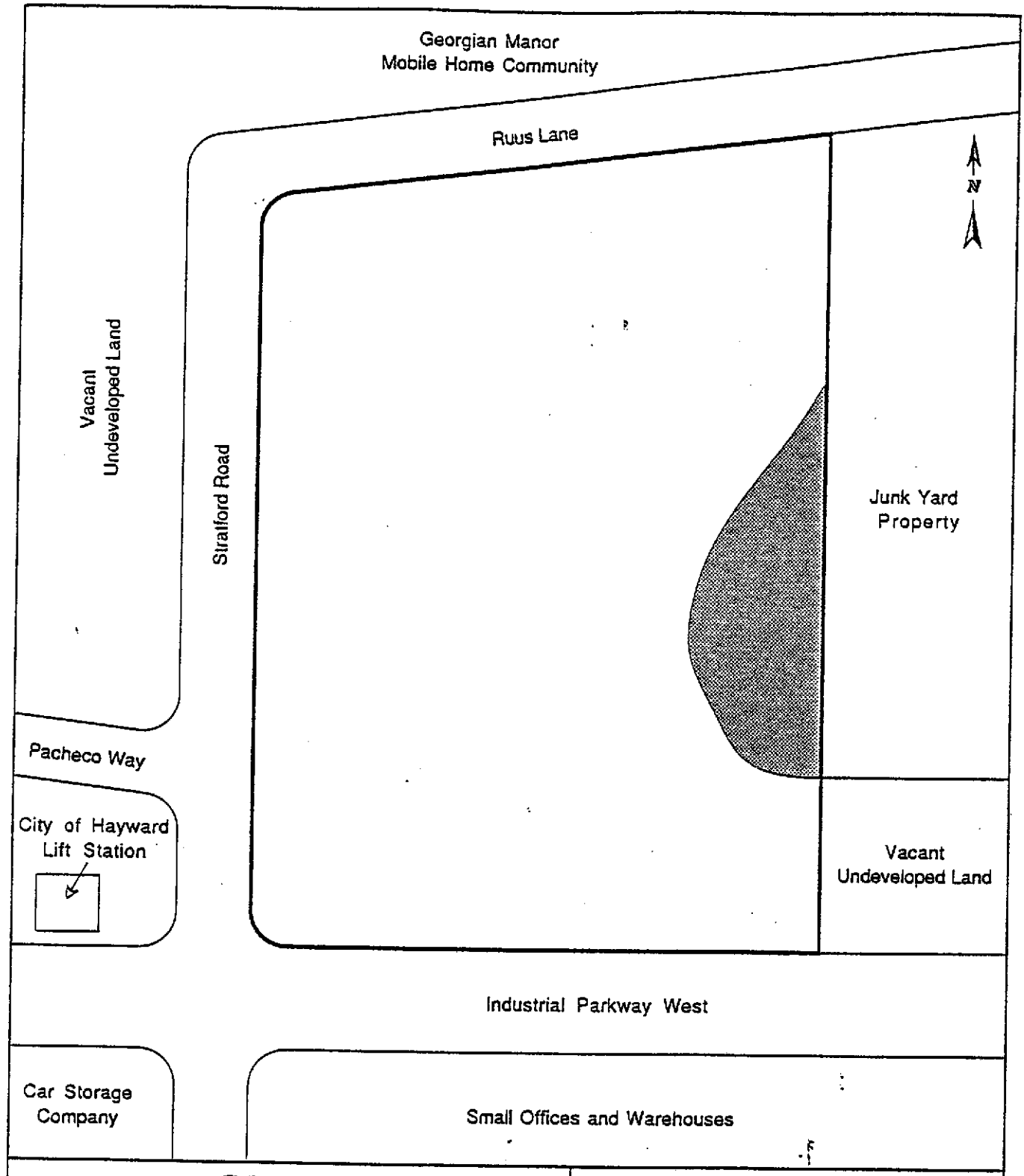
USGS 1: 24,000 SCALE
HAYWARD, NEWARK
QUADRANGLE TOPOGRAPHIC MAPS

VICINITY MAP AND LISTED SITES

NORTHEAST CORNER OF INDUSTRIAL PARKWAY WEST AND STRATFORD ROAD
HAYWARD, CALIFORNIA

8565-P710-00 PLATE 2

TRC



SITE MAP

NORTHEAST CORNER OF INDUSTRIAL PARKWAY WEST AND STRATFORD ROAD
HAYWARD, CALIFORNIA

8565-P710-00

PLATE 3

TRC

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