



April 15, 1996

Mr. James Crafts, Co-Trustee
Adolph P. Schuman Marital Trust
400 Sansome Street
San Francisco, California 94596

**RE: SOIL QUALITY DATA BENEATH
ON-SITE SEWER LINE,
AIRPORT PLAZA PROPERTY,
HAYWARD, CALIFORNIA**

Dear Mr. Crafts:

In accordance with your request, we are pleased to present this response to the California Regional Water Quality Control Board's (CRWQCB) February 6, 1996 letter, regarding our site investigation activities at the above referenced property in Hayward, California. As you know, we have completed several site characterization and evaluation tasks at the site; the results of this work are summarized in our site investigation report for the property dated December 12, 1995.

In the Regional Board letter, concern was expressed as to the integrity of the soil quality data collected from the on-site sewer area. The Van Brunt Associates letter dated November 17, 1995, discusses information known at that time regarding demolition of the sewer line. Further information became available after the date of the letter when we had several discussions with the contractor and performed further exploration in the area.

As discussed in our referenced report, a shallow sewer line was present at the south property boundary of the site, and consisted of a 4-inch cast iron pipe, buried approximately 1.5 feet below grade. The floor drains and bathroom plumbing appeared to flow into this cast iron line. During demolition of the on-site building adjacent to the line, the contractor stated that this shallow sewer line, which ran adjacent to the south side of the former building, was pulled out of the ground with perimeter footings. Apparently, the pipe became attached to the perimeter footings at the locations where the pipe crossed through the footing and into the building. The 4-inch pipe was present on-site for our observation following demolition. The contractor, and lender, who was managing the site work, had been requested in writing to protect the integrity of the floor

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drain lines and sewer line, for our observation prior to their removal. As discussed in our November 17, 1995 letter, this did not occur.

The contractor's activities did disturb the upper approximately 1.5 feet of soil in the area immediately adjacent to the former building in the area of the sewer line. Soil borings SB-4 through SB-7 were advanced in the area where this shallow sewer line was removed by the contractor during demolition. Soil samples were collected and analyzed from these borings at depths of 1.5 to 2 feet, 4 to 5 feet and 6.5 to 7.5 feet. The depth of the shallowest samples analyzed was deepened from the 1 foot depth interval called for in the approved workplan to the 1.5 to 2 feet depth, to attempt to be below the area disturbed by the contractor. In any event, the samples at the 4 and 7 foot depths were certainly below the depth impacted by the contractor. Reviewing the soil quality data, in light of the contractor's activities does not indicate a soil source area below the on-site sewer line or a need for further evaluation in the area, in our opinion.

In summary, we had planned to retain the sewer line serving the building (and former dry cleaner spaces) for the purpose of performing detailed inspection during its removal. This was the desired approach for several reasons. Most importantly, we would have been able to physically examine each foot of the sewer line undisturbed in the utility trench as it was being excavated. With this close examination, we would have been able to observe any cracks, dislocated joints, or other damage that may have been present. This could have allowed us to help eliminate this line as a source area. While it is unfortunate that the demolition contractor ignored our clear and explicit recommendations, our soil sampling below this former sewer line were proper and in our opinion, adequately characterized the area.

If you have any questions concerning this letter, or any other aspect of our work at the site, please call.

Very Truly yours,

Michael W. Van Brunt

Glenn A. Romig, P.E.

- Copies: Addressee (2)
- CRWQCB (1)
 - Attn: Mr. Eddy P. So, P.E.
- Alameda County Health Department (1)
 - Attn: Ms. Amy Leech
- City of Hayward (1)
 - Attn: Mr. Hugh Murphy

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