

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro# 2689

March 25, 1997

Mr. Mike McClellan
Warmington Homes
3160 Crow Canyon Place, Suite 200
San Ramon, CA - 94583

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Ref: Warmington Homes, 1356-1362 and 1384 Ruus Lane, Hayward, CA -94544

Dear Mr. McClellan:

I am in receipt of the Remedial Excavation Report, dated July 3, 1996, which was submitted to this Department with a cover letter, dated March 18, 1997. This Department has evaluated the site for closure based on a review of all the pertinent documents. The referenced site consists of two rectangular parcels called the Hohener (1384 Ruus lane) and the Tallyn parcel (1356-62 Ruus lane). Historically, the Hohener parcel was used to store hydraulic fluid, paint thinners, scrap metal, batteries, tires etc., and the Tallyn parcel was used to store chemical toilet waste, 55-gallons drums of formaldehyde etc.

In September 1994, an investigation conducted by Recon Environmental on both parcels, identified total recoverable petroleum hydrocarbons in the soil up to 9224 ppm in the Tallyn parcel and up to 2336 in the Hohener parcel. Also, some amounts of formaldehyde was identified in the Tallyn parcel. No significant concentrations of the contaminants were identified in selected soil samples analyzed for lead, VOC's or aromatic hydrocarbons. The highest concentrations of lead identified was 88 ppm which is less than the Region 9 EPA's Preliminary Remediation Goal of 400 ppm for lead. Groundwater samples collected from the recently installed monitoring well did not contain petroleum hydrocarbons, VOC's, or formaldehyde. Also, groundwater samples collected previously from four temporary wells did not contain contaminants above the detection limit.

In June 1995, 29 soil samples were collected from 13 exploratory pits in the parcels and the samples analyzed for oil and grease to delineate both the vertical and lateral extent of contamination. Total petroleum hydrocarbons between 210 and 450 ppm was found in the samples collected at a depth of 1.5 feet. Samples collected from the 3 and 5 foot depths did not contain any contaminants above the detection limit.

In June 1996, approximately 700 cubic yards of soil was excavated from a depth of up to 2.5 feet. in areas where significant concentrations of oil and grease were previously identified. Confirmation samples collected from the excavation pit did not indicate the presence of oil and grease in concentrations greater 70 ppm. Also, the sample with the highest concentration of oil and grease was analyzed for semi-volatile aromatics and none was identified. The stockpiled soil was sampled and subsequently accepted by a Caltrans Contractor to be utilized as a road base in the building of an on ramp.

Based upon the available information, and with the provision that the information provided to this agency was accurate and representative of site conditions, the residual contamination does not pose a threat to public health. Please be informed that if the current land use (single family homes) changes, then the site may have to be re-evaluated.

If you have any questions, you can reach me at (510) 567-6764.

Sincerely,



Madhulla Logan
Hazardous Material Specialist

C: **Frank R. Poss**, PSI, 3777 Depot Rd, Suite 418, Hayward, CA - 94545
Hugh Murphy, City of Hayward Fire Department, 25151 Clawiter Road
Hayward, CA - 94545

Mailed June 10, 1997 per M.L.