

March 18, 1997

Ms. Madhulla Logan Alameda County Health Agency 1131 Harbor Bay Parkway Alameda, California 94501

RE: REMEDIAL EXCAVATION

1362 & 1384 RUUS LANE (WARMINGTON HOMES)

HAYWARD, CALIFORNIA

Dear Ms. Logan:

Enclosed please find one copy of the final report for the above-referenced site. Professional Service Industries, Inc., GeoResearch Division (PSI) refers you to the report for details.

If you have any questions regarding this report or any aspect of the project, please do not hesitate to call me at (510) 785-1111.

Sincerely.

Frank R. Poss

Senior Hydrogeologist

cc: Mr. Steve Millar, Warmington Homes

Mr. Hugh Murphy, Hayward City Fire Department

Mr. Michael Cassidy, United Savings Bank

Enclosure

REMEDIAL EXCAVATION 1362 & 1384 RUUS LANE WARMINGTON HOMES HAYWARD, CALIFORNIA

prepared for

Warmington Homes 3160 Crow Canyon Place, Suite 200 San Ramon, California

prepared by

Professional Service Industries, Inc.

GeoResearch Division 3777 Depot Road, Suite 418 Hayward, California 94545 (510) 785-1111

> July 3, 1996 575-51059

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STATEMENT OF LIMITATIONS AND PROFESSIONAL CERTIFICATION

The information provided in this report is intended exclusively for Warmington Homes for the evaluation of petroleum hydrocarbon contamination as it pertains to the subject site (site) at the time the data were collected. Professional Service Industries, Inc., (PSI) has provided professional services in accordance with practices generally accepted by other geologists, hydrogeologists, engineers, and environmental scientists practicing in this field. No other warranty, either expressed or implied, is made. As with all subsurface investigations, there is no guarantee that the work conducted will identify any and all sources or locations of contamination. PSI is not an insurer and makes no warranty or guarantee that the services supplied will avert or prevent occurrences or the consequences therefrom which service is designed to detract or ameliorate.

This report is issued with the understanding that Warmington Homes is responsible for ensuring that the information contained in this report is brought to the attention of the appropriate regulatory agency. The enclosed report has been reviewed by a Geologist, certified in the State of California whose signature and certification number appears below.

Frank R. Poss Associate Hydrogeologist

Scott A. Bowers Staff Environmental Specialist

David C. Roberts, RG. #5926 Senior Author

1.0 INTRODUCTION

Professional Service Industries Inc. (PSI), was retained by Warmington Homes to collect soil samples as part of the excavation of petroleum hydrocarbon impacted soil at 1362 and 1384 Ruus Lane in Hayward, California (Figure 1). The scope of work for this investigation included: 1) preparation of a workplan and a health and safety plan; 2) completion of soil sampling and analysis; and 3) the preparation of a final report describing the methodology and results of the project. The work was conducted in accordance with a workplan dated January 17, 1996.

1.1 PROJECT BACKROUND

According to a Certified Laboratories summary report dated June 22, 1994, the site was used as agricultural land prior to development into the Tallyn and Hohener parcels. The Tallyn parcel historically was used for the storage of chemical toilet waste and surface storage of 55-gallon drums of formaldehyde used in the toilets. The Hohener parcel historically was utilized for the storage of a variety of hazardous materials, hazardous wastes, batteries, scrap metal, tires, and equipment. Currently, the buildings and debris have been removed from both parcels.

Previous investigations of the soil and ground-water conditions have been performed atboth parcels. The results of the investigations indicated that elevated concentrations of total extractable petroleum hydrocarbons (TEPH) were detected in the soil at the southern portion of both parcels. The depth of soil impacted by TEPH does not appear to be deeper than 2.5 feet below ground surface (bgs). The delineated area of soil impacted by TEPH is approximately 50 feet by 150 feet by 2.5 feet (approximately 700 cubic yards of soil).

Ground-water samples were collected from four temporary-screened borings and one permanent monitoring well on the Tallyn property. The laboratory analytical results indicated that the contaminants analyzed were not detected in the water samples.

A workplan dated January 17, 1996 was submitted by PSI to Ms. Madhulla Logan of the Alameda County Department of Environmental Health (ACDEH). The workplan included a clean-up level for petroleum hydrocarbons of 500 milligrams per kilogram (mg/kg). Upon approval, Ms. Logan requested that the soil samples be analyzed for total oil and grease (TOG) by Standard Method 5520E, and the soil sample with the highest TOG concentration be analyzed for semi-volatile organic compounds (SVOCs) according to EPA method 8270.

2.0 SCOPE OF WORK

The scope of work completed to meet the project objectives included the following:

- o Preparation of a workplan and site health and safety plan:
- o Excavation of approximately 700 cubic yards of soil;
- Collection of five confirmation samples from the walls and bottom of the excavation pit;
- Collection of twenty-eight soil samples from the excavation stockpile;
- Laboratory analyses of soil samples;
- o Evaluation of laboratory analyses; and
- o Preparation of this report.

3.0 SITE SETTING

The site is currently undeveloped and a relatively flat parcel of land measuring 4.47 acres. The property is enclosed by a 6-foot-high, chain link fence on the north, east, and south boundaries. The area of excavation was limited to an area approximately 150 feet long by 50 feet wide in the south central portion of the property (Figure 2). The property is bounded by Ruus Lane to the north; commercial and industrial buildings to the east; an open field to the south; and newly constructed single family homes to the west.

4.0 SOIL EXCAVATION AND SAMPLING

This section describes the methodology used to conduct the excavation and collect soil samples for laboratory analyses.

4.1 EXCAVATION

Approximately 700 cubic yards of soil were excavated on June 4, 1996, by Silva Pipeline, Inc. of Hayward, California. The excavation dimensions were 150 feet by 50 feet by 2.5 feet deep. Visual signs of petroleum hydrocarbon impacted soil were not observed during or upon completion of the excavation. Excavated soil was stockpiled on and covered with visqueen sheets adjacent to the excavation pit. On June 8 and 10, 1996 the stockpiles were combined and moved approximately 100 feet west of their previous location. The stockpile was also placed on and covered with visqueen.

4.2 SOIL SAMPLING AND ANALYSES

Five soil samples were collected from the excavation pit (Figure 2). Twenty-eight soil samples were collected from the stockpile and composited into seven soil samples. The five soil samples collected from the excavation pit were analyzed according to Standard Method 5520E for TOG. In addition, sample EX-4 was analyzed for semi-volatile organic compounds according to EPA Method 8270.

4.3 FIELD OBSERVATIONS

A Century 128 organic vapor analyzer (OVA) was used to monitor soil samples for volatile organic compounds (VOC). VOC concentrations were not detected in any of the samples.

5.0 ANALYTICAL RESULTS

The soil samples collected were submitted to GEOTEST of Long Beach, California, a State-certified hazardous waste laboratory (Environmental Laboratory Accreditation Program [ELAP] #1225). The results of the sampling program are presented in Table 1.

5.1 SOIL: EXCAVATION SAMPLES

Concentrations of TOG were detected in samples EX-1, EX-3, and EX-4 at 16, 15, and 70 milligrams per kilogram (mg/kg), respectively. Per ACDEH request, the sample with the highest TOG concentration (EX-4) was to be analyzed for SVOCs. Concentrations of SVOCs were not detected above the laboratory detection limit in EX-4. Concentrations of TOG were not detected above the respective laboratory detection limits in soil samples EX-2 and EX-5.

5.2 SOIL: STOCKPILE SAMPLES

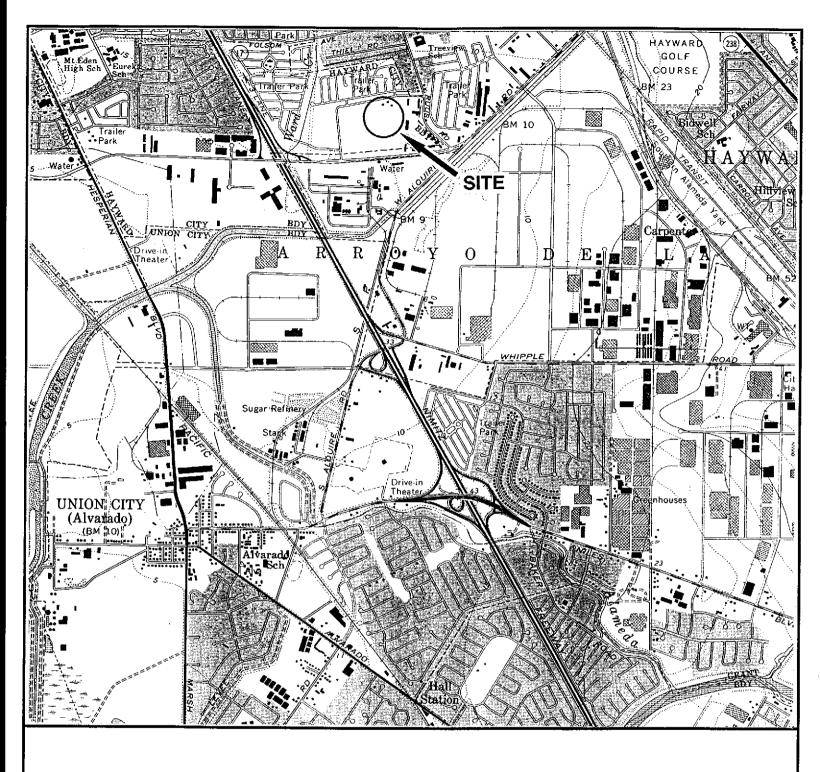
The analytical results for the stockpile samples have not been completed. Upon completion of their analysis, the results will be submitted in an addendum report along with the details and documentation of the disposal of the stockpiled petroleum hydrocarbon impacted soil.

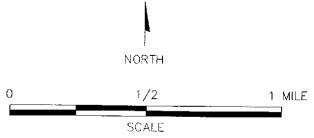
6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the information presented in this report, the following conclusions have been reached:

 Soil containing petroleum hydrocarbons as TOG have been excavated and stockpiled on site. Confirmation soil samples collected from the excavation did not contain TOG above the ACDEH guidelines of 500 mg/kg set forth for this project.

Based on the findings of this report, PSI recommends that closure be granted for this site in regards to the petroleum hydrocarbon impacted soil.





REFERENCE: U.S.G.S. NEWARK, CALIFORNIA TOPOGRAPHIC MAP, 1959 PHOTOREVISED, 1980



GeoResearch Division

SITE LOCATION
REMEDIAL EXCAVATION
1362 & 1384 RUUS LANE
HAYWARD, CALIFORNIA
PROJECT NUMBER: 575-51059

DATE: 06/12/96 FILE NO: 5I059-1

CKD BY: FIGURE NO:

DRAWN BY: S. BOWERS

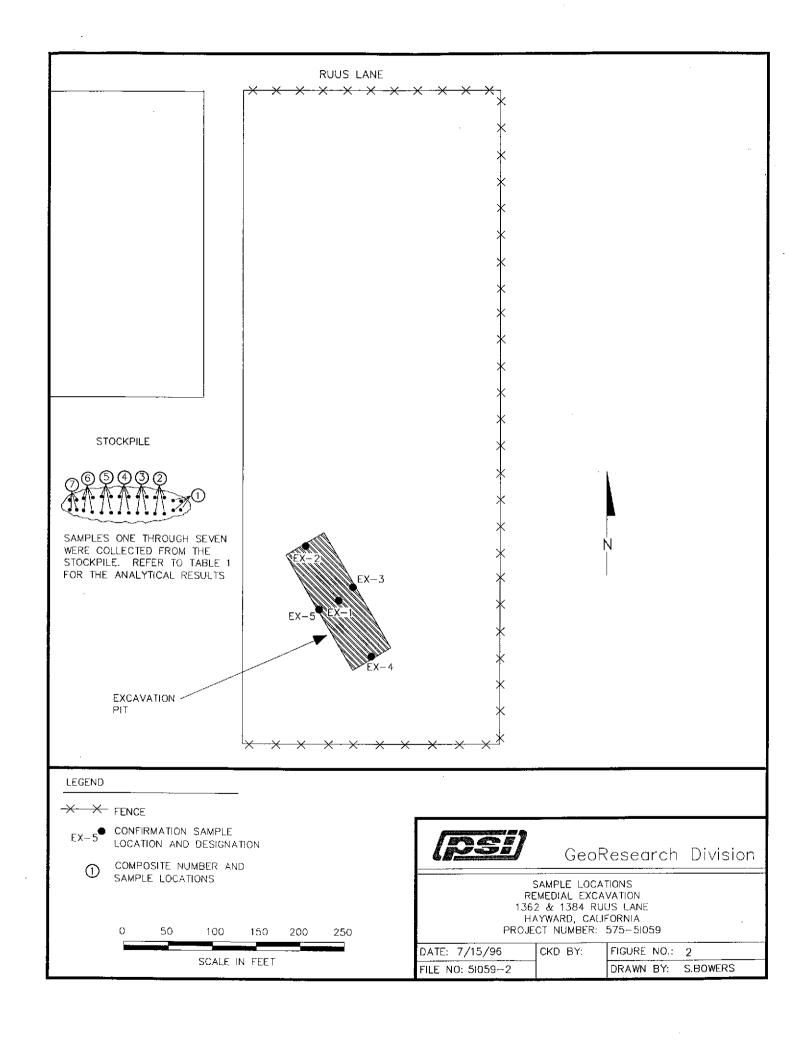


TABLE 1

ANALYTICAL RESULTS FOR SOIL 1362 AND 1384 RUUS LANE HAYWARD, CALIFORNIA

SAMPLE NUMBER	OIL & GREASE
COMPOSITE 1	70
COMPOSITE 2	10
COMPOSITE 3	40
COMPOSITE 4	120
COMPOSITE 5	50
COMPOSITE 6	30
COMPOSITE 7	10

Notes:

All analytical results are reported in milligrams per kilgram (mg/kg).

APPENDIX A

FIELD PROCEDURES

APPENDIX A

FIELD PROCEDURES

I. COLLECTION OF SOIL SAMPLES

The following procedures were used for collecting soil samples at the site:

- 1. Soil samples collected for analyses from the excavation pit were collected in stainless steel tubes. Samples collected from the stockpiles were collected in brass tubes. The ends of the sample were covered with Teflon™ sheets and capped with polyvinyl chloride (PVC) end caps. The sample was labeled and placed in a zip-lock bag in a chilled cooler prior to delivery to the laboratory for analyses.
- 2. Soil samplers were washed between sampling intervals with Alconox soap followed by two deionized water rinses.
- 3. Chain-of-custody procedures using chain-of-custody records were implemented during handling and transportation of the samples to the laboratory for analyses.
- 4. A Century 128 organic vapor analyzer (OVA) was used to monitor volatile organic compounds (VOCs) in the ambient air during drilling at the site in accordance with the site health and safety plan. VOC concentrations in the soil were measured at the sampling depths by partially filling a zip-loc bag and closing the top. The components of the soil were allowed to volatilize and fill the head space in the bag for approximately 15 to 30 minutes prior to inserting the OVA probe through the top of the bag and recording the measurements.

APPENDIX B

LABORATORY REPORTS AND CHAIN-OF-CUSTODY RECORDS

An Environmental Monitoring and Testing Service (310)498-9515 (800)624-5744

LABORATORY REPORT

GeoResearch 3777 DEPOT ROAD, SUITE 418 HAYWARD, CA 94545

REPORT TO:

FRANK POSS

GEOTEST PROJECT NO.:

96300-19

CLIENT ID:

575-51059

GEOTEST WORK ORDER NO:

10037A

PROJECT NAME:

WARMINGTON HOMES: RUUS LANE

SITE LOCATION:

1362 & 1384 RUUS LANE

HAYWARD, CA

GEOTEST is pleased to provide you with analytical data for your above referenced project. Samples were collected on 06/04/96 and received on 06/05/96. Please refer to the chain of custody included at the end of this report for condition of the samples upon receipt. In accordance with the chain of custody, the samples were analyzed for the following analytical parameters:

ANALYTICAL TEST

<u>PAGE</u>

5520E

2-3

REVIEWED AND APPROVED:

REPORT DATE:

Gary Stewart, Laboratory Director

This report pertains only to the samples investigated and does not necessarily apply to other apparently identical or similar materials. All samples are analyzed on an as received (wet weight) basis. Sampling, handling and analytical methods must be in accordance with EPA established protocols. Deviations from these protocols may compromise analytical results. Any results listed as "ND" are not detected above the indicated limit of detection. All method numbers referenced are EPA method numbers except where otherwise noted. This report is submitted for the exclusive use of the client to whom it is addressed and is only valid in its entirety. ELAP certification #1225.

An Environmental Monitoring and Testing Service (310)498-9515 (800)624-5744

LABORATORY REPORT

ANALYST:

FΝ

GEOTEST PROJECT NO.:

96300-19

CLIENT ID:

MATRIX:

575-51059 SOIL

ANALYSIS OF OIL AND GREASE

STANDARD METHODS (17th Ed.) 5520E

			DETECTION	
		OIL & GREASE	LIMIT	
UNITS:	_	mg/Kg	mg/Kg	
	DATE			
SAMPLE ID	ANALYZED			
METHOD BLANK	06/07/96	ND	10	
EX-1	06/07/96	16	10	
EX-2	06/07/96	ND	10	
EX-3	06/07/96	15	10	
EX-4	06/07/96	70	10	
EX-5	06/07/96	ND	10	

An Environmental Monitoring and Testing Service (310)498-9515 (800)624-5744

QUALITY ASSURANCE/QUALITY CONTROL SUMMARY

ANALYST:

FN

GEOTEST PROJECT NO.:

96300-19

CLIENT ID:

575-51059

MATRIX:

SOIL

ANALYSIS OF OIL AND GREASE STANDARD METHODS (17th Ed.) 5520E

	ACCEPTABLE RANGE		
UNITS:		%	%
SAMPLE ID	DATE ANALYZED		
LCS	06/07/96	103	70-130
LCS II	06/07/96	103	70-130
RPD		0	0-25

LCS - Laboratory Control Standard RPD - Relative Percent Difference



3960 E. Gilman Street Long Beach, 90815 Telephone: (310) 498-9515 (800) 624-5744 Fax: (310) 597-0786

CHAIN-OF-CUSTODY RECORD

GEOTEST
PROJECT NO: 96300-9/100379

DATE 6/4/36 PAGE 3 OF 9

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An Environmental Monitoring and Testing Service (310)498-9515 (800)624-5744

LABORATORY REPORT

GeoResearch 3777 DEPOT ROAD, SUITE 418 HAYWARD, CA 94545

REPORT TO:

FRANK POSS

GEOTEST PROJECT NO.:

GEOTEST WORK ORDER NO:

96300-19

CLIENT ID:

575-51059 10061A

PROJECT NAME: SITE LOCATION:

WARMINGTON HOMES: RUUS LANE 1362 & 1384 RUUS LANE

HAYWARD, CA

GEOTEST is pleased to provide you with analytical data for your above referenced project. Samples were collected on 06/11/96 and received on 06/12/96. Please refer to the chain of custody included at the end of this report for condition of the samples upon receipt. In accordance with the chain of custody, the samples were composited and analyzed for the following analytical parameters:

ANALYTICAL TEST

PAGE

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REVIEWED AND APPROVED:

REPORT DATE:

of, Laboratory Director

This report pertains only to the samples investigated and does not necessarily apply to other apparently identical or similar materials. All samples are analyzed on an as received (wet weight) basis. Sampling, handling and analytical methods must be in accordance with EPA established protocols. Deviations from these protocols may compromise analytical results. Any results listed as "ND" are not detected above the indicated limit of detection. All method numbers referenced are EPA method numbers except where otherwise noted. This report is submitted for the exclusive use of the client to whom it is addressed and is only valid in its entirety. ELAP certification #1225.

An Environmental Monitoring and Testing Service (310)498-9515 (800)624-5744

LABORATORY REPORT

ANALYST:

FΝ

GEOTEST PROJECT NO.:

96300-19

CLIENT ID:

575-51059

MATRIX:

SOIL

ANALYSIS OF OIL AND GREASE STANDARD METHODS (17th Ed.) 5520E

UNITS:		OIL & GREASE mg/Kg	DETECTION LIMIT mg/Kg
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SAMPLE ID	ANALYZED		
METHOD BLANK	06/13/96	ND	10
Composite 1 (SP-1, SP-2, SP-3, SP-4)	06/13/96	70	10
Composite 2 (SP-5, SP-6, SP-7, SP-8)	06/13/96	10	10
Composite 3 (SP-9, SP-10, SP-11, SP-12)	06/13/96	40	10
Composite 4 (SP-13, SP-14, SP-15, SP-16)	06/13/96	120	10
Composite 5 (SP-17, SP-18, SP-19, SP-20)	06/13/96	50	10
Composite 6 (SP-21, SP-22, SP-23, SP-24)	06/13/96	30	10
Composite 7 (SP-25, SP-26, SP-27, SP-28)	06/13/96	10	10

An Environmental Monitoring and Testing Service (310)498-9515 (800)624-5744

QUALITY ASSURANCE/QUALITY CONTROL SUMMARY

ANALYST:

FΝ

GEOTEST PROJECT NO.:

96300-19 575-5l059

CLIENT ID:

SOIL

ANALYSIS OF OIL AND GREASE STANDARD METHODS (17th Ed.) 5520E

		ACCEPTABLE RANGE	
UNITS:		%	%
SAMPLE ID	DATE ANALYZED		
LCS	06/13/96	92	70-130
LCS II	06/13/96	84	70-130
RPD		9.1	0-25

LCS - Laboratory Control Standard RPD - Relative Percent Difference



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CHAIN-OF-CUSTODY RECORD

GEOTEST PROJECT NO: 96300 -19 100614 DATE 6/11/96 PAGE 1 OF 3

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3960 E. Gilman Street Long Beach, 90815 Telephone: (310) 498-9515 (800) 624-5744 Fax: (310) 597-0786

CHAIN-OF-CUSTODY RECORD

DATE 6/11/96 PAGE 20F 3

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3960 E. Gilman Street Long Beach, 90815 Telephone: (310) 498-9515 (800) 624-5744 Fax: (310) 597-0786

CHAIN-OF-CUSTODY RECORD

PROJECT NO: 96300-19 (1006)A
DATE 6/11/96 PAGE 3 OF 3 GEOTEST

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