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September 5, 1997  
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Cal/EPA

SEP - 8 1997

San Francisco Bay  
Regional Water  
Quality Control  
Board

2101 Webster Street  
Suite 500  
Oakland, CA 94612  
(510) 286-1255  
FAX (510) 286-1380

Narom Development Company  
c/o Paul Hoffey  
Erler & Kalinowski, Inc.  
1730 South Amphlett Boulevard, Ste. 320  
San Mateo, CA 94402

ERLER & KALINOWSKI, INC.

COPY

Re: Work Plan for Soil and Groundwater Investigations at Property, 45-89 Review Way  
(Formerly Reported as 85 West Winton Avenue), Hayward

Dear Mr. Hoffey:

Board staff have reviewed the above-referenced work plan dated August 29, 1997. Our comments on the work plan are as follows:

1. For the purpose of identifying whether or not the northern portion of the property has been polluted by organochlorine-based pesticides, discrete (and not composite) soil samples should be analyzed.
2. The shallowest soil samples should be collected from 3 to 6 inches below ground surface instead of using the surficial samples.
3. The groundwater sample to be collected from the former gas station area should also be analyzed for MTBE.

We will not object your planned action provided that the above comments are incorporated in your field work. If you have any questions regarding this matter, please contact Eddy So of my staff at (510) 286-4366.

Sincerely,

Steve I. Morse, Chief  
Toxics Cleanup Division

cc: Hugh Murphy, HFD



*Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.*

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FY

# **Erler & Kalinowski, Inc.**

29 August 1997

**Consulting Engineers and Scientists**

1730 So. Amphlett Blvd., Suite 320  
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(415) 578-1172  
Fax (415) 578-9131

Mr. Eddy So  
California Regional Water Quality Control Board  
San Francisco Bay Region  
2101 Webster Street, Suite 500  
Oakland, California 94612

**Subject: Work Plan for Soil and Groundwater Investigations  
at Property Located at 45-89 Review Way in  
Hayward, California  
(EKI 970033.00)**

Dear Mr. So:

On behalf of our client, Narom Development Company, Erler & Kalinowski, Inc. ("EKI") is pleased to submit to the Regional Water Quality Control Board ("RWQCB") this Work Plan to perform additional soil and groundwater investigations at property located at 45-89 Review Way in Hayward, California ("subject property") (see Figure 1). This Work Plan is based on a telephone conversation between you and Paul B. Hoeffy of EKI on 5 August 1997.

## **BACKGROUND**

On behalf of Narom Development Company, EKI submitted a request to the RWQCB, dated 7 May 1997, to issue a "no further action" letter with regard to the presence of chlorinated solvents in groundwater on the subject property. Comments on the 7 May 1997 EKI report were presented to EKI by you during a telephone call on 5 August 1997.

It is our understanding, based on our telephone conversation, that the RWQCB concurs that based on the information in the 7 May 1997 EKI report, groundwater on the subject property appears to be impacted by chlorinated solvents originating from an off-site source or sources, and that the subject property does not appear to be contributing to the chlorinated solvents in groundwater. It is also our understanding that the RWQCB would not require any additional action of the subject property owner with regard to the chlorinated solvents in groundwater, based on the existing information.

During its review of the 7 May 1997 EKI report, several areas of potential environmental concern not related to chlorinated solvents in groundwater were identified by the RWQCB. These are discussed briefly below.

Mr. Eddy So  
RWQCB, San Francisco Bay Region  
Re: 45-89 Review Way, Hayward  
29 August 1997  
Page 2

- 1) Potential for elevated concentrations of pesticides to exist in soil in the northern portion of the subject property.

In the 1990 Summerhill Phase I report (GTL, 1990) it is indicated that "pesticide testing" was performed in the northern portion of the subject property, which is currently a vacant field. The RWQCB indicated that the soil sampling performed in the vacant field by SCS Engineers in 1988, looked only for "metallic based" pesticides, and not organochlorine pesticides. Thus, the RWQCB speculates that organochlorine pesticides may be present at elevated concentrations in these soils.

- 2) Potential for elevated concentrations of petroleum hydrocarbons to exist in soil and groundwater on the former gasoline service station portion of the subject property.

The southeastern portion of the subject property was formerly occupied by a gasoline service station. Underground fuel tanks were reportedly removed from the former gasoline service station site in 1972. There is no indication whether sampling was performed at the time of the tank removals to identify whether releases from the fuel tanks had occurred. The RWQCB indicated that there is a potential for elevated concentrations of petroleum hydrocarbons to exist in soil and possibly groundwater on the former gasoline service station site.

#### **RWQCB's Request for Further Investigations**

Although the RWQCB has indicated that the subject property does not appear to be contributing to the plume of chlorinated solvents in groundwater and that no further work related to chlorinated solvents would be requested of the subject property owner, the RWQCB is seeking closure of all potential environmental issues on the subject property concurrently. Therefore, this Work Plan addresses the two remaining potential environmental issues raised by the RWQCB.

#### **PROPOSED WORK PLAN TASKS**

This Work Plan involves the collection of six surface soil samples in the vacant field for organochlorine pesticide analyses and the collection of soil samples and a grab groundwater sample from a single boring on the former gasoline service station site for petroleum hydrocarbon analyses. The Work Plan will be executed in accordance with the Tasks described below.

Mr. Eddy So  
RWQCB, San Francisco Bay Region  
Re: 45-89 Review Way, Hayward  
29 August 1997  
Page 3

**Erler &  
Kalinowski, Inc.**

### **Task 1 - Project Preparation**

Prior to conducting field work, a drilling permit will be acquired from the Alameda County Department of Public Works. EKI will contact Underground Services Alert ("USA") to clear the boring location of buried utilities. A private underground locating company will also be retained to clear the boring location. Specific health and safety procedures will be defined in a Site Health and Safety Plan, which will be prepared by EKI prior to initiating field work. We have assumed that the field work can be conducted using EPA Level D protection. Air quality within the breathing zone will be monitored with an organic vapor meter ("OVM") while work is in progress.

### **Task 2 - Collect Shallow Soil Samples in Vacant Field**

EKI will collect a total of six (6) shallow soil samples in the vacant field in the northern portion of the subject property (see Figure 2). The samples will be collected from the surface to approximately the 6-inch depth interval using a hand drive sampler containing a pre-cleaned 2-inch diameter brass tube. The ends of the tubes containing the samples will be covered with Teflon tape and capped with plastic end caps. The sample containers will be labeled and placed in a cooler with ice for temporary storage and transport to the analytical laboratory. Chain of custody documentation will accompany the samples to the laboratory.

At the laboratory, the samples will be composited into three two-point composite samples for analysis. The three composite samples will be analyzed for organochlorine pesticides using EPA Method 8080.

### **Task 3 - Collect Soil and Groundwater Samples at Former Gasoline Service Station Site**

One soil boring will be drilled on the former gasoline service station site at the approximate location shown on Figure 2. The soil boring, which will extend to first encountered groundwater, will be placed downgradient of the presumed underground fuel storage tanks location. The soil boring will be drilled by West Hazmat Drilling Corporation using an 8.5-inch outer diameter hollow stem auger. The soil boring will extend to a total depth several feet below first encountered groundwater. Depth to groundwater at the subject property is anticipated to be approximately 45 feet below ground surface.

Mr. Eddy So  
RWQCB, San Francisco Bay Region  
Re: 45-89 Review Way, Hayward  
29 August 1997  
Page 4

### ***Soil Sampling***

Two soil samples for laboratory analyses will be collected from the soil boring at depths of approximately 10 and 20 feet below ground surface. The actual sample depths will be determined in the field by the EKI field geologist based on potential visual observation of soil staining and/or OVM response. The soil samples will be collected using a California modified split-spoon sampler supplied with 2-inch diameter pre-cleaned brass tubes. The sample tubes will be sealed, labeled, and stored in the manner described above.

The two discrete soil samples from the boring will each be analyzed for the following chemical constituents:

- Total purgeable petroleum hydrocarbons as gasoline ("TPHg") and benzene, toluene, ethylbenzene and total xylenes ("BTEX") using EPA Method 8015m/8020; and
- Total extractable petroleum hydrocarbons as diesel fuel using EPA Method 8015m.

### ***Groundwater Sampling***

Upon reaching total depth in the boring, a pre-cleaned Teflon bailer will be lowered through the augers to the groundwater table. A grab groundwater sample will be collected and transferred to laboratory-supplied sample containers appropriate for the method of analysis. The containers will be sealed, labeled, and stored in a cooler with ice for temporary storage and transported to the analytical laboratory under chain-of-custody.

The grab groundwater sample will be analyzed for the following chemical constituents:

- Total purgeable petroleum hydrocarbons as gasoline ("TPHg") and benzene, toluene, ethylbenzene and total xylenes ("BTEX") using EPA Method 8015m/8020; and
- Total extractable petroleum hydrocarbons as diesel fuel using EPA Method 8015m.

### ***Investigation-Derived Wastes***

The soil cuttings from the borings as well as equipment decontamination water will be placed in DOT-approved 17H, 55-gallon drums with lids sealed with a metal ring and bolt. The drums will be labeled as to contents and date collected and will be left onsite at a location designated by the property owner until disposal can be arranged.

Mr. Eddy So  
RWQCB, San Francisco Bay Region  
Re: 45-89 Review Way, Hayward  
29 August 1997  
Page 5

**Task 4 - Prepare Report of Results**

Following receipt of the analytical results of the soil samples and grab groundwater sample, EKI will prepare a written report of results and will submit the report to the RWQCB. The report will include sample collection procedures, the soil boring log, OVM results and field observations, analytical procedures, and analytical results.

**PROJECT SCHEDULE**

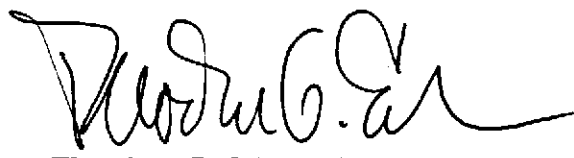
EKI is prepared to begin the proposed investigation upon approval of this Work Plan by the RWQCB. The analytical results will be available within two to three weeks and a written report of results can be submitted to the RWQCB within four to five weeks.

If you have any questions regarding the elements of this Work Plan, please call.

Very truly yours,

ERLER & KALINOWSKI, INC.

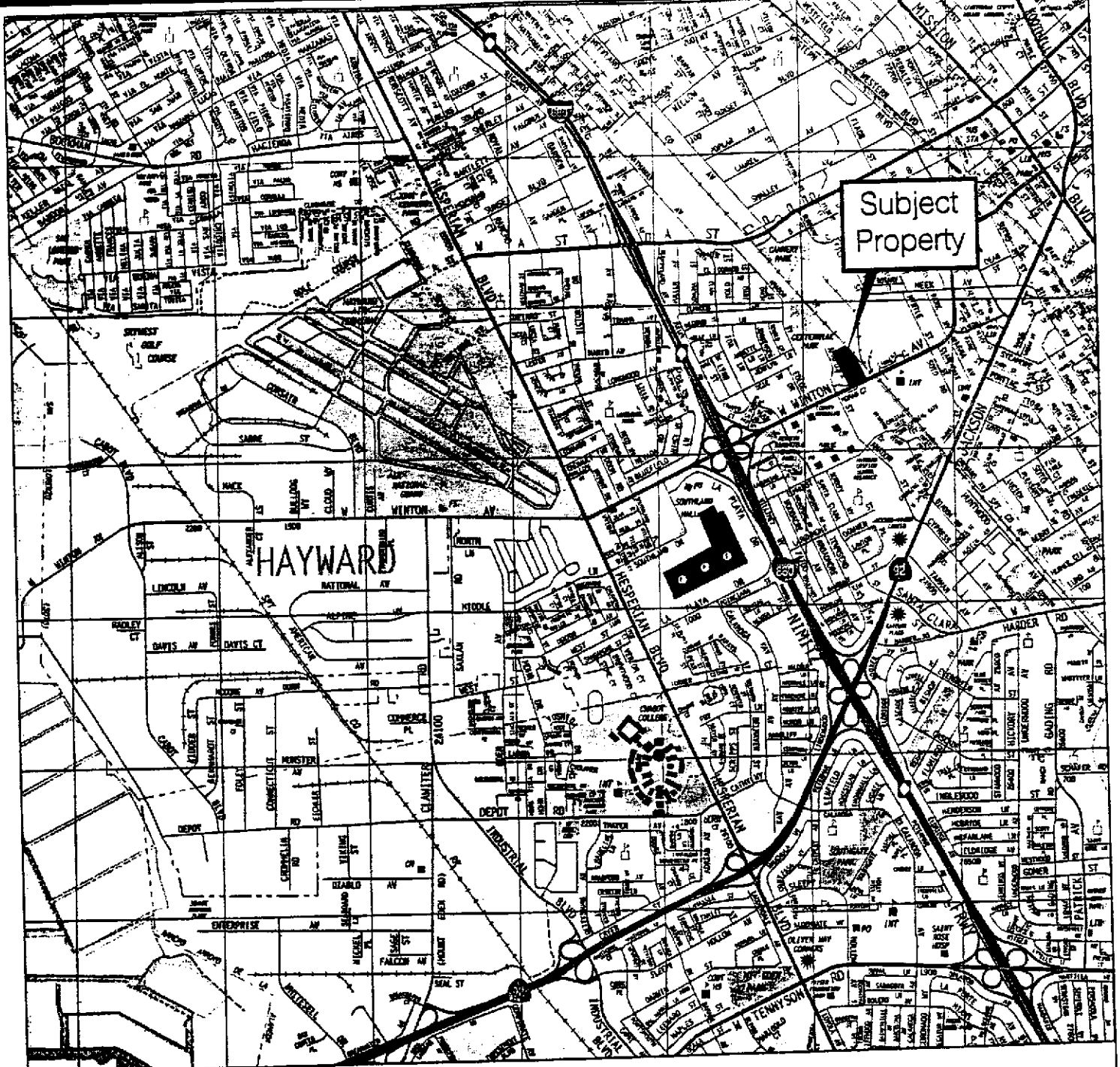
  
Paul B. HOFFEY  
Project Manager

  
Theodore G. Erlar, P.E.  
President

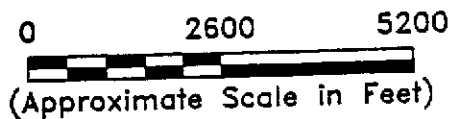
cc: Mr. Marshall Moran, Narom Development Company

**References:**

Groundwater Technology, Inc., *Historical Land Use Study and Environmental Survey, Summerhill Development Company Property, 85 West Winton Avenue, Hayward, California*, dated 10 May 1990.



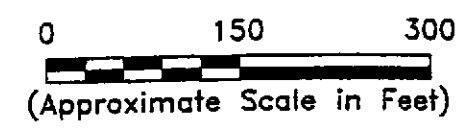
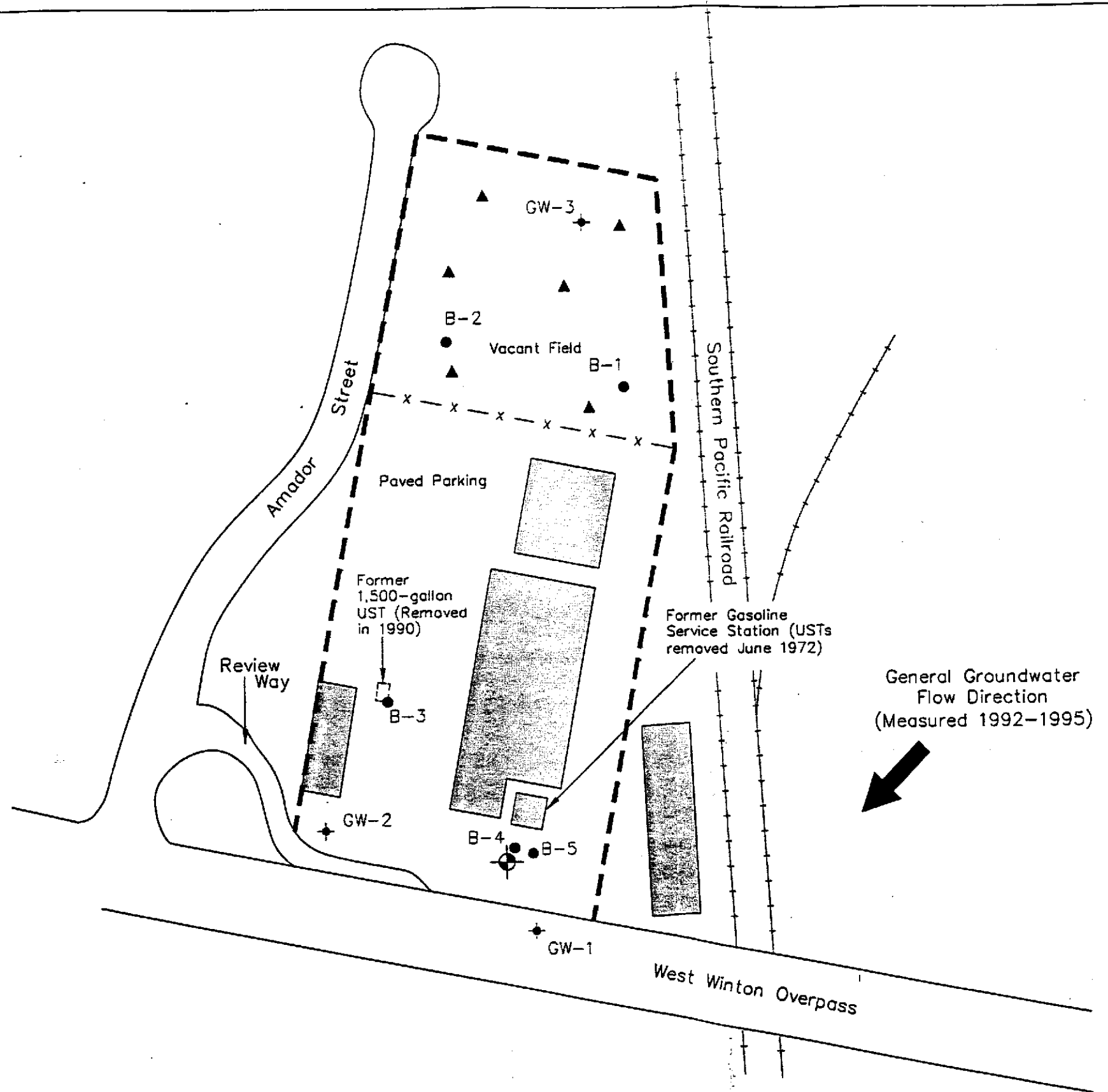
Basemap from Thomas Guide 1997.



**Erler &  
Kalinowski, Inc.**

Approximate Location of  
Subject Property

45-89 Review Way  
Hayward, CA  
August 1997  
EKI 970033.00  
Figure 1



**LEGEND**

- - - - - Approximate Subject Property Boundary
- x - x - Fence
- ⊕ Groundwater Monitoring Well Location (Installed by SCS Engineers, Sept. 1988)
- Soil Boring Location (Installed by SCS Engineers, Sept. 1988)
- ▲ Proposed Surface Soil Sample Location
- ⊗ Proposed Soil Boring and Grab Groundwater Sample Location

**Notes:**

1. All locations are approximate.

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Proposed Soil and Grab Groundwater Sample Locations

45-89 Review Way  
 Hayward, CA  
 August 1997  
 EKI 970033.00  
 Figure 2